Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

Notice of Meeting and Meeting Agenda
Planning and Protective Services Committee

Wednesday, April 25, 2018 | **9:30 AM** | **6th Floor Boardroom, 625 Fisgard St. Victoria, BC V8W 1R7**

Special Meeting

K. Williams (Chair), N. Jensen (Vice Chair), M. Alto, A. Finall, C. Plant, J. Ranns, L. Seaton, R. Windsor, S. Price (Board Chair, ex-officio)

1. Approval of Agenda

2. Adoption of Minutes

2.1. 18-272 Minutes of the March 28, 2018 Planning and Protective Services Committee Meeting

Recommendation: That the minutes of the March 28, 2018 Planning and Protective Services Committee meeting be adopted as circulated.

Attachments: Minutes

3. Chair's Remarks

4. Presentations/Delegations

4.1. 18-281 Delegation: James Anderson Re: Item 5.4 Cost Analysis of a Regional Fire Dispatch Model for the Capital Regional District and Item 5.5 Tsunami After Action Report and Options for a Regional Emergency Notification System

Attachments: Delegation: James Anderson

4.2. 18-282 Delegation: Heather Phillips Re: Item 5.1 Board Determination of Regional Growth Strategy Consistency - East Sooke Official Community Plan

Attachments: Delegation: Heather Phillips

5. Committee Business

5.1. 18-247 Board Determination of Regional Growth Strategy Consistency - East Sooke Official Community Plan

Recommendation: That the Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the proposed East Sooke Official Community Plan (Bylaw No. 4000) be reviewed as it relates to the Regional Growth Strategy (Bylaw No. 4017) and deemed consistent with the RGS.

Attachments: Staff Report: Board Determin-RGS Consistency-East Sooke OCP

Appendix A: JdF LUC Rpt & Minute Excerpt - East Sooke OCP

Appendix B: RGS Policy Analysis of East Sooke OCP

5.2. 18-248 Board Determination of Regional Growth Strategy Consistency - Shirley-Jordan River Official Community Plan

Recommendation: That the Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the proposed Shirley-Jordan River Official Community Plan (Bylaw No. 4001) be reviewed as it relates to the Regional Growth Strategy (Bylaw No. 4017) and deemed consistent with the RGS.

Attachments: Staff Report: Board Deter-RGS Consist–Shirley-Jordan River OCP

Appendix A: JdF LUC Rpt & Minute Excerpt - Shirley-Jordan River OCP

Appendix B: RGS Policy Analysis of Shirley-Jordan River OCP

5.3. 18-255 Capital Regional District Emergency Management Organization Appointments

Recommendation: That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the following appointment be made:

CRD Deputy Emergency Manager:
Conrad Cowan, Manager, Electoral Area Fire & Emergency Programs

Attachments: Staff Report: CRD Emergency Mgmt Organization Appts

5.4. 18-265 Cost Analysis of a Regional Fire Dispatch Model for the Capital Regional District

Recommendation: That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

That this report be received for information.

Attachments: Staff Report: Cost Analysis Of Regional Fire Dispatch

Appendix A: Saanich Fire Dispatch Costing

Appendix B: CRD Fire Dispatch Costing

5.5. 18-258 Tsunami After Action Report and Options for a Regional Emergency Notification System

Recommendation: That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

a) That the After Action Report be received for information;
b) That staff be directed to work with local authority Emergency Program Coordinators to investigate and cost out a joint situational awareness and emergency management software solution for the region for consideration in the 2019 service planning process; and
c) That the Local Government Emergency Preparedness Advisory Committee work with the Regional Emergency Management Partnership to review local tsunami warning plans to improve consistency and ensure alignment with the regional concept of operations and report back on the outcome.

Attachments: Staff Report: Tsunami Aft Action Rpt & Options for Reg'l Emerg Not Sys

Appendix A: Tsunami Warning After Action Review

Appendix B: Alert Ready FAQs

6. Correspondence

6.1. 18-274 Correspondence: Vicky Husband re Regional Growth Strategy in Relationship to East Sooke Official Community Plan

Recommendation: That the correspondence be received for information.

Attachments: Correspondence: V Husband re RGS Relationship to E Sooke OCP

7. New Business

8. Adjournment

Next Meeting: May 23, 2018

To ensure quorum, please advise Pat Perna (pperna@crd.bc.ca) if you or your alternate CANNOT attend.

Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

Meeting Minutes

Planning and Protective Services Committee

Wednesday, March 28, 2018 **9:30 AM** **6th Floor Boardroom**
625 Fisgard St.
Victoria, BC V8W 1R7

PRESENT:
Directors: K. Williams (Chair), M. Alto, A. Finall, C. Plant, J. Ranns (9:35), L. Seaton, R. Windsor, S. Price (Board Chair, ex-officio)
Staff: R. Lapham, Chief Administrative Officer; N. Chan, Chief Financial Officer; K. Lorette, General Manager, Planning and Protective Services; S. Bagh, Senior Manager, Regional Strategic Planning; S. Carby, Senior Manager, Protective Services; M. Barnes, Manager, Health and Capital Planning Strategies; E. Gorman, Deputy Corporate Officer; P. Perna, Committee Clerk (Recorder)

REGRETS: Director Jensen (Vice Chair)

The meeting was called to order at 9:30 am.

1. Approval of Agenda

MOVED by Director Windsor, SECONDED by Director Alto,
That the agenda for the March 28, 2018 Planning and Protective Services Committee meeting be aproved as circulated.
CARRIED

2. Adoption of Minutes

2.1. 18-159 Minutes of the January 24, 2018 Planning and Protective Services Committee Meeting

MOVED by Director Windsor, SECONDED by Director Alto,
That the minutes of the January 24, 2018 Planning and Protective Services Committee meeting be adopted as circulated.
CARRIED

3. Chair's Remarks

The Chair thanked Director Finall for her service as 2017 Chair of the Planning and Protective Services Committee.

4. Delegations

4.2. 18-215 Delegation: James Anderson Re: Agenda Item 5.4 Analysis of the Feasibility of a Regional Fire Dispatch Model for the Capital Regional District

James Anderson spoke in favour of the Regional Fire Dispatch Model for the Capital Regional District and spoke to the benefits.

4.1. 18-214 Delegation: Colin Nielsen Re: Agenda Item 5.4 Analysis of the Feasibility of a Regional Fire Dispatch Model for the Capital Regional District

Colin Nielson spoke in favour of the Regional Fire Dispatch Model for the Capital Regional District.

5. Presentations

5.1. 18-206 Presentation: Dr. Richard Stanwick, Island Health: [Two separate presentations (10 minutes each) as follows:]
1) 2017-18 Island Health Report
2) Presentation on Item 5.1. Clean Air Bylaw Update

1) 2017-18 Island Health Report
Dr. Stanwick spoke to a presentation on the education, awareness, and enforcement on the Capital Regional District public health bylaws.

Questions and discussion ensued on the following:
- acquisition of cigarettes and the use of test shoppers to ensure stores are checking identification for age
- the risk factors with vaping
- the number of complaints received within the Capital Regional District

2) Presentation on Item 5.1. Clean Air Bylaw Update
Dr. Stanwick presented on moving forward on an amendment to the clean air bylaw and how it is affected by the new legislation and legalization of Cannabis.

MOVED by Director Seaton, SECONDED by Director Finall,
That the presentation by Dr. Richard Stanwick, Island Health, be received for information.
CARRIED

6. Committee Business

6.1. 18-198 Proposed Amendment to Clean Air Bylaw No. 3962

K. Lorette provided an overview of the report and amendments to the bylaw.

Discussion ensued on the following:
- replacement of signs to reflect the new bylaw
- pro-active enforcement of the bylaw

MOVED by Director Windsor, SECONDED by Director Plant,
That proposed bylaw 4237 "Capital Regional District Clean Air Bylaw No.1, 2014, Amendment Bylaw No.1, 2018" be amended so that the reference in schedule A is corrected to read "Section 4(1)".
CARRIED

MOVED by Director Windsor, SECONDED by Director Plant,
That the Planning and Protective Services Committee recommends to the Capital Regional District Board:
a) That Bylaw No. 4237, "Capital Regional District Clean Air Bylaw No. 1, 2014, Amendment Bylaw No. 1, 2018" be introduced and read a first and second time; and
b) That Bylaw No. 4237, "Capital Regional District Clean Air Bylaw No. 1, 2014, Amendment Bylaw No. 1, 2018" be read a third time.
CARRIED

6.2. 18-168 Agricultural Land Reserve and Agricultural Land Commission Input Opportunity

K. Lorette provided an overview of the report.

Discussion ensued on the following:
- the use and expectations of use of agricultural land for cannabis production
- enforcing what agricultural lands can be used for in residential areas
- removing land from the Agricultural Land Reserve
- buildings being used for non-farming usage

MOVED by Director Plant, SECONDED by Director Windsor,
That the Planning and Protective Services Committee recommends to the Capital Regional District (CRD) Board:
That a letter be sent to the BC Minister of Agriculture's Advisory Committee, providing CRD input to the Agricultural Land Reserve and Agricultural Land Commission consultation process.

MOVED by Director Windsor, SECONDED by Director Ranns,
That the motion be amended to withdraw Section 3. Residential uses in the ALR in Appendix B.
CARRIED
OPPOSED: Directors Alto, Finall, and Plant

MOVED by Director Windsor, SECONDED by Director Finall,
That a new Section 3. Residential uses in the ALR in Appendix B be added with the Recommended Provincial Action stating "Consider limitations on size of residential buildings on properties in the ALR."
CARRIED

MOVED by Director Plant, SECONDED by Director Finall
That the motion be amended to the new Section 3. Residential uses in the ALR in Appendix B to add in the Recommended Provincial Action "Strengthen policy to limit the real estate/speculative value of ALR land." before "Consider limitations on size of residential buildings on properties in the ALR."

A point of order was called on the amendment to the motion on the basis that it is contrary to the previously adopted amendments.

The Chair ruled that the motion on the floor is adding additional language and the motion is not out of order.

The ruling of the Chair was challenged. E. Gorman called the question to the Committee if the Chair should be sustained.
CARRIED
OPPOSED: Directors Ranns, Windsor, and Seaton

Question was called on the main motion as amended:

MOVED by Director Plant, SECONDED by Director Finall
That the motion be amended to the new Section 3. Residential uses in the ALR in Appendix B to add in the Recommended Provincial Action "Strengthen policy to limit the real estate/speculative value of ALR land." before "Consider limitations on size of residential buildings on properties in the ALR."
CARRIED
OPPOSED: Directors Windsor and Seaton

MOVED by Director Plant, SECONDED by Director Windsor,
That the Planning and Protective Services Committee recommends to the Capital Regional District (CRD) Board:
That a letter be sent to the BC Minister of Agriculture's Advisory Committee, providing CRD input to the Agricultural Land Reserve and Agricultural Land Commission consultation process as amended to withdraw Section 3. Residential uses in the ALR in Appendix B and add a new Section 3. Residential uses in the ALR in Appendix B in the Recommended Provincial Action stating "Strengthen policy to limit the real estate/speculative value of ALR land. Consider limitations on size of residential buildings on properties in the ALR."
CARRIED

MOVED by Director Windsor, SECONDED by Director Plant,
That the Planning and Protective Services Committee recommends to the Capital Regional District (CRD) Board:
That a separate letter be sent to the Cabinet regarding a moratorium be placed on cannabis production in the ALR during consultation.
CARRIED

6.3. 18-207 Approval of Regional Context Statement Framework

K. Lorette provided an overview of the report.

MOVED by Director Finall, SECONDED by Director Plant,
That the Planning and Protective Services Committee recommends to the Capital Regional District Board:
That Regional Context Statements be considered in accordance with the Regional Context Statement evaluation framework, as shown in Appendix B.
CARRIED

6.4. 18-199 Analysis of the Feasibility of a Regional Fire Dispatch Model for the Capital Regional District

K. Lorette provided an overview of the report.

Discussion ensued on the following:
- compatibilities and the programs used by the individual emergency services
- out of region contract options

MOVED by Director Finall, SECONDED by Director Alto,
That the Planning and Protective Services Committee recommends to the Capital Regional District Board:
That this report be received for information.
CARRIED

MOVED by Director Plant, SECONDED by Director Windsor,
That the Planning and Protective Services Committee recommends to the Capital Regional District Board:
That staff be directed to provide costing models in more specifics on facility options for a Regional Fire Dispatch Model.
CARRIED

6.5. 18-043 2017 Energy Step Code Program Update - For Information

K. Lorette advised that the report was forwarded from the Environmental Services Committee for information.

MOVED by Director Plant, SECONDED by Director Windsor,
That the Planning and Protective Services Committee receive this report for information.
CARRIED

6.6. 18-108 Previous Minutes of Other Committees and Commissions for Information

MOVED by Director Windsor, SECONDED by Director Plant,
That the following minutes be received for information:
1) Local Government Emergency Program Advisory Commission meetings held on August 17 and November 16, 2017
2) Regional Emergency Coordinators Advisory Commission September 7, 2017
3) Regional Food and Agriculture Task Force meeting held on November 23, 2017
CARRIED

7. New Business - None.

8. Adjournment

MOVED by Director Plant, SECONDED by Director Windsor,
That the March 28, 2018 Planning and Protective Services Committee meeting be adjourned at 11:13 am.
CARRIED

_____
Chair

_____
Recorder

Legserv

Subject: FW: Addressing the Board - Submission

Sent: Monday, April 23, 2018 1:19 PM
To: Legserv <Legserv@crd.bc.ca>
Subject: Addressing the Board - Submission
••

Your name::
james anderson

I represent::
myself

Municipality/Electoral Area in which you reside::
Saanich

I wish to address::
Planning and Protective Services Committee

Meeting Date::
Apr 25, 2018, 9:30am

Agenda Item::
5.4 and 5.5

My reason(s) for appearing (is/are) and the substance of my presentation is as follows::
support for inter- municipal service delivery i

I will have a PowerPoint or video presentation and will submit it at least 24 hours in advance of the meeting.:
Yes

The meeting and my presentation will be webstreamed live via the CRD website and recorded.:
I understand.

Legserv

Subject: FW: Addressing the Board - Submission

Sent: Monday, April 23, 2018 1:22 PM
To: Legserv <Legserv@crd.bc.ca>
Subject: Addressing the Board - Submission
••

Your name::
Heather Phillips

I represent::
myself

Municipality/Electoral Area in which you reside::
Juan de Fuca E.A.

I wish to address::
Planning and Protective Services Committee

Meeting Date::
April 25 2018

Agenda Item::
5.1

My reason(s) for appearing (is/are) and the substance of my presentation is as follows::
This is my second submission: I know I only get one time slot. On Friday I didn't have the agenda item number. It is 1:20 and I haven't had a confirmation for my first request so thought I'd better put in with the agenda Item number.

substance of my presentation: I don't think the East Sooke OCP conforms to the RGS because of the new Land Use Designation descriptions for the Settlement and Settlement Containment Areas

I will have a PowerPoint or video presentation and will submit it at least 24 hours in advance of the meeting.:
No

The meeting and my presentation will be webstreamed live via the CRD website and recorded.:
I understand.

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PPS/RSP-2018-08

REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, APRIL 25, 2018

SUBJECT **Board Determination of Regional Growth Strategy Consistency – East Sooke Official Community Plan**

ISSUE

To consider the proposed East Sooke Official Community Plan (OCP) (Bylaw No. 4000) for a determination of consistency with the 2018 Regional Growth Strategy (RGS) (Bylaw No. 4017).

BACKGROUND

Section 445 of the *Local Government Act* requires that all bylaws and services adopted by a regional district be consistent with an adopted RGS. The Juan de Fuca (JdF) Development Procedures Bylaw (Bylaw No. 3110) requires that any OCP amendments be considered by the full Capital Regional District (CRD) Board for a determination of consistency with the RGS.

On April 17, 2018 the JdF Land Use Committee (LUC) referred the proposed East Sooke OCP (Bylaw No. 4000) to the full CRD Board for a determination of RGS consistency in accordance with the development procedures bylaw. The proposed East Sooke OCP will replace the adopted OCP (Bylaw No. 3718) with new policy and land use designations and updated content and mapping that reflect the aspirations and interests of the community. See Appendix A for additional information on the proposed updates to the OCP.

On March 14, 2018 the CRD Board adopted an updated RGS bylaw. The 2018 RGS provides objectives and policies across seven theme areas to guide how the region will sustainably accommodate population growth over the next 20 years.

ALTERNATIVES

Alternative 1

That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

> That the proposed East Sooke Official Community Plan (Bylaw No. 4000) be reviewed as it relates to the Regional Growth Strategy (Bylaw No. 4017) and deemed consistent with the RGS.

Alternative 2

That the Planning and Protective Services Committee refer the report back to staff for additional information.

DISCUSSION

Regional and Strategic Planning staff have reviewed the proposed East Sooke OCP from an RGS policy perspective to analyze potential impacts. See Appendix B for a summary analysis.

The proposed East Sooke OCP was prepared concurrently to the RGS update. OCP adoption was held pending the outcome of the RGS to ensure OCP policy alignment to the RGS.

IMPLICATIONS

Regional Growth Strategy Implications

The East Sooke OCP is a key mechanism for implementing the RGS in the JdF Electoral Area (EA). The population projections and policies proposed in the East Sooke OCP align to the RGS and work toward achieving the RGS vision and objectives. Proposed OCP policies have been adjusted to reflect the outcome of the RGS update. Alternative 1 allows for OCP adoption to move forward and begin working toward RGS implementation.

Process Implications

Alternative 1 would allow the Board, through Voting Block A, to give first and second reading to East Sooke OCP Bylaw No. 4000, hold a public hearing and subsequently adopt the OCP. Any revisions to the East Sooke OCP after public hearing resulting in impacts to the RGS would require Board determination of consistency with the RGS.

CONCLUSION

Provincial legislation requires that all bylaws and services adopted by a regional district be consistent with an adopted RGS. The proposed East Sooke OCP aligns to the 2018 RGS and is a key mechanism for RGS implementation.

RECOMMENDATION

That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

> That the proposed East Sooke Official Community Plan (Bylaw No. 4000) be reviewed as it relates to the Regional Growth Strategy (Bylaw No. 4017) and deemed consistent with the RGS.

Submitted by:	Emily Sinclair, MCIP, RPP, Planner, Regional and Strategic Planning
Concurrence:	Signe Bagh, MCIP, RPP, Senior Manager, Regional and Strategic Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager Planning and Protective Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

ES

Attachments: Appendix A - JdF LUC Staff Report on the East Sooke OCP
Appendix B - RGS Policy Analysis of East Sooke OCP

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REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, APRIL 17, 2018

SUBJECT **East Sooke Official Community Plan, Bylaw No. 4000**

ISSUE

To consider Bylaw No. 4000, East Sooke Official Community Plan (OCP), which would repeal and replace the existing East Sooke OCP, Bylaw No. 3718.

BACKGROUND

The community of East Sooke is located within the Juan de Fuca Electoral Area (JdFEA) of the Capital Regional District (CRD) and is bounded to the east by the District of Metchosin, Scia'new First Nation and Becher Bay, to the north and west by the District of Sooke and Sooke Basin and Harbour, and to the south by the Strait of Juan de Fuca (Appendix A).

Staff and consultants have worked with the East Sooke community and a 12-member Citizens' Committee since November 2013 to review and update the existing OCP, Bylaw No. 3718, and to prepare policy amendments and new mapping. The overall goal of the OCP update was to provide an opportunity for the community to review the existing OCP and to identify policies they wanted to add, retain or amend. The proposed OCP, Bylaw No. 4000, contains a set of goals, objectives and policies for future land use in East Sooke that follow provincial legislation and relevant best practices, and that promote the aspirations and interests of the community (Appendix B).

The LUC directed referral of proposed Bylaw No. 4000 to 28 agencies and appropriate CRD departments in February, 2016. Comments were received from 10 agencies including CRD departments, the Juan de Fuca Agricultural Advisory Planning Commission (AAPC), the JdFEA Parks and Recreation Advisory Commission, and the East Sooke Advisory Planning Commission (APC) (Appendix C).

The LUC also recommended referral of Bylaw No. 4000 to the CRD Board for a determination of consistency with the Regional Growth Strategy (RGS). The Board will review the most recently revised version of the Plan prior to consideration of first and second readings.

ALTERNATIVES

That the Land Use Committee recommends to the CRD Board:

1. a. That the referral of proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", directed by the Juan de Fuca (JdF) Land Use Committee to the Agricultural Land Commission, BC Hydro, Cowichan Tribes, Cowichan Valley Regional District, District of Metchosin, District of Sooke, East Sooke Advisory Planning Commission, East Sooke Fire Department, Halalt First Nation, Hul'qumi'num Treaty Group, Island Health, JdF Agricultural Advisory Planning Commission, JdF Electoral Area Parks and Recreation Advisory Commission, Lake Cowichan First Nation, Lyackson First Nation, Ministry of Agriculture, Ministry of Environment, Ministry of Forests, Lands, Natural Resource Operations (MFLNRO) – Arch Branch, MFLNRO – Crown Lands/Foreshore, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, Penelakut Tribe, Scia'new First Nation, School District #62, Seagirt Waterworks Improvement District, Stz'uminus First Nation, Te'Mexw Treaty Association, T'Sou-ke First Nation, and appropriate CRD Departments, be approved and comments received;

   b. That proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", be considered by the CRD Board for consistency with the Regional Growth Strategy;

   c. That proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", be introduced and read a first and second time; and

   d. That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4000.

2. That the CRD Board not proceed with proposed Bylaw No. 4000.

3. That the bylaw be referred back to staff for more information.

FINANCIAL IMPLICATIONS

The East Sooke OCP was a major project undertaken by a consultant and Local Area Planning staff through the fall of 2013 to the spring 2015. The Federal Gas Tax Community Works Fund was accessed in the amount of $150,000 for the OCP reviews for both East Sooke and Shirley/Jordan River under the Integrated Community Sustainability Planning program. Funds were allocated for professional planning expertise, consultation materials and services in support of the OCP review. The JdFEA Planning budget provided for costs associated with staff time and legal advice.

INTER-DEPARTMENTAL IMPLICATIONS

Due to possible impacts on programs, other CRD divisions have been involved in the review of the bylaw, including Building Inspection, Environmental Services, Integrated Water Services, Protective Services, Regional Parks, Regional and Strategic Planning, and JdFEA Parks and Recreation.

LEGISLATIVE IMPLICATIONS

Pursuant to Section 475 of the *Local Government Act* (*LGA*), an OCP requires that local government provide one or more opportunities for consultation with persons, organizations and authorities that may be affected by the adoption, repeal or amendment of an OCP. Specific consideration must be given to referring the proposed bylaw to adjacent regional districts or municipalities and First Nations. Consideration should also be given to referring the proposed bylaw to improvement districts and to applicable provincial and federal agencies.

Pursuant to Sections 476 and 477(3)(b) of the *LGA,* an OCP must also be referred to the School District and to the Agricultural Land Commission (ALC). Although the bylaw does not apply to land within 800 m of a controlled access highway, it was referred to the Ministry of Transportation and Infrastructure (MoTI) as they own and operate the roads in East Sooke.

Consultation under the above noted sections of the *LGA* must occur prior to the requirement under Section 477(3)(c) to hold a public hearing as part of the adoption process. In this case, the LUC recommends that the referral of proposed Bylaw No. 4000 be approved prior to proceeding to first reading of the bylaw.

The Juan de Fuca Development Procedures Bylaw, Bylaw No. 3110, established a process that requires the proposed OCP be referred to the CRD Board for a determination of consistency with the RGS.

Should the proposed OCP Bylaw be deemed consistent with the RGS, and should the Regional Board grant first and second readings, a public hearing pursuant to Section 465 of the *LGA* will be required prior to the bylaw passing third reading.

PUBLIC CONSULTATION IMPLICATIONS

Prior to beginning the OCP review process, a consultation plan was prepared in order to outline how the community, government agencies, First Nations and interest groups would participate in the OCP review. The consultation plan called for the establishment of a Citizens' Committee, and a series of Citizens' Committee meetings and community events were held to work through key issues and policies, and to review several drafts of the OCP. A total of 13 Citizens' Committee meetings and three community events were held. Comments and concerns raised at the meetings and events were considered by staff in preparing the OCP.

The APCs were established to make recommendations to the Juan de Fuca Land Use Committee on land use planning matters referred to them relating to Part 14 of the *LGA;* therefore, Bylaw No. 4000 was referred to the East Sooke APC. As the proposed OCP addresses agricultural land policies and includes policies related to park land acquisition and trail development, the bylaw was also referred to the Juan de Fuca AAPC and to the JdFEA Parks and Recreation Advisory Commission.

REFERRAL COMMENTS

Referral responses for the proposed OCP Bylaw were received from ten agencies, including CRD departments, the East Sooke APC, the JdFEA AAPC, and the JdFEA Parks and Recreation Advisory Commission. The comments are summarized below and are provided in their original form in Appendix C.

Cowichan Tribes, Cowichan Valley Regional District, District of Metchosin, MFLNRO, and Pacheedaht First Nation, indicated that their interests are unaffected by the proposed OCP.

District of Sooke – Suggestions were provided for improving the format of the OCP and for expanding Sections 311 and 322 to consider invasive species that enter the ecosystem as a result of soil disturbance related to new development and site preparation.

Island Health – Outlined evidence-based information related to community health for the Sooke region. Island Health requires construction and operating permits where water supplies provide water to more than one single-family residence. Island Health also discourages rainwater capture systems as potable water supplies for subdivision. Support was given for road safety improvements, food security and provision of affordable and rental housing options. Island Health suggested that community health benefits would be realized through improvements to air quality and supports encouraging installation of CSA certified low-emitting wood stoves.

Ministry of Agriculture – The Ministry noted that the CRD does not have full jurisdiction over lands in the ALR. The Ministry does not support multiple dwellings on farm properties to make farming more affordable or a Medical Marihuana Production Facilities Development Permit Area as they are agricultural operations and could be minimized from view through applying setbacks and buffer requirements. The Ministry suggested a wording change for 'farm direct marketing' and recommended referencing the 'Fire Smart' publication.

MoTI – The Ministry had no objections to the proposed bylaw, but requested a re-referral if substantive changes are made.

CRD Protective Services – Staff recommended that subdivisions should ensure at least two means of ingress/egress, that hazardous materials sites be separated from general residential sites, and suggested that the reference to ham radios is not appropriate in the OCP. Protective Services outlined the risk associated with acquiring dams and reservoirs for firefighting purposes and suggested that water supplies be achieved through alternative methods.

CRD Regional Parks – Staff suggested a change in the reference from 'off-road' to 'off-street' trails, that developing trails on provincial land requires a tenure agreement and requested that future consultation with CRD Regional Parks occur with regards to locating trails on CRD park land.

Scia'new First Nation – Scia'new stated that should there be archaeological finds, all parties should be involved to achieve appropriate outcomes in such sensitive areas.

AAPC – The Commission provided edits to Section 360 Food Security. In relation to Section 368 Aylard Farm, the Commission indicated interest in making the ALR land available for incubator or training farms. Support for the proposed OCP was stated.

JdFEA Parks and Recreation Advisory Commission – The Commission provided edits to Section 340 Connectivity and Transportation, Section 358 Community Gathering Place, Section 391 Role as a Carbon Sink, Section 392 Reducing the Number of Vehicle Trips, and Section 420 Parks and Trails. Support for the proposed OCP was stated.

East Sooke APC – The Commission provided edits to Section 358 Community Gathering Place. Positive comments were forwarded regarding the inclusion of language related to valuing dark skies at night. Support for the proposed OCP was stated.

With the exception of the Ministry of Agriculture's comments regarding the establishment of a development permit area addressing the form and character of medical marihuana production facilities, comments received have been incorporated into the Plan presented for First Reading. Staff recommend that the Board approve the referral of Bylaw No. 4000 and accept comments received.

REGIONAL GROWTH STRATEGY IMPLICATIONS

Section 445 of the *LGA* requires that all bylaws adopted by a regional district board after the board has adopted an RGS, be consistent with the RGS. The East Sooke Official Community Plan, Bylaw No. 4000, will be considered by the CRD Planning and Protective Services Committee on April 25, 2018. The Committee's recommendation regarding consistency will be forwarded to the CRD Board to make a final determination of consistency prior to consideration of first reading on May 9, 2018.

PLANNING ANALYSIS

The primary goal of this OCP update was to review the objectives and policies that guide decisions on planning and land use management in East Sooke. The OCP aims to protect the rural character and natural environment of the community, while accommodating rural residential, agriculture, and limited commercial uses in appropriate locations. The Plan has been restructured around themes and priorities identified by the community, and includes new policies for water servicing, residential settlement, emergency planning, community health, food security, temporary use permits, and medical marihuana production facilities.

The Plan accommodates limited growth in East Sooke through the establishment of the Settlement land use designation (LUD). The Settlement LUD supports a density of one parcel per hectare throughout the rural residential areas in East Sooke. Whereas Bylaw No. 3718 had an overall development potential of 379 additional parcels, the new Settlement LUD results in an increase in the overall subdivision potential to 689 additional parcels. This increase of 310 additional parcels is primarily the result of policies supportive of rezoning Rural A zoned parcels to permit fee simple or bareland strata subdivision, and, to a lesser extent, of the re-designation of parcels zoned Rural Residential 3 (RR-3), which have a two hectare designation in Bylaw No. 3718. The intent of the new Rural A policies is to provide property owners with an alternative to building strata development and the community with an opportunity to obtain parkland for a community trail network. These policies could result in an increase in the number of fee-simple lots in the East Sooke area, but would not result in an increase in the number of principal dwelling units currently permitted under the Rural A zone. The Agriculture, Park and Marine designations are retained from Bylaw No. 3718.

The development servicing policy in Bylaw No. 3718 states that the seven settlement containment areas will be serviced by a public water system in the future. This policy has been revised in Section 454 of Bylaw No. 4000 to provide consideration, under specific conditions, for water service to be provided to all lands designated Settlement to a maximum of 1,407 connections, which is in accordance with the RGS, Policy 2.2.2(b). These policies support the expansion of water service subject to minimizing the financial impacts on those currently serviced and avoiding negative impacts on the long-term availability of water to existing development and planned growth.

The OCP update process involved extensive public consultation and review, and edits to the document have been made to incorporate referral comments received. Should the Board determine that the Plan is consistent with the RGS, staff recommend giving first and second reading to Bylaw No. 4000 and proceeding to public hearing.

CONCLUSION

The East Sooke OCP has undergone extensive community consultation and proposed Bylaw No. 4000 addresses the comments and vision of the community based upon the referral and review process. Staff recommend that the referral of the proposed bylaw to recommended agencies, CRD departments, First Nations and the East Sooke APC be approved, that the CRD Board consider the proposed OCP Bylaw for determination of consistency with the RGS, that the Bylaw be granted first and second readings, and that a public hearing be held.

RECOMMENDATIONS

That the Land Use Committee recommends to the CRD Board:

1. a. That the referral of proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", directed by the Juan de Fuca (JdF) Land Use Committee to the Agricultural Land Commission, BC Hydro, Cowichan Tribes, Cowichan Valley Regional District, District of Metchosin, District of Sooke, East Sooke Advisory Planning Commission, East Sooke Fire Department, Halalt First Nation, Hul'qumi'num Treaty Group, Island Health, JdF Agricultural Advisory Planning Commission, JdF Electoral Area Parks and Recreation Advisory Commission, Lake Cowichan First Nation, Lyackson First Nation, Ministry of Agriculture, Ministry of Environment, Ministry of Forests, Lands, Natural Resource Operations (MFLNRO) – Arch Branch, MFLNRO – Crown Lands/Foreshore, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, Penelakut Tribe, Scia'new First Nation, School District #62, Seagirt Waterworks Improvement District, Stz'uminus First Nation, Te'Mexw Treaty Association, T'Sou-ke First Nation, and appropriate CRD Departments, be approved and comments received;

   b. That proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", be considered by the CRD Board for consistency with the Regional Growth Strategy;

   c. That proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", be introduced and read a first and second time; and

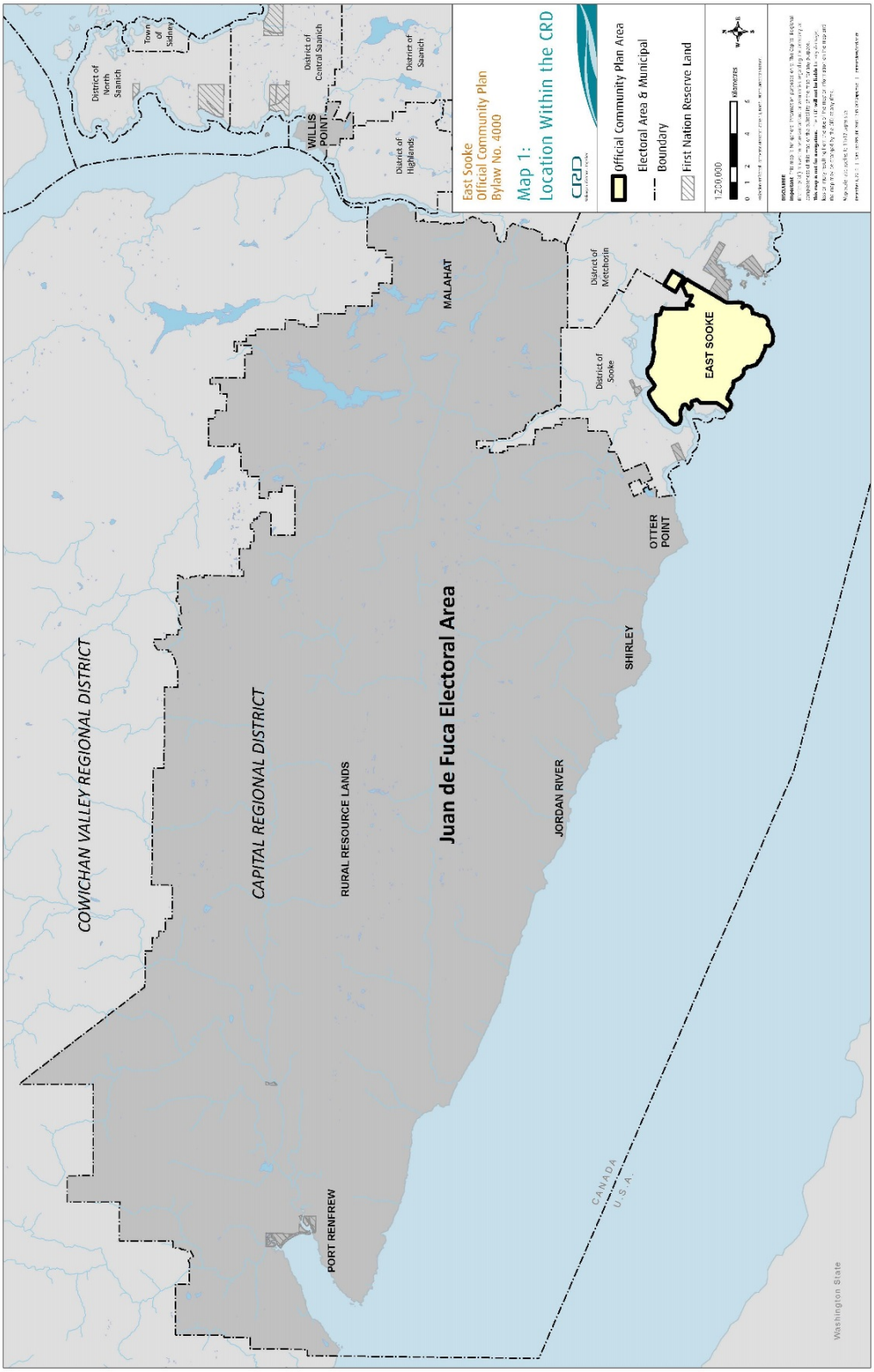
   d. That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4000.

Submitted by:	Emma Taylor, MCIP, RPP, Planner, Juan de Fuca Local Area Planning
Concurrence:	Iain Lawrence, MCIP, RPP, Manager, Juan de Fuca Local Area Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, Acting Chief Administrative Officer

ET:wm

Appendices:
A. East Sooke Area Location Map
B. Proposed Bylaw No. 4000
C. Referral Comments

Appendix A – East Sooke Area Location Map



EAST SOOKE
OFFICIAL COMMUNITY PLAN

Bylaw No. 4000

2018

Acknowledgements

This Official Community Plan (OCP) was developed through a collaborative effort which involved a broad cross-section of East Sooke residents and stakeholders. This OCP would not have been possible without the hard work and dedication of those involved. The CRD would like to acknowledge and thank all those who participated in the OCP review. Special thanks go out to the East Sooke OCP Review Citizens' Committee and to the East Sooke Advisory Planning Commission who all devoted a significant amount of time and energy to produce this document.

East Sooke OCP Review Citizens' Committee:

Roger Beck
Blair Cusack (part)
Zac Doeding
Layton Engwer (part)
Jane Hutchins
Linda Nehra
Stacey Scharf
Yale Shap
Neil Smith
Adele Tomlinson (part)
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East Sooke Advisory Planning Commission:
Janice St. John
Adele Tomlinson
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Rhonda Underwood
Nita West

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The preparation of this sustainable Community Plan was carried out with assistance from the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are those of the Capital Regional District. The Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them.

CAPITAL REGIONAL DISTRICT

BYLAW NO. 4000

****

A BYLAW TO ESTABLISH AN OFFICIAL COMMUNITY PLAN FOR EAST SOOKE

****

A **WHEREAS** the Capital Regional Board wishes to update the Community Plan for the East Sooke area of the Regional District;

B **AND WHEREAS** the residents of East Sooke, the adjacent municipality and various external provincial and federal government agencies have reviewed this Community Plan;

C **AND WHEREAS** this Community Plan has been considered in conjunction with the Capital Regional District's Financial and Capital Expenditures program and the Capital Regional District's Regional Growth Strategy;

D **AND WHEREAS** Sections 472, 473, 474, 485, 488, 492, 493 of the *Local Government Act* authorize the Capital Regional District to develop a bylaw to address all of the following issues:

- The development of an Official Community Plan
- The establishment of Greenhouse Gas reduction targets
- The designation of Development Permit Areas
- The designation of Development Approval Information Areas
- The designation of Temporary Use Permit Areas

E **NOW THEREFORE** the Board of the Capital Regional District in open meeting assembled, enacts as follows:

SECTION 1 GEOGRAPHIC AREA OF THE BYLAW

This bylaw covers the area referred to as East Sooke, which is a part of the Juan de Fuca Electoral Area within the Capital Regional District, as outlined on ‘Map 1: Location Within the CRD’, which is attached to and forms a part of this bylaw.

SECTION 2 SEVERABILITY

If any section, subsection, sentence, paragraph, schedule, or map forming part of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, paragraph, schedule, or map may be severed from the bylaw without affecting the validity of the bylaw or any portion of the bylaw or remaining schedules or maps.

SECTION 3 INCORPORATION OF SCHEDULES AND MAPS

Schedules "A” to “H” attached hereto are hereby made a part of this bylaw.

SECTION 4 REPEAL OF BYLAWS

The following bylaw is hereby repealed:

The Capital Regional District Bylaw No. 3718, cited as the "Official Community Plan for East Sooke Bylaw No. 1, 2012".

SECTION 5 TITLE

This bylaw may be cited for all purposes as the "East Sooke Official Community Plan Bylaw No. 5, 2018".

