

ACCESS TO WATER

301 CONTEXT FOR WATER ACCESS

There is a considerable amount of waterfront 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: Becher Bay and Iron Mine Bay; both of which are accessible 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. **QUESTION: Are there names for any of the beaches in the Sooke Basin & Harbour?**

When waterfront properties are subdivided, provincial land title legislation has long required the dedication of a 20 metre wide strip as highway at specified intervals. The purpose of this dedication is to facilitate future subdivision and provide access to water. This requirement can be waived by the Province if there are compelling reasons. 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 right of ways are owned and administered by the Province. The Province is not obligated to develop the right of ways as road or to maintain them. When properties adjacent to the right of ways are subdivided, a developer can be required to construct a public road. Organizations and individuals can also request permission from the Province to develop the right of ways.

TABLE ###: Status of Foreshore Accesses in East Sooke 2014

DEVELOPED BY PROVINCE OR OTHERS	NUMBER
Anderson Cove, East Sooke Road at the estuary of Barnes Creek, Gillespie Road at Roche Cove, Roclair Place decommissioned right of way	4
PARTIALLY DEVELOPED BY PROVINCE OR OTHERS	
Basso Road North, Basso Road South, Berkeley Road, Cockle Lane, Cornelius Road, Covina Drive, Fife Lane, Large Road, Norwach Road, Seagirt Road 90 Blk., Thornett Place, Eliza Road	12
UNDEVELOPED	
Bishop Road, Bracken Road, Discovery Road, Eaglewood Place, Edith Road, Ensign Road, Inch Arran Road, Klatza Road, Lascall Place, Midden Road	10
ACQUIRED SINCE 2003 AND NOT DEVELOPED	
5200 block of East Sooke Rd. (Becher Bay), 5700 block of East Sooke Rd. (Sooke Basin)	2
REQUISHED SINCE 2003	
Seagirt Park	-1
TOTAL	28

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

In 2003, a study was undertaken of all the right-of-ways in the Juan de Fuca Electoral Area. In East Sooke, 27 right of ways were identified. Midden Road, 90 block of Seagirt and Klatza Road are all described as having excellent potential for development. (See Table ##.) Other right of ways had less potential for development with some being 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 new right of way, is under serious

consideration by the Juan de Fuca Electoral Area (JdFEA) Parks and Recreation Advisory Commission for development as a trail access to Becher Bay.

The 2003 study noted the likelihood for landowners adjacent to right of ways to have concerns regarding loss of privacy and potential trespass if right of ways are developed. Resistance from adjacent landowners can also be encountered when they themselves have encroached on poorly marked right of ways.

Road right of ways are also discussed in the 2010 JdFEA Community Parks Strategic Plan. The JdFEA Parks and Recreation Advisory Commission is willing to evaluate which right of ways 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 as the lands are already public. Management of a public access will only be considered by the Advisory Commission when the values of an access compliment the park and recreation objectives of the Community Parks Strategic Plan.

Right of ways do provide the public with access to the water for recreational activities such as kayaking, fishing, sun-bathing and viewing. The 2003 study identified limited development potential for kayak launching at the Cockle Lane and the South Bassco Road right of ways; 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. While there is a public boat launch at Anderson Cove and a commercial marina on Becher Bay, local residents would like to see development of ... **QUESTION: particular kayak accesses? a launch for larger boats? why that one?**

QUESTION: Are there any beaches should be cleaned up to make them more useable for recreational purposes? Important viewpoints like the cairn for Captain Quimper?

East Sooke residents are concerned about emergency access/egress. To the west of its intersection with Gillespie Road, East Sooke Road is the only road into the community. If there was an emergency of any magnitude and access along East Sooke Road was blocked, the only alternatives for evacuation and bringing in supplies are by foot via the trails in East Sooke Park or by water. To provide water access for emergency purposes, there is interest in development of .. **QUESTION: What are the priority accesses for this purpose and why that one?**

302 GOALS FOR WATER ACCESS

Consultation by the Ministry of Transportation and Infrastructure with JdFEA Parks and Recreation Advisory Commission and CRD Planning staff in the administration of section 75 of the *Land Titles Act* is strongly supported.

303 OBJECTIVES FOR WATER ACCESS

What would you like to see done with the existing road dedications? Status quo? Identify ones with the highest priority for development? Who will be responsible and who will be funding this?

For new accesses, is there specific area, e.g. a beach, needing water access? What factors other than recreational values (which the Parks & Recreation Advisory Commission looks at) should be taken into consideration in subdivision and rezoning applications, e.g. emergency access?

304 POLICIES FOR WATER ACCESS

How are the objectives going to be achieved? At the time of subdivision? Support for organizations?

FOR DISCUSSION ONLY

PARKS

305 PARKS CONTEXT

Over half of the total land area of East Sooke is dedicated as parkland. (See Table ###.) There are three regional parks. Matheson Lake Regional Park was donated to the Province in the 1950's 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, the largest of the three parks, attracted over 123,000 visitors in 2013. Its amenities include petroglyphs, two beaches, an abandoned mine site and an extensive trail network.