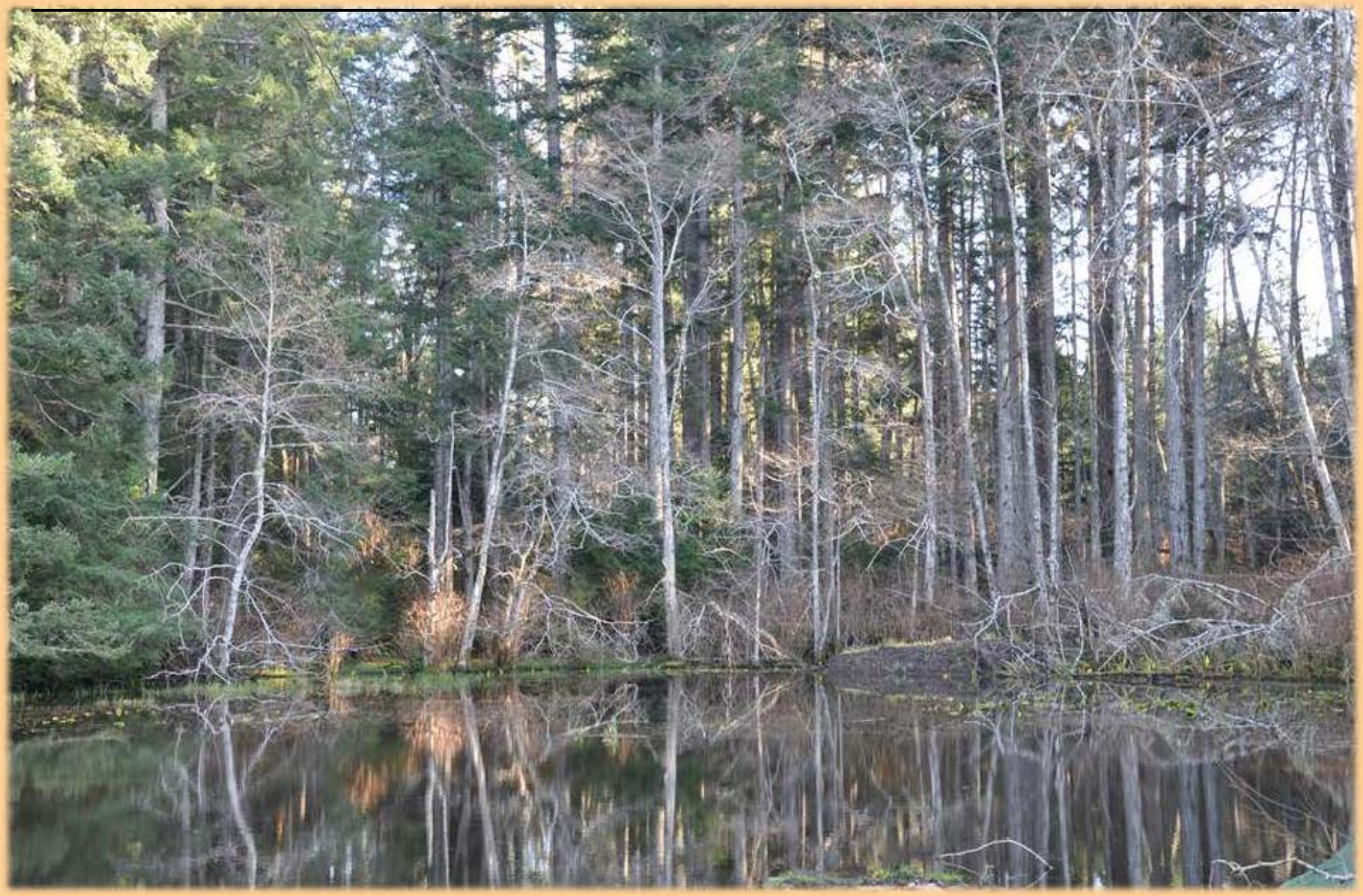
SECTION 6 IMPLEMENTATION

READ A FIRST TIME	THIS	DAY OF	2018
READ A SECOND TIME	THIS	DAY OF	2018
READ A THIRD TIME	THIS	DAY OF	2018
Approved by the Minister of Transportation and Infrastructure	THIS	DAY OF	2018
ADOPTED	THIS	DAY OF	2018

CHAIR

CORPORATE OFFICER

EAST SOOKE OFFICIAL COMMUNITY PLAN



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LIST OF ABBREVIATIONS

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
CRD	Capital Regional District
CR-FAIR	Capital Region Food & Agriculture Initiatives Roundtable
CFAI	Community Food Action Initiative
CPSP	Community Parks Strategic Plan
DUA	Designated Use Area
DPA	Development Permit Area
GHG	Greenhouse Gas
JdF	Juan de Fuca
JdFEA	Juan de Fuca Electoral Area
LGA	*Local Government Act*
MMPF	Medical Marihuana Production Facilities
MoTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
PCMP	Pedestrian and Cycling Master Plan
PMFL	Private Managed Forest Land
PID	Property Identifier
QEP	Qualified Environmental Professional
QP	Qualified Professional
RAR	*Riparian Areas Regulation*
RGS	Regional Growth Strategy
RCM-SAR	Royal Canadian Marine Search and Rescue
SEI	Sensitive Ecosystem Inventory
SEAPARC	Sooke & Electoral Area Parks and Recreation Commission
SRCHN	Sooke Region Community Health Network
SPEA	Streamside Protection and Enhancement Area
TUP	Temporary Use Permit

PART ONE – The Community

East Sooke is a rural community of clustered residential settlements, blessed with an exceptional abundance of scenic beauty, native plant and animal life, and public park land. As stewards of the community and unique natural environment, residents wish to protect the intrinsic character of East Sooke and retain sufficient lands in their natural state to permit a diversity of plant and animal life. The overarching goal of this Official Community Plan (OCP) is to protect those values and physical characteristics that make East Sooke a special and unique community so that future generations will be able to experience the lifestyle enjoyed today.

In East Sooke, the term "rural" represents a strong desire to live with easy access to nature and without negatively impacting the environment. To have ample space on a larger lot that allows for a varied lifestyle and its accoutrements, such as a home studio and extensive gardens, is one preferred option. Other rural lifestyle options are the clusters of smaller lots along the water front surrounded by the larger lots and green space or the houses with spectacular views perched on rocky bluffs. Many residents want to be self-reliant and removed from urban type nuisances such as noise and traffic. The residents of East Sooke value their property rights and seek to protect these rights.

Future development will be directed towards already settled areas and will consist primarily of residential infill including creative ways of providing

affordable housing for young adults and seniors. Copper Mine Park and the surrounding area will be the hub for outdoor recreational activities like soccer and tennis with a nearby facility that serves as a venue for meetings. Access to a community water system is not intended to facilitate development, but rather as a means for providing a reliable supply of potable water to East Sooke residents. Policies in this Plan strive to reduce the footprint of development by carefully considering integration with the natural environment to allow for the retention and protection of green spaces and sensitive ecosystems. Strong bonds develop between neighbours who cooperate on and share in community-based projects and activities. A number of local initiatives are already underway and this Plan supports their continuance and expansion.

There is a small commercial nucleus with a small grocery store and coffee shop serving local needs at the intersection of Gillespie and East Sooke Roads. There is the potential for other similar uses to locate nearby, as well as strong community support for people working from home as artisans, consultants and health care professionals. Delivery of medical and health services in East Sooke on an outreach basis or local clinic is seen as a valuable asset for the community and would reduce number of trips outside the community for these purposes. It is recognized that commercial development, regardless of what type it is, must respect the residents' quiet enjoyment of the community and its surroundings and not further contribute to existing road safety issues.

Road safety is a major issue for the residents of East Sooke. Existing roads are narrow and winding. In 2013, the East Sooke Fire Department responded to 11 traffic incidents. While the condition of local roads poses a safety risk to drivers and passengers in cars, substandard road shoulders pose an even more serious risk to pedestrians and cyclists. Upgrades and safety improvements to East Sooke Road over time are necessary and this Plan strongly urges the Ministry of Transportation and Infrastructure (MoTI) to make these improvements. Traffic generated by development must be factored in when development proposals are considered and, where appropriate, road safety improvements and upgrades will be required.

Community connectivity in East Sooke not only needs to be improved from a safety perspective, but will also reduce the number of car trips and promote a healthy lifestyle. The gradual construction of multi-use paths for biking and walking along side East Sooke and Gillespie Roads, along with a network of smaller trails between neighbourhoods, parks and other community focal points, is seen as a way to accomplish these objectives.

PART TWO – Administrative Structure

201 Purpose of the Official Community Plan

The OCP (the Plan) will guide and direct decision making on all aspects of land use and development for the East Sooke community within the Juan de Fuca Electoral Area (JdFEA). The Plan is an important statement of community values and goals, and must be used to assess any applications for rezoning or *subdivision*. The Plan takes a long-range view of land use, and forms the basis for regulatory bylaws. As the population changes and development occurs in the area, the Plan should be used to assist the Capital Regional District (CRD) Board with its decision-making process.

The policies in the Plan provide for an orderly and attractive pattern of land use that respects the physical and rural characteristics of the land. In addition, the Plan provides for parks, open spaces and the preservation of valuable natural features. The Plan also gives residents some certainty as to what future developments may be permitted in the community and it guides prospective development toward appropriate locations.

The Plan is reviewed on a regular basis to keep pace with changing attitudes, lifestyles and economic factors that might affect some aspects of the Plan. It is also recognized that the Plan may require amendments in response to future changes in legislation, changing community values and the Regional Growth Strategy (RGS).

Housing needs and anticipated development for a period of 5 to 10 years are addressed in the Plan. Population projections and estimates of housing demands to the year 2024 can be found in Section 380 of the Plan. The projections and policies in this Plan should be reviewed at five-year intervals to ensure that they reflect current conditions and concerns.

202 Legislative Authority

Authority for the Board of a Regional District to prepare or revise an OCP is set out in Section 472 of the ***Local Government Act (LGA)***. An OCP does not commit the Board or any other administrative body to undertake any of the projects suggested or outlined in the Plan, but once the Plan is adopted, further bylaws adopted by the CRD Board or works of the CRD must be consistent with the Plan.

Under the terms of Section 471 of the ***LGA***, an OCP is: "... a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government." The required and optional content of an OCP is described in Sections 473 and 474 of the ***LGA***. The objectives and policies for the Plan area are contained in Part Four of this Plan.

This Plan is the result of a community-driven exercise reflecting the community's values with respect to growth and development. It is not the intention of the CRD in adopting this Plan to create a conflict with provincial or federal enactments. As provided for in Section 474(2) of the ***LGA***, only broad objectives have been stated in regard to the regulation of matters that are not within the jurisdiction of the CRD.

203 Plan Area

This is the fifth Official Community Plan bylaw for the East Sooke area. Previous bylaws include:

Bylaw No. 226, Official Community Plan (Sooke) By-law, 1975;
Bylaw No. 1645, Sooke Official Community Plan By-law, 1988;
Bylaw No. 3353, Official Community Plan for East Sooke Bylaw No. 1, 2006;
Bylaw No. 3718, Official Community Plan for East Sooke Bylaw No. 1, 2010.

The area included in the Plan encompasses all land within the boundaries outlined on Schedule B: Land Use Designation. The Plan area includes areas below the shoreline up to 300 metres waterside of the natural boundary of the ocean, except where the boundary is shared with the District of Sooke, and where it incorporates Wolfe and Secretary Islands.

204 Organization and Format

This Plan is organized into seven parts. Part One introduces the community's vision for the future. Part Two outlines how the OCP conforms to provincial legislation and recounts the consultation process. Part Three is organized by key themes and provides the context for the Plan including the physical setting, projected population, servicing levels and a description of existing land uses within the community. Part Four establishes the land use designations and policies. Part Five designates and creates seven development permit areas (DPAs) with corresponding guidelines. Parts Six and Seven fulfill the statutory requirements for development approval information areas and temporary use permits (TUPs). Appendix A includes relevant definitions of terms used in the document. These terms are italicized and hyperlinked throughout the document. Appendix B is population statistics for East Sooke and Appendix C is a list of sources used in developing the Plan. Schedules B through H also form part of the Plan.

To accommodate future changes to the Plan that might be required by provincial legislation or by the RGS, there are deliberate gaps in the numbering of sections. The pagination used in Parts Four and Five is specifically intended to allow for more efficient printing and reproduction of key pages. Landscape orientation was used to facilitate easier reading of this document on electronic devices.

205 Public Consultation

A key feature of the preparation of this Plan is that it has been community-driven. Community members have been involved in the OCP process since it began 2013. The CRD website has been used throughout the process to inform the community about opportunities to participate in the planning process and to provide project-specific information including open house displays, meeting notes, drafts of the OCP and the final documents. Additionally, newspaper advertisements and mail-outs were used to provide notice of public meetings and events. At their request, interested parties were added to an e-mail list to receive notification of upcoming events and information on the project.

East Sooke Citizens' Committee

Eleven residents of East Sooke who expressed interest in participating were appointed by the JdFEA Director to sit on the East Sooke Citizens' Committee. Over the course of thirteen meetings, the existing Plan was reviewed in its entirety, and important issues facing East Sooke were identified and discussed. Several drafts of the revised OCP were prepared and distributed to the Citizens' Committee for review.

Public Events

Three open houses were held during the preparation of this Plan. They were timed to launch the project, share initial background information and identify key issues, and receive feedback on drafts of the OCP. All of the Citizens' Committee meetings were open to the public and opportunities were provided to speak. Feedback from the public was gathered by way of questionnaires, comment sheets and facilitated sessions. Reports on the open houses summarizing all of the comments made by the public were prepared and presented to the Citizens' Committee.

Consultation with other Committees and Groups

As required by Section 476 of the ***LGA***, School District #62 Sooke has been consulted with and asked for input on its actual and anticipated needs for school facilities. A presentation regarding the OCP was made to the JdFEA Parks and Recreation Advisory Commission on June 24, 2014.

Referral Process

The draft Plan was referred to federal, provincial and regional agencies, and First Nations with an interest in the area, as well as numerous stakeholder groups. Referral comments were considered and many were incorporated into the final Plan.

206 First Nations

East Sooke has been used by the First Nations for settlement, hunting, fishing, foraging and cultural activities. East Sooke is within the traditional territory of the T'Sou-ke First Nation and the Scia'new First Nation. Both are members of the Te'Mexw Treaty Association, which represents its five member bands in treaty negotiations with Canada and British Columbia. Other First Nation and Treaty groups have identified an interest in the East Sooke area including the Cowichan Tribes, Halalt First Nation, Hul'qumi'num Treaty Group, Lake Cowichan First Nation,

Lyackson First Nation, the Penelakut Tribe and Stz'uminus First Nation. There may be interest by some of these groups in land owned by the Crown within the Plan area.

Due to the long-term use of the area by First Nations, significant archaeological resources exist in the area. The Plan supports the identification and preservation of these resources and addresses the matter in Part Four.

207 Collaboration with Other Agencies and Authorities

The CRD will strive to work in collaboration and partnership with First Nations, the Agricultural Land Commission (ALC), provincial ministries, federal departments, Island Health, Sooke District #62, the District of Metchosin, the District of Sooke and all other necessary agencies and groups to address infrastructure, transportation, energy and emissions management, and environmental concerns. Further to this, the CRD and the District of Sooke have signed a Memorandum of Understanding which provides a framework for reaching agreements on the provision of services, land use planning, development and environmental concerns, shared and cross-boundary issues and economic opportunities.

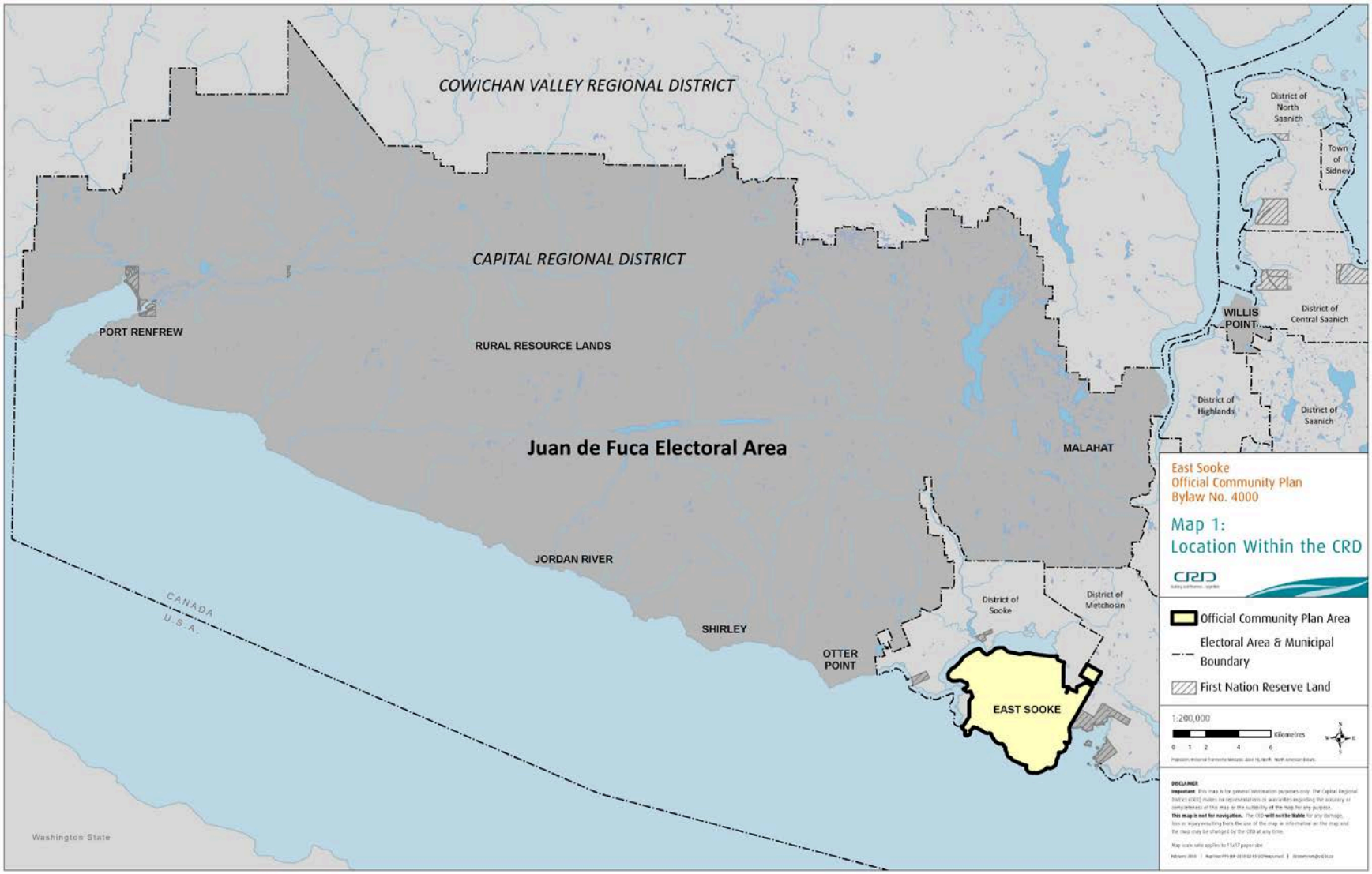
208 Regional Growth Strategy Consistency

The RGS adopted for the CRD in March 2018, establishes several goals and outlines the desired pattern of growth for the CRD. The East Sooke Plan area lies within the JdFEA of the CRD (see Map 1). The goals, objectives and policies of this Plan work towards and are consistent with the seven strategic objectives, the four land use policy designations, and the Growth Management Concept Plan in the RGS, in the following ways:

A. To keep settlement compact, lands within the Plan area have been designated as Settlement and all other lands in the Plan area have been designated as Park or Agriculture. The area designated Settlement by this Plan is coincident with the Rural/Rural Residential Policy Area in the RGS.

B. To protect the integrity of the rural community of East Sooke, low density residential and community uses are supported in the Settlement Land Use Designation. Small-scale commercial uses to service local needs, home based businesses and cottage industry are also supported providing these uses are of a scale and size appropriate for a rural community. Other types of residential

development, commercial uses and industrial uses are not supported. For the Agriculture Land Use Designation, strong policy statements support agriculture use of these lands, and, to reduce land use conflicts, a DPA establishes a buffer strip between lands in the Agricultural Land Reserve (ALR) and adjacent properties. Careful consideration has been given in the OCP to what characteristics make East Sooke a rural community. One recognized attribute is larger lot sizes. This Plan supports an average *parcel* size of one hectare for the Settlement Land Use Designation (LUD). This LUD change results in an increase in the overall development potential from the current OCP of 310 *parcels*. This is a result of decreasing the average *parcel* size for Rural Residential 3 zoned *parcels* (49) and *Rural A zoned parcels* (231). The rationale for including *Rural A parcels* within the Settlement designation and applying a one hectare average *parcel* size reflects the dwelling unit potential permitted under the *Rural A zone* and supports fee-simple *parcel* tenure as opposed to building stratas.


COWICHAN VALLEY REGIONAL DISTRICT
CAPITAL REGIONAL DISTRICT
RURAL RESOURCE LANDS
Juan de Fuca Electoral Area
PORT RENFREW
JORDAN RIVER
SHIRLEY
OTTER POINT
EAST SOOKE
MALAHAT
WILLIS POINT
District of North Saanich
Town of Sidney
District of Central Saanich
District of Highlands
District of Saanich
District of Sooke
District of Metchosin
CANADA
U.S.A.
Washington State
East Sooke
Official Community Plan
Bylaw No. 4000
Map 1:
Location Within the CRD
Official Community Plan Area
Electoral Area & Municipal Boundary
First Nation Reserve Land
1:200,000
Kilometres
0 1 2 4 6

C. To protect, conserve and manage ecosystem health, all areas in the Capital Green Lands Policy Area within the Plan area are designated as Park. This area amounts to approximately half of the total Plan area and is largely comprised of East Sooke Regional Park. Riparian areas, sensitive ecosystems, marine uplands and the shoreline have been designated as a DPA for environmental sensitivities. All of the marine waters in the Plan area have been designated as Marine.

D. To manage regional infrastructure services sustainably, development in East Sooke is not to exceed 1,407 parcels within the Settlement Land Use Designation and expanded infrastructure considerations will be borne by new users. No community sewer systems are proposed in the Plan area. The CRD supports the Ministry of Environment and Island Health in their regulation of sewage.

E. To build East Sooke as a complete community, a number of policies in this OCP support safety such as the designation of DPAs for hazardous conditions. Ways to build a healthy community include community volunteerism and local delivery of health care services, social programs and recreational programs, with a special emphasis on seniors and youth. The identification, evaluation and establishment of future community meeting place is recommended.

F. To improve the affordability of housing, suites and home based businesses are supported by this Plan. Alternative forms of housing such as manufactured and modular homes are also supported, as are alternative sources of energy for homes such as geoexchange.

G. To increase transportation choices, this OCP strongly encourages senior government to improve the safety of Gillespie and East Sooke Roads. The development of a multi-use trail system adjacent to, but separate from, Gillespie and East Sooke Roads is the community's desired approach to addressing the safety risk. Additionally, this Plan calls for the creation of an off-street trail network linking neighbourhoods, community focal points and parks. A safe connection with the regional trail network for pedestrians and cyclists is supported. This OCP recommends that BC Transit explore ways to increase ridership and reduce the number of car trips made by residents. Carpooling and ride-sharing are presented as another way to reduce the number of car trips.

H. To strengthen the regional economy, the reliance of East Sooke on other regional centres is recognized in this Plan. Agriculture, home based businesses, bed and breakfasts and cottage industries such as artisan studios are viewed as East Sooke's contribution to the regional economy.

I. To foster a resilient food and agriculture system, all land in the ALR within the Plan area and the Renewable Resource Lands Policy Area has been designated as Agriculture. Policy statements in this OCP support the use of lands designated Agriculture for farming.

J. This OCP also discusses the impact of climate change on the Plan area and suggests ways to ameliorate potential impacts including protection of ecosystems, consideration of energy efficient building standards, development of alternative transportation infrastructure, addressing seal level rise and through education and outreach initiatives.

209 Minimum Parcel Size

Minimum lot sizes are expressed in this bylaw as policies to guide current and future planning. However, it is recognized that there are existing lots which have been created by *subdivision* within the Plan area that do not meet the general minimum lot size policies expressed in this Plan. Nothing in this Plan is intended to make *parcels* that do not meet the minimum *parcel* sizes set out in this Plan, but that conform to current zoning regulations under Bylaw No. 2040, inconsistent with the Plan. However, it is intended that any further amendments to the zoning bylaw applicable within the Plan area will be consistent with the minimum lot sizes as specified in this Plan to reflect the vision for the community.

210 Greenhouse Gas Reduction

For the purpose of Section 473 of the ***LGA,*** the target for the reduction of Greenhouse Gas (GHG) emissions in the CRD is 33% below 2007 levels by 2020. This figure is consistent with the provincial target. The CRD has established a Climate Action Program to act as a regional hub and facilitator on climate change issues and collaborate with other entities on ways to reduce emissions and plan for future climate change.

As its contribution to the CRD target, the East Sooke community will work to reduce GHG emissions in the Plan area by 3% below 2007 levels by 2020. The CRD will meet the targets of 33% and 3% by developing a carbon reduction plan for CRD operations including those operations in East Sooke Plan area and by undertaking the following:

A. Educating residents, businesses and tourists about climate change as it relates to community priorities;

B. Reviewing existing policies and objectives within the previous OCP and establishing new policies and objectives in Part Four of this OCP with the intent of reducing energy use and protecting valuable carbon sinks; and

C. Collaborating with other governments in examining and exploring GHG reduction strategies on a regional basis through one or more of the following:

- development of GHG reduction standards for buildings by addressing issues such as energy performance, local material, orientation and density;
- development of additional infrastructure for cycling, walking, transit and carpooling as alternatives to single occupant vehicle use;
- waste reduction including enhanced waste diversion of recyclable materials;
- protection of ecosystems through the conservation and enhancement of forested areas;
- development of a renewable energy generation plan; and
- development of programs and policies that increase local food security and local food supply options.

211 Sand and Gravel

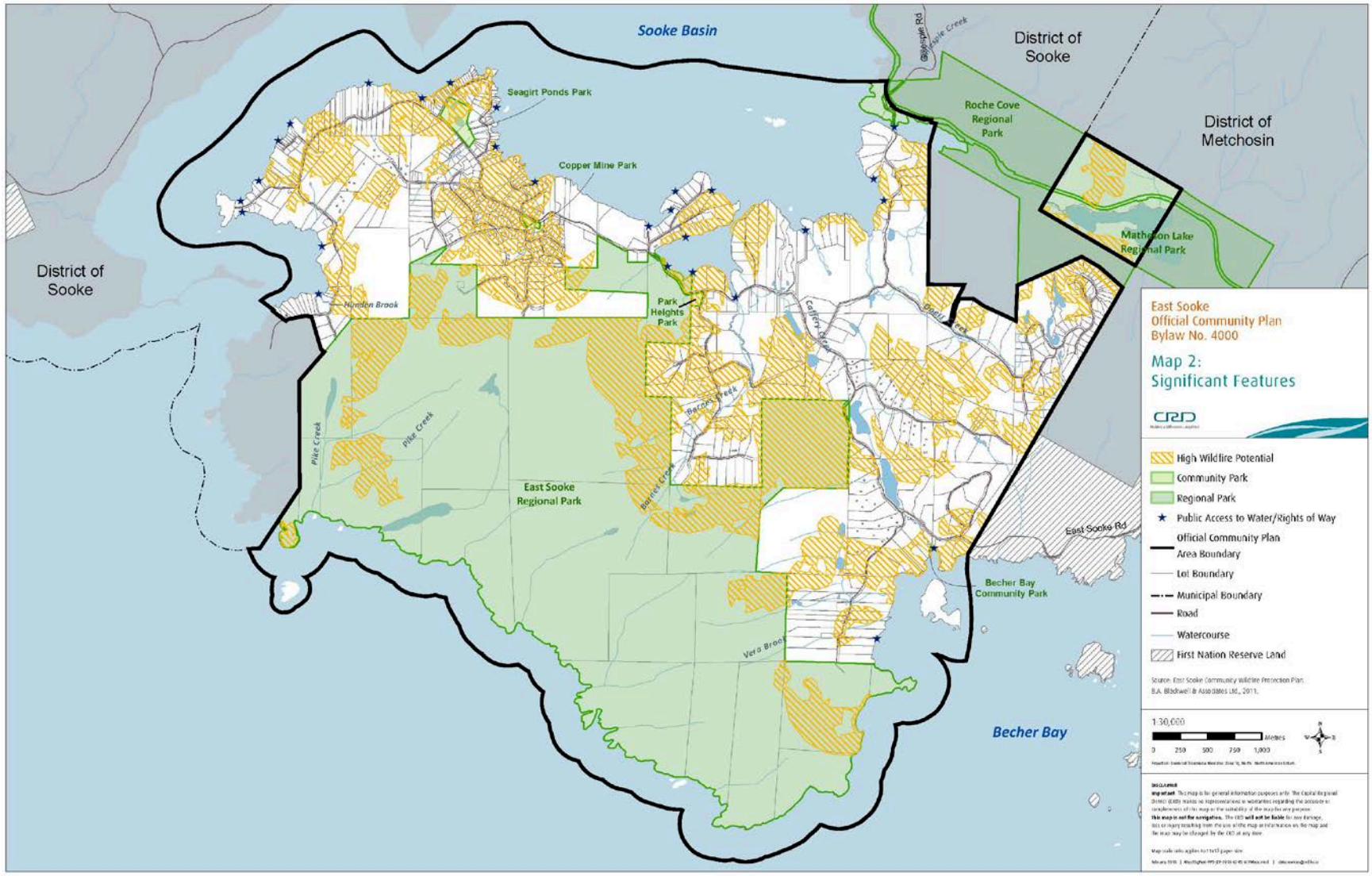
No new sand or gravel deposits suitable for future sand and gravel extraction were identified during the preparation of this Plan. The only known gravel deposit within the Plan area has been depleted.

PART THREE – Themes and Priorities

301 Introduction

The consultative process used to prepare this Plan was specifically designed to focus on current and emergent issues faced by the community. Early in the public consultation process, residents of East Sooke were invited to identify issues. Issues were then grouped by theme and used to organize this Plan such that the reader can see the community through the eyes of its residents. Three of the themes, vision, process and context, are covered in Parts One and Two of the OCP. Part Three of this Plan is divided into nine sections based on the identified themes as well as the government mandated theme of climate change and GHG reduction. Each section in Part Three provides the context for a particular theme including an overview of the current situation, possible solutions and relevant background information and data. Some of the significant features discussed in Part Three are identified on Map 2.

A blending, overlapping and interrelatedness of issues and solutions is apparent throughout the Plan. Road safety was clearly identified as the issue of greatest importance to the community and its status as the top issue has been repeatedly confirmed during the public review process. Diverse and innovative road traffic safety measures and other solutions for addressing road safety have been suggested by the community and can be found under the theme heading of "Connectivity and Transportation" and other sections of this Plan.


Sooke Basin
District of Sooke
District of Metchosin
Seagirt Ponds Park
Copper Mine Park
Roche Cove Regional Park
Matheson Lake Regional Park
Park Heights Park
East Sooke Regional Park
Becher Bay Community Park
Becher Bay
East Sooke Rd
Gillespie Rd
Hidden Brook
Pike Creek
Barnes Creek
Veto Brook
East Sooke Official Community Plan Bylaw No. 4000
Map 2: Significant Features
CRD
High Wildfire Potential
Community Park
Regional Park
Public Access to Water/Rights of Way
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Road
Watercourse
First Nation Reserve Land
Source: East Sooke Community Wildfire Protection Plan B.A. Blackwell & Associates Ltd., 2011.
1:30,000
Metres
0 250 500 750 1,000
DISCLAIMER
This map is not for navigation.

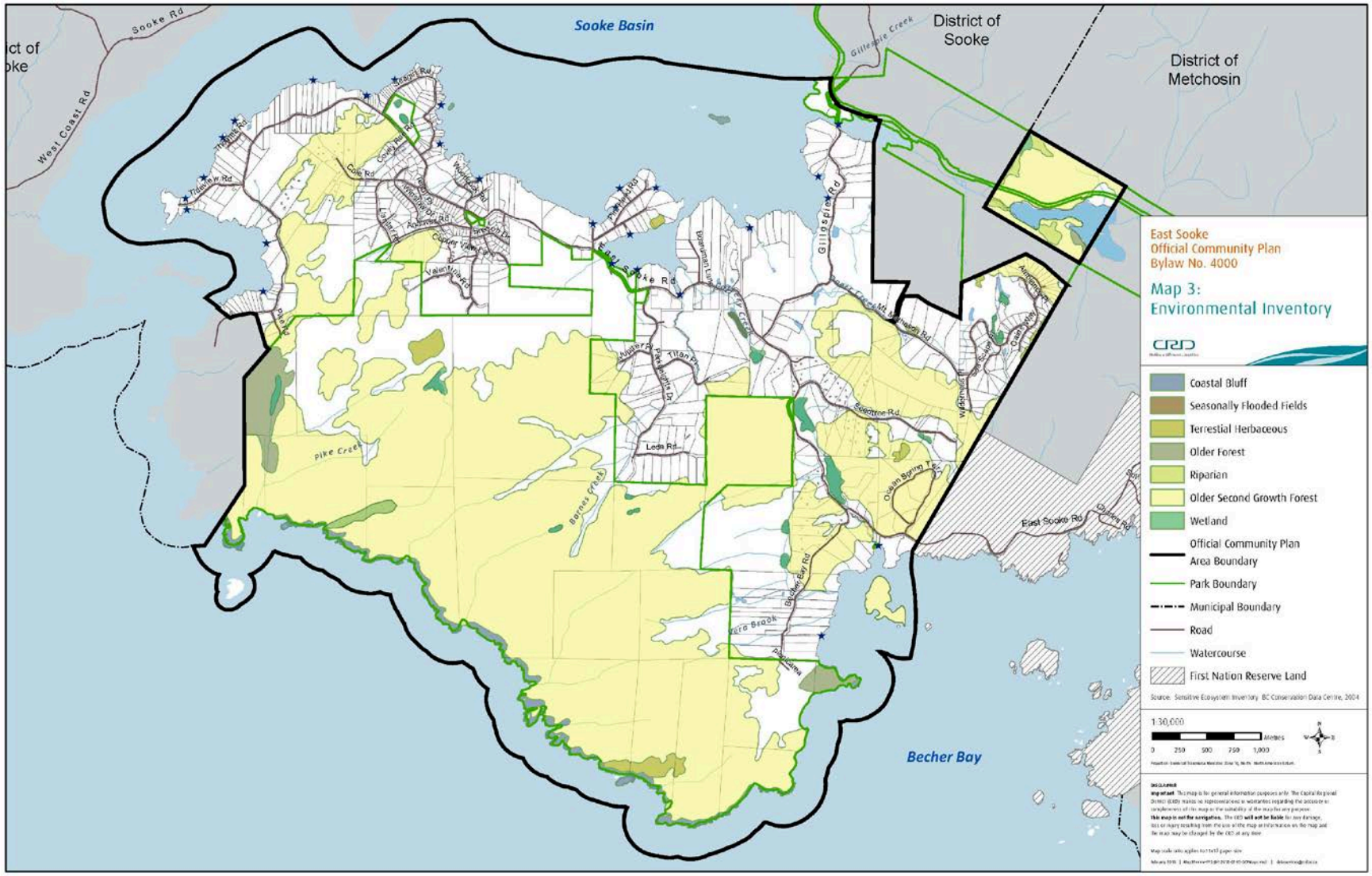
310 Ecological Health

East Sooke is located in the Eastern and Western Very Dry Maritime Coastal Western Hemlock subzones. It has magnificent coastlines and marine environment with significant forested areas providing habitat to a variety of animals, birds and plants. Bald eagles have been sighted, as well as rare and endangered wildlife using the area. A Sensitive Ecosystems Inventory (SEI) Report prepared in 2000 by the Province identified a number of rare and sensitive ecosystems in East Sooke which are shown on Map 3.

Adjacent to the Strait of Juan de Fuca, the coastal boundary region of East Sooke is classed as a sensitive coastal bluff ecosystem. Much of this ecosystem is located within the East Sooke Regional Park. This ecosystem includes rocky shorelines and islets dominated by grasslands, mosses, forbs and lichen cover. This type of ecosystem is considered important due to its rarity, fragility, high biodiversity, presence of specialized habitats and isolation from predators. Because of the thin soils generally found in coastal bluff ecosystems, plant root systems may easily be disturbed by human and other activities. Some coastal bluffs support upland ecosystems such as Garry oak (*Quercus garryana*), arbutus (*Arbutus menziesii*), Douglas-fir (*Pseudotsuga menziesii*) and rocky mountain juniper (*Juniperus scopulorum*).

The marine area around East Sooke is comprised of two types: a beach/rocky shore area and confluence areas. The beach/rocky area consists of rock platforms or shelves overlain with beach veneers of boulders or gravel. The confluence areas consist of the regions where the freshwater of the various intermittent or permanent *streams*, estuaries and the saltwater of either the Sooke Harbour or Strait of Juan de Fuca meet. The extensive rocky shore lines in East Sooke, in particular those areas in East Sooke Regional Park, are used by hikers. Low-impact activity such as beachcombing and picnicking occur on gravel beaches.

Terrestrial herbaceous ecosystems consist of grassy hilltops and wildflower meadows. A number of rare plants are native to this type of ecosystem including deltoid balsamroot (*Balsamorhiza deltoidea*), yellow montane violet, (*Viola praemorsa),* scalepod (*Idahoa scapigera)* and dune bentgrass (*Agrostis pallens).* This type of ecosystem can be found in the areas of Anderson Cove, near Mount Matheson and Doerr Creek, and along the boundary between East Sooke and Metchosin. Both East Sooke and Roche Cove Regional Parks contain areas of terrestrial herbaceous ecosystems.


Sooke Basin
District of Sooke
District of Metchosin
Becher Bay
East Sooke Official Community Plan Bylaw No. 4000
Map 3: Environmental Inventory
Coastal Bluff
Seasonally Flooded Fields
Terrestrial Herbaceous
Older Forest
Riparian
Older Second Growth Forest
Wetland
Official Community Plan Area Boundary
Park Boundary
Municipal Boundary
Road
Watercourse
First Nation Reserve Land
Source: Sensitive Ecosystem Inventory, BC Conservation Data Centre, 2004
1:30,000
Metres
0 250 500 750 1,000
Sooke Rd
West Coast Rd
East Sooke Rd
Gillespie Rd
Pike Creek
Barnes Creek
Becher Bay Rd
Seagirt Rd
Coppley Rd
Cole Rd
Ledgerwood Rd
Parkhurst Rd
Tilton Pl
Ledgerwood Pl
Seaglitze Rd
Ocean Spray Terr
Chalmers Rd
Aylard Farm Rd
Mt Matheson Rd
Gillespie Creek
Bergen Creek
Broom Creek
Beechey Head Rd

A significant amount of land in East Sooke can be characterized as older second growth forest, which often supports secondary ecosystems such as terrestrial herbaceous ecosystems. These forest ecosystems tend to be primarily coniferous with trees ranging in age from 60 to 100 years. While not identified by the SEI as being 'sensitive', these forest ecosystems were mapped because of their importance to the area's biodiversity.

Older second growth forests provide habitat for a wide variety of plant and animal species, connectivity between other habitat areas and can act as a buffer minimizing the impact on more sensitive areas and species. Non-timber forest products, such as wild mushrooms and salal grow in second growth forest. Most of the second growth forest areas are located within East Sooke Regional Park; however, there are significant second growth forest areas outside the park that may provide important linkages between wildlife habitats.

Old-growth forests contain trees over 100 years old and provides habitat distinct from that found in second growth forests. Along with intrinsic habitat values, they provide opportunities for eco-tourism, research and environmental education. Old-growth forests can be found along the west side of East Sooke Regional Park, Creyke Point in East Sooke Park and in Roche Cove Regional Park.

The SEI report identified many wetland and riparian ecosystems in East Sooke. Riparian areas are those sections of land that border *streams* and rivers and include the river flood plain. Wetland ecosystems in East Sooke are typically of the wet meadow, fen, marsh and swamp variety. This type of ecosystem is somewhat rare and fragile to development. It provides productive breeding and feeding habitat for a wide variety of species and helps to maintain water quality by filtering sediment, nutrients and toxic chemicals. Wetlands filter out many contaminants before they enter *streams*, act as storage sites for surface-water, and may slow runoff during storms, thereby acting as natural flood protection. Rare plant species of wetland ecosystems include green-sheathed sedge (*Carex feta*), Geyer's onion (*Allium geyeri*), northern adder's tongue (*Ophioglossum pusillum*), graceful arrow-grass (*Triglochin concinnum*), Henderson's checkermallow (*Sidalcea hendersonii*) and fleshy jaumea (*Jaumea carnosa*). Riparian areas and wetlands provide green space and opportunities for outdoor recreation uses complementary to environmental protection of these sensitive areas such as bird-watching.

Regionally significant animal species for the East Sooke area include the blue heron, bald eagle, red-legged frog, Vancouver Island water shrew, northern alligator lizard, phantom orchid and Vancouver Island beggarticks. In the fall, Aylard Farm in East Sooke Regional Park is an important staging area for turkey vultures on their journey south.

Several *streams* and water bodies found in East Sooke provide habitat for fish species. Matheson Lake may contain cutthroat trout (anadromous), prickly sculpin, coho salmon, rainbow trout, smallmouth bass, and threespine stickleback. Matheson Lake is stocked annually with cutthroat and rainbow trout. Local information indicates that Matheson Creek, which flows out of Matheson Lake to Roche Cove, may have cutthroat trout (anadromous) and attempts were made in 1980 to restock this *stream* with coho salmon. Both Pike Creek and Greens Stream may have once supported salmon runs. Other named creeks include Barnes Creek, Caffery Creek, Dixie Brook, Doerr Creek, Frederickson Creek, Hunden Brook, Thomas Brook, and Vera Brook. There are also unnamed creeks and *streams*, many of which are intermittent, as well as several springs.

311 Invasive Species Management

After habitat loss, invasive species are recognized as the second greatest threat to native species and the loss of biodiversity. Their effects on biodiversity can be significant and often irreversible. Invasive species in the regional and community parks in East Sooke are managed in accordance with applicable plans and practices. Invasive species found within public road rights-of-way and on Crown lands can be reported to the Province.

Invasive plant species can also be found on private lands. The ***LGA*** gives local governments the option to be involved in the management of invasive plant species and, in 2017, the CRD assumed responsibility for this function. The CRD will take on a regional coordination role for invasive species management with a focus on early detection and rapid response for priority species as well as conduct education and outreach programs. The Capital Region Invasive Species Partnership (CRISP) maintains a regional status/priority list of invasive plant species. The Province has an online program for the sighting and removal of invasive species through its Report-a-Weed program.

In East Sooke, Scotch broom, gorse, thistles, blackberries, holly, English ivy and tansy ragwort are common invasive plant species. Gray squirrels, starlings, barred owls, feral rabbits and feral cats contribute to the destruction of native species and animals and, to a lesser extent, domestic cats and dogs can as well. Local residents can assist by leashing dogs in environmentally sensitive areas and keeping cats indoors.

Through its education and outreach function, the CRD Community Clean-up program supports groups that make visible environmental improvements to their community through organized clean-ups. This program has provided support to the local Sea Cadet group in its removal of Scotch broom from parts of East Sooke Regional Park.

312 Riparian Areas Regulations

Under the ***Riparian Areas Protection Act*** and the ***Riparian Areas Regulation*** (***RAR***), the Ministry of Environment protects fish habitat including the riparian areas adjacent to *streams*. By 2006, local governments that did not already have appropriate bylaws in place were required by the Province to formally integrate the ***RAR*** into existing OCPs or zoning bylaws. In East Sooke, a DPA for riparian areas has been designated and includes all mapped *streams*, as well as the adjacent riparian areas. Also included in this DPA are any riparian areas subject to the ***RAR***.

An assessment by a *Qualified Environmental Professional* (*QEP*) pursuant to the ***RAR*** will be required if development is proposed near a *stream* that is determined to be fish-bearing. All or part of the riparian assessment area may be classed by the *QEP* as a Streamside Protection and Enhancement Area (SPEA). No or very little development will be permitted in the SPEA. Restrictions and conditions may be placed on development outside the SPEA but still within the riparian assessment area.

320 Parks and Trails

Over half of East Sooke's land base is dedicated as park land (see Table 1). There are three regional parks: Matheson Lake Regional Park, Roche Cove Regional Park, and East Sooke Regional Park. Matheson Lake Regional Park was donated to the Province in the 1950s by the Matheson family and acquired by the CRD in 1994. Roche Cove Regional Park, established in 1985, features a secluded cove, a picnic area and water vistas. East Sooke Regional Park, established in 1970, is the second largest park in the CRD and attracts over 120,000 visitors per year. Its amenities include petroglyphs, two beaches, an abandoned mine site and an extensive trail network. Aldridge Point in this park was designated as a Provincial Heritage Site in 1927.

CRD Regional Parks are managed in accordance with the goals and objectives described in the CRD Regional Parks Strategic Plan 2012-2021. This Strategic Plan classes East Sooke Regional Park and Matheson Lake Regional Parks as regional wilderness areas and Roche Cove Regional Park as a regional natural area.

The JdFEA Community Parks and Recreation Program manages four community parks in East Sooke. Copper Mine Community Park provides the only athletic field in East Sooke and there is a playground on a nearby lot. Seagirt Ponds Community Park, acquired in 2005 through a land transfer, is under development as a natural park with an interpretative loop trail passing two ponds. Park Heights Community Park is undeveloped natural land adjacent to East Sooke Regional Park. Becher Bay Community Park is a recently acquired, undeveloped water front lot located in Murder Bay.

Table 1: Park Land in East Sooke

NAME	AREA (HA.)	FEATURES
Regional Parks		
Matheson Lake	65	Beach, swimming, fishing, hiking, multi-use trail
Roche Cove	8	Beach, hiking, multi-use trail
East Sooke	2910	Beach, hiking, horseback riding, picnic shelter
Community Parks		
Becher Bay	0.6	Viewpoint and trail under development
Copper Mine	1.25	Intensive athletic field, tennis court, playground
Park Heights	1.2	Undeveloped nature park
Seagirt Ponds	7.24	Nature park, picnic area, trail, sensitive ecosystem
TOTAL AREA:	2993*	(rounded to nearest hectare)

** NB. Only the area of those portions of Matheson Lake and Roche Cove Regional Parks within the boundaries of the East Sooke Plan area are included.*

321 Trails

The Galloping Goose Trail, a 55-kilometre multi-use trail from Victoria to Sooke, is administered by CRD Regional Parks. A key goal of the Regional Parks Strategic Plan is to develop an arterial trail system connecting all of the municipalities and electoral areas in the region. The Galloping Goose is a major trail in this system serving non-motorized commuters and recreational users. Portions of the Galloping Goose travel through both Matheson Lake and Roche Cove Regional Parks.

Residents of East Sooke are interested in improving the connectivity of their community with the Galloping Goose and the regional parks. As a step in expanding the network of trails connecting to the Galloping Goose. Construction of a community trail to connect the residential neighbourhood of Mount Matheson Estates with the trails in Matheson Lake Regional Park and the Galloping Goose was completed in 2015.

During the preparation of this Plan, there was strong community support for the development of two types of trail networks: off-street and roadside trails. The CRD's stated objective of developing trails connecting regional parks to other national, provincial and major municipal parks and trails supports the interest of local residents in improving trail connectivity in East Sooke. The residents of East Sooke would like to see the development of a connection between East Sooke Regional Park and the Galloping Goose. Parts of this connection would consist of existing public roads while other portions would require the construction of an off-street trail. Until a community connection is developed, most residents of East Sooke will choose to transport their bikes to the Goose by car instead of cycling because of safety concerns related to cycling on the local roads.

The recommendations of the CRD Regional Pedestrian and Cycling Master Plan (PCMP), released in 2012, are complementary to the goals and objectives of CRD Parks. The PCMP identifies Gillespie and East Sooke Roads as part of the regional multi-modal network with the connection between the Galloping Goose and East Sooke shown on Map 10 of the PCMP, and recommends upgrading these roads to have separated on-street bikeways. No funding has been identified for these upgrades but some of the projects identified in the PCMP for elsewhere in the region are being implemented with assistance from Federal Gas Tax revenues for infrastructure improvements. During the consultative process of preparing this Plan, residents expressed a strong preference for multi-use trails beside the two main roads separated by swales or ditches instead of developing road side shoulders for walking and cycling.

It is recognized that creative approaches to secure funding for multi-use and off-street trail construction in East Sooke may be necessary. The recently completed SEAPARC Bike Park and Multi-Use Connector Project in the District of Sooke is a local example of a partnership between the District of Sooke, JdFEA and SEAPARC that resulted in a multi-use connector trail providing a safe, separated trail connection. The project was funded in part by the District of Sooke, SEAPARC, in-kind efforts and donations, and the CRD Active Transportation Innovative Infrastructure Funding Program.

322 Invasive Species Management in Parks

In regional parks, invasive species management focuses on priority species that pose ecological or human health risks and species new to the region that still have the potential to be eradicated. Invasive species at sites with extremely high ecological or recreational values are also

targeted. CRD Parks operates a volunteer restoration program that removed daphne and yellow iris from East Sooke Regional Park. In Seagirt Ponds Community Park, the Seagirt Ponds Preservation Society assists with the removal of yellow iris, English holly and ivy.

323 Park Land Acquisition

The CRD Board makes all park land acquisition decisions and holds title to all lands acquired. CRD Regional Parks is responsible for making recommendations to the Board on the acquisition of regional park land. For community parks and trails, the JdFEA Parks and Recreation Advisory Commission has the responsibility for identifying and recommending acquisitions to the Regional Board through the Juan de Fuca Land Use Committee. Rezoning and *subdivision* applications involving lands in East Sooke are routinely referred to the Advisory Commission which represents the community's interests for park land acquisition in its review of these development proposals. In accordance with Section 510 of the ***LGA***, the location and type of park land of interest for potential acquisition through *subdivision* and rezoning are described in this section and in Section 420 Parks and Trails.

CRD Regional Parks has noted that future park land acquisition should focus on the following underrepresented ecosystems: bogs, subalpine, Garry oak woodlands, coastal bluffs, wetlands, cliffs, dunes and spits. Old-growth forest on lands in the Coastal Douglas-fir, Coastal Western Hemlock and Mountain Hemlock biogeoclimatic zones are also considered a priority for acquisition. There is also interest by CRD Parks in acquiring an area adjacent to East Sooke Regional Park as shown on Map 4 of the Regional Parks Strategic Plan 2012-2021.

In the 2010 JdFEA Community Parks Strategic Plan (CPSP), the priorities for park land acquisition are identified as Special Preservation Areas consisting of environmentally sensitive areas and ecosystems, and those lands necessary for the protection of historic and archaeological sites. Additionally, it recognizes that all neighbourhoods should be serviced by appropriate public park land. The CPSP says that the JdFEA Parks and Recreation Advisory Commission will consider the donation of lands for park as well as any Crown land that becomes available. In collaboration with Local Area Planning and the Provincial Approving Officer, the JdFEA Parks and Recreation Advisory Commission makes recommendations on the most beneficial location of any public accesses to water required in a *subdivision* proposal by Section 75 of the ***Land Title Act***.

During the preparation of this OCP, the residents of East Sooke identified trails to improve safety and connectivity as the top priority for park land acquisition.

324 Streamside Enhancement and Protection Areas

Provincial legislation requires that there be an environmental assessment of any development proposal within a prescribed distance of a riparian area. Within this Riparian Assessment Area, a *QEP* determines what habitat is critical for the ecological health of fish and then classes the area as a SPEA. SPEAs that are identified as part of a development proposal should be protected by methods other than dedication as park land due to their environmentally sensitive nature. Trail construction within a Riparian DPA on existing park land or other public lands will only be considered subject to the recommendations of a *QEP*.

325 Public Education in Parks

CRD Regional Parks wants to provide park visitors with stimulating educational experiences leading to a greater appreciation of the region's natural ecosystems and cultural resources, and that motivate visitors to conserve and protect those ecosystems and resources. Current, accurate and comprehensive information for visitors gives them a better understanding and enjoyment of regional parks and trails.

It is recognized that local residents develop a sense of pride and stewardship by volunteering in park planning and management, and by helping remove invasive species. Volunteers can also assist by disseminating information to park visitors and monitoring parks and trails. For these reasons, there is strong support in East Sooke for participation in the parks through volunteering/stewardship agreements and the delivery of environmental education and interpretative programs in the parks.

330 Access to the Water Front

There is a considerable amount of water front property in East Sooke. The Strait of Juan de Fuca forms the southern boundary of East Sooke, while Sooke Harbour and Basin act as the northern and western boundaries. The shoreline fronting the Strait is rugged and steep with two rocky beaches at Becher Bay and Iron Mine Bay, both accessible only by foot. Along Sooke Harbour and Basin, there is a combination of low and high bank shoreline where shingle beaches, muddy shoreline, and small coves are prevalent. There are four developed accesses on this side of the community, as well as a number of partially developed or undeveloped ones (see Table 2 and Map 2).

Table 2: Status of Public Water Front Accesses in East Sooke 2014

DEVELOPED	PARTIALLY DEVELOPED	UNDEVELOPED	RELINQUISHED SINCE 2003
Anderson Cove East Sooke Road at the estuary of Barnes Creek Gillespie Road at Roche Cove Roclair Place decommissioned right-of way	Basso Road North Basso Road South Berkeley Road Cockle Lane Cornelius Road Covina Drive Fife Lane Large Road Norwach Road, Seagirt Road 90 Block Thornett Place Eliza Point Road	Bishop Road Bracken Road Discovery Road Eaglewood Place Edith Road Ensign Road Inch Arran Road Klatza Road, Lascall Place Midden Road 5200 block E. Sooke Rd. (Becher Bay) 5700 block E. Sooke Rd. (Sooke Basin)	Seagirt Park
4	**12**	**12**	**1**
TOTAL NUMBER OF PUBLIC WATER FRONT ACCESSES: 28			

Sources: CRD Juan de Fuca Electoral Area Foreshore Access Report, Prepared by I. Bourhill, Capital Regional District, 2003 and recent subdivision plans.

When water front properties are subdivided, provincial land title legislation has long required the dedication of a 20-metre wide strip as highway at specified intervals to facilitate future *subdivision* and provide access to water. This requirement can be waived by the Province if there are compelling reasons. A Public Access to Water Memorandum of Agreement (MoA) between CRD and MOTI was signed in 2006 that establishes a referral process for applications involving provision or development of access to water to the local community parks and recreation commission. Often when a high bank is involved, the right-of-way is not suitable as a road and it remains undeveloped. In East Sooke, the rights-of-way are owned and administered by the Province. The Province is not obligated to develop these rights-of-way as road or to maintain them. When properties adjacent to the rights-of-way are subdivided, a developer can be required to construct a public road. Organizations and individuals can also request permission from the Province to develop rights-of-way.

In 2003, a study undertaken of all the rights-of-way in the JdFEA identified 27 rights-of-way in East Sooke. Midden Road, the 90 block of Seagirt and Klatza Roads are all described as having excellent potential for development. Other rights-of-way had less potential with some deemed unsafe, having ecological concerns or adjacent to an existing access. Since the 2003 study, two additional road dedications have been taken and a land exchange eliminated a right-of-way off Seagirt Road. One of the new road dedications is under serious consideration by the JdFEA Parks and Recreation Advisory Commission for development as a trail access to Becher Bay.

Road rights-of-way are also discussed in the 2010 JdFEA CPSP. The JdFEA Parks and Recreation Advisory Commission is willing to evaluate which rights-of-way are of high priority for improvements and to enter into agreements with the Province for licences to develop and manage these locations as community trails with the caveat that it is not necessary to seek management of all accesses. Management of a public access will only be considered by the Advisory Commission when the values of an access complement the park and recreation objectives of the CPSP.

Rights-of-way provide the public with access to the water for recreational activities such as kayaking, fishing, sun-bathing and wildlife viewing. The 2003 study identified limited development potential for kayak launching at the Cockle Lane and both Basso Road rights-of-way; moderate potential at Thornett Place; and excellent potential for kayaks and small watercraft in the 90 block of Seagirt Road right-of-way. Development of any right-of-way would be subject to funding, adequate parking and addressing the concerns of surrounding property owners. During the

consultative process of preparing this Plan, no specific water accesses were identified by the public for future development but retention of the existing water access points, regardless of whether they were developed or not, is deemed important.

While there is a commercial marina on Becher Bay allowing boat access to the Strait of Juan de Fuca, local residents would like to see development of a recreational boat launch on the Sooke Harbour side of the community. There is a public boat launch at Anderson Cove for canoes and kayaks but there are concerns regarding parking, access and potential disturbance to foreshore ecosystems.

In 2012, parts of the Sooke Harbour and Basin were established by the Province as a Section 17 Designated Use Area (DUA) to improve water quality and promote shellfish harvesting. This DUA includes parts of Anderson Cove, which may result in foreshore leases not being renewed by the Province. If the Anderson Cove access is no longer available, there is strong community interest in developing an alternative site. Roche Cove and the undeveloped end of Basso Road have been mentioned as possibilities. Although the potential to develop another boat launch was discussed in the preparation of this Plan, the identification and advancement of an alternative boat launch site will require further study and public consultation independent of the OCP process. Despite the potential obstacles to the future use of the Anderson Cove site, continued use of this site is preferred over the development of an alternative site.

East Sooke residents are concerned about access and egress to the community during an emergency. To the west of its intersection with Gillespie Road, East Sooke Road is the only road into the community. If access along East Sooke Road is blocked, the only alternatives for evacuation and bringing in supplies are by water or by foot via the trails in East Sooke Park. To provide water access for emergency purposes, there is interest in a possible agreement with the Royal Canadian Marine Search and Rescue (RCM-SAR) to use a boat launch at the training base in East Sooke.

340 Connectivity and Transportation

Two main roads service East Sooke: Gillespie Road and East Sooke Road. Gillespie Road acts as the main north-south link between East Sooke and Highway #14. The 2.8 kilometre length of Gillespie Road within the Plan area is winding and narrows at one point to a one-lane bridge over Roche Cove. A new two-lane bridge is scheduled for construction in 2018. Additional upgrades announced by the Province in 2018 include new safety signs at major intersections along Sooke Road, including Gillespie Road, as well as new bus pull-outs. Gillespie Road has a 20 metre wide right-of-way for most of its length allowing for wide gravel and occasional paved shoulders. Both East Sooke and Gillespie Roads are classified by the Province as a "Rural Collector" from which direct access to individual properties is minimized. All other roads in East Sooke are classed as "Rural Local". None of the roads are classified as "Major".

At the entrance to East Sooke, there is a large pull-out where informational signage about the community is posted. Gillespie Road intersects with East Sooke Road at a small commercial node. West of this intersection, East Sooke Road is the only road into the western portion of the community causing concern about emergency access and egress.

Despite having a 20 metre road right-of-way for most of its 10.7 kilometre length, the paved portion of East Sooke Road is narrow and winding. There are numerous physical constraints that would affect the widening of East Sooke Road such as rocky outcrops, steep slopes, drainage ditches and large trees. The gravel shoulders beside the road are extremely narrow and in some places there is no shoulder, posing a risk to pedestrians and cyclists.

Despite the public's concerns about road capacity and road safety, it is unlikely that a traffic study would determine that any of the roads in East Sooke have reached their capacity. Traffic studies rely on a rating system which assigns grades from A to F based on wait times at intersections. Roads are only considered to be at capacity when traffic studies give ratings of "D, E or F". Because of the short wait times at intersections along Gillespie and East Sooke Roads, none of the intersections are likely to receive a poor rating. Similar methodological challenges arise when trying to document road safety problems. The number of accidents at intersections is a criterion often used to determine if a road is unsafe. While there are accidents on the roads in East Sooke, there are not enough to warrant major road improvements. In 2014, the East Sooke Fire Department responded to 5 motor vehicle accidents.

Public consultation during the preparation of this Plan firmly established that the residents of East Sooke view road safety and road quality as top priorities for the community. There is strong support for alternative means of travel including walking and cycling and using transit. Off-street trails that can be used by pedestrians, cyclists and in some circumstances, equestrians are preferred to on-road cycle lanes. Two important components to the successful implementation of this recommendation are: the development of a detailed trail network plan and the adoption of servicing standards for East Sooke and Gillespie Roads with specifications for a roadside trail.

The MoTI is responsible for the development, operation and maintenance of roads in the Plan area. No major roads are planned for East Sooke. Highway maintenance and repairs are provided by a private company contracted by the Ministry. Questions about the maintenance of public roads in East Sooke were raised by the public during the preparation of this Plan. All requests to subdivide in East Sooke are sent to the Provincial Approving Officer for consideration and determination of the servicing standards.

341 Alternative Transportation Options

Residents of East Sooke have expressed interest in developing a network of multi-use trails to improve pedestrian and cyclist safety. Some of these trails would likely be within the public road right-of-way. Amenities such as trails within a Provincial road right-of-way can be accomplished provided that an official organization is willing to be responsible. All of the funding for the trails including the cost of surveying and engineering must be provided by the official organization. Application for permission to construct a trail must be made to the MoTI. One of the more difficult and costly challenges to building trails can be the physical obstacles to siting the trail within the public road right-of-way. Examples of the type of multi-use trail that residents of East Sooke are interested in can be found elsewhere in the CRD, such as the new roadside trails on the Southern Gulf Islands.

342 Transit

Two transit routes provide service to East Sooke. Based on ridership, Route #61 Sooke/Downtown, which travels along Highway #14, is one of the top 20 routes in the Greater Victoria. Residents of East Sooke board this bus by driving to an informal park and ride across from 17 Mile

House in Sooke or connect via Route #64 East Sooke. Alternatively, residents drive to the Colwood park and ride beside the JdF Recreation Centre, a major transportation hub, to board buses with a wide range of routing options.

The informal park and ride at 17 Mile House is often at capacity and its location on one side of a congested road with poor sight lines and no traffic signals make access and egress difficult and dangerous. The Colwood park and ride is also at capacity during peak times. Currently, the ridership on Route #64 is well-below the performance targets set by BC Transit. Along most of East Sooke Road, there are no pull-outs so the bus must stop on the road, blocking traffic. The bus stops are on the road shoulder and do not have shelters.

Amongst the suggestions made by residents to increase ridership are changing the bus schedule for Route #64 for allow for better connections with Route #61, run smaller buses on Route #64 to lower costs, make the existing bus stops in East Sooke safer, change Route #64 to include additional areas of East Sooke and improve safety at the park and ride or else relocate it to another location nearby. The next step is to have either a committee or elected official lobby the BC Transit Commission asking for an opportunity to work closer with BC Transit staff to find ways of increasing ridership on Route #64.

343 Carpooling and Car Shares

Formalized carpool arrangements between friends and co-workers are a well-known option to reduce the number of car trips. Lesser known alternative transportation options are carpooling and car shares. "Car Stops" are a series of clearly identifiable spots at strategic locations beside a road where vehicles can safely pull over to pick up individuals waiting for rides. Drivers usually carry some visible form of identification on their car while riders hold out distinctive colour cards indicating where they would like to travel to. Residents can also set up internet sites or use social media to arrange a ride. Bowen Island LIFT is an example of a car stop program in a rural community.

Any efforts to develop a more organized approach to carpooling and car sharing will likely need to be community-driven. Local volunteers could solicit public opinion on what options might work best for East Sooke and then establish a website or media page to promote and host the program.

350 Safe and Healthy Community

Traffic safety was identified as the top priority during the public consultation process. Recommendations on how to improve safety on East Sooke and Gillespie Roads are discussed under the theme of Connectivity and Transportation when it pertains to the public road rights-of-way. Improvements that rely on the acquisition of park land for trails or connecting with existing parks and trails are featured in the Parks section. This section addresses health and safety as they relate to natural hazards, emergency services and preparedness, infrastructure and other community services.

351 Natural Hazards

Along the coastline and in mountainous areas, there are areas of steep slopes that could be subject to erosion and landslip. Low-lying areas adjacent to the ocean and *watercourses* can be flooded. In East Sooke, there are designated DPAs for steep slopes and coastal areas to alert property owners and purchasers of potential risks to development. To safely carry out development in these areas, the services and advice of a *Qualified Professional* (*QP*) will typically be needed to determine the extent of the hazard and whether it can be mitigated. *Subdivision* proposals are routinely screened for potential hazards and may be refused unless the hazard can be mitigated.

Tsunami modelling indicates that there could be up to three metre waves for the lands facing the Strait of Juan de Fuca and one metre waves for the lands fronting the Sooke Harbour and Basin. The areas at greatest risk from flooding from this type of event are the lower lying lands at the end of Tideview and Becher Bay Roads. If a sustained earthquake occurs, residents living in these low-lying areas should be aware that they need to evacuate to higher ground nearby.

The west coast of BC and Vancouver Island are in a known earthquake zone and several fault lines run through the Plan area. The bridge over Roche Cove straddles one of these fault lines and could be affected by an earthquake.

Wildland-rural interface fire was viewed during the public consultation process to be the natural hazard posing the greatest risk to the community. Instead of a defined interface between the forest and settled areas, residents describe the risk in East Sooke as an “inter-mix” situation with houses on large lots dispersed throughout wooded areas. Another wildland fire risk factor is East Sooke Regional Park. This

large wooded area with its extensive network of public trails, but no roads is immediately adjacent to residential areas. The Province does not have a mandate to fight fires in regional parks; however, in the event of a large fire in East Sooke Regional Park it may lend its services provided that its equipment is not otherwise deployed.

Some members of the public would like to see East Sooke become a "Fire Smart" community. In communities wishing to achieve this goal, homeowners can be required to clear all vegetation within 30 metres of their homes in order to decrease the fire risk. To maintain ecosystem health, this approach is not preferred in East Sooke. An alternative approach is to only clear dead and dying trees within a 30 metre radius along with removing the forest litter. There is still an ecological impact associated with this approach as the lack of debris leads to little regrowth. Another common preventative measure in rural areas is community fire breaks but these may not be effective in East Sooke. Although fire breaks allow firefighters better access, the winds in East Sooke can carry the sparks across a typical fire break.

352 Police, Ambulance and Fire

Policing services for East Sooke are provided by the Sooke Detachment of the RCMP. Its 15 member detachment responded to 265 calls for service in East Sooke in 2013. There is an ambulance station in Sooke which serves the community of East Sooke. Victoria General Hospital is approximately 30 kilometres away in the Town of View Royal.

The East Sooke Volunteer Fire Department was created as a service by the CRD in 1983 and is funded by property taxes. The Fire Department has approximately 20 volunteers and responded to 103 calls for service in 2013 and 93 in 2014. The Electoral Area Services Committee oversees and makes recommendations to the CRD Board regarding fire protection in the electoral areas. The East Sooke Fire Protection and Emergency Response Service Commission is involved in the day to day administration of this service. The fire chief reports directly to CRD Protective Services.

The original fire hall on Copper Mine Road was built in 1985 when the fire department had only one truck. After a study of the fire hall revealed a number of deficiencies in the building's suitability, a 2013 referendum approved the borrowing of $2.12 million for a new fire hall with bays for six trucks. Construction of the new fire hall on East Sooke Road was completed in December 2015. The fire hall was built to a post-disaster standard and will serve as the Emergency Operations Centre during an emergency.

353 Emergency Preparedness

The CRD has developed a Corporate Emergency Plan for regional district emergency preparedness. An Emergency Coordinating Committee and Emergency Management Committee help to support the CRD Emergency Operation Centres and programs in the electoral areas. The JdF Emergency Program provides comprehensive support, planning and management of emergency response for East Sooke. This program provides assistance to residents who are evacuated during an emergency. In cases where residents are left without power, water or access to amenities during storms, natural disasters or other incidents, provisions will be provided for food, shelter and clothing needs.

In the event of a large scale emergency, there are no reception centres in East Sooke, which means that residents must be prepared to shelter in place. If residents needed to be evacuated from parts of East Sooke, the fire hall could serve as a reception centre for the purposes of registration, but once registered, residents would need to be evacuated to emergency reception centres in neighbouring communities. To this end, there is a mutual aid agreement in place with the District of Sooke.

East Sooke Road is the only point of access to that portion of the community lying west of Gillespie Road, raising concerns about the ability to evacuate residents if East Sooke Road were to be blocked. In the past, there was an informal agreement with the Sisters of St. Ann at Glenairley to act as a temporary shelter and for possible use for evacuation by boat to the other side of the Sooke Basin. This property is now owned by the RCM-SAR. The RCM-SAR has been approached to explore options for possible assistance with emergency preparedness.

354 Search and Rescue

The JdF Search and Rescue Association was founded in 1983, has over 30 members, and is currently based out of the old East Sooke Fire Hall. The Association works with the RCMP and Fire Departments in missing person cases and rescue missions. While the western headquarters and training facility for the RCM-SAR is located in East Sooke, the Sooke RCM-SAR rescue station is located on the other side of Sooke Harbour. Its roster of approximately 30 volunteers covers the area from Race Rocks to Nitnat Lake, the largest search and rescue area on the west coast. It handles approximately 30 calls a year providing assistance to mariners and injured hikers on popular coastal trails.

355 Water Supply

Residents of East Sooke obtain their potable water supply in several different ways depending on where their property is located. Much of the western portion of East Sooke is within the CRD Integrated Water Services' JdF Water Distribution System Service Area, which is administered by the JdF Water Distribution Commission. Water is provided by an extension of the CRD Regional Water Supply System via two underwater pipes across Sooke Basin to Cockle Lane and to East Sooke Road west of Seagirt Road. The water from Cockle Lane is pumped to the Copper Mine reservoir and then distributed to 228 current customers in the Copper Mine and Cole Road neighbourhoods. The water from East Sooke Road is distributed to 86 current customers in the Tideview, Eliza Point and Silver Spray neighbourhoods. There are 92 parcels within the JdF Water Distribution System Service Area in the Anderson Cove area of East Sooke that are not currently connected. The extension of water to these properties within the existing JdF Water Distribution System Service Area is supported by the community but there are no immediate plans to expand the infrastructure.

The Seagirt Water Improvement District receives its water supply from the CRD Regional Water Supply System via a single residential connection at a retail rate. This Water Improvement District then distributes water to 83 homes in the Seagirt Road neighbourhood. There are six parcels currently not connected.

First subdivided in 1981, Mount Matheson Estates was serviced by a privately operated water utility until it was converted to a CRD service in 2008. CRD Integrated Water Services is now responsible for the overall operation of the Wilderness Mountain Water Service. The Wilderness Mountain Water Service Commission acts as an advisory body to the CRD. The service consists of the Wilfred Reservoir, a small man-made lake that is the primary water source, two dams, a pump house, two distribution tanks and other infrastructure. Water taken from the reservoir is treated by chlorination, filtration and ultraviolet light and is available to 82 lots. Of the 82 lots, 70 were customers of the water system in 2016. The reservoir level has been increasingly drawn down during summer months and water quality concerns resulted in two boil water advisories in 2016. Several capital projects to upgrade the water system are ongoing and alternative supply options are being considered.

The remaining neighbourhoods in East Sooke, including Park Heights, Seedtree, Ocean Springs and Becher Bay, rely on surface and well water sources. There are domestic water licences on Barnes Creek, Dixie Brook, Frederickson Creek, Gaisford Spring, Hill Spring, McLean Brook, Thomas Brook, Vera Brook, Ward Spring and Whitwell Spring. Some water sources are subject to seasonal or occasional shortages, in which case water can be trucked from either Langford or Sooke. The CRD has built a new bulk water dispensing station in East Sooke near Llanilar Road. Potable water haulers are able obtain water from a standpipe for delivery to cisterns and wells in East Sooke and surrounding areas.

Interest is growing in using rainwater capture to supply domestic water. At the present time, CRD and Island Health will not accept rainwater capture systems as a potable water supply for the purposes of *subdivision*, although it can be used for gray water. However, in the case of new home construction, CRD Building Inspection accepts a rainwater capture system to provide potable water.

Although there are no current plans to expand the existing water service areas, the service may be extended at some point in the future through adoption of a new service establishment bylaw. If the further extension of CRD water becomes feasible, the community supports providing all of East Sooke with a public water system.

356 Sewage Treatment

In East Sooke, sewage is treated by on-site systems and there are no plans for a sewer system. Individual homeowners are completely responsible for the operation and maintenance of their on-site wastewater treatment system. If an on-site system is poorly maintained, untreated effluent can flow into *watercourses* or to a neighbouring property's source of domestic water. CRD Integrated Water Services regularly tests the quality of water at a number of locations in East Sooke. Island Health is responsible in situations where there is a suspected failure of a septic treatment system.

357 Other Services

BC Hydro supplies electricity to most of the homes in East Sooke. A three-phase power line runs along Gillespie Road and the western portion of East Sooke Road. All other power lines are single phase.

Cell phone coverage is available throughout East Sooke from a number of commercial providers. Hilly topography and the presence of a large ore deposit mean that not all areas of East Sooke have good coverage. First responders and emergency services personnel are equipped with satellite phones which will work in all areas of East Sooke. During a serious emergency, ham radio operators can play an important role in providing communication with outside areas.

The federal government requires operators to consult with the public when locating any permanent antenna systems for use by telecommunications carriers, broadcasting undertakings or third party tower owners as well as for any new antenna towers 15 metres or greater in height. If the community does not have specific policy in place, then the process outlined by Industry Canada must be followed. At this point in time, the CRD does not have a consultation policy for antenna systems. Even if the public objects to a proposed location, the federal government can still give its approval and local zoning bylaws cannot override this approval.

CRD Bylaw Enforcement staff enforces the unsightly premises and noise bylaws for East Sooke. After office hours, the RCMP responds to noise complaints. To ensure that new construction meets the minimum standards for health and safety established by the BC Building Code, Building Inspection Services for the JdFEA operate out of the JdF Local Area Services Office.

Sooke & Electoral Area Parks and Recreation Commission (SEAPARC) provides recreational opportunities for the public through the planning, development and operation of recreation facilities and programs for the JdFEA. The Juan de Fuca Community Recreation Program sponsors programs at the current East Sooke Fire Hall.

358 Community Gathering Place

The old East Sooke Fire Hall on Copper Mine Road now functions as a community gathering place suitable for hosting community meetings, exercise classes, youth activities and mobile health care services. The lower floor is used for some of these purposes and the upper floor is used by the Juan de Fuca Search and Rescue Association.

360 Food Security

Food security was raised as an issue by the residents of East Sooke. In BC, the ALR, which protects agricultural land, has been in place since 1974. Approximately 158 hectares of land in East Sooke are in the ALR.

361 Provincial Food Security Programs

Strengthening Farming is an initiative of the BC Ministry of Agriculture jointly implemented with the ALC. The program has two components: Farm Practices Protection and Planning for Agriculture. The ***Farm Practices Protection (Right to Farm) Act*** focuses on coordinating the relationship between farming and non-farming neighbours and on protecting farms from nuisance suits arising from normal farm practices. This legislation exempts farm practices from certain local government bylaws. Two of the key functions of Planning for Agriculture are the review of OCPs by the ALC for compliance with the ***ALC Act*** and giving guidance to local government on how to draft bylaws supportive of agriculture.

The Province provides relief from certain property taxes if a property used for agricultural production is classed as a farm by BC Assessment Authority. Land can qualify for farm class if the land is not zoned for business, commercial or industrial purposes, it meets a highest and best use test and the farm meets certain income requirements.

362 Regional Food Security Programs

The Community Food Action Initiative (CFAI) is a provincial program administered by Island Health that provides funding to projects intended to foster local food security. The Capital Region Food and Agriculture Initiatives Roundtable (CR-FAIR) is the designated regional food security hub. Its mission is to increase knowledge of and bring positive change to the food and agricultural system in the CRD by strengthening regional food security. CR-FAIR is funded as the by Island Health and the Community Social Planning Council.

The CRD Roundtable on the Environment is a community based group that provides advice to the CRD Board on long-term, environmental sustainability. It has a sub-committee on Food and Agriculture. In 2008, a Capital Region Food Charter was jointly developed by CR-FAIR and the CRD Roundtable.

In the process of updating the 2003 Regional Growth Strategy, the CRD identified food and agriculture as a high priority. The CRD Regional Food & Agriculture Strategy, completed in 2016, identifies the CRD's role in food and agriculture along with recommendations, actions and resourcing requirements. The Regional Food and Agriculture Task Force was appointed by the CRD Board in 2016 to examine options for assisting agriculture in the region. Development of a land banking solution was identified as a 2015-2018 CRD Board Priority and, in 2018, a Regional Food Land Access Feasibility Study and Business Case will be conducted.

The JdF Agricultural Advisory Planning Commission makes recommendations on land use planning matters and agricultural issues referred to it.

363 Sooke Region Food Initiatives

Incorporated in 2007 as a non-profit society, the members of the Sooke Region Food Community Health Initiative (Food CHI) are producers and consumers from the District of Sooke, Otter Point, East Sooke and Shirley. Food CHI is very active in the development and implementation of a Food Strategy for the Sooke region and strongly supports local and affordable options for healthy food.

Since 2010, Food CHI has organized annual tours of local farms and "Sooke Seedy Saturday". Food CHI publishes a comprehensive listing of the farms in the region, has published a book for those interested in starting to farm, and organizes the Sooke Regional New Farmer Mentorship Program and farming forums. Sunriver Community Gardens is managed by Food CHI and membership is open to anyone in the Sooke region who wants an allotment garden.

The Sooke Region Farmland Trust Society was founded in 2013 with the objectives of acquiring, preserving, and managing farmland in the Sooke region. Methods of acquisition include donation and purchase or lease agreements with individuals and/or organizations to farm

properties in an environmentally sensitive manner. The Society also aims to advance community awareness, local resilience and participation in food security for the benefit of current and future generations.

Farmers markets are held seasonally in Sooke and Metchosin offering locally produced food for sale. A number of the farms in East Sooke market directly to the consumer or have farm gate sales. Support for farm gate sales can be provided through reduced setbacks for market stalls and allowing temporary or permanent signage at the farm entrance.

There are also opportunities for wild food collection in the Sooke Region.

364 Agricultural Inventory

In 2013, the Ministry of Agriculture released an Agricultural Land Inventory for the JdFEA based on fieldwork done in 2009. According to the Inventory, of the 158 hectares of ALR land in East Sooke, 130 were available for agricultural use but only 20 hectares were cultivated or used for farm structures, leaving 99 hectares with the potential for agricultural use. Based on the criteria of *parcel* size and area, beef, horses and pasture were the largest primary agricultural activities in East Sooke on ALR lands. Other primary agricultural activities included a tree plantation, chicken, tree fruits and sheep/lambs. Five *parcels* completely outside the ALR were used for commercial agricultural activities including crops under cover, forage, llamas and pasture.

365 Interface Issues

Farms abutting residential *subdivisions* can experience problems such as fence damage, vandalism, theft of crops, harassment of livestock and trespassing. Wildlife can be attracted into residential neighbourhoods and then to neighbouring farms by ripening fruit and edible plants. To improve compatibility between agricultural and non-agricultural uses, specific policies to address the interface issues can be developed such as the implementation of a Farmland Protection Development Permit Area.

366 Soil Protection

Critical to the integrity of ecosystems, water purification and food production, soil needs protection from contamination, degradation, erosion and unnecessary removal. The CRD Soil Deposit or Removal Bylaw regulates the placement and removal of soil or fill. The ***ALC Act*** regulates soil removal and placement on lands in the ALR. Careful planning of development can avoid the potential for erosion, contamination and degradation.

367 Aylard Farm

In November of 1972, the CRD purchased Aylard Farm and incorporated it into East Sooke Regional Park. Once part of an operating farm, the arable areas of Aylard Farm, including a former orchard, are in the ALR. While the land is dedicated park land, because it is in the ALR it is necessary to include policy statements supportive of the agricultural use of these lands. These lands can be designated as Park on Schedule B provided that only passive recreational uses that do not preclude future agricultural use are supported. Locally, members of the public are interested in re-cultivation of the abandoned apple orchard and opportunities to support new farmers by providing access to farmland and training and to incubate new farm businesses.

370 Social Infrastructure

Many of the community services and supportive housing options accessed by East Sooke residents are based in the District of Sooke. If specialized services are not available in Sooke, they can usually be accessed in Greater Victoria. For almost all of their health care needs, East Sooke residents must travel outside their community.

371 Community Services

Sooke Region Community Health Network (SRCHN) is a partnership of community members, health and social service providers working towards, advocating for, and supporting healthy communities from Becher Bay to Port Renfrew. SRCHN is housed along with many other health and social service providers in the Sooke Child, Youth & Family Centre.

The Sooke Region Resource Inventory is an online resource for finding services, programs and events that was launched in 2010. It is operated by SRCHN in partnership with and funded by the District of Sooke and Island Health.

There is a Meals on Wheels program in Sooke and seniors' lunches are offered two days a week upstairs at the Sooke Fire Hall. The Community Food Bank is open once a week, three times a month, and there are community meals offered at the Baptist Church. The Good Food Box program provides seasonal food. A monthly seniors' lunch is provided at the old East Sooke fire hall.

Health care programs in Sooke include a pre-natal program, urgent health care clinics, health care for youth aged 13 to 25 and a young parents group. Medical equipment can be rented for a small fee and volunteers will provide transportation to medical appointments. Counselling services are available for alcoholism and narcotic addiction. Home support services are available in East Sooke.

Sooke Hospice Society offers care to clients in their homes. The Sooke Transition House Society provides emergency shelter for women and their children seeking relief from family violence. M'akola Group of Societies in partnership with the Society of St. Vincent de Paul's, the CRD and the District of Sooke recently opened the Hope Centre which provides 25 units of affordable housing for aboriginal and non-aboriginal singles without homes, and in particular, youth with few local resources or supports. Ayre Manor in the Sooke town centre provides a continuum of services for seniors. The facility is supported by Island Health, BC Housing, and the District of Sooke in partnership with Sooke Elderly Citizens' Housing Society.

Residents of the Plan area would like to see some community health and social programs delivered locally through outreach programs and mobile clinics at a suitable location in the community. Suggested locations include rezoning an existing residential building or converting parts of the existing fire hall to accommodate these types of uses once the new fire hall is completed.

372 Youth

The 2011 census indicates that there were 345 people under the age of 18 living in East Sooke but only 135 aged 18 to 29. These younger residents face challenges in obtaining jobs, furthering their education and finding affordable housing within the community. As there are no post-secondary educational facilities in the Sooke area, youth must travel elsewhere. Victoria has a wide range of post-secondary institutions including a university and a college, but the average commuting time is approximately an hour each way. Job opportunities in the Sooke area are limited due to the prevailing labour market. East Sooke itself has no industrial development and only a few commercial businesses. Secondary suites and houses are the only options for renting in East Sooke as there are no multi-family developments. In 2013, the average

house price in East Sooke was $615,000, well-beyond the reach of most first time home buyers. The shortage of affordable housing in East Sooke likely discourages youth from staying in the local area. For youth under the age of 18, there are limited opportunities in East Sooke for recreational and social activities. Parents must drive their children to many of their events which are held outside the community. An evening bus service and more activities for youth within the community are seen as possible ways to improve this situation as well as reducing the number of vehicle trips; however, the commuting time to workplaces and post-secondary education facilities, combined with the lack of rental housing in the Sooke area results in a net out-migration of youth from the Sooke area.

373 Seniors

According to the 2011 census, there were 135 people aged 60 to 64, and 205 people aged 65 and older living in East Sooke. Seniors living independently in rural communities face similar challenges to those in urban centres, but there are additional ones caused by a lack of local services. With limited bus service, no local health care facilities, no sidewalks for those relying on mobility aids, narrow winding roads for driving, and houses on large acreages, seniors with physical challenges, extensive health needs or an inability to drive often must relocate. One possible approach for keeping seniors in the community is to establish a supportive network of volunteers who can assist in certain circumstances such as driving or shovelling snow. Another way is to increase mobile health and home care services in the community working towards a community health facility. Other activities such as organized communal meals and social events can reduce the isolation some seniors face living in rural areas.

374 Heritage

First Nations once were the only inhabitants of the East Sooke area. There are several "high density" cultural heritage sites in the Plan area in the Beechey Head area, along the coast in East Sooke Regional Park, and areas bordering the Sooke Basin. Local information indicates that old tools including arrowheads, beads, stone bowls, pipes and stone fish weights have been found in areas of East Sooke.

One of the earliest arrivals of Europeans on the West Coast of Canada occurred in East Sooke. A landmark and a cairn have been installed at the end of the Basso Road (South) road right-of-way commemorating the landing of Captain Manuel Quimper in 1790.

During the late 19th and first half of the 20th century, industrial activities such as fishing, mining, forestry and other activities such as farming and tourism were prevalent in the East Sooke area. Many pioneers participated in market gardening and raised livestock. Fish traps were set in the area and local information indicates that a cannery was situated at the mouth of Pike Stream on Shingle Beach. Copper mining took place in upland areas near current Copper Mine Road and crew members lived nearby in camps.

Although there are no longer any schools in East Sooke, there have been three different school sites in East Sooke. The first school was built in 1888 near the intersection of Seagirt and East Sooke Roads and operated until it closed due to a shortage of students. The remnants of a second school, which operated from 1921 to 1946, can still be seen in a field off East Sooke Road, west of Ragley Farm. A third school was built near the intersection of Anderson Cove and East Sooke Roads, but was only used from 1946 to 1949.

The Sooke Region Museum is an important source of local history. In East Sooke, along with the signage at Quimper's Landing, the museum has mounted other information signs pointing out historical sites, such as the Wreck of the Surprise, and at historically important buildings (see Table 3).

Table 3: Historic Buildings in East Sooke

LOCATION	BACKGROUND
117 Seagirt Road	*Seagirt* - Built in approximately 1883, the house has since been remodelled. Local information indicates that the two ponds known as Nishikawara Seagirt Ponds were built on the property to supply water.
6040 East Sooke Road	*Glenairley White Cottage* - Although it is unclear when this cottage was built, it was occupied as early as 1901 and was used to house hired men for the Glenairley farm.
6040 East Sooke Road	*Glenairley* - The farmhouse was built in 1911 for Alexander Gillespie. From 1929 until 1960 Glenairley was run as a guest resort. In 1960, it became a retreat for the Sisters of St. Ann until sold to RCM-SAR in 2012, for use as a training facility.
5841 East Sooke Road	*Jim Caffery House* - The Caffery family built this house in the 1890s. The home has since undergone renovations.
6618 East Sooke Road	*Aldersyde* - Built in 1908, and later named 'Aldersyde'. Much of the original character of the building has been preserved including the board-and-batten exterior, wood floor, fireplace and gable corrugated metal roof.
5717 East Sooke Road	*Ragley* - The large two-and-one-half storey house in East Sooke was built in 1912 and used to conduct church services in the 1920s.
6850 East Sooke Road	*Chipperfield Farmhouse* This house was built in 1912 and the barn in 1916. There are a variety of ornamental trees and an important cedar hedge on the property.
5700 block East Sooke Road	*Wicker House* - The owners arrived in East Sooke in 1912 as servants of the owners of Ragley. The second East Sooke School was adjacent to this home.

375 Arts and Culture

Arts and culture are part of the social infrastructure in any community and the residents of East Sooke participate in events held around the region. In particular, several East Sooke artists participate with the District of Metchosin in hosting public tours of local artists' studios during the annual Stinking Fish Studio Tour.

The Sooke Community Arts Council encourages participation and excellence in all of the arts. The Council supports the development of opportunities for the performance and exhibition of arts, acts as a clearing house for information and brings the artistic needs of the community to the attention of government. It sponsors a number of annual events including the Family Arts Fair, Beach Art, Art in the Park and showings of members' works.

The Edward Milne Community School Society, a founding member of the Sooke Community Arts Council, is responsible for the Sooke Community Theatre, a venue for local performing artists. Key community presenters at this theatre are Stagewest Players and the Sooke Community Choir.

Stagewest formed in 1982 as an amateur theatre company which produces an average of two plays a year including drama, humour and musical theatre. Formed in 1989, the Sooke Community Choir is made up of 40 members and performs a variety of music. The Sooke Philharmonic Orchestra, with more than 80 members, was founded in 1997. It now includes the Chamber Players and the Sooke Philharmonic Chorus, and features workshops, eight concerts a year plus an open air pops concert in the summer.

380 Settlement

East Sooke is a rural residential community characterized by disperse settlement that is primarily residential on larger size lots. The Park Heights neighbourhood, built in the 1980s, and the Mount Matheson Estates and Seedtree Road *subdivisions*, created in the 1990s, are representative of this form of settlement. The earliest *subdivisions* in East Sooke occurred along Gillespie and East Sooke Roads in the 1900s. The 114-lot Copper Mine *subdivision* was built out in the early 1980s, and the 65 lots in the 1960s Seagirt *subdivision* consist of smaller lots in the range of 0.2 hectares (see Table 4).

Table 4: Approximate Age of Housing Stock

TIME FRAME	PRE-1960	1961 – 1980	1981 – 1990	1991 - 2000	2001 - 2010	2011-2017
Number of New Houses*	30	90	100	265	119	78

Source: National Housing Survey, 2011 and CRD Building Permits

**Number of new houses does not include secondary suites or detached accessory suites.*

The residents value dark skies at night and limiting the extent of light pollution from residential and commercial properties. This OCP includes guidelines for commercial development permit areas that encourage ground-oriented lighting, and supports ways to ensure dark skies at night in East Sooke as a means for protecting the rural character.

381 Population

According to the 2011 census, the population of East Sooke has decreased by 17% from 2006 and is now the same as it was in 2001 (see Table 5 and Appendix B). Over this same time period, there was 3% decrease in population in the JdFEA. BC Statistics has estimated that the population of the CRD will increase 0.8% annually from 2012 to 2016 and then by 0.7% from 2017 until 2020. Due to the lack of historical

data specific to the Plan area, the rates of change applied to the CRD were used to project population growth for the East Sooke Plan area in Table 5.

The median age of East Sooke residents is 48 years compared to 44.8 years for the CRD and 41.1 years for British Columbia indicating a slightly older than average population. The average family size is consistent with that of the CRD (2.7 people) and similar to the provincial average of 2.8.

According to the National Household Survey, as of May 2011, 80% of the population aged 18 or older who live in East Sooke have had some form of post-secondary education. Of the 875 people aged 15 years and over in the labour force at that time, 17.7% were employed in the construction industry, 13.7 % worked in public administration and 12% were working the health care and social assistance sector.

Table 5: Population Projections

YEAR	POPULATION	RATE OF CHANGE (%)[1]
2001	1435	[2]
2006	1685	+17.4% [3]
2011	1435	-14.8[4]%
2014 estimated	1470	+2.4%
2019 estimated	1526	+3.9%
2024 estimated	1581	+3.5%

[1]This column is the simple percentage change. Column 2 was calculated exponentially at a rate of +0.8% from 2012 to 2016 and +0.7% from 2017 to 2024.

[2] In December of 1999, a portion of the former Sooke Electoral Area (EA) was incorporated as the District of Sooke. The JdFEA was then created from the remaining unincorporated areas of the Sooke and Langford EAs. Because the boundary changes were not coincident with the census collection areas, demographics are not available for the Plan area for the 1996 census and earlier.

[3] The 2006 census population counts were based on the geographic boundaries as of January 1st, 2006, however this is the same year in which further changes were made to boundaries of the JdFEA and specifically, East Sooke.

[4] includes 2.9% undercount.

382 Housing Supply and Demand

According to the 2011 census, as of May 2011, there were 600 dwelling units in East Sooke. Five additional building permits for single-family dwellings were issued prior to the end of 2011 bringing the total number of dwelling units for that year to 605. By adding the number of new houses and subtracting the number of houses demolished since 2011, the estimated total number of dwelling units in East Sooke is 645 as the end of 2014 (see Table 6). There has been an average of 10 dwelling units built per year since 2004.

Based on the average family size of 2.7, there is a need for approximately 22 new housing units to meet the five year demand for housing until 2019, and a total of approximately 42 units to meet the ten year demand until 2024. The five year demand for new housing can easily be met through the current rate of construction and inventory of lots. It is anticipated that single-family dwelling units will continue to be the preferred housing type.

Approximately 90% of the housing units in East Sooke are single-family dwellings. The remaining housing units are mobile homes or duplexes. There are no apartment buildings or row housing. Secondary suites and detached suites are allowed in most residential zones and are a potential source of affordable housing in the community as property owners derive additional income from their suites and the suites provide rental housing. Duplexes, another affordable housing option, are permitted in some zones. Increasingly, there seems to be seasonal occupation of houses along the water front accompanied by a rise in the number of homes being advertised as vacation rentals.

Table 6: Number of Dwelling Units Construction, Demolished and Moved, 2005-2017

YEAR	NEW SINGLE-FAMILY DWELLING	MOVED IN OR CONVERT TO SINGLE-FAMILY	DUPLEX**	MANUFACTURED OR MOBILE MOVED IN	DETACHED SUITE***	SECONDARY SUITE***	DEMOLITION, REMOVAL AND CONVERSION	ADDITIONAL HOUSING UNITS BY YEAR *	CUMULATIVE TOTAL # OF DWELLING UNITS
2005	12	1	2	3			- 6	12	562
2006	14	-		1			- 6	9	571
2007	8	-		-			-	8	579
2008	9	-		1			-3	7	586
2009	7	1		-			-1	7	593
2010	5	-		3			-1	7	600
2011	11	-		2			-1	12	612
2012	10	-		1	1		-2	9	621
2013	14	-		-	1		-	14	635
2014	7	2		-			-	9	644
2015	11			1	2		-2	10	654
2016	5	1				2		6	660
2017	18		2		1	1		20	680

Source: CRD Building Inspection.

** Number of new units less the number of demolitions, removal and conversions of a dwelling unit for other use.*

***A duplex counts as two dwelling units.*

****Detached accessory suites and secondary suites are not included in the calculation of housing units by year or the cumulative total # of dwelling units*

383 Multiple Dwelling Unit Zoning

In the Plan area, lands zoned *Rural A* are a significant source of development potential. For the purposes of *subdivision*, the minimum lot size for the *Rural A zone* is four hectares. However, the *Rural A zone* allows for four single-family dwelling units on each lot plus one suite on a four hectare *parcel*.

Since the *Rural A zone* allows for multiple dwellings on one lot, when properties in this zone are developed, the houses are often strata-titled in a form of tenure commonly called a "building strata". This type of tenure has benefits, but can also create problems. Unlike a fee-simple *subdivision* or a bare land strata *subdivision*, where the property owner(s) own an individual lot, in a building strata, only the house itself up to the centre of the walls is privately owned. The remainder of the property is "common property" and its ownership is shared amongst the members of the strata. Common property may be designated as "limited common property", but there can also be exclusive use of common property that is not designated as limited common property. Shared ownership of the common property and services sited on those lands can lead to conflict amongst the owners and a desire to dissolve the strata. Under the ***Drinking Water Protection Act*** and ***Regulation***, any drinking water supplies providing water to more than one single-family dwelling require construction and operating permits from Island Health.

Despite the potential for disagreement arising from shared ownership, there is a desire to retain the *Rural A zone* as it addresses circumstances where multiple dwelling units on one lot are desired, such as in the case of an extended family wanting to live on the same property. There is, however, strong interest in having policies supportive of requests to rezone these *Rural A zoned* properties, both developed and undeveloped, to another zone that would permit only one dwelling unit per lot and eliminate building strata ownership. A fee-simple or bare land strata *subdivision* would also be necessary and could include park or road dedication.

To facilitate rezoning applications for the purpose of providing an alternative to building stratas, a policy supporting a minimum lot size based on a ratio of one *parcel* in the proposed plan of *subdivision* per each one hectare of land in the parent *parcel* prior to the subtraction of any area for road and park dedication is necessary. Since the *Rural A zone* allows four houses on a four hectare lot, land dedication for park and road may be required. For this reason, the average lot size may be less than one hectare.

For developed properties where owners are interested in dissolving the strata in favour of a conventional *subdivision*, policies should anticipate unique situations where unusual lot sizes and shapes may be required, but be contingent upon no increase in overall dwelling unit density. In such circumstances, suites are not intended to be included in the consideration of dwelling unit density.

384 Local Economy

Home based businesses can be found throughout the community and are strongly supported. The most common types of home based businesses are consulting, research and bed and breakfasts. On larger *parcels*, home industries such as contractor services and equipment repair are also permitted. A number of the local farms practice farm direct marketing.

Very little of the land in East Sooke is specifically zoned for commercial use. The East Sooke Grocery Store occupies one of the only three commercially zoned properties. One commercially zoned property remains vacant while the third fronts Anderson Cove and was once used for shellfish harvesting. Other commercial uses in East Sooke include a commercial marina in Becher Bay on the Strait of Juan de Fuca.

In addition to bed and breakfasts, small, low-impact, tourism related businesses that blend well with the surrounding rural residential areas are acceptable to the community. There is interest among community members in being able to access limited medical services locally either on an outreach basis in an existing public building or in a small medical facility in a residential building.

Large-scale commercial or industrial endeavours are not supported as they could generate an increase in traffic, which cannot be safely accommodated on the narrow, winding roads and may have other negative impacts on the rural nature of the community. No lands in East Sooke are zoned for industrial use. In order to provide employment locally and to reduce the number of commuters, there is some support for cottage industrial uses such as product assembly, light manufacturing and research and development. It may be possible to add a new category of home based businesses to the zoning bylaw for cottage industries. A rezoning application should be required for this new category of home based business as the size and scale of the proposed use needs to be carefully evaluated. Minimal impact on the rural nature of the community would be a critical component of any rezoning application for a use of this nature and would involve consideration of factors such as limited traffic on local roads, minimal noise, adequate screening and the size of the operation.

The dispersed nature of economic activity is recognized as one of the attributes of a rural community. Notwithstanding this aspect of rural character, safety improvements are needed to the main roads in the community. In exchange for road improvements, the community has expressed support for the clustering of commercial uses at the intersection of East Sooke and Gillespie Roads, provided that they service the local community. Such commercial uses might include a restaurant or medical office.

Despite the limited amount of commercial development, there is still interest in regulating the form and character of this type of use to ensure it reflects the rural ambience of the community. Additionally, there is support for green building initiatives and water conservation measures.

Recent changes to the federal government's regulations for Medical Marihuana Production Facilities (MMPF) coupled with acceptance by the ALC and the provincial government of MMPF which have a clear commercial purpose as an agricultural use have sparked concerns about the potential for MMPFs to locate on lands in the ALR in East Sooke. No rezoning application would be needed and the security measures required by the federal government have resulted in the construction of stark, industrial-style buildings elsewhere in BC. Many community members feel that the addition of minor detailing to the building's exterior and site would result in a building form and character that would blend better with the surrounding rural character of East Sooke. For this reason, this OCP includes a Medical Marihuana Production Facilities DPA.

385 Private Managed Forest

There are two *parcels* of Private Managed Forest Land (PMFL) in East Sooke, neither of which are being logged at the present time. One *parcel* is 16.4 hectares in size and the other is 52 hectares. These *parcels* are immediately adjacent to each other and zoned *Rural A*. At such time as they are removed from the PMFL, the policies of this plan will apply.

386 Future Development

Future development is anticipated to be primarily residential and to occur at a relatively gradual but stable rate in the area designated for settlement (see Table 7). Over half the land base of East Sooke is park land and approximately 158 hectares are in the ALR, meaning that residential development of these areas extremely unlikely. For further information on land use designations, see Part Four and Schedule B.

Table 7: Development Potential by Land Use Designation (Based on Lot Yield)

	NUMBER OF PARCELS	AREA (HA)	TOTAL POTENTIAL PARCELS EXISTING ZONING*	ADDITIONAL PARCELS	POTENTIAL NUMBER OF DWELLINGS WITH 4 HA SUBDIVISION	TOTAL POTENTIAL PARCELS EXISTING LUD**	ADDITIONAL PARCELS	TOTAL POTENTIAL PARCELS PROPOSED LUD	ADDITIONAL PARCELS
AGRICULTURE	**40**	**158**	**40**	**0**	**0**	**40**	**0**	**40**	**0**
SETTLEMENT AREA	**718**	**1332.12**	**889**	**171**	**739**	**1097**	**379**	**1407**	**689**
AREA TOTAL	**758**	**1490.12**	**929**	**171**	**739**	**1137**	**379**	**1447**	**689**

* *Existing zone designation in Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, as of the date of adoption of this plan*

** *Land use designations in East Sooke Official Community Plan, Bylaw No. 3718, as of January 2016*

*** *Includes strata parcels.*

Note: The development potential is the new additional parcels that could be created based on the potential lot yield through subdivision and rezoning in accordance with the policies in this Plan. The figure is an upper limit based entirely on the area of a parcel.

390 Climate Change Adaptation and Greenhouse Gas Reduction

GHG emissions are generated within a community by transportation, energy use and the quantity and composition of waste and disposal methods. The provincial government has prepared a Community Energy and Emissions Inventory that provides baseline community-wide energy and emissions information. This information is available for the JdFEA as a whole, but not for the individual communities. In 2010, on-road transportation was the largest contributor to GHG emissions at 48% in the JdFEA, and residential heating the second largest contributor at 37%. The remaining 15% is attributable to solid waste. It is reasonable to extrapolate from these statistics that on-road transportation and residential heating are the largest two contributors of GHG in East Sooke.

391 Role as a Carbon Sink

With its extensive park land, forest cover, agricultural areas and large treed residential lots, East Sooke plays an important role in carbon sequestration for the CRD. This regional role will be continued through OCP policies supportive of parks, the maintenance of agricultural and forest lands, and the conservation and enhancement of sensitive ecosystems. Residents of East Sooke recognize that trees and natural vegetation contribute to the community's rural nature and are supportive of their retention on private and public lands.

392 Reducing the Number of Vehicle Trips

One of the key ways East Sooke can contribute towards reducing GHG is through reducing the number of car trips. Home based businesses reduce the need to commute. Use of transit, carpooling and alternative means of transportation such as cycling and walking all reduce dependency on cars. Delivery of medical and community outreach programs at a venue in East Sooke would see the service providers making one or two round trips to East Sooke instead of multiple trips outside the community by residents travelling elsewhere to access those services. Increased recreational and social opportunities for youth within East Sooke would reduce the need for parents to take their children to and from activities in Sooke. Friday and Saturday night bus service to and from Sooke would also reduce the need for people to use their car to get to town. Support for neighbourhood commercial uses and farm gate sales in East Sooke can reduce the amount of travel necessary to purchase food and other goods.

A small fuel depot will be included as part of the new East Sooke Fire Hall. Instead of individual fire department vehicles making multiple trips outside the Plan area to obtain fuel, one delivery truck will occasionally travel to East Sooke to fill up the gasoline storage tank.

393 Energy Efficient Building Standards

New development in East Sooke will primarily be single-family residential. Siting and designing homes to be more energy efficient can help reduce the community's carbon footprint. It is estimated that a new home built to EnerGuide 80 standards will consume approximately 30% less energy than a house built to minimum building standards. Older, inefficient homes can become more energy efficient with simple retrofits for which government and private funding is available. Homeowners can be encouraged to purchase low-energy appliances and light bulbs. Renewable energy such as geoexchange and solar are feasible on the larger lots found throughout this community.

394 Waste Reduction

The CRD provides a recycling pick-up program in East Sooke. At the regional level, there are a number of programs and initiatives to reduce the amount of waste through enhanced waste diversion of recyclable and compostable materials. Composting within East Sooke can be problematic as it can attract bears and other wildlife.

Solid waste is either picked up by private contractors or taken by residents to waste transfer stations. To reduce the amount of solid waste produced, personal initiatives to reduce household waste such as selective purchasing are encouraged.

395 Climate Change Adaptation

The most likely impacts of climate change on East Sooke will be coastal flooding and erosion from sea level rise, and wind damage from increased storm activity. However, much of that portion of East Sooke facing the Strait of Juan de Fuca is park land, minimizing the potential for

damage to buildings and infrastructure. Sooke Harbour and Basin is a relatively sheltered area and much of the shoreline is high bank, which reduces the risk of damage. Lower lying areas are more likely to be impacted by sea level rise and increased storm activity. Local governments are responsible for making land use decisions so that developments are built in a manner that limits flood damage and ensures public safety. The Province recommends that local governments discourage residential, commercial and industrial development in areas at high risk of flooding, storm activity and sea level rise.

With drier summers anticipated in the future, there will be an increased risk of wildfire. While it is appreciated that land clearing can reduce the fuel load for wildfires, the environmental and aesthetic importance of trees and vegetation must also be recognized. It is largely left to the discretion of the individual property owner to determine if they wish to implement recommendations found in provincial publications such as "Fire Smart".

PART FOUR – Goals, Policies and Objectives

401 Introduction

- **Goals** represent the long-term vision for the East Sooke community and are a general statement of what each section seeks to achieve. Goals are based on community values and shape the objectives and policies for each section.
- **Broad Objectives** are suggestions and recommendations for senior levels of government having jurisdiction over matters outside the scope of the CRD.
- **Objectives** are measurable and tangible expressions of the Plan's goals and serve as the mechanism to translate goals into policies.
- **Policies** provide guidance for subsequent decisions by the CRD Board in order to attain the goals and objectives of the Plan.

402 Land Use Designations

In addition to the general objectives and policies which apply to all areas of the East Sooke Plan area, the following land use designations have been established with the intent of guiding future development in specific areas (see Table 8). The specific areas to which these designations apply are shown on Schedule B.

Table 8: Land Use Designations by Area and Parcel Number

LAND USE DESIGNATION	NUMBER OF PARCELS	APPROXIMATE LAND AREA	
		Hectares	% of Land Base
Agriculture	40	158	4%
Park	N/A	2983	67%
Settlement	793	1300	29%
TOTAL PLAN AREA	**833**	**4441**	**100%**

403 Agriculture Land Use Designation

The intent of the Agriculture land use designation is to protect farming from other types of development. All lands in the ALR are designated Agriculture in this Plan, with the exception of Aylard Farm, which is part of East Sooke Regional Park. Lands outside the ALR that are being farmed can also be designated as Agriculture.

404 Marine Land Use Designation

The intent of the Marine land use designation is to support development that is compatible with the upland uses and sensitive ecology of coastal areas. Although the Province owns the shoreline and seabed adjacent to the East Sooke Plan area, the CRD has the ability to regulate the use of land, including the shoreline area and the surface of water. Any type of boathouse, wharf, pier, float or any other man-made structure located on Crown land including the surface of the water will require approval from the Province.

405 Park Land Use Designation

The intent of the Park land use designation is to support only that type of development which is required for the operation and maintenance of a public park. All CRD Regional Parks are in this designation.

406 Settlement Area

Lands in the Settlement designation generally consist of rural-residential *subdivisions* and undeveloped *parcels*. The intent of the Settlement land use designation is to support the following, subject to consideration in any individual circumstances of the anticipated impact of the use:

A. Residential uses including single-family and duplex units;
B. Agriculture;
C. Suites to increase the affordability of housing and offer rental accommodation;
D. Home based businesses, small-scale neighbourhood commercial activities and small-scale tourism activities;
E. Cottage industry of a type and scale appropriate to a rural community;
F. Civic and institutional uses; and
G. Community parks.

410 Ecological Health

411 Goals for Ecological Health

A. Protect the natural flora and fauna of East Sooke.

B. Maintain or enhance ecological integrity through well-planned development, conservation efforts and public support.

412 Broad Objectives for Ecological Health

A. Avoid the alteration of *watercourse* channels and banks; however, where they are altered, careful consideration should be given to potential adverse environmental impacts.

B. Avoid the unnecessary removal of gravel and soil from *watercourse* beds and ensure that there is no modification of *watercourse* channels and banks without careful consideration of potential adverse environmental effects.

C. Require *watercourses* to be re-routed through original channels, if any temporary *watercourse* alteration or diversion takes place.

D. Under the ***BC Wildlife Act***, it is an offence to improperly manage attractants, such as garbage, by making them accessible to dangerous wildlife. In support of this legislation and to avoid negative consequences of human-wildlife interaction, the residents of East Sooke support animal proof waste management.

E. The Province is encouraged to collect and assemble data for the purposes of environmental monitoring.

413 Objectives for Ecological Health

A. Encourage and support the protection, restoration and enhancement of sensitive terrestrial, marine and aquatic ecosystems for the benefit of present and future generations.

B. Buffer and protect environmentally sensitive areas from new development and surrounding land uses.

C. Investigate opportunities for homeowners and volunteer groups to assist in the effort to reduce invasive species on private land.

414 Policies for Ecological Health

General

A. Development will be planned and implemented in a manner that will not adversely affect or disturb environmentally sensitive areas.
B. Protection of sensitive ecosystems may take the form of regulation, buffering, park acquisition or conservation covenant.
C. Opportunities for the restoration and enhancement of sensitive ecosystems will be supported.
D. Stewardship of ecologically significant areas on private land is encouraged through support for conservation covenants.
E. Existing mapping of sensitive ecosystems will be updated with more detailed and current mapping as it becomes available.
F. Techniques such as drainage retention basins and reduced impervious surfaces should be incorporated into new development to mitigate peak storm flows, reduce erosion and maximize groundwater recharge.
G. The protection of aquifers from contamination and depletion will be considered in all development proposals.

Terrestrial

H. Important terrestrial habitats will be protected through the application of a DPA.
I. The retention of the natural topography and existing vegetation and trees may be required.
J. The enhancement and restoration of degraded or disturbed sites of ecological significance using native plant species may be required.
K. The planting of native species over non-native species is encouraged.
L. The introduction of invasive plants and animals is to be avoided and best-practices for the removal of invasive and nuisance species are encouraged.

Marine And Foreshore

M. Within the Marine land use designation, public recreational use will be consistent with the suitability of the shore type for the proposed use.
N. Within the Marine land use designation, land uses that disturb or pollute the marine and related terrestrial habitats are not supported.

O. Ecologically sensitive shoreline and upland areas will be protected through the application of a DPA over the shoreline and immediately adjacent upland areas within the Plan area.

P. Log booming grounds are not supported on that part of the Sooke Harbour and Basin within the Plan area.

Q. Armouring or hardening of the shoreline by retaining walls, cement blocks or other permanent structures is discouraged.

R. Interruptions across the foreshore (groynes, breakwaters) that disrupt long-shore sediment transport are discouraged.

S. Natural features in the foreshore will be preserved and protected from development.

Riparian and Wetlands

T. Fish and aquatic habitat will be protected through the application of a DPA over riparian areas within the Plan area and implementation of the ***RAR***.

U. Disturbances to riparian areas and wetlands will be avoided except for habitat restoration projects with the necessary approvals.

V. Disturbances in SPEAs are not supported except in accordance with the ***RAR***, ***Water Sustainability Act*** and with an approved development permit.

420 Parks and Trails

421 Goals for Parks

A. Build a healthy park system that offers broad educational and recreational opportunities and that protects sensitive ecosystems, wildlife habitat and natural features.
B. Provide a safe and well-used network of trails connecting parks, neighbourhoods and services.

422 Broad Objectives for Parks and Trails

Encourage local government and community organizations to take advantage of government programs and funding to develop and improve parks and trails in East Sooke.

423 Objectives for Parks and Trails

A. Support initiatives in parks for public awareness and education.
B. Encourage the participation by residents, interested organizations and societies in the restoration and enhancement of ecosystems in parks and the development of trails.
C. Carefully consider trail development in environmentally sensitive and hazardous areas, and to minimize wildlife encounters.
D. Plan for the connectivity of parks, open space and trails to enhance biodiversity.
E. Develop a trail system that encourages the use of alternative transportation and promotes community health and well-being.
F. Develop linkages between community trails and trails in regional and community parks and the Galloping Goose.
G. Encourage the development of community trails adjacent to East Sooke and Gillespie Roads for use by pedestrians of all age groups, cyclists and in certain circumstances, equestrians.
H. Recognize the primary purpose of a SPEA is to support the ecological function of fish habitat.

I. Avoid the acceptance of the dedication of inappropriately small parks or lands not suitable for parks and trails by requesting cash-in-lieu of the land at the time of *subdivision*.

J. Support the acquisition of park land in accordance with the goals and objectives of both the Regional Parks Strategic Plan and the Juan de Fuca CPSP.

K. Collaborate with adjacent jurisdictions and appropriate authorities on matters related to parks and trails.

424 Policies for Parks and Trails

General

A. Interpretative and educational park programs and activities for the public are supported.

B. Habitat restoration of community parks is supported through short-term projects or stewardship agreements.

C. Partnerships to construct trails that include local volunteers are supported.

Location and Type of Future Parks including Trails

D. SPEAs that are part of a development proposal will be protected by methods other than park dedication.

E. The provision of trail accesses in SPEAs as a condition of development is not supported.

F. While trails in a SPEA are not supported, public trail accesses may be sited in a DPA designated for environmental sensitivities or hazardous conditions subject to a determination by a *QEP* that the trail will not have a detrimental impact on an environmentally sensitive area and a report by a *QP* regarding the nature and risk of the hazard.

G. The preferred methods for acquiring park land and trails are: as a condition of a rezoning, as an amenity contribution, as dedication at time of *subdivision*, as a bequest or donation, or the purchase of land.

H. Environmentally sensitive areas and sensitive habitats, as part of the broader ecosystem, may be acquired as natural park land.

I. Acquisition of park land to protect or create wildlife corridors is supported.

J. Acquisition of park land to buffer and provide continuity to environmentally sensitive ecosystems and areas will be considered.

K. Wherever possible, acquisition of park land will take into consideration opportunities to protect historical or archaeological features as Special Preservation Areas.

L. Other than park land for Special Preservation Areas, emphasis will be given to acquiring lands that can afford a range of appropriate and unstructured physical activities and recreational experiences, in particular, activities for youth such as biking and outdoor sports.

M. A blanket easement to connect Copper Mine Park and the nearby playground over the lands formerly occupied by the East Sooke Fire Hall will be retained.

N. Expanding the trail network throughout East Sooke and improving connections with the Galloping Goose Regional Trail and regional parks is supported with the emphasis on:

   i. A connection between the Galloping Goose, Roche Cove Regional Park and the intersection of East Sooke and Gillespie Roads;
   ii. A connection between Llanillar Road and Copper Mine Road;
   iii. A connection between the Copper Mine and Park Heights neighbourhoods; and
   iv. A connection between the Park Heights neighbourhood and the East Sooke Grocery Store.

O. Acquisition of a *parcel* of land adjacent to East Sooke Regional Park as shown on Map 4 in the Regional Parks Strategic Plan 2012-2021 is supported.

P. The development of some parks and trails specifically for recreational uses of interest to youth, such as a bike park, is supported.

Q. In addition to using the road right-of-way adjacent to East Sooke and Gillespie Roads for the development of multi-use trails, the acquisition of new park land for this purpose is supported when there are constraints such as steep terrain within the road right-of-way.

R. Where there is insufficient room or other constraints preventing siting of multi-use trails within the East Sooke Road right-of-way, collaboration with CRD Regional Parks and JdF Community Parks regarding the possible siting of a portion of the trail in existing park land is supported.

S. Only passive recreational uses that do not involve the alteration of land or farm uses are supported on lands in the ALR in East Sooke Regional Park known as Aylard Farm.

NB: Multi-use trails adjacent to East Sooke and Gillespie Roads are also addressed in the policies of Section 440 Connectivity and Transportation as this aspect of a trail network involves provincial highways.

430 Water Access

431 Goals for Water Access

A. Provide safe access to the water front for the general public to enjoy low-impact activities such as beachcombing, kayaking or canoeing, and for emergency access.
B. Retain undeveloped water front accesses on public roads as undeveloped green space or to provide water views.

432 Broad Objective for Water Access

Encourage consultation by the MoTI with JdFEA Parks and Recreation Advisory Commission and CRD Planning staff in the administration of Section 75 of the ***Land Title Act*** through implementation of the 2006 Public Accesses to Water Memorandum of Agreement between the MoTI and CRD.

433 Objectives for Water Access

A. Provide a number of access points to the water front to allow for low-impact recreational activities.
B. Develop a recreational boat launch with safe access for canoes and kayaks on the Sooke Harbour side of the community.
C. Secure the use of a boat launch for emergency purposes on the Sooke Harbour side of the community.
D. Retain all existing water accesses.
E. Review and update the CRD Juan de Fuca Electoral Area Foreshore Access Report.

434 Policies for Water Access

A. All existing water front accesses will be retained regardless of whether or not they are developed or will be developed.
B. Discuss with the RCM-SAR the possibility of using their boat launch in the 6000 block of East Sooke Road during an emergency.

C. Further develop the boat launch at Anderson Cove subject to funding, safe access, adequate parking, limited impact on the marine foreshore and the current restrictions placed on foreshore tenure by the Province.

D. If the boat launch at Anderson Cove cannot be continued, then development of an alternative boat launch is supported.

E. Water accesses should only be developed for low-impact recreational activities other than the boat launch at Anderson Cove or its alternative location.

F. Respect the privacy of adjacent land owners and potential parking issues for the neighbourhood when considering the development of water front accesses.

G. Insurance should not be viewed as an obstacle to developing a water access providing the cost of coverage is nominal.

440 Connectivity and Transportation

441 Goals for Connectivity and Transportation

A. Improve safety along Gillespie and East Sooke Road.
B. Establish a network of multi-use trails on public lands adjacent to but separated from Gillespie and East Sooke Roads.
C. Reduce the number of car trips to and from East Sooke.

442 Broad Objectives for Connectivity and Transportation

To encourage the MoTI to:

A. Make improvements to the efficiency and safety of East Sooke and Gillespie Roads.
B. Support the development of multi-use trails (bicycle and pedestrian) within the Gillespie and East Sooke Road rights-of-way.
C. Consider current and future transit requirements for pull-outs and turn-arounds when *subdivision* applications are reviewed.
D. Consult with School District #62 Sooke on the provision of pull-off areas and turn-around points to meet future school transportation needs.
E. Consult with School District #62 Sooke on ways to address school bus safety issues in East Sooke.

443 Objectives for Connectivity and Transportation

A. Reduce dependency on motor vehicles through support for public transit, alternative transportation methods, carpooling, the development of multi-use trails adjacent to East Sooke and Gillespie Roads, and a network of off-street trails.

B. Develop a connection with the Galloping Goose Regional Trail that can be used by cyclists for commuting purposes.
C. Encourage BC Transit to develop and implement community specific strategies for increasing ridership and improving accessibility.
D. Develop a trail system that encourages the use of alternative transportation and promotes community health and well-being.
E. Develop linkages between community trails and trails in regional and community parks and the Galloping Goose.
F. Encourage the development of community trails adjacent to East Sooke and Gillespie Roads for use by pedestrians of all age groups, cyclists and in certain circumstances, equestrians.

444 Policies for Connectivity and Transportation

A. As part of a rezoning proposal, current and future transit requirements, as well as alternative transit options such as walking and cycling, will be taken into consideration.
B. To increase local ridership, ask BC Transit to review the timing of connections between Route #64 East Sooke and Route #61 Sooke and look at alternative routing options for Route #64.
C. Work with BC Transit to promote strong and frequent transit service provision to East Sooke with special consideration being given to youth attending evening activities in Sooke.
D. If necessary to improve the operating efficiency of Route #64, there is support for deploying smaller transit vehicles on this route.
E. Work with BC Transit to increase accessibility for those with mobility challenges, including low-step and lift-equipped buses, and suitably designed bus stops.
F. Work with BC Transit and the Province to increase the capacity and improve the safety of the park and ride at 17 Mile House either by improvements to the existing facility or relocating this facility to a more suitable location nearby.
G. Prepare a detailed plan for an off-street trail network to connect neighbourhoods, community focal points and parks in East Sooke.
H. Develop and implement servicing standards for multi-use and off-street trails.
I. Establish and construct a connection between the Galloping Goose Regional Trail at Gillespie Road to East Sooke Road.
J. Support the development, implementation and promotion of carpooling and ride share programs.

K. As part of rezoning and *subdivision* applications, consider increased connectivity between neighbourhoods through the development of multi-use and off-street trails and connections between:

   i. Roche Cove and the intersection of East Sooke and Gillespie Roads;
   ii. Llanillar Road and Copper Mine Road;
   iii. the Copper Mine and Park Heights neighbourhoods; and
   iv. between the Park Heights neighbourhood and the East Sooke Grocery Store.

450 Safe and Healthy Community

451 Goals for a Safe and Healthy Community

A. East Sooke and Gillespie Roads are safe.
B. In case of an emergency or natural disaster, the residents of East Sooke are well-prepared and able to recover, and the necessary resources are available and the emergency responders well-trained.
C. All residents have a safe and reliable supply of potable water and there is adequate provision for water used in fighting fires.
D. Community health is improved through increased social and recreational opportunities for youth, volunteer programs to assist seniors and the local delivery of medical and community outreach programs.
E. Identification and development of a community hall.

452 Broad Objectives for a Safe and Healthy Community

A. Seek provincial and federal assistance for emergency planning and equipment.
B. Collaboration among the Province, the CRD and the JdF Emergency Program for joint response to emergencies and disasters.
C. Make the MoTI aware that traffic safety is a top priority for the community and the proposed solution is the construction of roadside multi-use trails.
D. Ask the MoTI for improvements to the maintenance of East Sooke and Gillespie Roads.
E. Ask the MoTI to consider the impact that incremental and new development is having on the safety of East Sooke Road in terms of driveway accesses and traffic volume.
F. Ask the MoTI to determine the maximum carrying capacity of East Sooke Road, and once that limit is reached, to restrict future development unless improvements are made to East Sooke Road.
G. Encourage the MoTI to consider improvements for emergency preparedness to the roads and bridge in the Plan area.

453 Objectives for a Safe and Healthy Community

A. Work towards protecting area residents from loss of property and personal injury.
B. Inform community members about known hazardous conditions within the Plan area and to provide information to enable the community to obtain advice regarding the appropriate risk reduction measures that community members can take.
C. Work towards preparing the community to respond to and recover from a major disaster or emergency.
D. Support improvements to police, fire, ambulance and emergency services to meet community needs.
E. Support the provision of a safe and reliable water supply.
F. Ensure that the costs of any required upgrades to the CRD water service are borne by those property owners who benefit.
G. Foster community health and well-being and decrease the need to travel to other locations for social events and medical services through the identification and development of a local community hall.
H. Increase the social and recreational opportunities for youth.
I. Instigate a program to provide volunteer assistance for seniors and those in need living in East Sooke.
J. Ensure that there is public consultation for proposed antenna systems for telecommunications and broadcasting.
K. Support local delivery of community health and social programs.

454 Policies for a Safe and Healthy Community

Emergency Preparedness and Safety

A. Protect against the loss of life and minimize property damage associated with flood events and sea level rise by establishing a horizontal and a vertical setback from the sea and *watercourses* as identified in the Provincial Flood Hazard Area Land Use Management Guidelines
B. The risk to people and property from hazardous conditions will be reduced through the application of a DPA over steep slope areas and over areas subject to coastal flooding.
C. Encourage public preparedness for possible disasters such as wildfires and earthquakes through education.

D. Encourage residents to be personally prepared in the event of a disaster as they may need to shelter in place.
E. Develop a strategy for the evacuation of the residents during a serious emergency in case roads are impassable.
F. Support ham radio operators and recognize the important role they can play in an emergency.
G. Require a public consultation process for the siting of any permanent antenna system with towers 15 metres or greater in height or regardless of height, proposed by telecommunications carriers, broadcasting undertakings or third party tower owners.
H. Encourage a secure garbage collection system to minimize wildlife conflicts.

Water Supply

I. In accordance with the RGS, lands designated as Settlement on Schedule B may be serviced by a public or private water distribution system subject to:
    i. Servicing being based on 467 parcels currently connected to community water and 110 additional parcels to be connected within the existing water service areas;
    ii. Priority being given to the 110 parcels within existing water service areas not currently connected, or to address a pressing public health, public safety or environmental issue;
    iii. A total potential of 1,407 parcels to be serviced in the future, as outlined in Table 7;
    iv. Confirmation that an expansion of the infrastructure will not result in negative impacts to the capacity, costs and long-term availability of existing water and fire protection supply systems;
    v. Costs for the evaluation, design, construction, operation and maintenance to expand the water infrastructure will be borne by new users;
    vi. Support for the adoption of a water service establishment bylaw for public water distribution systems managed and operated by the CRD, and for establishing a mechanism to cover costs of the service and infrastructure.

Community Services

J. Seek ways to provide health and social services locally.

K. Develop a strategy to maintain and use the community hall for local meetings, fitness programs, the delivery of medical and community outreach services and social events.

L. Work with the Sooke Region Volunteer Centre, Juan de Fuca Community Recreation Program, and SEAPARC and other appropriate agencies to develop recreational and social activities for youth that can be delivered in East Sooke.

M. Improve home care services and initiate a volunteer program focused on seniors living independently on rural properties.

N. Improve home care services and initiate a volunteer program focused on seniors living independently on rural properties.

460 Food Security

461 Goals for Food Security

A. Increased use of land capable of agriculture for agricultural purposes.
B. Farmers have easy access to markets and local residents have easy access to locally produced food.
C. Environmentally sound and economically viable farming is carried out in the community.
D. Interface land conflicts are kept to a minimum through public support and policy.

462 Broad Objectives for Food Security

A. All lands in the ALR have been designated by this Plan as Agriculture to protect those lands for current and future agricultural activities, with the exception of Aylard Farm in East Sooke Regional Park, which is designated as Park.
B. For land located within the ALR, this bylaw is binding only insofar as it is not contrary to the ***ALC Act*** and the regulations and orders of the ALC.

463 Objectives for Food Security

A. Protect the capability and long-term potential of lands designated Agriculture for agricultural use.
B. Support and encourage food production, processing and storage at both the commercial and individual level.
C. Improve market accessibility for local food producers and provide opportunities for residents to purchase locally grown food.
D. Encourage sustainable and environmentally sound farming practices, which protect the quality of surface water, groundwater and soil.
E. Support diversification of the local agricultural base and efforts to increase local food production.
F. Minimize conflicts between farm and non-farm uses.
G. Protect the long-term potential of Aylard Farm in East Sooke Regional Park for farm use.

464 Policies for Food Security

A. All lands in the ALR have been designated on Schedule B of this Plan as Agriculture to protect these lands for current and future agricultural activities, with the exception of Aylard Farm in East Sooke Regional Park, which is designated as Park.

B. Lands outside the ALR suitable for agricultural use and zoned for agricultural use may also be designated on Schedule B as Agriculture.

C. Agriculture uses are supported on those lands in the ALR in East Sooke Regional Park known as Aylard Farm.

D. *Subdivision* of any lands designated Agriculture will only be supported in accordance with the ***ALC Act***.

E. *Subdivision* for a relative, as provided for in the ***LGA***, of any lands designated Agriculture is not supported.

F. The ***ALC Act*** and its regulations will be taken into account in the review of any land use or building application on lands in the ALR.

G. On lands designated Agriculture, the siting of buildings on less productive lands and the clustering of buildings is recommended to maximize the area available for agriculture.

H. To make farming more affordable, site specific zoning to allow multiple residences on a *parcel* designated Agriculture will be considered subject to appropriate controls being in place to ensure long-term farm use and approval of the ALC, if the land is in the ALR.

I. Potential conflicts between farm use on ALR lands and nearby non-farm uses will be lessened through the application of a DPA on those lands adjoining or reasonably adjacent to lands in the ALR.

J. Development of lands adjacent to land designated Agriculture may be supported provided that the development will have minimal impact on the agricultural capability and activities on those lands designated Agriculture.

K. Reduce conflicts between wildlife and agriculture by raising public awareness of the "Wild Safe BC" and "Bear Smart" programs, as well as the negative impacts that domestic animals can have on agriculture.

L. The introduction of invasive plants and animals is to be avoided and best-practices for the removal of invasive and nuisance species are encouraged.

M. Normal farm practices as defined by the ***Farm Practices Protection (Right to Farm) Act*** are recognized and supported.

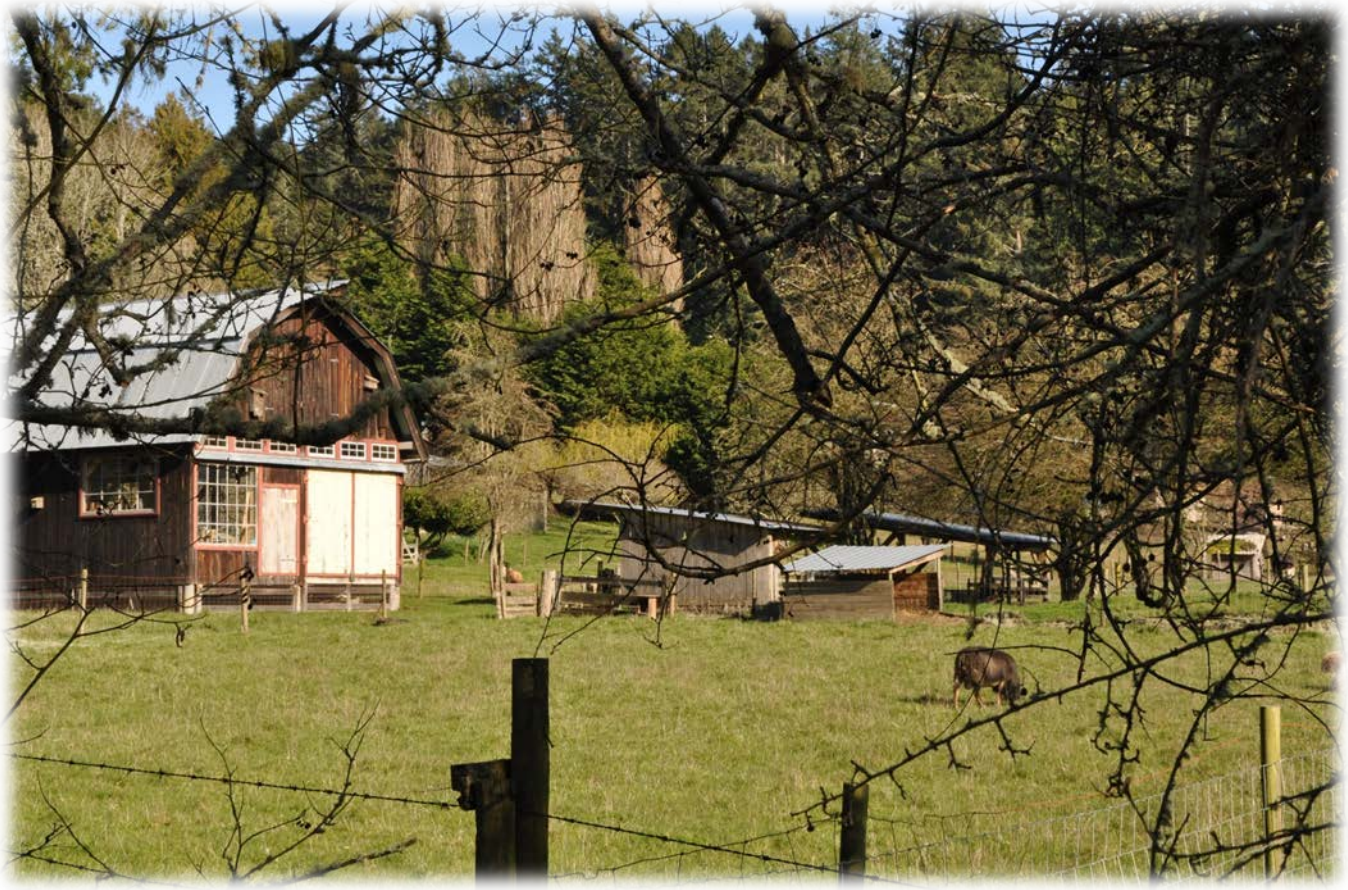
N. Participation in the BC Environmental Farm Plan Program is encouraged for agricultural and farming practices.

O. Community and home gardens are supported in all land use designations.

P. The development of a farmers' market for the sale of farm products is supported.

Q. The on-site sale of farm products produced on the same *parcel* is supported by allowing small produce stands near the lot line and road subject to road safety and parking.

R. To protect and enhance soil, careful consideration will be given to how soil removal or fill placement may affect agricultural capability.



470 Social Infrastructure

471 Goals for Social Infrastructure

A. Preservation of the community's heritage, historic buildings and sites, and cultural landscape.

B. Active participation by community members in a wide range of local arts and culture opportunities.

472 Broad Objectives for Social Infrastructure

A. There are forty-three recorded archaeological sites in the Plan area. Archaeological resources, regardless of whether they are recorded or not, are protected under the ***Heritage Conservation Act***, and must not be altered or damaged without a permit from the Province.

B. Prior to the submission of a development application, including building permits, it is the responsibility of the proponent to contact the Archeological Branch for information regarding archaeological sites within the proposed development area.

C. It is the responsibility of the proponent to have any studies or permits required by the Province in place prior to development.

473 Objectives for Social Infrastructure

A. Protect, maintain and increase the awareness and appreciation of East Sooke's heritage and historical features.

B. Support and encourage the growth and appreciation of arts and culture, and increase local opportunities for participation.

474 Policies for Social Infrastructure

A. Encourage initiatives by private owners and government to preserve the heritage characteristics of their buildings and sites.

B. Support local efforts to preserve and promote historically significant features and the heritage of East Sooke, in particular, the mounting of signage at historically significant sites.

C. Support community initiatives to provide and improve local arts and cultural opportunities in East Sooke and encourage community events.

480 Settlement

481 Goals for Settlement

A. East Sooke is a rural community comprised primarily of single-family residential development on larger sized *parcels*, home based businesses, agriculture and limited neighbourhood commercial activities.
B. Affordable housing and rental accommodation options are available.
C. Policies supportive of the rezoning of properties from multiple dwelling zoning to single-family residential.

482 Broad Objectives for Settlement

A. The community supports small daycares and small group homes licensed under the ***Community Care and Facilities Act***.
B. The community recognizes and supports large daycares and assisted living facilities being sited in Sooke and other centres.

483 Objectives for Settlement

A. Maintain the rural nature of East Sooke through low-density development occurring at a gradual pace.
B. Support a range of economic activities at a scale appropriate to the size of the community and its rural nature.
C. Provide affordable housing and rental accommodation options appropriate for a rural community.

484 Policies for Settlement

On lands designated as Settlement on Schedule B, the following policies apply:

A. Growth should be gradual and of a low density to maintain the rural character of the Plan area.
B. Except as noted below, on lands designated Settlement, an average density of one *parcel* per one hectare within a plan of *subdivision*, with one single-family dwelling or one-two-unit dwelling, is supported provided that no new *parcels* are created with an area of less than 0.4 hectares.

C. On District Lot 185, Land District 55 (PID: 009-392-882) also known as Wolfe Island, a density of one *parcel* per four hectares or greater is required.

D. Rezoning of land to the *Rural A zone* is not supported, but those lands already zoned *Rural A* at the date of adoption of this Plan, which are shown on Map 4, may continue to be zoned *Rural A* if a new zoning bylaw is adopted.

E. As an alternative to building strata development on *Rural A zoned* lands, there is support for rezoning applications to permit *subdivision* of *parcels* zoned *Rural A* as of the date of adoption of this Plan, based on a ratio of one *parcel* in the proposed plan of *subdivision* per each one hectare of land in the parent *parcel* prior to the subtraction of any area for road and park dedication.

F. Notwithstanding other policies in this Plan concerning density, *parcels* with multiple dwelling units constructed or building stratas registered prior to adoption of this Plan may be considered for rezoning to permit *subdivision* to create the equivalent number of *parcels* which may not meet the average *parcel* size; however, park and road dedication may be required.

G. *Parcel* size averaging is supported.

H. Suites are supported.

I. Large and medium scale industrial and commercial developments are not supported in the Plan area.

J. Only small-scale tourism developments such as bed and breakfasts, small lodges and country inns, eco-tourism, and low-impact adventure tourism, are supported provided they are scattered throughout the community.

K. Rezoning applications for cottage industry such as research and development, light manufacturing or the assembly of goods will be considered on a site specific basis providing they will have a minimal impact on the surrounding neighbourhood and traffic volume.

L. Home based businesses are supported.

M. The clustering of small-scale neighbourhood commercial activities near the intersection of East Sooke and Gillespie Roads is supported.

N. Rezoning of a site for the purposes of creating a facility to host medical and community outreach programs is supported.

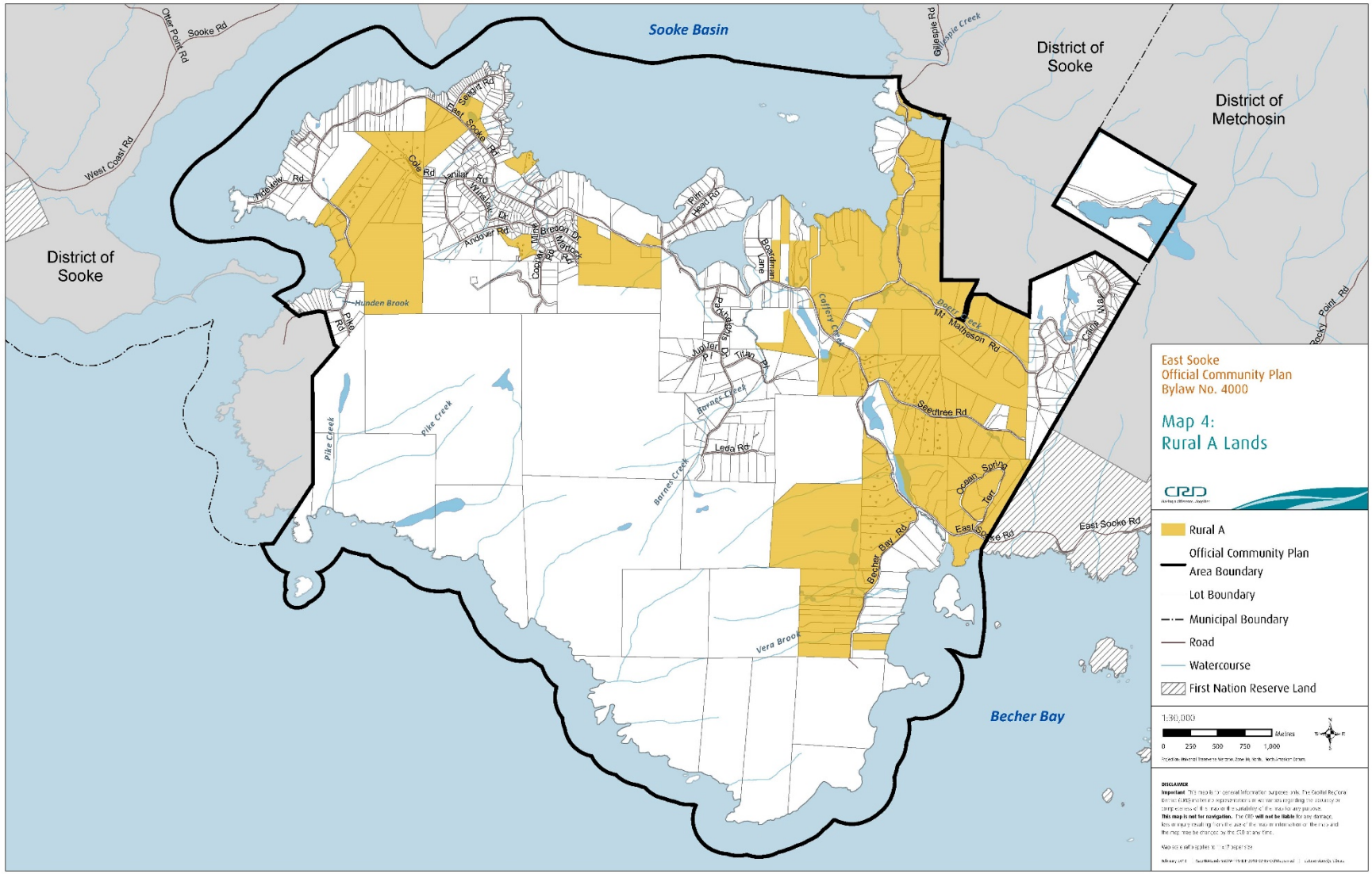
O. Rezoning applications for co-housing developments will be supported subject to neighbourhood support, density and traffic.

P. Future residential development should be clustered in previously developed areas in the vicinity of the Copper Mine neighbourhood.

Q. Density bonusing may be considered if community amenities such as the conservation of natural features, the provision of trails or funding dedicated towards a building for the delivery of social and medical outreach services, are provided.

R. Subject to approval by the MoTI, *subdivisions* for family members pursuant to Section 514 of the ***LGA*** are supported.

S. Investigate ways to ensure dark skies at night in East Sooke as a means for protecting the rural character.


Sooke Basin
District of Sooke
District of Metchosin
Becher Bay
Otter Point Rd
Sooke Rd
West Coast Rd
Gillespie Rd
Gillespie Creek
Rocky Point Rd
East Sooke Rd
Pleasant Rd
Coke Rd
Tridelow Rd
Parlane Rd
Winslow Dr
Andover Rd
Cooper Rd
Milne Rd
Brydon Dr
Mortfield Rd
Pilot Heart Rd
Broadmoor Lane
Calfery Creek
Doerr Creek
Mt Matheson Rd
Cadle Nest
Hunden Brook
Pike Rd
Pike Creek
Barnes Creek
Jupiter Dr
Titan Pl
Leda Rd
Seedtree Rd
Ocean Spray Terr
Becher Bay Rd
Vera Brook
East Sooke Rd
East Sooke
Official Community Plan
Bylaw No. 4000
Map 4:
Rural A Lands
CRD
Rural A
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Road
Watercourse
First Nation Reserve Land
1:30,000
Metres
0 250 500 750 1,000
DISCLAIMER
Important

490 Climate Change Adaptation and Greenhouse Gas Reduction

491 Goals for Climate Change Adaptation and Greenhouse Gas Reduction

A. To have adaptive measures in place that address climate change and ameliorate the potential damaging impacts of sea level rise and increased storm activity.
B. To reduce GHG emissions in the Plan area, the main goals are to reduce the number of car trips, improve energy efficiency through site and building design, and increase the use of alternative energy sources.

492 Broad Objectives for Climate Change Adaptation and Greenhouse Gas Reduction

To encourage senior government to establish programs, identify funding, and develop incentives to address climate change and reduce GHG specific to rural areas.

493 Objectives for Climate Change Adaptation and Greenhouse Gas Reduction

A. Discourage residential and commercial uses from locating in areas at high risk of flooding, erosion and exposure to high winds.
B. Preserve and enhance East Sooke's significant environmental resources including trees and other plants that shield the community from storms, store carbon and reduce GHG.
C. Maintain forest and agricultural lands.
D. Encourage innovative and site-sensitive housing and *subdivision* designs that conserve water, reduce runoff, minimize the removal of vegetation and demonstrate a sensitive response to the site and its context.
E. Encourage development and retrofits that use energy efficient design and incorporate alternative forms of energy including geoexchange and solar thermal energy sources.
F. Reduce the number of car trips to and from the Plan area by:
    i. increasing transit ridership;

ii. supporting carpooling networks and car sharing;
iii. creating a network of pedestrian and cycling trails to encourage alternative modes of transportation;
iv. allowing home based businesses;
v. encouraging the delivery of medical and community outreach programs in East Sooke;
vi. creating recreational and social opportunities in East Sooke for youth; and
vii. supporting neighbourhood commercial uses and farm gate sales.

494 Policies for Climate Change and Greenhouse Gas Reduction

Policies that support the goals and objectives for climate change adaptation and GHG reduction can be found throughout Part Four of this Plan. Generally speaking, policies targeting the reduction of GHG focus on the three main generators of GHG (transportation, residential heating and solid waste) in the Plan area, with emissions from vehicles as the number one contributor. The community proposes to reduce the number of vehicle trips by developing a trail network, which will increase connectivity and encourage active transportation. Enhancing the safety for pedestrian and cyclists by accessing grants and funding for green infrastructure to plan, design and construct new trails is essential to achieving this goal. Community members want to work with BC Transit to find ways to improve local ridership. Volunteers and social media can be used to encourage carpooling and ride sharing.

This Plan supports green building technology which can reduce the emissions created by heating and cooling systems. Zoning and building bylaws will need to be reviewed to ensure these bylaws do not contain barriers that prevent the implementation of green building design. There is also support in this Plan for alternative energy sources to heat homes.

Solid waste, the third leading contributor of GHG emissions, can be diverted from the landfill by local residents reducing, reusing and recycling.

PART FIVE – Development Permit Areas

501 Development Permits

A development permit is a planning tool for sites, buildings and structures that warrant special protection or development control. These permits must be approved by the CRD Board or its delegates and may require some sort of security to ensure that the conditions in the permit have been achieved. A development permit cannot vary use, density or flood plain specifications.

The guiding principle for the use of development permits is found within Section 488 of the ***Local Government Act*** (***LGA***). Development permit areas can be designated for purposes such as, but not limited to the following:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Protection of farming;
- Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- Establishment of objectives to promote energy conservation;
- Establishment of objectives to promote water conservation; and
- Establishment of objectives to promote the reduction of GHG emissions.

With respect to areas designated as DPAs, the OCP must:

- Describe the conditions or objectives that justify the designation; and
- Specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

502 General Policies for Development Permit Areas and Development Permits

Without limiting the authority of the CRD under the ***LGA*** or this OCP, the following principles apply to development permits:

A. In accordance with the ***LGA***, a development permit must be obtained prior to *subdivision*, construction, alteration of land, soil deposit or removal or any other development or activity that would impact any of the elements protected by a development permit area.

B. A development permit is not required where it can be demonstrated that the proposed development is located on that part of a *parcel* outside the designated DPA. This determination is based on a report or other certification acceptable to the CRD by a *Qualified Environmental Professional* (*QEP*), a *Qualified Professional* (*QP*) or other appropriately registered professional that the proposed development is not within the designated DPA.

C. Any development, construction or alteration of land within an area designated as a DPA is subject to the requirements of the relevant development permit guidelines and policies contained in this Plan.

D. Where land lies within more than one DPA, only a single development permit is required; however, the application is subject to the requirements of all applicable DPAs.

E. Development permits may specify areas of land that may be subject to natural hazards as areas that will remain free of development except in accordance with any conditions contained in the permit.

F. Development permits designated for the protection of development from hazardous conditions may prohibit the installation of septic tanks, drainage and deposit fields and irrigation and water systems in areas that contain unstable soil or water that is subject to degradation.

G. If the nature of the proposed project in a DPA changes after a report by a *QEP* or a *QP* has been prepared, the CRD may require the applicant to have the *QEP* or *QP* update the assessment at the applicant's expense and the development permit conditions may be revised.

H. Any information requested by the CRD will be provided at the applicant's expense.

I. Security in a form acceptable to the CRD may be required as the condition of issuance of a development permit.

503 General Exemptions from a Development Permit

No development permit will be required in any DPA for the following*:*

A. Internal alterations to a building.

B. Structures which are not greater in area than 10 m^2 (107 ft^2) and are accessory to an existing residence, provided that no part of the structure is to be within a Riparian DPA. This may include, but is not limited to gazebos, garden sheds, tool sheds, and decks.

C. Walkways, ramps, at-grade patios, or stairways, provided that they are not located in a Riparian DPA.

D. Placement of impermanent items such as tables, benches and garden ornaments provided there is no site clearing.

E. Emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property from forest fire, flood, erosion or other natural or human caused disaster.

F. Emergency works to repair or replace public utilities or infrastructure.

G. Clearing of an obstruction from a bridge, culvert or *watercourse*.

H. In-*stream* habitat development or restoration that complies with provincial and federal legislation and requirements.

I. Boundary adjustments when no new *parcels* are created, each *parcel* has a building envelope outside the DPA and the adjusted boundary is not located in a Riparian DPA.

J. Normal farm practices as defined in the ***Farm Practices Protection (Right to Farm) Act*** and farm uses as defined in the ***Agricultural Land Reserve Use, Subdivision and Procedure Regulation***.

K. Forest management activities as defined in the ***PMFL Regulation*** on land classified as managed forest land under the ***PMFL Act***.

L. Public works, services and maintenance activities carried out by, or on behalf of, the CRD, generally in accordance with the development permit guidelines. This exemption does not apply to public trails to be developed within a Riparian DPA.

510 Steep Slope Development Permit Area

511 Designation of the Steep Slope Development Permit Area

That part of the East Sooke Plan area indicated as Steep Slope DPA on Schedule C is designated as a development permit area pursuant to Section 488(1)(b) of the ***Local Government Act*** (***LGA***). The Steep Slope DPA includes all those areas having slopes exceeding 30% or 16.7 degrees over a minimum 10 metre run.

512 Justification for the Steep Slope Development Permit Area

Section 488(1)(b) of the ***LGA*** authorizes local government to designate development permits areas where the protection of development from hazardous conditions is desired and can be justified.

The topography of steep slopes, as well as the slope gradient and thin soil cover, renders the area highly susceptible to erosion, high wind throw hazard and slope failure. Land clearing, removal of vegetation, road construction, changes to slope geometry, construction of buildings or roads, placement of fill or other site disturbance in steep slope areas could lead to erosion and slope destabilization. Changes in the hydrology of a steep slope area can lead to erosion and subsequent slope failure. Vegetation on steep slopes can prevent or reduce slope failure. Root networks bind soil particles together increasing soil sheer strength and cohesion. Tree roots anchor soil strata and buttress slopes. The foliage on trees and plants intercept rainfall through absorptive and evaporative processes that reduce surface water runoff and erosion. Soil saturation is reduced through the extraction of moisture by evapotranspiration. Fractured slopes and rockfall can be caused by natural processes, but also by development. Careful control of development or other alteration of these slopes is needed to reduce the risk to life and property and potential risks to down-slope properties.

513 Objective for the Steep Slope Development Permit Area

To regulate development on steep slopes in a manner that:

i. Protects the integrity of the slopes and;

ii. Reduces the risk of injury to persons or damage to property.

514 Specific Exemptions for the Steep Slope Development Permit Area

In the Steep Slope DPA, no development permit will be required for the following:

A. External alterations, including the addition of a second storey, that are entirely within the building footprint.

B. The proposed development is located outside the Steep Slope DPA, as verified by a *Qualified Professional* (*QP*) report or other certification demonstrating to the CRD that the proposed development is not located on land with slopes exceeding 30% or having a slope greater than 16.7 degrees over a minimum 10 metre run.

C. Recognizing that the Building Inspector has the necessary authority to require a geotechnical report to ensure land is safe for the intended use, a development permit is not required for a building constructed under a valid building permit in the Steep Slope DPA provided that no other part of the land in the Steep Slope DPA will be altered for other purposes, such as the construction of driveways or septic systems.

D. Pruning of trees that does not adversely affect the health of the tree.

E. Removal of hazardous trees that threaten the immediate safety of life and buildings.

F. The removal of trees by hand-held tools providing the tree root ball remains intact and in situ with no soil disturbance.

515 Guidelines for the Steep Slope Development Permit Area

Development permits for development in the Steep Slope DPA will be considered in accordance with the following guidelines:

A. Development and alteration of land will be planned to avoid intrusion into and minimize the impact on the Steep Slope DPA.
B. The removal of vegetation and impact to tree root zones will be minimized.
C. The placement of fill, disturbance to the soil, undercutting and blasting will be minimized.
D. Development should minimize alterations to steep slopes and the development should be designed to reflect the site rather than altering the site to reflect the development.
E. Changes in hydrology will be minimized.
F. Runoff from the development will not destabilize or cause damage to the subject property or neighbouring properties.
G. Development will be designed to avoid erosion and sedimentation.
H. Erosion control measures and temporary fencing may be required during and after construction.
I. The planting of native vegetation in both disturbed and undisturbed areas may be required to reduce the risk of erosion and improve slope stability.
J. Heavy machinery cannot be used in circumstances where or when it might cause erosion or destabilize the slope.
K. The clustering of buildings and structures on less steep areas is encouraged and setbacks may be varied to accommodate this.
L. Variances to allow the siting of buildings and structures outside the Steep Slope DPA will be considered.
M. Over-steep driveways and sharp switchbacks are discouraged and will be minimized.
N. Shared driveways may be required where they will minimize the disturbance to steep slopes.
O. Large, single-plane retaining walls are discouraged and landscaping should follow the natural contours of the land.
P. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a *QP* will be considered by the CRD and may be included in development permit.

520 Shoreline Protection Development Permit Area

521 Designation of the Shoreline Protection Development Permit Area

That part of the East Sooke Plan area indicated as Shoreline Protection DPA on Schedule D is designated as a development permit area pursuant to Sections 488(1)(a) and 488(1)(b) of the ***Local Government Act*** (***LGA***). The Shoreline Protection DPA established under this section includes all land lying 15 metres upland of the natural boundary of the ocean.

522 Justification for the Shoreline Protection Development Permit Area

Section 488(1)(a) of the ***LGA*** authorizes local government to designate DPAs where the protection of the natural environment, its ecosystems and biological diversity is desired and can be justified. Section 488(1)(b) authorizes local government to designate DPAs where the protection of development from hazardous conditions is desired and can be justified.

The marine shoreline and adjacent uplands are ecologically fragile areas and subject to the complex biophysical forces shaping coastlines. Activities on the uplands such as land clearing and adding impermeable surfaces can have harmful impacts on site drainage, bank stability, bird nesting and roosting habitat, shading of intertidal areas and reduction of important organic inputs to foreshore areas. Hard-surfaced retaining walls along the shoreline can result in loss of habitat and upland connectivity and may increase wave action and erosion on adjacent properties. An uninterrupted shoreline allows for the natural transport of sand and cobble materials along beaches.

Anticipated sea level rise and more frequent severe storm events could increase coastal flooding and erosion. Keeping permanent structures out of high-risk areas for coastal flooding and erosion is a cost-effective and practical approach to reducing this potential threat to life and property. Innovative shore protection measures can maintain and restore habitat values while protecting upland property from wave action and erosion. Development in the Shoreline Protection DPA will be carefully designed and executed to reduce the risk to property and life and maintain the integrity of the ecology unique to coastal areas.

523 Objectives for the Shoreline Protection Development Permit Area

To regulate development in a manner that:

i. Protects coastal properties from damage and hazardous conditions that can arise from erosion and flooding;
ii. Protects and enhances the ecological health of marine waters, the shoreline and adjacent uplands; and
iii. Preserves the integrity and connectivity of coastal processes.

524 Specific Exemptions for the Shoreline Protection Development Permit Area

In the Shoreline Protection DPA, no development permit will be required for the following:

A. External alterations, including adding an additional storey, that are entirely within the building footprint.
B. Tree pruning that does not adversely affect the health of the tree.
C. Gardening and yard maintenance activities within an existing landscaped area such as lawn mowing, weeding and minor soil disturbances that do not alter the general contours of the land.
D. Removal of non-native, invasive species provided that the area is not also in the Steep Slope DPA, in which case the specific exemptions for the Steep Slope DPA take precedence over this exemption.
E. Removal of hazardous trees that threaten the immediate safety of life and buildings.

525 Guidelines for the Shoreline Protection Development Permit Area

Development permits for development in the Shoreline Protection DPA will be considered in accordance with the following guidelines:

A. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Shoreline Protection DPA.
B. Alteration of natural shorelines will be avoided.
C. Erosion and sedimentation will be avoided.
D. The removal of vegetation and impact to tree root zones will be minimized.
E. Changes in natural shoreline processes will be minimized.
F. The use of fill, disturbance to the soil and blasting will be minimized.
G. Non-structural and soft armouring are the preferred type of works for shore protection and where this approach is not possible, riprap and stone revetment is preferred over single-plane seawalls.
H. A *Qualified Professional* (*QP*) must design any shore protection devices or works.
I. Proposed development that may have the potential to adversely affect fish habitat will require the review and approval by appropriate federal and provincial agencies prior to the issuance of a development permit.
J. Setbacks for buildings and structures will consider the current risk from storms and flooding as well as minimum elevation guidelines established by the CRD or other public authority with respect to the potential risk from erosion and coastal flooding associated with climate change and sea level rise.
K. Variances to allow the siting of buildings and structures outside the Shoreline Protection DPA will be considered.
L. Compliance with the conditions or recommendations in a report by a *QP* will be considered by the CRD and may be included in a development permit.
M. The planting of native vegetation may be required to reduce the risk of erosion, restore the natural ecology, revegetate disturbed areas, improve water quality and ensure the stability of slopes and banks.
N. Erosion control measures and fencing may be required during and after construction.
O. Machinery working in this environmentally sensitive area may be required to use biofuels instead of fossil fuels.

P. To avoid disturbance of the upland and foreshore areas for a purpose referred to in Section 491(1)(e) of the ***LGA***, heavy machinery may be required to be barged to the site.

Q. Construction may be restricted to certain times of the year to avoid storm seasons, unusually high or low tides and sensitive life-cycle times for wildlife such as nesting or migrating.

R. Where possible, vegetation and natural resources such as anchored logs and riparian plantings on protected shorelines, should be incorporated into shore protection works.

530 Riparian Development Permit Area

531 Designation of the Riparian Development Permit Area

That part of the East Sooke Plan area indicated as a Riparian DPA on Schedule D is designated as a development permit area pursuant to Sections 488(1)(a) and 488(1)(i) of the ***Local Government Act*** (***LGA***). The Riparian DPA established under this section also includes all lands entirely or partially within a riparian assessment area as defined by the ***Riparian Areas Regulations*** (***RAR***), which includes: (a) for a *stream*, the 30 metre strip on both sides of the *stream*, measured from the high water mark, (b) for a ravine less than 60 metres wide, a strip on both sides of the *stream* measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank, and (c) for a ravine 60 metres wide or greater, a strip on both sides of the *stream* measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

532 Justification for the Riparian Development Permit Area

Section 488(1)(a) of the ***LGA*** authorizes local government to designate DPAs where the protection of the natural environment, its ecosystems and biological diversity is desired and can be justified. Section 488(1)(i) of the ***LGA*** authorizes local government to designate DPAs where the promotion of water conservation is desired and can be justified.

The Province has enacted the ***RAR***, under the ***Riparian Areas Protection Act***, which applies to the exercise of local government powers by the CRD under Part 14 of the ***LGA***. The ***RAR*** is intended to protect the features, functions and conditions that support fish life processes. With respect to development proposals related wholly or partially to riparian assessment areas within the Plan area, the CRD must not approve or allow development to proceed in those riparian assessment areas unless it receives notification that the Province has received a copy of an assessment report, prepared in accordance with the ***RAR*** by a *Qualified Environmental Professional* (*QEP*). In addition, when exercising its powers with respect to development, the CRD must protect its riparian areas in accordance with the ***RAR***.

Wells are relied upon in parts of East Sooke for potable water. It is important to maintain the quality and quantity of surface water and aquifers, both below ground and in surface recharge areas. Through the protection of riparian ecosystems, the Riparian DPA is also intended to address maintenance of the natural hydraulic regime for environmental and water conservation purposes.

533 Objectives for the Riparian Development Permit Area

To plan and regulate development in a manner that:

i. Preserves and protects fish habitat and riparian areas;
ii. Protects, restores and enhances fish habitat and riparian areas in a relatively natural state while supporting adjacent land uses;
iii. Meets the requirements of the ***RAR***; and
iv. Protects water quality and quantity.

534 Specific Exemptions for the Riparian Development Permit Area

In the Riparian DPA, no development permit will be required for the following:

A. Development where a *QEP* submits a report or provides certification acceptable to the CRD that the proposed development is located outside a riparian assessment area and the Riparian DPA. In the case of a *subdivision*, the entire plan of *subdivision* must be outside a riparian assessment area and the Riparian DPA.

B. External alterations, including adding an additional storey, that are entirely within the existing building footprint, provided that established driveways are used and there is no clearing of land.

C. Gardening and yard maintenance activities such as lawn mowing, pruning and minor soil disturbances that do not alter the general contours of the land within an existing landscaped area.

D. Removal of trees that threaten the immediate safety of life and buildings, provided that such trees are deemed hazardous by a *QEP*.

E. Removal of non-native, invasive species subject to the prior provision and acceptance by the CRD of a report by a *QEP*.

F. *Watercourses* that have been determined to be non-fish bearing by a *QEP*.

G. Public trails may be developed in the Riparian DPA, but not within a SPEA.

H. Public trails may only be developed in the Riparian DPA if a *QEP* has determined that the trail will not have a detrimental impact on the riparian assessment area, including the SPEA.

535 Guidelines for the Riparian Development Permit Area

Development permits for development in the Riparian DPA will be considered in accordance with the following guidelines:

A. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Riparian DPA.
B. Modification of channels, banks or shores must not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes within the Riparian DPA.
C. The removal of gravel and soil from *streams* is prohibited unless otherwise approved by the provincial or federal government.
D. Proposed plans of *subdivision* will avoid *stream* crossings where possible and demonstrate the presence of building areas outside of the SPEA.
E. *Stream* crossings will be avoided, but where this is not possible, bridges are preferred rather than culverts, and any works will be sited to minimize disturbance to banks, channels, shores and vegetative cover, and must be approved by the Province.
F. Culverts may be designed to encourage in-*stream* storage of water to allow the unrestricted movement of fish in both directions.
G. Construction at a certain time of year and using methods that minimize the impacts on rare and sensitive species may be required.
H. To minimize encroachments into the Riparian DPA, variances for the height and location of buildings and structures may be considered.
I. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a *QEP*, prepared in accordance with the ***RAR***, will be considered by the CRD and may be included in a development permit.
J. Development permits may include requirements for environmental monitoring and when required, these monitoring reports must be prepared by a *QEP*.
K. All of the measures specified by a *QEP* necessary to maintain the integrity of a SPEA will be considered by the CRD for inclusion as a condition in a development permit.
L. Development permits will not be issued until the CRD has been notified by the Riparian Areas Regulation Notification System (RARNS) that the Province has received a riparian areas assessment report.

M. Where a *QEP* has required the planting of native vegetation to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks, a landscaping plan of the re-vegetation may be required.

N. In situations where a SPEA would reduce the density of development permitted by the zoning bylaw, a *QEP* is required to provide recommendations on how the permitted density of development could be accommodated with the least possible impact on fish habit.

O. An applicant may be required to provide an explanatory plan of a SPEA.

P. For all or part of land within a SPEA that has been identified by a *QEP*, property owners may wish to consider dedicating the land back to the Crown, gifting the land to a nature conservation organization or registering a conservation covenant.

Q. All new developments or modifications to existing developments including site works, gardening, landscaping and other related residential activities should be designed and implemented to maintain the quantity and quality of water and to avoid the entry of pollutants or nutrient rich water flowing into *streams* and wetlands.

R. Development will be designed to avoid any increase in the volume and peak flow of runoff and a drainage plan may be required in support of this guideline.

S. Plantings of native vegetation may be required to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks.

T. Where necessary or desirable, a buffer zone to remain free of development may be specified and protection measures for retention and management of vegetation in these areas may be established.

U. To avoid encroachment, fencing may be required prior to, during or after construction.

540 Sensitive Ecosystem Development Permit Area

541 Designation of the Sensitive Ecosystem Development Permit Area

That part of the East Sooke area indicated as a Sensitive Ecosystem DPA on Schedule E is designated as a development permit area pursuant to Sections 488(1)(a) and 488(1)(i) of the ***Local Government Act*** (***LGA***). The Sensitive Ecosystem DPA established under this section includes those sensitive ecosystems and other important ecosystems identified as Coastal Bluff, Older Forest, Older Second Growth Forest, Terrestrial Herbaceous, Seasonally Flooded Fields, Wetlands, and Riparian in the Sensitive Ecosystem Inventory (SEI) prepared by the Province in 2000. The Sensitive Ecosystem DPA also includes the strip of land 30 metres from the natural boundary on either side of all *watercourses*.

542 Justification for the Sensitive Ecosystem Development Permit Area

Section 488(1)(a) of the ***LGA*** authorizes local government to designate DPAs where the protection of the natural environment, its ecosystems and biological diversity is desired and can be justified. Section 488(1)(i) of the ***LGA*** authorizes local government to designate DPAs where the promotion of water conservation is desired and can be justified.

East Sooke is part of a unique ecological region with exceptionally high biodiversity values, as described in the 2000 SEI of east Vancouver Island and the Gulf Islands. The sensitive ecosystems identified by the SEI are home to a variety of rare and endangered plants, animals and plant communities. In addition to their value to the environment, there is growing understanding that these areas are an important part of a healthy economy and add to the social well-being of a community. Because of the sensitivity of these ecosystems and their gradual erosion by human activities, it is important to protect them from land clearing, tree removal, fragmentation, construction of buildings or roads, or other site disturbances having the potential to degrade their ecological value.

The seven sensitive ecosystems mapped in the 2000 SEI, as well as the strip of land 30 metres from the natural boundary on either side of all *watercourses*, have been designated in this Plan as a Sensitive Ecosystem DPA. The coastal bluff ecosystem is considered important due to its rarity, fragility, high biodiversity, presence of specialized habitats and the isolation from predators it provides for nesting birds. This ecosystem is easily disturbed by human and other activities. Older forest provides habitat distinct from that of second growth forests. Certain

wildlife and plant species are dependent or associated with the specific habitat features only found in this ecosystem. Terrestrial herbaceous ecosystems host a number of rare plants and provide a highly specialized habitat. Although this type of ecosystem develops on bedrock, its thin soils and the associated species are easily disturbed by development and human activity.

Older second growth forests and seasonally flooded fields are two other important ecosystems recognised by the 2000 SEI that are designated as a Sensitive Ecosystem DPA in this Plan. Older second growth forests provide habitat for a wide variety of plant and animal species, connectivity between other habitat areas and can act as a buffer to minimize the impact on more sensitive areas and species. It often supports secondary ecosystems such as terrestrial herbaceous ecosystems. Seasonally flooded fields (referred to in the SEI as agricultural fields) are not common in the SEI study area, but form part of a wetlands complex important to wintering waterfowl.

Riparian ecosystems support a disproportionately high number of species for the area they occupy and are very diverse in terms of plant composition and structure. They support a high number of habitat niches, which provide critical habitats for numerous mammal, bird, reptile, amphibian, fish and vertebrate species. A number of wildlife species are dependent upon these ecosystems for all of their life cycle, while others utilize this type of habitat at critical life stages.

Wetlands result from the close proximity of water and soil. Along with supporting animal and plant species, wetlands also function as drainage, storage and recharge areas for down-slope groundwater regions important to the community's water supply. They serve as temporary storm water retention and transmission areas and are crucial to the natural environment.

Wells are relied upon in parts of East Sooke for potable water. It is important to maintain the quality and quantity of surface water and aquifers, both below ground and in surface recharge areas. Through the protection of riparian ecosystems, the Sensitive Ecosystem DPA is also intended to address maintenance of the natural hydraulic regime for environmental and water conservation purposes.

543 Objectives for the Sensitive Ecosystem Development Permit Area

To regulate development in a manner that:

i. Protects, enhances and restores the biodiversity and ecological values and functions of environmentally sensitive areas;

ii. Fosters compatibility between development, existing land uses and environmentally sensitive areas;

iii. Maintains connectivity between sensitive ecosystems; and

iv. Protects water quality and quantity.

544 Specific Exemptions for the Sensitive Ecosystem Development Permit Area

In the Sensitive Ecosystem DPA, no development permit will be required for the following:

A. Gardening and yard maintenance activities, such as lawn mowing, pruning and minor soil disturbances that do not alter the general contours of the land, within an existing landscaped area.

B. Removal of hazardous trees that threaten the immediate safety of life and buildings.

C. Removal of non-native, invasive species.

D. External alterations that are entirely within the existing building footprint, including adding an additional storey, provided that established driveways are used and there is no clearing of land.

E. Development where a *Qualified Professional* (*QP*) submits a report or provides certification acceptable to the CRD that the proposed development is located outside of any sensitive ecosystem.

F. Where the sensitive ecosystem has been identified by a *QP* and is protected by a registered restrictive covenant that includes a reference plan showing the location of the sensitive ecosystem on that *parcel*.

G. Development in a riparian assessment area that is subject to the ***RAR*** and the Riparian DPA.

545 Guidelines for the Sensitive Ecosystem Development Permit Area

Development permits for development in Sensitive Ecosystem DPA will be considered in accordance with the following guidelines:

A. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Sensitive Ecosystem DPA.
B. The removal of gravel and soil from *watercourses* is prohibited unless otherwise approved by the provincial or federal government.
C. Proposed plans of *subdivision* will avoid *watercourse* crossings where possible.
D. *Watercourse* crossings will be avoided, but where this is not possible, bridges are preferred rather than culverts, and any works will be sited to minimize disturbance to banks, channels, shores and vegetative cover, and must be approved by the provincial government.
E. Changes in the land surface, which could affect the health of vegetation or the biodiversity of any plant communities and disturbance of mature vegetation and understorey plants, will be minimized.
F. Disturbance to existing vegetation not directly affected by the footprint of buildings, ancillary uses and driveways will be minimized.
G. Planting of non-native vegetation or invasive species in designated sensitive ecosystem development permit areas is not supported.
H. The CRD may consider variances to siting or size regulations where the variance could result in the enhanced protection of an environmentally sensitive area.
I. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a *QP* will be considered by the CRD and may be included in the development permit.
J. Those areas where existing vegetation is disturbed will be rehabilitated with appropriate landscaping and habitat compensation measures in a manner recommended in a report by a *QP*.
K. Development and associated drainage will be designed and constructed so that there is no increase or decrease in the amount of surface water or groundwater available to the sensitive ecosystem.
L. Culverts may be designed to encourage storage of water within the *watercourse*.
M. Where necessary, provision will be made and works undertaken to maintain the quality of water reaching the sensitive ecosystem.

N. All new developments or modifications to existing developments including site works, gardening, landscaping and other related residential activities should be designed and implemented to maintain the quantity and quality of water and to avoid the entry of pollutants or nutrient rich water flowing into *watercourses*, lakes, ponds and wetlands.

O. Development will be designed to avoid any increase in the volume and peak flow of runoff and a drainage plan may be required in support of this guideline.

P. Plantings of native vegetation may be required to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks.

Q. The planting of non-native vegetation or alien invasive species, as defined in the provincial ***Spheres of Concurrent Jurisdiction – Environment and Wildlife Regulation 144/2004***, is not supported.

R. Construction at a certain time of year and using methods that minimize the impacts on rare and sensitive species may be required.

S. Where possible, large tracts of wildlife habitat or continuous habitat corridors will be preserved, in order to facilitate movement of wildlife.

T. A buffer zone may be specified where land alteration or structures will be limited to those compatible with the characteristics of the sensitive ecosystem or those that can be mitigated in a manner recommended by a *QP*.

U. In order to ensure unnecessary encroachment does not occur into the sensitive ecosystem at the time of construction, permanent or temporary fencing measures may be required.

V. Development may be restricted during sensitive life-cycle times.

550 Commercial Development Permit Area

551 Designation of the Commercial DPA

That part of the East Sooke Plan area indicated as Commercial DPA on Schedule F is designated as a development permit area pursuant to Sections 488(1)(f), 488(1)(h), 488(1)(i) and 488(1)(j) of the ***Local Government Act*** (***LGA***). The Commercial DPA established under this section includes all land zoned commercial.

552 Justification for the Commercial DPA

Section 488(1)(f) of the ***LGA*** authorizes local government to designate DPAs to develop objectives for the form and character of commercial, industrial or multi-family residential development. Section 488(1)(h) of the ***LGA*** authorizes local government to designate DPAs for the promotion of energy conservation. Section 488(1)(i) of the ***LGA*** authorizes local government to designate DPAs for the promotion of water conservation. Section 488(1)(j) of the ***LGA*** authorizes local government to designate DPAs for the promotion of GHG emission reduction.

The residents of East Sooke value the rural ambience of their community and feel that it is characterized, in part, by the disperse nature of commercial development, the integration of commercial development with the natural surroundings, unique elements such as signage or building forms not typically seen in urban settings, dark skies at night, and building forms that blend well with the immediate topography. Commercial areas in East Sooke merit designation as DPAs for the form and character of development due the rural nature of the community.

Parts of East Sooke are reliant on well water as their potable water supply. It is important that rainfall is protected from contamination, water is conserved and development does not interfere with the natural processes of surface water runoff and groundwater recharge.

All communities in BC must contribute to the reduction of GHG emissions and East Sooke is interested in implementing measures appropriate for a small, rural community. Energy conservation and the use of alternative energy sources can contribute indirectly to the reduction of GHG emissions by decreasing the reliance on hydro-electricity.

553 Objectives for the Commercial DPA

To regulate development in a manner that:

i. Encourages building designs, themes and forms that are complementary to and respectful of the natural setting and the rural character of the area;
ii. Protects and maintains the quality and quantity of water; and
iii. Conserves energy and contributes to the reduction of GHG emissions at the community level.

554 Specific Exemptions for the Commercial DPA

In the Commercial DPA, no development permit will be required for the following:

A. Changes that do not affect the form and character of the development, such as the replacement of existing awnings and features.

555 Guidelines for the Commercial DPA

Development permits for development in the Commercial DPA will be considered in accordance with the following guidelines:

Site design

A. Buildings, parking and associated structures will be situated so as to leave as much space as possible for landscaping, retention of existing vegetation and open natural space on the site.
B. Orient buildings to maximize opportunities for passive solar heating and cooling, natural lighting and minimizing wind exposure.
C. Provide natural filtration of rainwater into the site through techniques such as rain gardens, rainwater collection systems, bio-swales or rock pits and permeable paving for hard surfaces such as driveways.
D. Where applicable, site accessory buildings and parking away from the shoreline to reduce the visual impact of the development from the water.

Building Design

E. Design buildings in a form that follows the natural topography of the site.
F. Incorporate natural materials, such as heavy timber, exposed wood and stone, into the exterior design of buildings.
G. Balconies, walkways, corridors and exterior doors should be protected from the weather.
H. Colours should either be earth-toned to blend with the natural surroundings or reflective of the unique nature of rural communities.
I. Roof-top equipment should be kept to a minimum and integrated into the overall building design, but when this is not possible, the equipment will be screened.
J. Building design should incorporate alternative energy sources and energy conservation measures such as natural ventilation and cooling systems.
K. Consider the use of green roof systems to reduce stormwater runoff, reduce energy costs and improve visual appearance.
L. Where possible, use building products that demonstrate green technology.

Lighting

M. Outdoor lighting should be of a low intensity, pedestrian oriented and directed down and away from surrounding residential areas.

N. Illumination levels should be appropriate for the function while avoiding light pollution. Examples of preferred lighting types include downcast gooseneck lights, pot lights and LED lights.

Storage, parking and screening

O. Outdoor storage will be minimized, enclosed in an accessory building or fenced compound or sited at the rear of buildings.

P. Outdoor storage and loading/unloading facilities will be screened from neighbouring properties through the retention of existing vegetation and the planting of vegetation.

Q. Parking areas will be screened to the greatest extent possible with existing and new landscaping.

R. Large parking areas will be interspersed with landscaped areas, natural areas and trees.

Landscaping

S. The natural vegetation should be retained as landscaping in areas where there are no buildings, structures, parking areas or other constructed features or integrated into parking areas.

T. For new landscaping, native trees and plants suited to the climate and soil are preferred.

U. Limit the use of potable water for landscape irrigation through measures such as using captured water and drip irrigation.

Signage

V. Low profile, small signs that are non-illuminating, and complement the character of the development are preferred.

560 Farmland Protection Development Permit Area

561 Designation of the Farmland Protection DPA

That part of the East Sooke Plan area indicated as a Farmland Protection DPA on Schedule G is designated as a development permit area pursuant to Section 488(1)(c) of the ***Local Government Act*** (***LGA***). The Farmland Protection DPA established under this section includes all land within 15 metres of land in the ALR as shown on Schedule G.

562 Justification for the Farmland Protection DPA

Section 488(1)(c) of the ***LGA*** authorizes local government to designate DPAs for the protection of farming.

Farming provides food security and is part of the local economy. The ***Farm Practices Protection (Right to Farm) Act*** gives farmers the right to farm provided that they employ normal farm practices. Normal farm practices can produce odour, light and noise which neighbours may not appreciate. To avoid interface conflicts along the ALR boundary, a buffer strip can be used to create a physical separation between the agricultural and adjoining neighbourhoods. The buffer is an area where fencing and other barriers such as vegetation can be used to separate land uses. The Farmland Protection DPA is intended to act as a buffer strip to mitigate conflicts between uses and protect the use of farmland. It is also important that roads do not end at the edge of the ALR boundary in order to avoid pressure to extend the road into the ALR for further development.

563 Objectives for the Farmland Protection DPA

To regulate development in a manner that:

i. Reduces conflicts between farm and non-farm uses through physical separation and the installation of barriers;
ii. Minimizes the impact on nearby and adjacent farm uses; and
iii. Avoids road endings adjacent to the ALR.

564 Specific Exemptions for the Farmland Protection DPA

A. In the Farmland Protection DPA, a development permit is only required for a *subdivision*.

B. In the Farmland Protection DPA, a development permit is not required for a *subdivision* for agricultural purposes.

565 Guidelines for the Farmland Protection DPA

Development permits for development in the Farmland Protection DPA will be considered in accordance with the following guidelines:

A. A buffer zone consisting of setbacks, vegetative screening, fencing or berms between lands in the ALR and non-farm uses may be required.

B. Drainage will be designed and constructed so that there is no increase or decrease in the amount of surface water or groundwater available to the agricultural lands.

C. *Subdivision* design will minimize potential conflicts between farm and non-farm uses.

D. *Subdivision* design should avoid road endings or road frontage adjacent to land in the ALR unless required for farm vehicle access.

E. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a *Qualified Professional* (*QP*) will be considered by the CRD and may be included in the development permit.

570 Medical Marihuana Production Facilities Development Permit Area

571 Designation of the Medical Marihuana Production Facilities Development Permit Area

That part of the East Sooke Plan area indicated as a Medical Marihuana Production Facilities DPA on Schedule G is designated as a development permit area pursuant to Section 488(1)(f) of the ***Local Government Act*** (***LGA***). The Medical Marihuana Production Facilities DPA established under this section includes all land in the Agricultural Land Reserve.

572 Justification for the Medical Marihuana Production Facilities Development Permit Area

Section 488(1)(f) of the ***LGA*** authorizes local government to designate DPAs to establish objectives relating to the form and character of commercial development.

The federal government's ***Access to Cannabis for Medical Purposes Regulations*** took effect in 2016. Medical Marihuana Production Facilities (MMPFs) are no longer allowed in residential dwellings and must comply with rigorous security requirements. The ALC has determined that MMPFs are a permitted agricultural use on land in the ALR. Some of the necessary security measures such as physical barriers around the site's perimeter, solid exteriors, security cameras and a minimal number of entranceways and openings affect the building's form and character.

New MMPF buildings constructed in accordance with federal security standards can result in a squat, solid building without detailing and with almost no openings, surrounded by a security fence, which if built on lands in the ALR, would be in sharp contrast to the neighbouring farm uses.

The residents of East Sooke value the rural ambience of their community, which is characterized, in part, by the integration of development with the natural surroundings, building forms that blend well with the immediate topography and pastoral scenery found throughout the area, especially on lands in the ALR. To avoid the construction of an industrial style building discordant with the rural nature of East Sooke, design standards are necessary provided that they do not conflict with federal and provincial government legislation.

573 Objectives for the Medical Marihuana Production Facilities Development Permit Area

To regulate the form and character of MMPFs in a manner that:

i. Complements the rural nature of the community and the surrounding natural environment; and

ii. Protects and maintains the rural ambience of East Sooke.

574 Specific Exemptions for the Medical Marihuana Production Facilities Development Permit Area

In the Medical Marihuana Production Facilities DPA, no development permit will be required for:

A. *Subdivision*.

B. Removal of hazardous trees.

C. Alteration of the land for agricultural purposes.

575 Guidelines for the Medical Marihuana Production Facilities Development Permit Area

Development permits for development in the Medical Marihuana Production Facilities DPA will be considered in accordance with the following guidelines:

A. Building sidewalls will be designed to be attractive and interesting when viewed from adjacent properties and roads through the use of colour and texture, for example, paint, murals, patterned brickwork, or variations in concrete texture.
B. Detailing, fenestration and items of visual interest will be added to the exterior of the building in ways such as contrasting trim, covered doorways, false window openings, or shutters.
C. Where possible, natural materials including heavy timber, exposed wood and stone will be incorporated into the exterior design of buildings.
D. Colour-coated fencing and posts are preferred over galvanized materials.
E. Buildings, parking and associated structures will be clustered on the site to leave as much space as possible for landscaping, retention of existing vegetation and open natural space.

PART SIX – Development Approval Information Area

610 Development Approval Information Area

In order to assess the impact of a particular development proposal, more detailed information and studies may be necessary. Provincial legislation requires local government to specify the certain areas or special conditions when detailed information and studies may be requested, and by bylaw, describe the procedures for providing the information and the scope of information that can be requested.

611 Designation

That part of the East Sooke Plan area indicated as a Development Approval Information Area (DAIA) on Schedule H is designated as a development approval information area pursuant to Section 485(1) of the ***Local Government Act*** (***LGA***). The DAIA shown on Schedule H includes all *parcels* of land. In addition to the *parcels* designated on Schedule H, the following areas are also designated as a development approval information area pursuant to Section 485(1) of the ***LGA***:

A. All lands designated as being in the Shoreline Protection DPA on Schedule D;
B. All lands designated as being in the Riparian DPA on Schedule D;
C. All land designated as being in the Sensitive Ecosystem DPA on Schedule E;
D. All lands defined by the ***Riparian Areas Regulation*** (***RAR***) as a Riparian Assessment Area, which includes (a) for a *stream*, the 30 metre strip on both sides of the *stream*, measured from the high water mark, (b) for a ravine less than 60 metres wide, a strip on both sides of the *stream* measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank, and (c) for a ravine 60 metres wide or greater, a strip on both sides of the *stream* measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank;
E. All lands designated as being in the Farmland Protection DPA on Schedule G; and
F. All lands designated as being in the Medical Marihuana Production Facilities DPA on Schedule G.

612 Purpose

The purpose of this designation is to enable the CRD to obtain information in connection with an application for an amendment to a zoning bylaw, a development permit or a temporary use permit that could affect one or more of the following:

A. The natural environment of the area affected;
B. Traffic patterns and flows, in the case of a zoning amendment or a development permit that may create 20 or more *parcels*;
C. The provision of community services, including but not limited to schools, parks, fire protection, policing and similar services; and
D. Local infrastructure, including but not limited to water service, sewage treatment and disposal, and other services and utilities.

The CRD has, by separate bylaw, established the procedures and policies on the process for requiring development approval information and the substance of the information that may be required.

613 Special Conditions and Objectives

Section 485(1) of the ***LGA*** authorizes local government to: (a) specify circumstances in which development approval information may be required; (b) designate areas for which development approval information may be required; and (c) designate areas for which, in specified circumstances, development approval may be required provided that the special conditions or objectives that justify the designation are described.

The natural environment of the East Sooke area supports an ecosystem of great diversity, including rare species of flora and fauna, and human habitation. Given the topography and the rich biodiversity of East Sooke, the Plan area has numerous environmentally sensitive features that require a thorough analysis to be completed prior to development taking place. This also includes an analysis of any liquid waste disposal to ensure that it has no adverse effect on human health or the natural environment.

Any development with the potential to deplete the groundwater or otherwise interfere with the wetlands in one region also has the potential to diminish the quantity and quality of available groundwater in other groundwater regions. In particular, the extent to which a new well is likely to interfere with an existing well cannot be reliably inferred, except from actual interference testing of the affected wells.

There are only two roads into East Sooke: East Sooke Road and Gillespie Road. A large-scale development could generate sufficient traffic to exceed the carrying capacity of these roads and compromise the safety of drivers, pedestrians and cyclists using these roads. Information is required to assess the potential impact that increased traffic flow from new development may have upon these key access routes.

New development may affect the provision of fire and police protection in East Sooke. The ability of CRD Integrated Water Services to provide adequate levels of servicing can be affected by increased population in those areas of East Sooke within the CRD Water Supply Local Service Area. School District #62 Sooke may have concerns regarding the impact that additional students might have on the capacity of school facilities and bussing services. For these reasons, information is required on the possible impact that development may have upon the provision of fire and police protection, CRD water service and the services provided by School District #62 Sooke. Community services can also be affected by increased population.

There may be some unmapped *streams* or *watercourses* in the Plan area. Regardless of whether a *stream* or *watercourse* has been mapped, the adjacent riparian areas are still subject to the ***RAR*** if the *stream* contains fish habitat. Provincial legislation requires that a *QEP* submit a report on how development might affect the natural environment within the riparian assessment area. Riparian development permits may be approved subject to the conditions outlined by a *QEP* in a report submitted to the provincial government in accordance with the ***RAR***. For these reasons, riparian assessment areas are designated as part of the development approval information area.

PART SEVEN – Temporary Use Permits

710 Temporary Use Permits

Section 493 of the ***Local Government Act*** (***LGA***) enables local government to issue temporary use permits (TUPs) to allow specific land uses to occur for a short period of time. The permit can allow uses not permitted by a zoning bylaw, specify conditions under which the temporary use may be carried on and allow and regulate the construction of buildings or structures where this temporary use will occur.

711 Designation of Temporary Use Permit Areas

Land within all of the Land Use Designations in this Plan is designated under Section 492 of the ***LGA*** as an area in which TUPs may be issued.

712 General Conditions

A. TUPs may be issued by the CRD throughout the East Sooke Plan area subject to the policies of this Plan.
B. No public health, public safety or negative environmental impacts will result from the proposed activity.
C. In evaluating a TUP application, the CRD will consider the following:
    i. Whether the use is clearly temporary or seasonal in nature;
    ii. Whether the use is compatible with adjacent uses;
    iii. The impact of the proposed use on the natural environment;
    iv. The intensity of the proposed use; and
    v. The opportunity to conduct the proposed use on other land in the Plan area.
D. In issuing a TUP, the CRD may specify conditions including, but not limited to:
    i. The buildings to be used;
    ii. Siting;
    iii. Environmental protection, remediation and mitigation measures to address any impact to the natural environment;

iv. Hours of operation;
v. Parking and traffic management;
vi. On-site storage, buffers and screening;
vii. External lighting;
viii. Nuisance, dust and noise abatement;
ix. Waste management; and
x. A post-use site restoration plan and implementation strategy.

E. An applicant may be required to indemnify the CRD and post security to ensure compliance with the conditions of a permit.

713 Expiry of a Temporary Use Permit

Despite an expiry date specified in a TUP, a TUP may/will expire if the CRD determines that the person to whom the permit was issued has breached a condition specified in the TUP.

APPENDIX A – DEFINITIONS

In this bylaw, the following definitions apply:

PARCEL means any lot, block, parcel or other area in which real property is held or into which real property is subdivided, and includes a strata lot created under the ***Bare Land Strata Regulations*** pursuant to the ***Strata Property Act***, but specifically excludes a building strata created pursuant to Section 241 of the ***Strata Property Act***;

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

(a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,

(b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and

(c) the individual is acting within that individual's area of expertise;

QUALIFIED PROFESSIONAL (QP) means:

(a) A professional engineer,

(b) A professional geoscientist with experience or training in geotechnical study and geohazard assessments,

(c) A registered professional biologist, or

(d) A professional agrologist

acting alone or together with another Qualified Professional, if:

(a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,

(b) the individual's area of expertise in the assessment methods is recognized by the CRD as expertise that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and

(c) the individual is acting within that individual's area of expertise;

RURAL A ZONE means the Rural A zone as established by Bylaw No. 2040, Juan de Fuca, Land Use Bylaw, 1992;

STREAM includes any of the following that provides fish habitat:

(a) a *watercourse*, whether it usually contains water or not;

(b) a pond, lake, river, creek or brook;

(c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b);

SUBDIVISION means the division of land into two or more *parcels*, whether by plan, descriptive words, or otherwise, and includes a plan consolidating two or more *parcels* into the same or a lesser number of *parcels*, but excludes a building strata;

WATERCOURSE means a permanent or non-permanent (containing water at least six months of the year) source of water supply that is natural or man-made, including a pond, lake, river, creek, brook, ditch, spring or wetland that is integral to a *stream*, with well-defined banks and a bed of 0.6 m or more below the surrounding land serving to give direction to or containing a current of water but does not apply to a man-made pond that does not connect to a *stream*.

APPENDIX B – 2011 POPULATION DATA FOR EAST SOOKE

AGE	EAST SOOKE PLAN AREA			JUAN de FUCA ELECTORAL AREA			CAPITAL REGIONAL DISTRICT		
COHORT	FEMALE	MALE	TOTAL	FEMALE	MALE	TOTAL	FEMALE	MALE	TOTAL
0-4	30	25	50	95	95	190	7537	8002	15,300
5-9	40	35	70	110	105	210	7455	7826	15,170
10-14	30	50	75	90	125	215	8105	8391	16,405
15-19	35	50	85	105	130	230	9697	10590	19,765
20-24	30	35	65	75	90	170	13272	12628	23,930
25-29	20	25	45	70	75	145	13234	13244	24,080
30-34	35	15	50	120	90	215	11717	12292	22,115
35-39	40	45	85	135	155	295	11021	11170	21,135
40-44	55	55	110	135	165	300	11858	12002	23,190
45-49	75	65	140	200	175	375	13666	13164	26,725
50-54	80	75	155	230	215	440	14873	13578	28,630
55-59	85	80	160	255	240	490	14605	13503	28,595
60-64	55	75	135	185	225	405	13767	13048	27,275
65-69	35	45	80	115	155	270	10092	9547	19,535
70-74	30	40	70	90	100	185	7323	6636	13,930
75-79	10	20	30	40	60	105	6351	5385	11,840
80+	15	15	25	50	55	110	13808	8245	22,360
TOTAL	695	740	1435	2100	2255	4350	188380	179251	359,990
MEDIAN	47.6	48.4	48	47.8	48	47.9			44.8

Source: CRD Regional Planning; BC Stats, 2011

APPENDIX C – LIST OF SOURCES

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BC Conservation Data Centre. Sensitive Ecosystem Inventory. 2004.

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Sooke Region Museum

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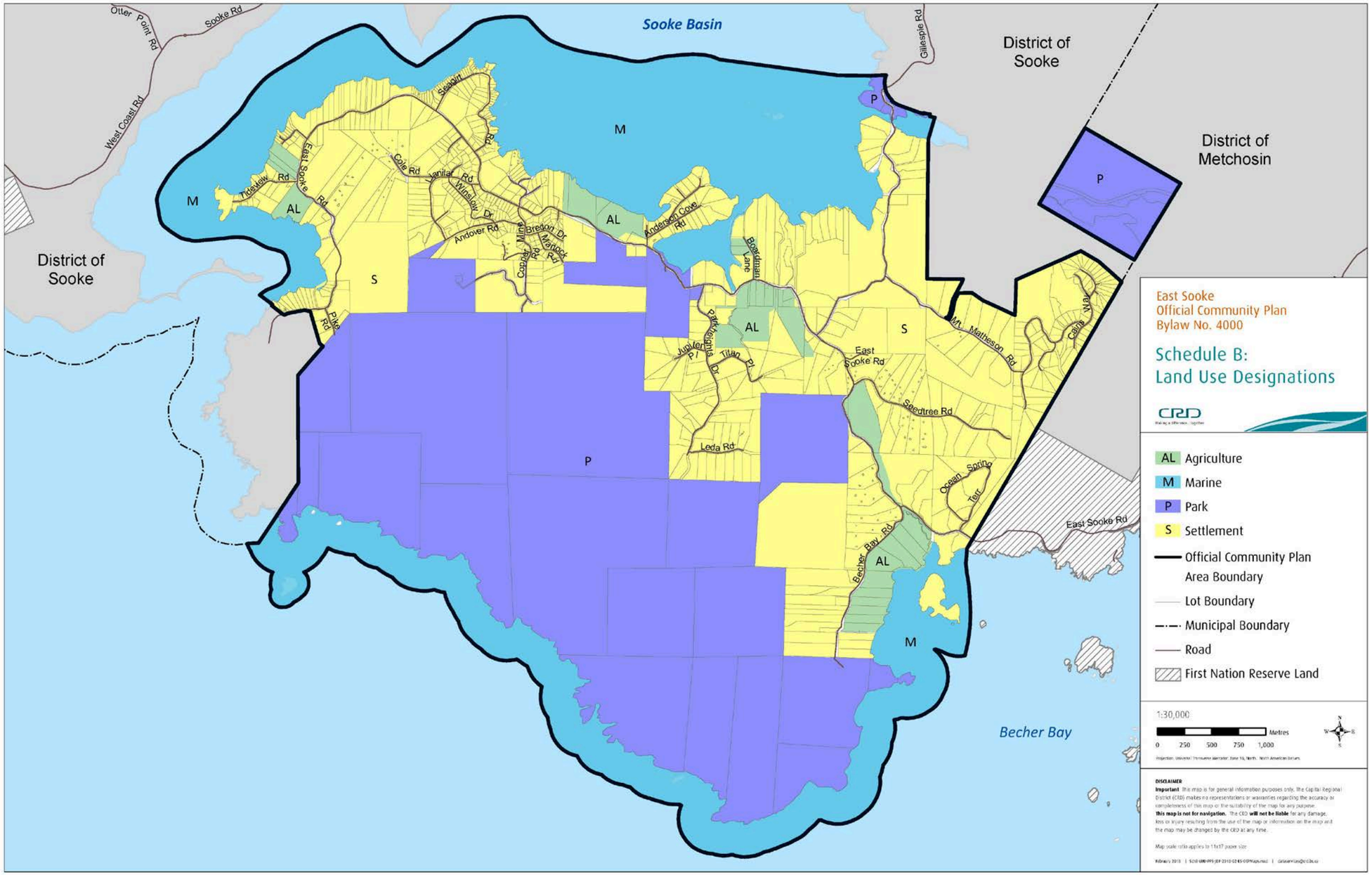
http://www2.gov.bc.ca/gov/topic.page?id=9CD252EC63C84868AC2325F70E21683C&title=CommunityEnergyEmissionsInventoryCEEI#toc


Sooke Basin
Otter Point Rd
Sooke Rd
West Coast Rd
Gillespie Rd
District of Sooke
District of Metchosin
Steadman Rd
Cole Rd
Janilar Rd
Kinsley Dr
Tidelew Rd
East Sooke Rd
Andover Rd
Minto Rd
Breson Dr
Matlock Pl
Anderson Cove Rd
Boardman Lane
Pike Rd
Jupiter Pl
Parkinson Dr
Titan Pl
East Sooke Rd
Mt. Matheson Rd
Cains Way
Speedtree Rd
Leda Rd
Ocean Spring Terr
Becher Bay Rd
Becher Bay
M
AL
S
P
East Sooke
Official Community Plan
Bylaw No. 4000
Schedule B:
Land Use Designations
AL Agriculture
M Marine
P Park
S Settlement
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Road
First Nation Reserve Land
1:30,000
Metres
0 250 500 750 1,000
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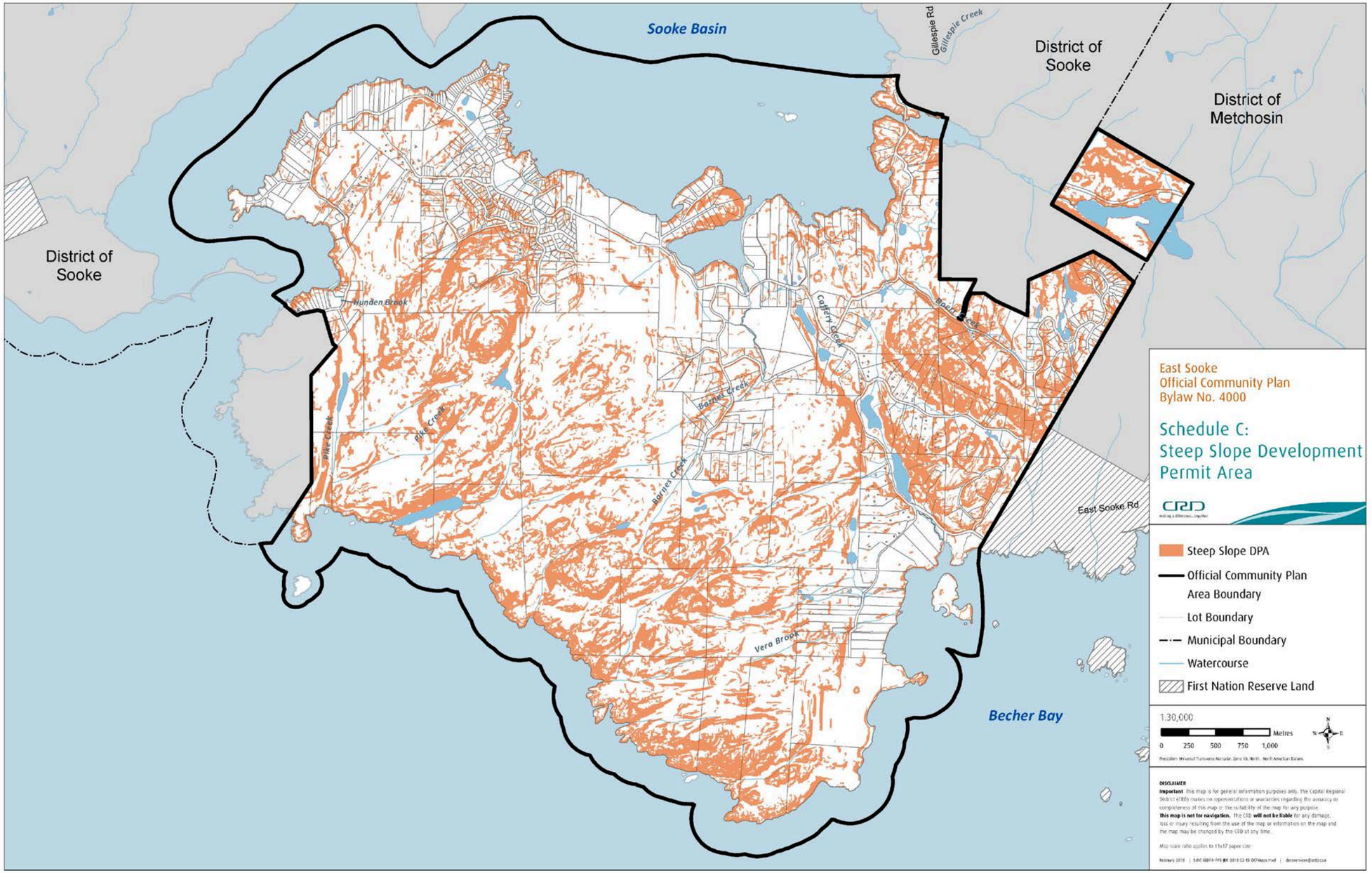
Sooke Basin
Gillespie Rd
Gillespie Creek
District of Sooke
District of Metchosin
District of Sooke
Hunden Brook
Caffery Creek
Mount Creek
Barnes Creek
Pike Creek
Blue Creek
Barnes Creek
East Sooke Rd
Vera Brook
Becher Bay
East Sooke
Official Community Plan
Bylaw No. 4000
Schedule C:
Steep Slope Development Permit Area
Steep Slope DPA
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Watercourse
First Nation Reserve Land
1:30,000
Metres
0 250 500 750 1,000
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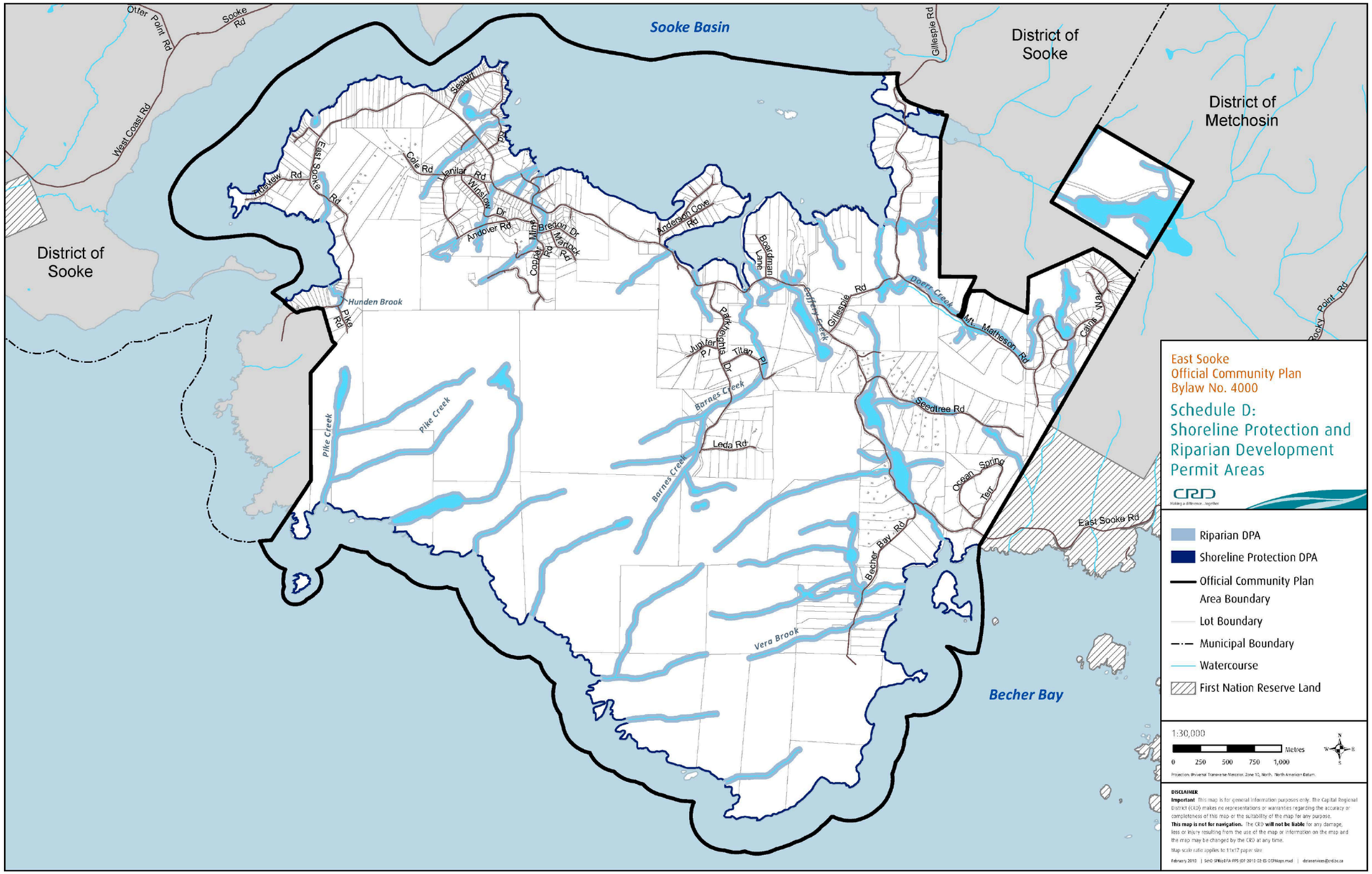
Sooke Basin
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Andover Rd
Mint Rd
Bredon Dr
Matlock Rd
Coppley Rd
Anderson Cove Rd
Broadman Lane
Hunden Brook
Pike Rd
Pike Creek
Jupiter Pl
Titan Pl
Parkinson Dr
Bornes Creek
Leda Rd
Seedtree Rd
Ocean Spring Terr
Becher Bay Rd
East Sooke Rd
Vera Brook
Becher Bay
Doerr Creek
Mt. Matheson Rd
Celine Way
Rocky Point Rd
East Sooke Official Community Plan Bylaw No. 4000
Schedule D: Shoreline Protection and Riparian Development Permit Areas
CRD
Riparian DPA
Shoreline Protection DPA
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Watercourse
First Nation Reserve Land
1:30,000
Metres
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Projection: Universal Transverse Mercator, Zone 10, North, North American Datum.
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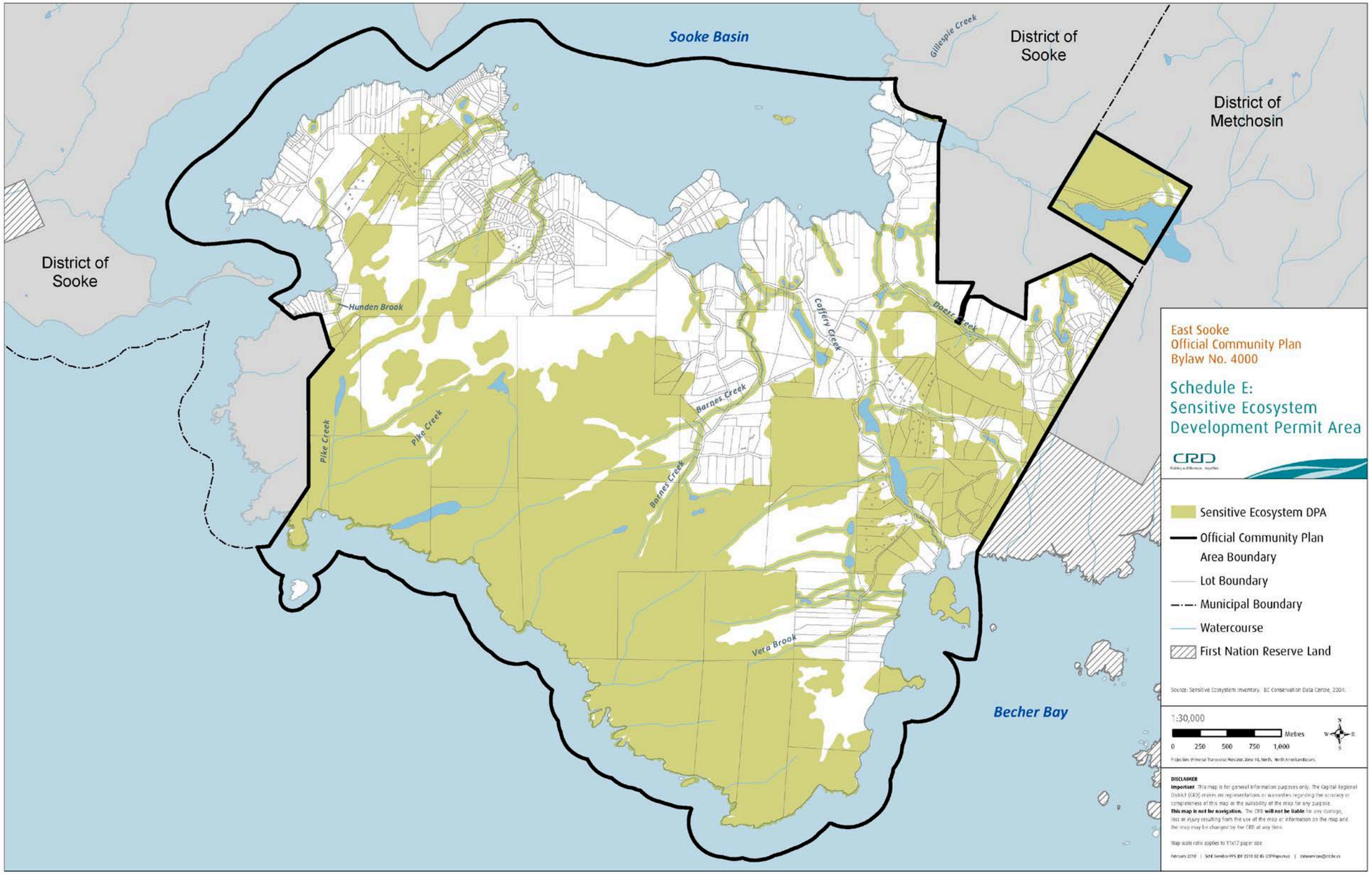
February 2018 | Sent: SPNodPA-FPS (EF-2017-02-IS-GDPMaps.mxd | dataservices@crd.bc.ca


Sooke Basin
Gillespie Creek
District of Sooke
District of Metchosin
District of Sooke
Hunden Brook
Coffery Creek
Pike Creek
Pike Creek
Barnes Creek
Barnes Creek
Vera Brook
Becher Bay
East Sooke
Official Community Plan
Bylaw No. 4000
Schedule E:
Sensitive Ecosystem
Development Permit Area
CRD
Sensitive Ecosystem DPA
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Watercourse
First Nation Reserve Land
Source: Sensitive Ecosystem Inventory, BC Conservation Data Centre, 2004.
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DISCLAIMER
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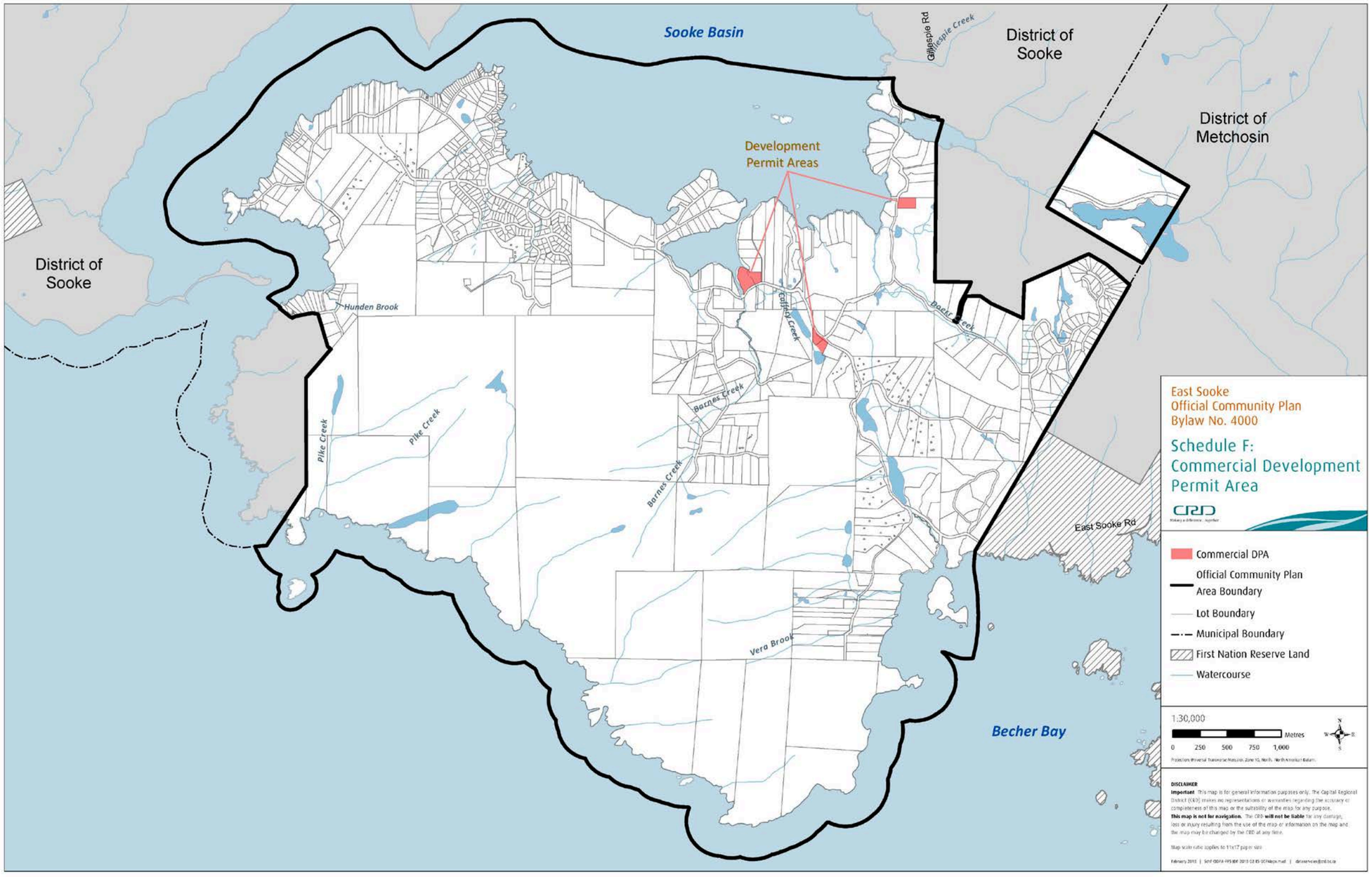
Sooke Basin
District of Sooke
District of Metchosin
Development Permit Areas
Gillespie Rd
Gillespie Creek
Hunden Brook
Pike Creek
Barnes Creek
Coffey Creek
Vera Brook
East Sooke Rd
Becher Bay
East Sooke
Official Community Plan
Bylaw No. 4000
Schedule F:
Commercial Development Permit Area
CRD
Commercial DPA
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
First Nation Reserve Land
Watercourse
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DISCLAIMER
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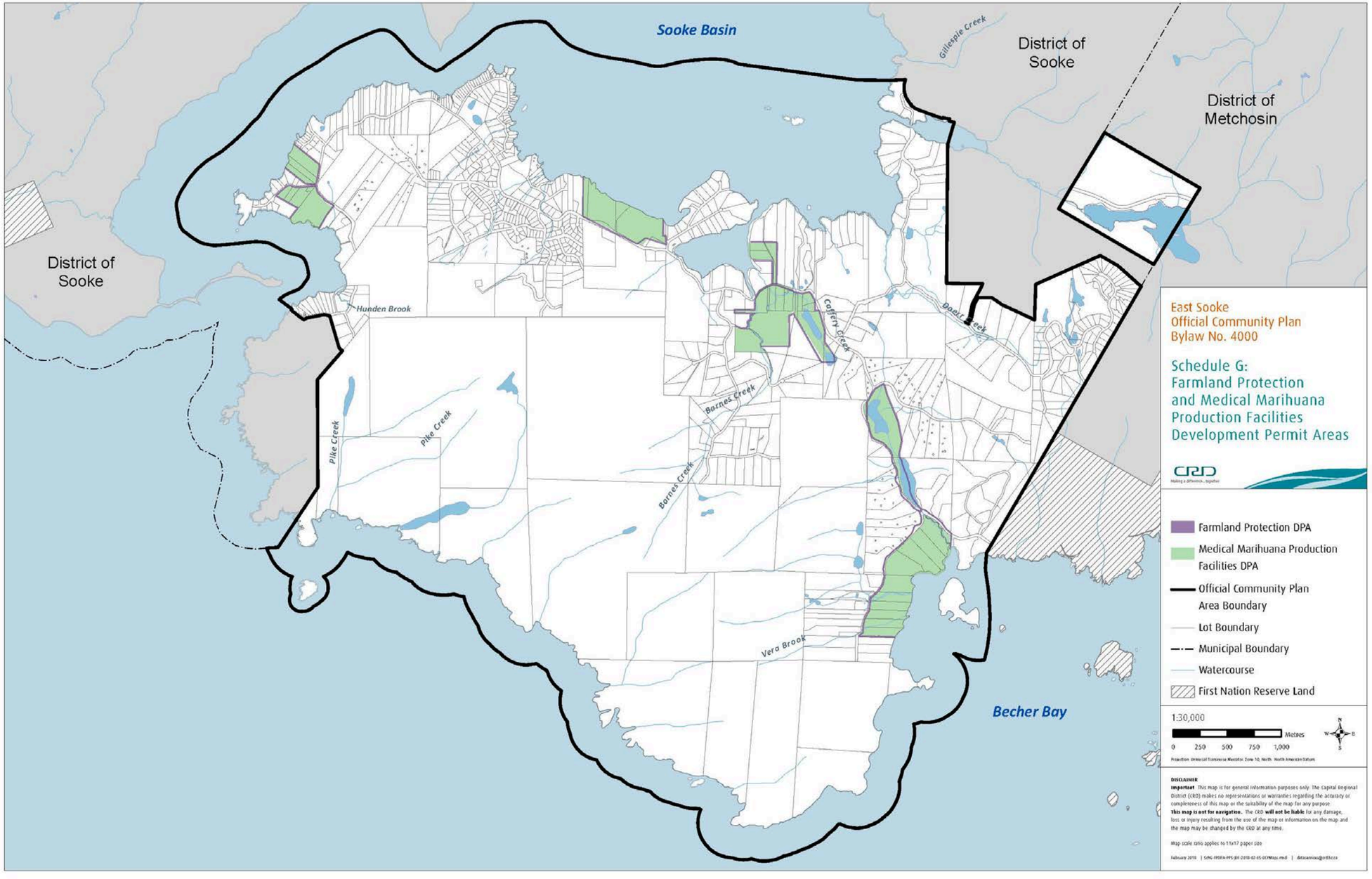
Sooke Basin
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Gillespie Creek
Hunden Brook
Pike Creek
Pike Creek
Barnes Creek
Barnes Creek
Coffery Creek
Vera Brook
Becher Bay
East Sooke
Official Community Plan
Bylaw No. 4000
Schedule G:
Farmland Protection
and Medical Marihuana
Production Facilities
Development Permit Areas
Farmland Protection DPA
Medical Marihuana Production Facilities DPA
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Watercourse
First Nation Reserve Land
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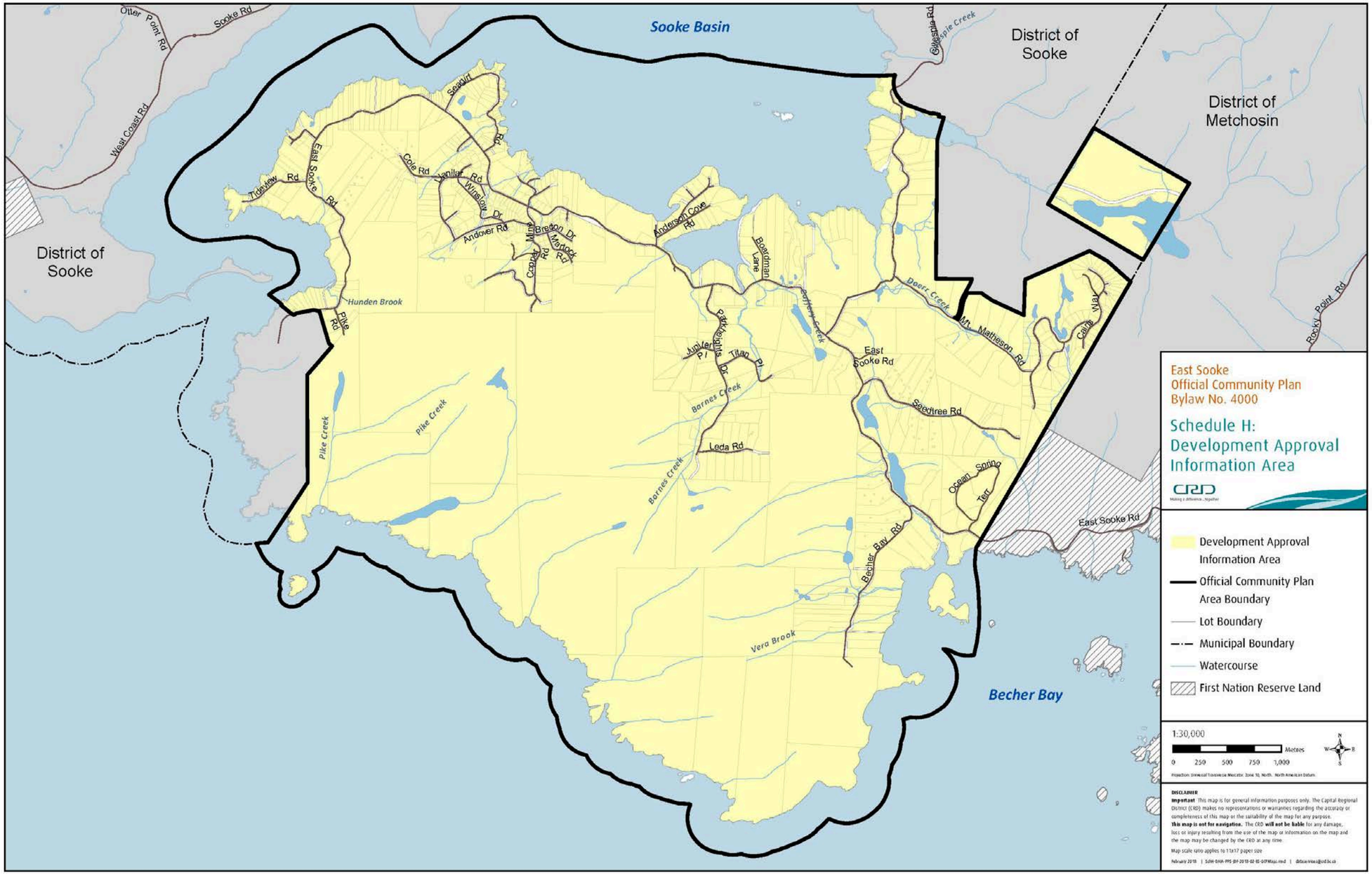
Sooke Basin
District of Sooke
District of Metchosin
Becher Bay
Otter Point Rd
Sooke Rd
West Coast Rd
Gillespie Rd
Gillespie Creek
Seaglint Rd
Tridelow Rd
East Sooke Rd
Cole Rd
Yeoward Rd
Winslow Dr
Andover Rd
Coppard Rd
MacBreton Dr
Murdock Rd
Anderson Cove Rd
Boardman Lane
Hunden Brook
Pike Rd
Pike Creek
Barnes Creek
Juniper Ridge Pl
Titan Pl
Leda Rd
Seedtree Rd
East Sooke Rd
Ocean Spray Terr
Becher Bay Rd
Vera Brook
Mt. Matheson Rd
Rocky Point Rd
East Sooke
Official Community Plan
Bylaw No. 4000
Schedule H:
Development Approval
Information Area
Development Approval Information Area
Official Community Plan Area Boundary
Lot Boundary
Municipal Boundary
Watercourse
First Nation Reserve Land
1:30,000
Metres
0 250 500 750 1,000
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February 2018

Appendix C – Referral Comments

Cowichan Tribes

Wendy Miller

From: Tracy Fleming <Tracy.Fleming@cowichantribes.com>
Sent: Friday, February 19, 2016 1:06 PM
To: Referral Coordinator; Wendy Miller
Cc: Candace Charlie; Hilda August; Helen Reid
Subject: Re: East Sooke Official Community Plan - CRD Referral

Hello Wendy,

Thank-you for your referral package. Cowichan Tribes will defer comment to the local first nations in the Sooke area.

Tracy Fleming, M.Sc., R.P.Bio.
Referral Coordinator
Cowichan Tribes
5760 Allenby Road
Duncan, BC V9L 5J1

250-748-3196 (ext 358)

Please consider the environment before printing this message.

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>>> Wendy Miller <wmiller@crd.bc.ca> 2/17/2016 2:29 PM >>>
Good Afternoon,

Please find attached a referral letter and staff report and link to proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016" (Appendix B) which would repeal and replace the existing East Sooke Official Community Plan, Bylaw No. 3718.

Appendix B:
https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/juandefucalandusecommittee/20160216/pps-jdf-2016-02-16-10-bl4000-trackedchangesaccepted.pdf?sfvrsn=6

Comment is requested by March 16, 2016.

Thank you,

Wendy Miller
Administrative Clerk | JDF Electoral Area Planning | **250.642.8100**

Cowichan Valley Regional District

RESPONSE SUMMARY – PROPOSED BYLAW NO. 4000

___ Interest Affected by Proposal for Reasons Outlined Below

✓ Interest Unaffected by Proposal

Comments:

Signed — Title: MANAGER, CVRD COMM+REG. PLANNING

Date: 2016/03/01 — Agency: COWICHAN VALLEY R.D.

PPSS-1374745199-1167

District of Metchosin

RESPONSE SUMMARY – PROPOSED BYLAW NO. 4000

___ Interest Affected by Proposal for Reasons Outlined Below

X Interest Unaffected by Proposal

Comments:

Signed

PLANNER
Title

MARCH 8, 2016
Date

DISTRICT OF METCHOSIN
Agency

PPSS-1374745199-1167

District of Sooke

Wendy Miller

From: Danica Rice <drice@sooke.ca>
Sent: Friday, March 18, 2016 9:05 AM
To: Wendy Miller
Subject: RE: East Sooke Official Community Plan - CRD Referral

Hi Wendy,

Thank you for the opportunity to review the East Sooke OCP. Our team enjoyed the read and appreciate the efforts and new ideas you have included in the new document.

In short, we like the following:

- Solid list of necessary DPAs..(steep slope, shoreline protection, sensitive ecosystem development, farmland protection)..These are all very characteristic of East Sooke and important to protect..
- Medical Marihuana Production Facilities DPA
- Request for separated grade trails vs road side. Better for all safety and user experience
- Historic buildings inventory. This is great to see.

A few suggestions:

- Chart/chronology of public engagement process
- Identification of trail linkages might be more appropriate language than identification of trails themselves on what could be private property- sensitive..
- Map of beach/water accesses with symbols for developed , partially, undeveloped, or relinquished
- Note: Section 311 and 322 both deal with invasive species management in parks and in ecological health... Please consider that invasive species enter the ecosystem at any time of soil disturbance, and in most often as a result of new development and site alteration and or preparation. The emphasis on pets being the culprits of invasive species may not be as much of an impact as providing improved best management practices for development and soil disturbance.
- Hopefully there will be more charts and photographs to illustrate information.

We will look forward to updates with revisions to the new RGS.

At this time, we don't have any real concerns with the document and are pleased to support you in moving forward with implementation.

Sincerely,

Danica Rice

Danica Rice, MEDes, RPP, MCIP
Planner II
District of Sooke
2205 Otter Point Road
Sooke, British Columbia, V9Z 1J2
Phone 250.642.1634

1

Island Health

Excellent health and care, for everyone,
everywhere, every time.

March 29, 2016

Iain Lawrence
Supervisor, Local Area Planning
Juan de Fuca Electoral Area Planning
Capital Regional District
3 – 7450 Butler Road
Sooke, BC V9Z 1N1

Dear Mr. Lawrence:

Re: Official Community Plan for East Sooke, Bylaw No. 1, 2016 (Your File Bylaw No. 4000)

Thank you for the opportunity to provide comment on the East Sooke Official Community Plan Update. How communities are planned and built, and the services and resources provided within them, directly impacts people's physical, mental, and social health. These impacts are reflected in levels of social cohesion, mental and physical fitness, chronic disease, obesity, and injury[1]. By 2035, Sooke's population aged 45-74 is expected to increase by 53%, while the population aged 75+ is expected to grow by 194%[2]. As the population ages, the prevalence rates of chronic conditions such as cardiovascular diseases, type 2 diabetes, and obesity will also increase[3].

All of these health effects arise in part from our interaction with the built environment, e.g. the buildings, parks, schools, road systems and other infrastructure that we encounter in our daily lives. Research indicates that we can improve health and reduce illness through different approaches to planning our communities. According to the World Health Organization, 80% of some chronic diseases can be prevented through moderate exercise and improved nutrition; as well as having well designed homes, sidewalks and transportation systems to help promote activity for all ages[3].

Island Health (VIHA) appreciates the opportunity to provide evidence-based recommendations and comments for this Official Community Plan review. Regulatory requirements, as well as healthy built environment based highlights and recommendations are itemized below.

Regulatory Considerations

Drinking Water

355 – On page 35 it mentions that "in the case of new home construction, a rainwater capture system can be used to provide potable water." Rainwater capture can be utilized to provide domestic potable water to existing individual single-family residences, however Island Health greatly discourages its use as a potable water supply for the purposes of subdivision, as it is an unreliable (for quality and quantity) source of water for domestic purposes.

383 – Under the *Drinking Water Protection Act* and *Regulation* any drinking water supplies providing water to more than a single-family dwelling or commercial operation (with public access) require

Health Protection and Environmental Services
Located at: 201-771 Vernon Avenue | Victoria, BC V8X 5A7 Canada Tel: 250-519-3401 | Fax: 250-519-3402
Mailing address: 201-771 Vernon Avenue | Victoria, BC V8X 5A7 Canada ***viha.ca***

construction and operating permits from Island Health's – Health Protection and Environmental Services department, for more information refer to: http://www.viha.ca/mho/water/.

454 – Under Policies for a Safe and Healthy Community, Water Supply, on page 74 it states that "as the RGS is amended to allow the expansion of water service areas, support [will be for] the provision and extension of CRD water services within the existing water distribution service area subject to capacity…" While at Island Health we also support water system improvements and CRD service extensions it is important to note that under the *Drinking Water Protection Act* and *Regulation* a construction permit is required for any water system alteration. This is available through Island Health's Public Health Engineer (PHE) and/or via contact with your local Environmental Health Officer.

Highlights and recommendation under Island Health's Healthy Built Environment Initiative:

Highlights

Transportation

Road Safety: Traffic safety is identified as a top priority for the resident of East Sooke. The goal of Gillespie and East Sooke Road safety improvements appears throughout the Plan as a broad objective (e.g. Objective **442**) directed towards the Ministry of Transportation and Infrastructure (MoTI). "In 2013, the East Sooke Fire Department responded to 11 traffic incidents. While the condition of local roads poses a safety risk to drivers and passengers in cars, substandard road shoulders pose an even more serious risk to pedestrians and cyclists."

Island Health would like to echo this sentiment and strongly encourage the Ministry of Transportation to address this intersection and main thoroughfare roads. Street safety improvements such as traffic calming and separated bicycle routes have been shown to greatly decrease the occurrence of traffic collisions and injuries among all road users. Evidence also illustrates that "safety concerns keep 1 in 5 Canadians from walking or bicycling."

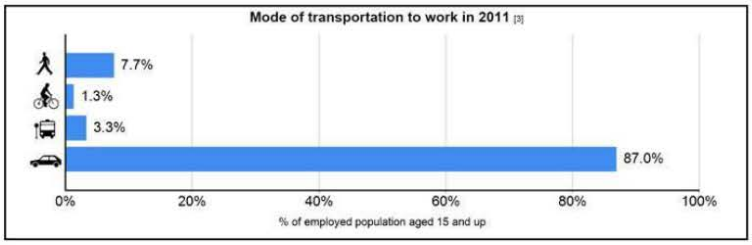
Active Transportation: To promote multi-modal transportation options, the initiatives in the OCP should be applauded on its efforts to encourage BC Transit ridership. Additionally, providing a link between the Galloping Goose regional trail, while increasing the network of neighbourhood trails, is supported. "Community connectivity in East Sooke not only needs to be improved from a safety perspective, but will also reduce the number of car trips and promote a healthy lifestyle" (page 2).

Island Health supports these elements as integral to a Healthy Built Environment (HBE) for many reasons. These include: convenient access to public transit can encourage equality by enhancing mobility among a wide range of vulnerable groups including children, older adults, women and people with disabilities[1].

Active transportation that is convenient and safe can also increase transit use as well as walkability, and physical activity, while too improving mental health and social connectivity. Active transportation is one of the most cost-effective ways for an individual to become more physically active and remain healthy in the long-term. If all Canadians engaged in 60 minutes of physical activity per day, 33% of all deaths related to coronary heart disease, 25% of deaths related to stroke, 20% of deaths related to Type 2 diabetes, and 20% of deaths related to hypertension could be avoided[4].

With the above HBE linkages in mind Island Health would like to highlight the illustration below. As seen in the graphic below a population of 13.7% (in Sooke) rely on alternative modes of transport to get

to work. To facilitate this population and possibly foster others to commute by modes besides automobiles, making active transportation convenient and safe is an integral component.



Reference: http://www.phsa.ca/Documents/Community-Health-Profile/Sooke.pdf

Food Security

460 – In this Section highlighted priorities are protection of the ALR; supporting local agriculture, farmers' markets and farm gate sales.

Agricultural capacity is a key aspect of health food systems. Expert opinion indicates that agricultural land and capacity are essential for a healthy food system, particularly at the regional or local level. Land use decisions can influence food production (or the availability of food producing lands) impacting the accessibility, quality, and variety of food available to future residents.

Farmers markets also encourage local food security and healthier food choices within the community however to keep food safety principles paramount they should be adhering to the provincial *Guidelines for the Sale of Foods at Temporary Food Markets*.

Overall, research suggests that support for local food production may increase the availability of healthy and fresh food, including fruits and vegetables, in communities while supporting local economies. We know that eating enough servings of vegetables and fruit is critical to good health; however, only 41% of British Columbians eat at least five servings of fruits and vegetables per day. There is evidence to show that even a one-serving-per-day increase is linked to a 20% reduction in chronic disease related mortality[3]. Therefore, these food security measures have the potential to contribute to improvements in the overall health of individuals, families, and the community of East Sooke.

Settlement (or Housing)

480 to 484 – Policies for Settlement support developing secondary suites, co-housing complexes, and clustering small-scale neighbourhood commercial.

Secondary dwellings provides the community with increased affordable housing options which may have a multitude of increased health benefits, e.g. allow people greater disposable income to buy necessities such as healthy food or medications. In addition, permitting secondary dwellings can assist families with facilitating "aging in place" such that either aging family members may be able to reside with their family, or conversely allowing seniors to bring in a tenant to offset costs or even a live in home care provider. Another benefit of this allowance will ensure suites are built to Building Code requirements rather than the installation of illegal substandard housing.

With the above in mind, the following two conditions are required to ensure a safe and healthy environment for secondary dwellings:

a) As per section 7 of the *Health Hazard Regulation* it is the duty of a landlord to provide potable water to his/her tenant for domestic purposes.
b) Increases to living space may impact properties serviced by septic systems, therefore sewerage systems must be adequately sized and designed and may require an assessment or upgrading by an Authorized Person as per the Sewerage System Regulation.

In regards to clustering commercial development in the neighbourhood, this is supported by Island Health as this not only preserves the natural environment (or agricultural capacity) but has the potential to link residents and promote walkability.

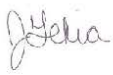
Recommendation

Air Quality

This is an area that could benefit from an objective and supportive policy on air quality. One suggestion is to encourage CSA certified low emitting wood-stoves from being installed or changed out. This promotes efficient wood burning in the community resulting in improvements to outdoor air quality, including a reduction in $PM_{2.5}$ (fine particulates). Another recommendation is to prohibit open burning and the burning of domestic waste, as the burning of wood waste and garbage releases a number of toxic chemicals into the air, e.g. including dioxins and furans. Not that we want to connect causal pathways however in light of Sooke having a higher rate of children hospitalized for respiratory disease (12.4 per 1,000 children aged 0-14) compared to BC (9.0 per 1,000) and Island Health (10.7 per 1,000) any improvements to local air quality would be an overall benefit to community health.

Thank you for the opportunity to review the East Sooke's Official Community Plan. If you have any questions please do not hesitate to contact Rory Beise, your district Environmental Health Officer for regulatory considerations at 250-519-3401, or the undersigned at 250-519-3654 regarding Island Health's *Healthy Built Environment* Initiative.

Sincerely,



Jade Yehia, CPHI(C)
Regional Built Environment Consultant

cc: Rory Beise, Environmental Health Officer, Victoria
Joanne Lum, Senior Environmental Health Officer, Victoria

[1]Provincial Health Services Authority (PHSA). (2015). Retrieved from: http://www.phsa.ca/our-services/programs-services/population-public-health/healthy-built-environment

[2]Island Health. (2013). *Local Health Area Profile*. Retrieved from http://www.viha.ca/mho/stats/lha_profiles.htm

[3] PlanH. (2014). Retrieved from: planh.ca/sites/default/files/planh_local_government_guide-web_0.pdf and [4] http://planh.ca/take-action/healthy-environments/page/healthy-built-environment

Ministry of Agriculture

Capital Regional District
Juan de Fuca Electoral Area Planning
3 – 7450 Butler Road
Sooke, BC V9Z 1N1

Via email: wmiller@crd.bc.ca

March 16, 2016

Dear Mr. Lawrence,

Re: East Sooke OCP Update

Thank you for allowing the Ministry of Agriculture to be a part of your process to adopt a new Official Community Plan. Please consider this letter as a referral response.

Ministry staff generally review Official Community Plan's for consistency with Minister's Bylaw Standards, which can be found on our website:
http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/local-government-bylaw-standards/840000-1_guide_for_bylaw_development_in_farming_areas.pdf

Noteworthy items and additional comments are listed below:

Section 208 Regional Growth Strategy Consistency

Although there are many activities the CRD can regulate in the Agricultural Land Reserve, the majority of activities cannot be prohibited; therefore, the CRD does not have full jurisdiction over lands in the ALR.

Section 464 Policies for Food Security (H)

The Ministry does not support multiple dwellings on farm properties "to make farming more affordable", although the Ministry recognizes the ALC Act Regulations for additional dwellings. The Ministry is concerned about additional residential development and the impact on farmland costs and the increased potential for farm practice complaints. Additional dwellings for farm workers require strict enforcement to ensure this use is not abused. For additional information on temporary farm worker housing, please see the Guide for Bylaw Development in Farming Areas.

Ministry of Agriculture
Strengthening Farming Program
808 Douglas Street
PO Box 9120 Stn Prov Govt
Victoria, BC V8W 9B4
Web Address: www.al.gov.bc.ca/resmgmt/sf/

Section 570 Medical Marihuana Production Facilities Development Permit Area

The Ministry of Agriculture is not supportive of form and character development permits that would apply to farm uses. MMPF's are considered an agricultural operation similar to a mushroom barn or a greenhouse. Ministry staff are concerned about the precedent setting nature of requiring a development permit for MMPF's. Requiring a development permit would impose additional timelines that could considerably delay the permitting process. Through setbacks and buffers, a MMPF could be minimized from view. For example, the Guide for Bylaw Development in Farming Areas recommends a 30m maximum setback from MMPF's to non-ALR residential uses with a buffer, or a 60m setback if a buffer is not employed. Please refer to the Guide for Bylaw Development for additional MMPF standards, as well as the Guide to Edge Planning for buffers.

Section 384 Local Economy

End of first paragraph: "A number of the local farms direct market". Suggest wording change to "a number of local farms practice farm direct marketing".

Section 395 Climate Change Adaptation

End of last paragraph: please source the referenced "Fire Smart" publication.

Ministry of Agriculture staff are available to assist you in meeting these objectives. If you have any questions, please feel free to contact the undersigned by telephone or email.

Sincerely,

Jessica Lam, MCIP
Land Use Planner

250-356-0488
jessica.lam@gov.bc.ca

pc: Rob Kline, Regional Agrologist
Gordon Bednard, Agricultural Land Commission

Ministry of Forests, Lands and Natural Resource Operations

RESPONSE SUMMARY – PROPOSED BYLAW NO. 4000

X Interest Affected by Proposal for Reasons Outlined Below

___ Interest Unaffected by Proposal

Comments:

Dr. Grant Broda — Signed
Ecosystem Biologist — Title
February 24, 2016 — Date
BC ministry of Forests, Lands and Natural Resource Operations — Agency

PPSS-1374745199-1167

Ministry of Transportation & Infrastructure

Wendy Miller

From: Sherratt, Grace TRAN:EX <Grace.Sherratt@gov.bc.ca>
Sent: Tuesday, March 01, 2016 1:50 PM
To: Wendy Miller
Subject: RE: East Sooke Official Community Plan - CRD Referral

Good Afternoon Wendy,

Please accept this email as an official response to your referral regarding the proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No.1, 2016", **Ministry file 2016-00952**.

The Ministry has no objections to Bylaw No. 4000 as proposed however, if significant revisions/changes are made, please re-refer the document for Ministry review.

If necessary, please forward the certified bylaw forms to our office for completion at your convenience.

If you have any questions, please do not hesitate to contact me.

Kind Regards,
GRACE SHERRATT | DISTRICT DEVELOPMENT TECHNICIAN
BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | VANCOUVER ISLAND DISTRICT
240 - 4460 CHATTERTON WAY
VICTORIA BC V8X 5J2
T: 250.952.4511 | **F:** 250.952.4508

WEBSITE FOR DEVELOPMENT APPROVALS:
www.th.gov.bc.ca/Development_Approvals/home.htm | MINISTRY WEBSITE: http://tranbc.ca/

From: Wendy Miller [mailto:wmiller@crd.bc.ca]
Sent: Wednesday, February 17, 2016 12:10 PM
To: Sherratt, Grace TRAN:EX
Subject: East Sooke Official Community Plan - CRD Referral

Good Afternoon,

Please find attached a referral letter and staff report and link to proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016" (Appendix B) which would repeal and replace the existing East Sooke Official Community Plan, Bylaw No. 3718.

Appendix B:
https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/juandefucalandusecommittee/20160216/pps-jdf-2016-02-16-10-bl4000-trackedchangesaccepted.pdf?sfvrsn=6

Comment is requested by March 16, 2016.

Thank you,

Pacheedaht First Nation

Wendy Miller

From: Kristine Pearson <referrals@pacheedaht.ca>
Sent: Monday, March 14, 2016 2:22 PM
To: Wendy Miller
Subject: Re: East Sooke Official Community Plan - CRD Referral

Hello Wendy,

There are no substantial comments from PFN for East Sooke's OCP, other than : When is Port Renfrew scheudled for a review?

Thanks,
Kristine Pearson
Pacheedaht Referrals Coordinator

On Mar 7, 2016, at 12:53 PM, Wendy Miller <wmiller@crd.bc.ca> wrote:

Good Afternoon,

I follow up to the below email.

Should you wish to make comment, submissions are requested by March 16, 2016.

Thank you,

Wendy

From: Wendy Miller
Sent: Wednesday, February 17, 2016 2:36 PM
To: 'referrals@pacheedaht.ca' <referrals@pacheedaht.ca>
Cc: 'seafoam1967@hotmail.com' <seafoam1967@hotmail.com>; Joan McKinnon <joanm@pacheedaht.ca>
Subject: East Sooke Official Community Plan - CRD Referral

Good Afternoon,

Please find attached a referral letter and staff report and link to proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016" (Appendix B) which would repeal and replace the existing East Sooke Official Community Plan, Bylaw No. 3718.

Appendix B:
https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/juandefucalandusecommittee/20160216/pps-jdf-2016-02-16-10-bl4000-trackedchangesaccepted.pdf?sfvrsn=6

Comment is requested by March 16, 2016.

Thank you,

Scia'new First Nation

Wendy Miller

From: Bernice Millette <bernicebbfn@live.ca>
Sent: Tuesday, March 08, 2016 10:27 AM
To: Wendy Miller
Subject: RE: East Sooke Official Community Plan - CRD Referral

Good morning Ms. Miller,

Thank you for sending your community plan and the acknowledgement of the First Nations Territories.

At this time we have no concerns with your community plans, and the only comments would be: should there be a Archaeological finds pertaining to our First Nations, that all parties need to be involve to achieve appropriate outcomes in such sensitive areas.

Thank you for your time.

From: bb.fn@telus.net
To: russchipps@telus.net; bernicebbfn@live.ca; glcharles@live.ca
Subject: FW: East Sooke Official Community Plan - CRD Referral
Date: Tue, 8 Mar 2016 08:59:48 -0800

From: Wendy Miller [mailto:wmiller@crd.bc.ca]
Sent: March-07-16 12:56 PM
To: 'bbfnregistry@live.com'; bb.fn@telus.net
Subject: RE: East Sooke Official Community Plan - CRD Referral

Good Afternoon,

I follow up to the below email.

Should you wish to make comment, submissions are requested by March 16, 2016.

Thank you,

Wendy Miller
Administrative Clerk | JDF Electoral Area Planning | **250.642.8100**
JDF Local Area Services Building | Capital Regional District
3 – 7450 Butler Road, Sooke, BC V9Z 1N1

From: Wendy Miller
Sent: Wednesday, February 17, 2016 2:38 PM
To: 'bbfnregistry@live.com' <bbfnregistry@live.com>; 'bb.fn@telus.net' <bb.fn@telus.net>
Subject: East Sooke Official Community Plan - CRD Referral

CRD Protective Services

Wendy Miller

From: Peter Ensor
Sent: Tuesday, March 08, 2016 7:58 AM
To: Wendy Miller
Subject: RE: East Sooke Official Community Plan - Referral

Wendy, I have had opportunity to review Section 450-454 of the OCP and have the following comments, I am not sure that I can get any response from the East Sooke Fire Department as their Chief is in Mexico for a month and I don't believe the Commission is meeting again until April. Do you want me to try and get the Commissions comments?

Section
452 Broad Objectives for a Safe Community, 453 (a) and 454 (b): This section refers to a number of road improvements and asking MoTI to improve roads. 454 (b) seeks the establishment of policy to enforce both vertical and horizontal setbacks in areas at risk of flood. It should be noted that given the forested nature of East Sooke it is at significant risk of wildfire. MoTI should be asked to ensure that all new subdivisions have at least two means of ingress/egress

453 (b) & 454 (c) refer to advising the public about known hazardous conditions and reduction of hazardous conditions through the application of a DPA respectively. The latter section specifically refers to DPA being applied relating to steep slope areas and areas subject to coastal flooding. It is felt that something should be included that separates hazardous materials sites from general residential. For example ensuring that fuel storage facilities (gas stations, (car, boat, aviation) or medical marihuana growing operations are separated from residential areas.

454 (g); Support Ham radio operators and recognize the important role they can play in an emergency: It is unclear as to what this is doing in an OCP. Ham radio is integrated and managed through the Emergency Programs

454 (n) Support improvement necessary so that local reservoirs have adequate capacity to handle firefighting efforts. This section infers the CRD will pursue acquisition of reservoirs (dams) in order to provide firefighting water. This responsibility is cleared spelled out in the building bylaw as being an essential service and the developer's responsibility. The acquisition of dams incurs very significant costs and future liabilities. Firefighting water IF necessary can be achieved through a number of alternative methods in conformity with building bylaw that do not carry similar costs or liabilities.

PE

From: Wendy Miller
Sent: Wednesday, February 17, 2016 12:53 PM
To: Peter Ensor <PEnsor@crd.bc.ca>
Cc: Ian Elliott <ielliott@crd.bc.ca>
Subject: East Sooke Official Community Plan - Referral

Good Afternoon,

Please find attached a staff report and link to proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016" (Appendix B) which would repeal and replace the existing East Sooke Official Community Plan, Bylaw No. 3718.

Appendix B:

CRD Regional Parks

Wendy Miller

From: Brett Hudson
Sent: Tuesday, March 15, 2016 5:10 PM
To: Wendy Miller
Cc: Karen Ward; Lynn Wilson; Carolyn Stewart
Subject: RE: East Sooke Official Community Plan - Referral

Hello Wendy. Thanks for the opportunity to review and comment on the East Sooke Official Community Plan.

CRD Parks has reviewed the parks and trails, and connectivity and transportation sections of the plan, and support the goals and objectives outlined. We do have a few editorial suggestions and notes for areas of future collaboration, below.

- In a number of places in the plan, reference is made to "off-road" trails. You may want to consider using "off-street" trails instead or include a definition of "off-road". The term "off-road" often has connotations of allowing off-road motorized vehicular use attached to it. Similarly, you may want to consider providing a definition of "multi-use" trails—it seems in some references they mean bikes/pedestrians; while in others they may consider horse use.
- Please note that the Galloping Goose corridor is owned by the Province (and administered by the Ministry of Transportation and Infrastructure) and if a municipal government wants to develop connecting trails on the provincial land, it should contact both the Ministry and CRD before developing, as there may be a need for a tenure through the province.
- CRD Parks would like to be consulted in regards to any future proposals to locate trails on CRD park lands and during the development of any detailed trail network plan that includes proposed connections to CRD Parks.

If you have any questions or concerns with the foregoing, please don't hesitate to get in touch with me.

Thanks again for the opportunity to comment.

Regards,

Brett Hudson
Manager, Planning, Resource Management and Development
Capital Regional District Parks

250-360-3370

From: Wendy Miller
Sent: Wednesday, February 17, 2016 2:21 PM
To: Brett Hudson <bhudson@crd.bc.ca>
Cc: Karen Ward <kward@crd.bc.ca>
Subject: East Sooke Official Community Plan - Referral

Good Afternoon,

East Sooke Advisory Planning Commission

East Sooke Advisory Planning Commission Meeting Minutes
April 25, 2016 **2**

6. Proposed Bylaw

a) Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016"

Iain Lawrence advised that staff have been working with the East Sooke community since November 2013 to review the existing Official Community Plan (OCP). It was advised that proposed Bylaw No. 4000 reflects comments and concerns raised by the Citizens' Committee, many of whom are present this evening. It was reported that the Citizens' Committee met thirteen times and that three events were held in the community. It was reported that road safety was identified as a top priority for the residents of East Sooke.

Iain Lawrence advised that the OCP is broken into seven parts. The APC agreed to open discussion to the membership and attendees after each part is reviewed by Planning.

At this time, the APC acknowledged the amount of time and work invested in updating the OCP, turning review of the document over to staff.

Part 1 – The Community
Reviewed without comment from the APC or attendees.

Part 2 – Administrative Structure

Section 208 Regional Growth Strategy Consistency
Iain Lawrence responded to questions from the APC confirming that the OCP has to be consistent with the Regional Growth Strategy (RGS). It was advised that the OCP was written to be consistent should the RGS be amended or not.

Part 3 – Themes and Priorities
Iain Lawrence reported that Part 3 outlines the issues raised by the community, providing the content for goals, policies and objectives outlined in Part 4.

Section 310 Ecological Health
Staff confirmed that the CRD does not have an invasive species management bylaw, but that the CRD could have a nuisance bylaw addressing invasive species if there was strong community support for such a bylaw. It was reported that Scotch broom on road rights-of-way would not fall under the proposed bylaw as CRD bylaws do not apply to lands held by the Province.

APC comment was made acknowledging that there is opportunity for homeowners and volunteer groups to assist in the effort to reduce invasive species in the community.

Section 320 Parks
Iain Lawrence directed attention to Table 5 noting that there is over 1,000 ha of land designed as Park due to additional parkland acquisition and previous miscalculation. As to cash in lieu of parkland received through subdivision, it was advised that the funds are deposited in the Juan de Fuca Community Parks land acquisition fund.

It was advised that subsection 324 supports Community Parks not wishing to accept land that can be protected by methods other than parkland dedication due to their environmentally sensitive nature.

Section 330 Access to Water
The community identified Anderson Cove as a priority access to water. Roche Cove and the undeveloped end of Basso Road were mentioned as alternative locations.

Iain Lawrence responded to questions from the APC advising that the CRD only develops accesses when a need has been identified by the community. The Ministry of Transportation and Infrastructure (MOTI) oversees the accesses until developed. It was advised that the Community Parks Strategic Plan identifies priority accesses in the Juan de Fuca Electoral Area.

Section 340 Connectivity and Transportation
Iain Lawrence advised that, in discussions with the MOTI, no improvements to the road system in East Sooke are scheduled at this time.

The APC stated that a private bus service was explored in past. Should there be any improvement to the transit system, it is understood that it must be provided through BC Transit.

Section 350 Safe and Healthy Community
The APC stated positive comment regarding subsection 355 Water Supply and the language supporting extension of water services.

Regarding subsection 356 Sewage Treatment, the APC stated that the CRD will be hosting a Septic Savvy session in the community on May 11.

Valerie Braunschweig, East Sooke, requested that subsection 358 Community Gathering Place be updated to reflect use of the old fire hall as a community space as well as to reflect updates related to the new fire hall, Juan de Fuca Search and Rescue and Royal Canadian Marine Search and Rescue.

Iain Lawrence responded to a question from the APC confirming that Table 8 (p. 57) reflects that 4% of the land base in East Sooke is designated Agriculture. Subsection 364 lists agricultural activities in the community documented in the Agricultural Inventory.

Section 370 Social Infrastructure
Iain Lawrence spoke to the services provided outside of the community and the community desire to see health and social programs delivered locally.

Section 380 Settlement
Iain Lawrence directed attention to p. 53 reflecting development potential by Land Use Designation (LUD). Bylaw No. 4000 supports an average parcel size of 1 ha for the Settlement LUD resulting in an increase of 689 additional parcels based on rezoning and subdivision including rezoning and subdivision of Rural A parcels to fee simple lots.

Part Four – Goals, Policies and Objectives
Iain Lawrence outlined the four LUDs. It was advised that lands designated as Agriculture are lands that fall within the Agricultural Land Reserve and lands designed as Park are CRD Regional Park lands. CRD Community Parks are not designated Park. Community Parks are acquired through subdivision of lands within the Settlement designation.

Community Parks remain designated as Settlement, eliminating the need for an OCP amendment.

Zac Doeding, East Sooke, stated support for the creation of a single Settlement Area as proposed by Bylaw No. 4000.

Jane Hutchins, East Sooke, questioned the level of assurance that a Community Park will remain park when a park is designated Settlement.

Staff stated that assurance rests with the lands being held by the CRD under the Juan de Fuca Electoral Area Community Park Program. Disposition of a Community Park requires the support of the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission, the Electoral Area Services Committee and the CRD Board. Disposition of Regional Parks is regulated by the *Local Government Act*. Community Parks zoned Public Recreation (P-1) or Community Facility (P-2) would require rezoning should a park be sold for residential development. The rezoning process requires public consultation.

Section 410 Ecological Health
The APC stated that armouring or hardening of the shoreline by retaining walls, cement blocks or other permanent structures is discouraged, but not prohibited. It was further stated that, with sea level rise, more and more erosion is occurring.

Iain Lawrence advised that the Shoreline Protection Development Permit Area (DPA) requires submission of a geotechnical report and/or submission of a registered biologist report outlining the appropriate shoreline protection measures for the subject area.

Section 420 Parks
The APC stated that, as reflected in Bylaw No. 4000, the community is not looking for facilities but rather opportunities to support interpretative and educational park programs and activities. The Friends of Seagirt Ponds Society was forwarded as an example where volunteers are providing such opportunities.

Section 430 Water Access
The APC stated that the objectives for water access should include access to the water in the event of an emergency.

Comment from the public was forwarded stating that it is understood that the shellfish tenure at Anderson Cove has been granted to First Nations.

Section 440 Connectivity and Transportation
Staff reported that Regional Parks has requested that use of "off-road trails" be revised to "off-street trails" as off-road suggests allowing motorized vehicle use. It was further reported that options for such trails can be considered as part of rezoning and subdivision processes and through permits for works within statutory rights of way.

Section 450 Safe and Healthy Community
Iain Lawrence stated that the listed broad objectives are the objectives that the CRD has no authority to implement.

New wording for item J, Water Supply (p. 74), was read aloud to clarify that costs being borne by users includes the design and construction of an expanded water service area. It was advised that capacity of the system to support expansion would be determined through a study.

Section 460 Food Security
Reviewed without comment from the APC or attendees.

Section 470 Social Infrastructure
Reviewed without comment from the APC or attendees.

Section 480 Settlement
Iain Lawrence directed attention to policy statements D, E and F (p. 82) which support an alternative to permit rezoning and subdivision of Rural A parcels to fee simple lots. Iain Lawrence responded to a question from the public advising that policy B (p. 81) addresses parcels zoned Rural Residential 3.

Staff responded to a question from the APC advising that the scale of a cottage industry (policy statement K, p. 82) would be determined by the community through comments received at LUC and APC meetings. Opportunity to consider development of a resort or commercial hub are supported by policy statement J and M (p. 82).

Comment from the public was forwarded stating that the policy statements were developed prior to the increase in Airbnb listings.

Section 490 Climate Change Adaptation and Greenhouse Gas Reduction
Staff advised that this section does not include unique policy statements but directs to policy statements included in other sections.

Part 5 - Development Permit Areas
Iain Lawrence reported that Part 5 has been slightly reorganized since last presented to the Citizens' Committee, listing the general polices (subsection 502) and general exemptions (subsection 503) for development permits. Further exemptions are listed under the individual DPAs.

Staff advised that:
- the Ministry of Agriculture has submitted comment not supporting the Medical Marihuana Production Facilities DPA (Section 570), but that the Bylaw No. 4000 will continue to retain this DPA
- non-fish bearing watercourses are now identified under the Sensitive Ecosystem DPA

Part 6 – Development Approval Information Area
Iain Lawrence responded to questions from the APC outlining the intent of the Development Approval Information Area (DAIA). It was reported that the DAIA is shown on Schedule H includes all parcels of land that are 2 ha and larger. These parcels are reflected in yellow. It was advised that the DAIA allows the CRD to ask for information in connection with an application for an amendment to a zoning bylaw, a development permit or a temporary use permit. Parcels less than 2 ha do not have further subdivision potential and are not included in the DAIA.

Part 7 – Temporary Use Permits
Staff advised that Temporary Use Permits (TUPs) may be issued for land within all LUDs. Iain Lawrence outlined the general conditions for a TUP and reported that a TUP can be issued for a maximum total of six years (three years plus three year renewal). It was advised that a covenant can be required to ensure buildings associated with the TUP are removed upon permit expiration and that security to ensure compliance with the conditions of a permit can be requested.

Appendix A – Definitions
Definition for Qualified Environmental Professional and Stream are from the *Riparian Areas Regulation*.

Appendix B – Population Data for East Sooke
Totals for the population breakdowns will not add up as Statistics Canada suppresses data to eliminate individuals being identified.

At this time, Iain Lawrence advised that the LUC supports stronger language in the OCP to reflect the value East Sooke residents place on dark skies. It was reported that the Commercial DPA (Section 550) reflects this value. Stronger language could be incorporated to reflect this value in residential policies which would further support consideration of a bylaw for nuisance lighting. The APC and public attendees forwarded positive comment supporting the proposed language change.

It was further reported that, following consideration of the OCP by the local APCs, the proposed bylaw will be considered by the Planning, Transportation and Protective Services Committee and the CRD Board for a determination of consistency with the RGS. Bylaw No. 4000 would then proceed to first and second reading and to a public hearing followed by third reading and then adoption.

MOVED by Janice St. John, **SECONDED** by Lindsay Trowell that the East Sooke APC supports referral of proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016", to appropriate CRD departments and agencies reflected in the February 16, 2016 report to the LUC and that proposed Bylaw No. 4000 be proceed to the full CRD Board for a determination of consistency with the RGS.

CARRIED

7. Adjournment

MOVED by Lindsay Trowell, **SECONDED** by Janice St. John that the meeting adjourn.

The meeting adjourned at 8:44 p.m.

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Chair

Agricultural Advisory Planning Commission

- the OCPs include information from the Ministry of Agriculture's Agricultural Inventory (2009)

6. Proposed Bylaw

a) Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016"

Emma Taylor directed attention to the table provided comparing agricultural policy changes between existing Bylaw No. 3718 and proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016".

Emma Taylor spoke to proposed Bylaw No. 4000, highlighting changes reflected in the comparison table.

Part 2 – Administrative Structure

Subsection 208 Regional Growth Strategy Consistency
Review of the RGS includes consideration of extending water services to agricultural lands outside of growth containment boundaries.

Part 3 – Ecological Health

Section 360 Food Security
Section is a new theme.

The AAPC stated support for including policies related to regional "food-shed protection" similar to polices related to watershed protection. It was advised that the concept of food-shed protection is being explored by the Sooke Region Farmland Trust Society. The AAPC also stated support for including mention of wild food collection in the Plan area.

Subsection 368 Aylard Farm
As the park is in the Agricultural Land Reserve (ALR), policy statements support continued agricultural use of the lands, restricting intensive development of the park.

The AAPC stated that Planning regularly acknowledges the value of recreational and wildlife parks. The AAPC stated support for acknowledging the opportunity for "incubator farms" or training farms. It was suggested that Aylard Farm and lands held by Royal Canadian Search and Rescue could provide opportunity for new farmers to access land to develop skills in farming. Haliburton Farm, an educational farm in Saanich, was cited as an example.

Emma Taylor confirmed that policy statement S on p. 66 supports farm uses on Aylard Farm.

Subsection 374 Heritage
Reflects farming as a historic activity and lists historic farm buildings.

Subsection 384 Local Economy
Recognizes direct market farms and lists agricultural activities in the community documented in the Agricultural Inventory. Table 8 (p. 57) reflects that 4% of the land base in East Sooke is designated Agriculture.

Subsection 391 Role as a Carbon Sink
Recognizes contribution of agricultural areas and policies to maintain agricultural land.

Subsection 392 Reducing the Number of Vehicle Trips
Recognizes that farm gate sales can reduce the amount of travel necessary to purchase food and other goods.

Part 4 – Goals, Policies and Objectives

Subsection 403 Agriculture Land Use Designations
Designates all lands in the ALR as Agriculture. Permits lands outside of the ALR that are being farmed to be designated Agriculture.

Subsection 414 Policies for Ecological Health
The AAPC stated support for expanding the policy related to limiting the introduction of invasive species to include invasive animals. Addling geese eggs was forwarded as an example to limit an invasive animal and the addling method was supported as a best-practice opposed to hunting.

Subsection 464 Polices for Food Security
Emma Taylor outlined the polices. It advised that policy statement G would support regulations in the Land Use Bylaw to support siting of buildings to maximize the area available for agriculture. It was further advised that policy statement H would support the concept of a cooperative or group farm if a proposal for rezoning was submitted.

Part 5 - Development Permit Areas

Subsection 503 General exemption from a Development Permit
Statement J exempts normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation.*

Section 540 Sensitive Ecosystem Development Permit Area
The Sensitive Ecosystem Development Permit Area (DPA) includes seasonally flooded fields.

Section 560 Farmland Protection Development Permit Area
DPA has been retained in proposed Bylaw No. 4000. Emma Taylor advised that the Farmland Protection DPA buffer is on the adjacent land and not on land within the ALR. A DP would be required at the time of rezoning/subdivision.

Section 570 Medical Marihuana Production Facilities Development Permit Area
The DPA includes all land in the ALR and guides the form and character of medical marihuana production facilities.

b) **Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016"**
Emma Taylor directed attention to the table provided comparing the agricultural policy changes between existing Bylaw No. 3717 and proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016". It was advised that Bylaw No. 4000 and Bylaw No. 4001 are structured in the same way, sharing similar policy statements. It was further advised that water was the top priority communicated by the community and that the OCP includes information from the Sensitive Ecosystem Inventory commissioned in 2014.

Emma Taylor spoke to proposed Bylaw No. 4001, highlighting changes reflected in the comparison table.

Subsection 344 Agriculture
Agriculture has been included under the Resource section of the OCP.

An APC member indicated there may have been historical oil and gas drilling in the area, and indicated concern that this type of resource extraction could affect water supply. Emma Taylor reported that this comment was also made and recorded at the May 4, 2016 meeting of the Shirley – Jordan River Advisory Planning Commission meeting.

The AAPC stated support for acknowledging that there is potential for agricultural opportunities to increase with climate change.

Emma Taylor responded to questions from the AAPC advising that:
- air photos were used to select the lands included in the ALR
- that there has been an increase in enquiries regarding opportunities to farm in the Plan area
- there has been change at the provincial level to support farm tourism and alcohol production on ALR lands

Subsection 385 New Land Use Designations
Table 8 reflects that 77 ha are designated Agriculture in the Plan area.

Subsection 443 Objectives for Resources
Objective B supports and encourages food production, processing and storage.

Subsection 444 Polices for Resources
Includes sixteen policy statements supporting agriculture.

Part 5 – Development Permit Areas

Section 560 Farmland Protection Development Permit Area
DPA has been retained in proposed Bylaw No. 4001 and includes improved mapping (Schedule G).

The AAPC stated overall positive comment regarding proposed Bylaw No. 4000 and Bylaw No. 4001, noting that the bylaws reflect increased community support for and awareness of agriculture.

MOVED by Dominique Bernardet, **SECONDED** by Teresa Willman that the AAPC reports that it has reviewed the agricultural aspects in Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016" and in Bylaw No. 4001, "Official Community Plan for Shirley - Jordan River, Bylaw No. 1, 2016" and that it supports the bylaws with the comments requested by the AAPC. **CARRIED**

7. Adjournment

The meeting adjourned at 7:12 p.m.

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Chair

PPSS-35010459-968

JdFEA Parks and Recreation Advisory Commission

Making a difference...together

Minutes of a Meeting of the
Juan de Fuca Electoral Area Parks and Recreation Advisory Commission
Held Tuesday, April 26, 2016 at the Juan de Fuca Local Area Services Building,
3 – 7450 Butler Road, Otter Point, BC

PRESENT: L. Paterson (Chair), C. Bennett, A. Boquist, V. Braunschweig, K. Douch, S. Jorna, M. Kimmel, P. Sloan, W. Vowles (Alternate Director)
Staff: R. Hamilton, Parks & Recreation Manager; I. Lawrence, Supervisor, Local Area Planning; E.Taylor, Planner, Local Area Planning, W. Miller, Recorder
PUBLIC: 0

The meeting was called to order at 3:06 p.m.

1. **Approval of the Agenda**

   MOVED by Commissioner Douch, **SECONDED** by Commissioner Kimmel that the agenda be approved. **CARRIED**

2. **Adoption of the Minutes of March 22, 2016**

   MOVED by Commissioner Boquist, **SECONDED** by Commissioner Sloan that the minutes from the meeting of March 22, 2016 be adopted. **CARRIED**

3. **Chair's Report**
   No report.

4. **Director's Report**
   The Alternate Director advised that the Sheringham Point Lighthouse Preservation Society (SPLPS) has signed the Operating Agreement between the Society and the CRD for use of the statutory rights-of-way held by the CRD at Sheringham Point.

5. **Delegations**
   a) **Local Area Planning:**
      - Proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016"
      - Proposed Bylaw No. 4001, "Official Community Plan for Shirley - Jordan River Bylaw No. 1, 2016"

      Proposed Bylaw No. 4000
      I. Lawrence directed attention to the table provided comparing the park and recreation policy changes between existing Bylaw No. 3718 and proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016", as referred by the Land Use Committee on February 16, 2016.

      I. Lawrence spoke to proposed Bylaw No. 4000, highlighting changes reflected in the comparison table.

      Part 1 – The Community
      Reviewed without comment from the Commission.

PREC-2215167123-283

Part 2 – Administrative Structure

Section 208 Regional Growth Strategy Consistency
Proposed Bylaw No. 4000 specifically address the Regional Growth Strategy (RGS) with respect to park objectives and protecting regional green/blue spaces.

Section 210 Greenhouse Gas Reduction
Supports alternative transportation including additional infrastructure for cycling and walking.

Part 3 – Themes and Priorities

Section 310 Ecological Health
It was confirmed that the information in this subsection is derived from the Sensitive Ecosystem Inventory (SEI) from the late 1990s.

Section 320 Parks
It was advised that Schedule B reflects the four Land Use Designations in the Plan area. Lands designated as Park are CRD Regional Park lands; CRD Community Parks are not designated as Park. Community Parks are acquired through subdivision of lands designated Settlement. Community Parks remain designated as Settlement, eliminating the need for an Official Community Plan (OCP) amendment. Table 1 in Section 320 identifies three Regional Parks and four Community Parks.

I. Lawrence responded to a question from the Commission advising that the community's desire for off-street trails for non-motorized use can be potentially received through rezoning. Such trails would assist in meeting the community's objectives for road safety and connectivity.

Section 330 Access to Water
The community identified Anderson Cove as a priority access for canoes and kayaks. As it is understood that the shellfish tenure at Anderson Cove has been granted to First Nations, Roche Cove and the undeveloped end of Basso Road are identified in the OCP as alternative locations.

The Commission stated that many of the accesses to water have little or no potential for development to support recreational access to the water. The Commission forwarded support for greater opportunity to work with the Ministry of Transportation and Infrastructure to select more appropriate accesses.

The Alternate Director noted that subdivisions are referred to Planning. Should an access to water be required under the *Land Title Act*, Planning can refer the application to the Commission.

I. Lawrence spoke to changes made respecting parks and recreation under subsections:
- 391 Role as a Carbon Sink
- 392 Reducing the Number of Vehicle Trips
- 340 Connectivity and Transportation
- 358 Community Gathering Place

Part Four – Goals, Policies and Objectives
I. Lawrence directed attention to Table 8 noting that there is over 1,000 ha of land designated as Park due to additional parkland acquisition and previous miscalculation.

Section 420 Parks and Trails
I. Lawrence outlined the policies as currently drafted and revisions requested by the Community Parks and Recreation Manager.

It was advised that:
- policy statement B will be revised to focus on stewardship opportunities
- policy statement H will be revised to use the word "habitat", replacing the word "ecosystem"
- policy statement H will be revised to reflect that sensitive areas and habitats may be required as natural parkland

Commission comments included:
- support for retaining "short-term projects" in policy statement B
- support for revising policy statement P to develop parks and trails for recreation for youth and other users
- considering development of a bike park in Park Heights Park, outside of the Riparian Development Permit Area

The Commission stated that the Otter Point OCP supports use of amenity bonusing to provide trails, parks and other community amenities. It was questioned if the East Sooke and Shirley – Jordan River OCPs support amenity bonusing.

I. Lawrence advised that the East Sooke OCP supports an average parcel size of 1 ha for lands designated Settlment which would support potential parkland dedication should a parcel be rezoned and subdivided. Use of amenity bonusing would only apply to approximately two parcels in East Sooke.

Section 430 Water Access
Policy statements encourage consultation with the Commission regarding provision of water accesses under the *Land Title Act*.

Section 450 Safe and Healthy Community
Policy statements support:
- lands designated as Park to be serviced by a CRD water system at such time as the RGS is amended to support expansion of water services
- delivery of recreational and fitness programs

The Commission stated support for the creation off-street trails under subsection 454 as road safety is a key issue in all communities.

I. Lawrence advised that, as roads and road rights-of-way fall under the Ministry of Transportation and Infrastructure, off-street trails are listed under subsection 452.

Section 460 Food Security
Aylard Farm to be used for park, but remains in the Agricultural Land Reserve

Section 480 Settlement
Policy statements allow for fee simple or bareland strata subdivision of Rural A parcels, allowing potential park dedication opportunities.

Section 610 Development Approval Information Area
Policy statements allows for information to be obtained in connection with rezoning regarding provision of community services, including parks.

Proposed Bylaw No. 4001
E. Taylor directed attention to the table provided comparing the park and recreation policy changes between existing Bylaw No. 3717 and proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016", as referred by the Land Use Committee on February 16, 2016.

It was advised that proposed Bylaw No. 4001 includes information from the SEI commissioned in 2014.

Part 1 – Guiding Principles
Reviewed without comment from the Commission.

Part 2 – Administrative Structure

Section 208 Regional Growth Strategy Consistency
Proposed Bylaw No. 4001 specifically address the RGS with respect to park objectives and protecting regional green/blue spaces.

Section 210 Greenhouse Gas Reduction
Supports alternative transportation and protection of ecosystems through conservation and enhancement of forested areas.

Part 3 – Context

Section 320 Environment
Information has been updated to reflect the new SEI. New information includes updated creek mapping.

The Manager advised that Regional Parks wishes to proceed with a mapping exercise for the Rural Resource Lands (RRL). A meeting with the Commission is anticipated with direct follow up with some Commissioners regarding submission of ground-truth data.

E. Taylor confirmed that the SEI for Shirley – Jordan River included a degree of field verification but that further site specific opportunity is provided at the time that a parcel is considered for development.

Section 330 Parks and Trails
The Manager requested that "picnic area" for Sheringham Point be struck from Table 2.

The Commission stated support for adding access from the Plan area to the RRL to provide opportunity to permit access to the Leech Watershed under subsection 333. It was noted that, considering the private land holdings in Shirley – Jordan River, extension of the Galloping Goose may only be viable through an extension through the RRL. The Commission further stated that BC Hydro lands at Jordan River and BC Hydro easements over private land may provide park and connectivity opportunities.

E. Taylor reported that subsection 335 supports legal access to Priest Cabin Park and securing access to the Matterhorn Trail from Tieulie Place as priorities for the community. Links between neighbourhoods is also supported by the community.

Section 360 Services and Emergency Planning
E. Taylor reported that subsection 366 reflects community support for limiting the connection between Sheringham Point Road and Seaside Road for emergency purposes only and not for public use.

Section 380 Settlement and Economy
Updated information includes a subsection on Muir Creek to support acquisition of a parkland amenity.

Part Four – Goals, Policies and Objectives
Subsection 404 to be updated to reflect additional lands held by BC Hydro in Jordan River.

Section 430 Parks and Trails
Lands designated as Park are CRD Regional Park lands; CRD Community Parks are not designated as Park. Community Parks are acquired through subdivision of lands designated Settlement. Community Parks remain designated as Settlement, eliminating the need for an OCP amendment.

Subsection 433 identifies the acquisition of parkland in accordance with the goals and objectives of the both the Regional Parks Strategic Plan and the Juan de Fuca Community Parks Strategic Plan.

The Manager noted that subsection 434, policy statement B will be updated to match the revised policy statement in the East Sooke OCP to focus on stewardship opportunities. E. Taylor noted that policy statement M reaffirms support for acquiring lands adjacent to Muir Creek.

Section 470 Community Health
Subsection 474 supports local delivery of programs including recreational opportunities and fitness programs in the community.

Section 480 Development and Local Economy
Policy statements allow for fee-simple or bareland strata subdivision of Rural A parcels, allowing potential park dedication opportunities.

Subsection 484 recognizes use of Camp Jubilee as an outdoor recreational facility for organized camping, potentially supporting creation of the new zone for the Girl Guide camp.

The Commission stated support for a site visit to Camp Jubilee.

MOVED by Commissioner Jorna, **SECONDED** by Commissioner Kimmel that the Commission reports to the Land Use Committee that it has reviewed the parks and recreation aspects in Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016" and in Bylaw No. 4001, "Official Community Plan for Shirley - Jordan River Bylaw No. 1, 2016" and that it supports adoption of the bylaws with the minor revisions requested by the Commission. **CARRIED**

6. Staff Reports
a) Staff News

Sheringham Point Community Park and Operating Agreement
Further to the Alternate Director's report, the Manager confirmed that the SPLPS has signed the Operating Agreement and that the Operating Agreement is in the process of receiving final CRD approval. It was further confirmed that the contractor has completed the new parking area and trail head at Sheringham Point Park and that new signs and information kiosk will be installed in May. It is understood that Electoral Area Services Committee (EASC) will be supporting a request from the SPLPS for Gas Tax funding to support improvements to the statutory rights-of-way at Sheringham Point.

New Bylaw – "A Bylaw to Establish A Land Acquisition Fund for Juan de Fuca Electoral Area Community Parks
A new bylaw, Bylaw No. 4101, to replace the former Sooke Electoral Area Bylaw No. 1133 Land Acquisition Reserve Fund (1983), has been prepared, along with an accompanying staff report. Proposed Bylaw No. 4101 will permit use of the land acquisition reserve fund for purposes of acquiring other lands for dedication as park. The term "acquiring" in the bylaw includes "any interest in land, including any right, title or estate in it of any tenure, with all building and houses". This will include the ability to purchase statutory rights-of-way.

Pending Commission support, it is anticipated that proposed Bylaw No. 4101 will be considered by the EASC at its June meeting.

MOVED by Commissioner Douch, **SECONDED** by Commissioner Jorna that the Commission report that it has reviewed proposed Bylaw No. 4101, "Juan de Fuca Electoral Area Community Parks Reserve Fund Bylaw No. 1, 2016", and supports adoption of the bylaw. **CARRIED**

To: JdF LUC Committee,
for April 17, 2018

From: [redacted]

April 13, 2018

Re: Proposed East Sooke OCP, CRD Bylaw 400

A lot of time, money, and effort have gone into the East Sooke OCP draft, Bylaw 4000. The next step is to see if the proposals in the document are consistent with the RGS. There are a lot of unquantified words in both documents. I think reconciling the OCP with the RGS is going to take a little more of our resources.

The RGS expresses the "aspirations" of the CRD for development in the regional district. Where the East Sooke OCP states that its metrics are consistent, there is very little evidence that the RGS concept of keeping rural areas rural matches the East Sooke citizens' "aspiration" to reduce parcel size and increase residential density. The RGS is supposed to limit growth in rural areas, not to accelerate it. It provides Tables with recent census data and projections for population and the number or dwellings desired in the JdF EA in 2038. There is a great difference in the number of new dwellings proposed.

People on the citizens' committees in Otter Point and East Sooke have agreed that all Rural A parcels should be considered for redevelopment as one hectare fee simple parcels.

Otter Point's new 2014 OCP has provisions for the Settlement Area really similar to those suggested in Bylaw 4000. However, the overall configuration of several different designated areas resulted in a **reduction** of the number of potential parcels for development.

The Settlement Area in East Sooke is approximately 1300 ha. with 793 parcels proposed. Compare that to the Settlement Area of Otter Point which is approximately 3545 ha. and proposes 767 parcels.

East Sooke's proposed configuration in Bylaw 4000 results in **310 additional** parcels over the number that would be permitted under Bylaw 3718. Bylaw 4000 states that only 42 new dwellings will be required to meet the residential needs in East Sooke to the year 2024, projecting on the present rate of growth.

As discussed in the OCPs, there are many aspects to land use planning. However, managing the number and location of residences is the key to balancing all the other considerations.

For East Sooke, I recommend keeping the description of the Settlement Area designation pretty much as it is in CRD Bylaw 3718. This allows undeveloped Rural A parcels to go down to 2 ha. parcels. Some procedure to allow existing stratas to dissolve to fee simple parcels might also be considered.

Instead of a desired parcel size “greater that two hectares” the OCP could specify “a parcel of two hectares or greater” to match the current RR-3 zoning. Also, where there is are existing residences on a Rural A property subdivided as a strata, some provision could be made for owners to go to fee simple parcels if the strata is dissolved.

Heather Phillips

Note: I have questions about some of the metrics.

1. The Statistics Canada Census Profile for the CRD in 2016 shows the average family size for the whole of the CRD, for Langford, and for Sooke at 2.5. For the JdF EA, the figure is 2.3. Bylaw 4000 suggests the average family in East Sooke is 2.7 people. This seems to be based on the 2011 census figure for the whole of the CRD.

If each of the 660 houses shown for 2016 on Table 6 (page 51) of Bylaw 4000 matched an average family of 2.3 people, the population of East Sooke in 2016 would have been 1518 people. If the families were 2.7 people, there would have been 1782 people.

Table 5 (page 49) Bylaw 4000 suggests a projected population of 1470 in 2014. Elsewhere, data extracted from the 2016 census suggests a population of 1410. That would suggest an average of 1.7 people in each house.

2. In Bylaw 3718, Table 4 (page 30) shows the Settlement Area as 1364.1 ha. (This includes the Settlement Containment Area of 529.2 ha., where parcels in the one hectare range are contemplated.)

In Bylaw 4000, Table 7 (page 55) shows the Settlement Area at 1332.12 ha. The difference is 32 ha. If these hectares have really been overlooked in the calculations, the number of new parcels within the proposed Settlement Area LUD would be 342 rather than 310.

3. The description of provision for multiple dwellings on a single parcel in the Rural A zone on page 52 that says five dwelling units are permitted in a “four on ten” strata development does not seem accurate. The zone allows four dwelling units. I believe the intention for number of dwelling units has been misunderstood or misstated elsewhere in planning documents.

Also, most of the one hectare parcels proposed would be permitted two dwelling units. Although building suites is not a present trend in East Sooke, it remains a future possibility.

4. CRD Bylaw 3718 describes the desired parcel size in the Settlement Area as “greater than” 2 ha. I think there was no desire for dedication of land or cash at time of subdivision and the wording was deliberate. However, the Rural Residential 3 zone allows minimum parcel size for subdivision of two hectares.

Instead of a desired parcel size “greater that two hectares” the OCP could specify “a parcel of two hectares or greater” to match the current RR-3 zoning.

Some of the discrepancies I have commented on may be attributed to the extended period over which the document was developed and the changes to available information over that period.

8. Proposed Bylaws

a) Bylaw No. 4000, "East Sooke Official Community Plan, Bylaw No. 5, 2018"

b) Bylaw No. 4001, "Shirley – Jordan River Official Community Plan, Bylaw No. 5, 2018"

Iain Lawrence outlined the Official Community Plan review processes for East Sooke and Shirley-Jordan River that commenced in 2013 and highlighted the major changes to the proposed bylaws including new land use designations. It was further explained that the proposed policies provide an opportunity for parcels zoned Rural A to be rezoned for further subdivision, and that there is an overall increase in development potential in East Sooke and a decrease in Shirley-Jordan River.

Staff indicated that referral of the bylaws to agencies was completed in 2016 and the comments were incorporated into the bylaws where appropriate.

Staff directed attention to the supplementary agenda item #1 which outlines proposed changes to the bylaws related to servicing requirements.

Staff also confirmed that it is recommended that the bylaws relating to the proposed Shirley-Jordan River Official Community Plan boundary adjustment not proceed.

Discussion ensued on the policies providing development potential for Rural A zoned parcels, including:

- number of dwelling units
- lot size
- park dedication or cash-in-lieu requirements
- road dedication.

The correspondence received from Heather Phillips, included as supplementary agenda item #2, was reviewed.

Heather Phillips was in attendance and stated objection to the development policies in the East Sooke Official Community Plan, raising the following issues:

- growth rate projections are low compared to proposed development potential;
- only 42 dwellings are required to meet the housing needs for next 10 years;
- Otter Point and Shirley-Jordan River policies reduced the development potential;
- East Sooke absorbs 137% of projected growth for the entire Electoral Area;
- Port Renfrew is designated as a growth area in the Regional Growth Strategy;
- Rural A zoning and strata development has been controversial for decades;
- Regional Growth Strategy debate confirmed that density should be managed through land use bylaws and not provision of water and sewer services;
- rationale for development policies should not be based on real estate market;
- protection of groundwater resources and monitoring septic systems is needed until such time as community water is extended;
- Metchosin includes both a 4 hectare and a 1 hectare land use designation;
- 1 hectare parcel size changes rural character of community.

Director Hicks stated that the Regional Growth Strategy includes a cap on the number of dwellings which the Board agreed upon and that the proposed policies reflect the East Sooke community's vision. Iain Lawrence confirmed the number of water connections is specified in the Regional Growth Strategy.

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MOVED by Stan Jensen, **SECONDED** by Roy McIntyre that the LUC recommend to the CRD Board:

1. a) That the referral of proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", directed by the Juan de Fuca (JdF) Land Use Committee to the Agricultural Land Commission, BC Hydro, Cowichan Tribes, Cowichan Valley Regional District, District of Metchosin, District of Sooke, East Sooke Advisory Planning Commission, East Sooke Fire Department, Halalt First Nation, Hul'qumi'num Treaty Group, Island Health, JdF Agricultural Advisory Planning Commission, JdF Electoral Area Parks and Recreation Advisory Commission, Lake Cowichan First Nation, Lyackson First Nation, Ministry of Agriculture, Ministry of Environment, Ministry of Forests, Lands, Natural Resource Operations (MFLNRO) – Arch Branch, MFLNRO – Crown Lands/Foreshore, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, Penelakut Tribe, Scia'new First Nation, School District #62, Seagirt Waterworks Improvement District, Stz'uminus First Nation, Te'Mexw Treaty Association, T'Sou-ke First Nation, and appropriate CRD Departments, be approved and comments received;

   b) That Section 454(l)(vi) be deleted and replaced with the following words:

      vi. For areas not currently within an existing water service area, support the adoption of a new water service establishment bylaw for public water distribution systems managed and operated by the CRD in accordance with conditions 454(l)(i) through 454(l)(v), and the establishment of a mechanism to cover costs of the service and infrastructure.

   c) That proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", be considered by the CRD Board for consistency with the Regional Growth Strategy;

   d) That proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 5, 2018", be introduced and read a first and second time; and

   e) That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4000.

2. a) That the referral of proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 5, 2018", directed by the Juan de Fuca (JdF) Land Use Committee to the Agricultural Land Commission, BC Hydro, Cowichan Tribes, Cowichan Valley Regional District, District of Metchosin, District of Sooke, Esquimalt Nation, Halalt First Nation, Hul'qumi'num Treaty Group, Island Health, JdF Agricultural Advisory Planning Commission, JdF Electoral Area Parks and Recreation Advisory Commission, Lyackson First Nation, Malahat First Nation, Managed Forest Council, Ministry of Agriculture, Ministry of Environment, Ministry of Forests, Lands, Natural Resource Operations (MFLNRO) – Arch Branch, MFLNRO – Crown Lands/Foreshore, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, Pauquachin First Nation, Penelakut Tribe, Scia'new First Nation, School District #62, Sheringham Waterworks, Shirley/Jordan River Advisory Planning Commission, Shirley Fire Department, Stz'uminus First Nation, Te'Mexw Treaty Association, Tsartlip Indian Band, Tsawout First Nation, Tseycum

DRAFT

Indian Band, T'Sou-ke First Nation, and appropriate CRD departments, be approved and the comments received;

b) That Section 414(P) be added as follows:

P. No new CRD water systems are contemplated to service new or existing development and sewage treatment is to be provided by on-site systems.

c) That proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 5, 2018", be considered by the CRD Board for consistency with the Regional Growth Strategy;

d) That proposed Bylaw No. 4079, Bylaw No. 4070 and Bylaw No. 4071 not proceed;

e) That proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 5, 2018", be introduced and read a first and a second time; and

f) That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4001.

CARRIED

9. Adjournment

The meeting adjourned at 7:40 p.m.

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Chair

DRAFT

APPENDIX B

RGS POLICY ANALYSIS OF EAST SOOKE OCP

RGS Provision	Relevant OCP Policies & Summary of Analysis
Population, Dwelling Unit and Employment Projections	*Part 380* provides population and dwelling unit projections to the year 2024 and background information on the local economy.
	✓ Projected growth in the OCP aligns to RGS projections.
Managing and Balancing Growth (Objectives 1.1 & 1.2)	*Part 386* provides estimated development potential and new land use designations (LUD). *Parts 400* and *484* provide policies for development.
	✓ The proposed LUDs in the OCP align to the designated RGS policy areas. The plan area is entirely outside the Urban Containment Policy Area. The proposed LUDs provide for a settlement pattern that will avoid the creation of a future urban area. The proposed growth rate is slow to moderate and will continue to be monitored.
Environment and Infrastructure (Objectives 2.1 & 2.2)	*Parts 414, 424* and *454* provide policies for ecological health, parks and trails and water supply. *Parts 355* and *356* provide context for domestic water supply and sewage treatment.
	✓ The proposed policies for environment and infrastructure align to the RGS. Parkland acquisition and Development Permit Areas (DPA) are key tools to achieve the protection of healthy ecosystems. The plan area is within the designated water service area shown in Map 5 of the RGS. Policies for water servicing meet the criteria set out in the RGS, including the identification of priority servicing areas.
Housing and Community (Objectives 3.1 & 3.2)	*Parts 454, 474* and *484* provide policies for community, housing affordability and emergency planning for natural hazards.
	✓ The proposed policies for community, housing affordability and emergency planning for natural hazards align to the RGS. Policies support community completeness in a rural setting, contribute to housing affordability in the plan area and plan for development that is climate change- and risk-adaptive.
Transportation (Objective 4.1)	*Part 444* provides policies for transportation.
	✓ Policies provide for transportation options. No new major development is proposed, consistent with the plan area's location outside the Urban Containment Policy Area.

RGS Provision	Relevant OCP Policies & Summary of Analysis
Economic Development (Objective 5.1)	*Parts 464* and *484* provide policies for economic development.
	✓ The proposed policies for economic development align to the RGS. Policies support farming in the ALR and the diversification of the economy through support for low-impact tourism uses, cottage industry, home-based businesses and the clustering of small-scale neighbourhood commercial activities provided all are in keeping with the character of the rural community.
Food and Agricultural Systems (Objective 6.1)	*Part 464* provides policies for food systems and agriculture. *Part 360* provides context for food security, including an inventory of cultivated land.
	✓ The proposed policies for agriculture align to the RGS. Policies support agricultural protection, local food production and distribution and agricultural resilience.
Climate Action (Objective 7.1)	*Parts 494, 414, 444, 454* and *464* provide policies for climate action. *Part 210* provides a target for Greenhouse Gas (GHG) emissions reductions of 3%.
	✓ The proposed policies for climate action align to the RGS. Within the context of a rural community, policies support the reduction of GHG emissions from transportation, support green building technologies and support adaptation to a changing climate.