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

There are also three community parks whose day to day management is overseen by the Juan de Fuca Local Area Services Office. Copper Mine Community Park provides the only athletic field in East Sooke and there is a playground on a nearby lot. Acquired in 2005 through a land transfer, Seagirt Community Park is being developed as a natural park with an interpretative loop trail around a pond. Parkview Heights Community Park is undeveloped natural land.

TABLE ###: Parkland in East Sooke

REGIONAL PARKS		
NAME	AREA*	FEATURES
Matheson Lake	157	Beach, swimming, fishing, hiking, multi-use trail
Roche Cove	163	Beach, hiking, multi-use trail
East Sooke	1434	Beach, hiking, horseback riding, picnic shelters
COMMUNITY PARKS		
Copper Mine	1.25	Intensive athletic field, tennis court, playground
Park Heights	1.2	Undeveloped nature park
Seagirt	7.24	Nature park, picnic area, trails, sensitive ecosystem
TOTAL AREA:	1758*	(rounded to nearest hectare)

* NB. Not all of Matheson Lake or Roche Cove Regional Parks are in East Sooke.

TRAILS

The Galloping Goose Trail, a 55 kilometre multi-use trail from Victoria to Sooke, is also administered by CRD Regional Parks. A key goal of the Regional Parks Strategic Plan is to develop an arterial trails system connecting all of the municipalities and electoral areas in the region. The Galloping Goose is a major arterial trail in this system servicing 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 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, funding was recently approved by the CRD Board for construction of a neighbourhood trail to connect the residential subdivision of Mount Matheson Estate with the trails in Matheson Lake Regional Park from which the residents can then connect to the Galloping Goose.

Supporting the interest of local residents in improving trail connectivity in East Sooke, is the CRD objective to develop trails connecting regional parks to other national, provincial and major municipal parks and trails. 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 public roads while other portions would require the construction of an off-road trail.

Complimentary to the goals and objectives of CRD Parks are the recommendations of the CRD Regional Pedestrian and Cycling Master Plan (PCMP) released in 2012. 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. The PCMP recommends upgrading these two 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.

INVASIVE SPECIES MANAGEMENT

In regional parks, the focus is 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 restoration volunteer program which oversaw the removal of *Daphne laureola* and yellow irises from East Sooke Regional Park. In Seagirt Community Park, volunteers are addressing the removal of yellow irises, English holly and ivy.

PARKLAND ACQUISITION

The location and type of parkland of interest for potential acquisition through subdivision and rezoning are described in this section and in the Parks Objectives and Policies in accordance with section 941 of the *Local Government Act*.

The CRD Board makes all parks acquisition decisions and holds title to all lands acquired. CRD Parks is responsible for making recommendations to the Board on the acquisition of regional parkland. For community parkland and trails, the Juan de Fuca Electoral Area (JdFEA) Parks and Recreation Advisory Commission has the responsibility for identifying and recommending acquisitions to the Regional Board through the Land Use Committee. Rezoning and subdivision applications involving lands in East Sooke are routinely referred to the Advisory Commission which serves to represent the community's interests in the acquisition of parkland in its review of these development proposals.

For its future parkland acquisitions, CRD Parks has noted that the following specific ecosystems are under-represented in regional parks: 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 Four of the Regional Parks Strategy 2012-2021.

In the 2010 Juan de Fuca Electoral Area Community Parks Strategic Plan (CPSP), the priorities for parkland acquisition are identified as Special Preservation Areas consisting of environmentally sensitive areas and eco-systems, and those lands necessary for the protection of historic and archeological sites. Additionally, it recognizes that all neighbourhoods should be serviced by appropriate public parkland. The CPSP says that the JdFEA Parks and Recreation Advisory Commission will consider the donation of fee simple 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 by the Land Titles Act in a subdivision proposal.

QUESTION: Given that large portions of East Sooke are already dedicated as natural parkland, what are the parkland acquisition priorities for East Sooke? Land for trails? Development of another playground? Are there specific areas that need protection for environmental or historical reasons?

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 qualified environmental professional determines what habitat is critical for the ecological health of fish and then classes this area as a Streamside Enhancement and Protection Area (SPEA). These SPEAs must be protected from development.

Some development proposals have identified SPEAs as parkland in order to fulfill both the need to protect the environmentally sensitive area but to also fulfill any statutory requirements for parkland dedication at the time of subdivision. Because of the environmentally sensitive nature of SPEAs, their use for parks and trail accesses is not recommended. For this reason, the CPSP clearly states that SPEAs that are the subject of development proposals should be protected by methods other than dedication as parkland.

Within existing parkland or other public lands, subject to recommendation by a qualified environmental professional, trail construction in development permit areas for either environmental sensitivities or hazardous lands will only be considered subject to the recommendations of an appropriately qualified professional.

PUBLIC EDUCATION

CRD Parks wants to provide parks visitors with stimulating educational experiences leading to a greater appreciation of the region's natural ecosystems and cultural resources, and which 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 and the delivery of environmental education and interpretative programs in the parks.

306 PARKS GOALS

There are no provincial or federal parks in East Sooke nor are there any plans by senior government to establish new parks in the area. Local government and community organizations are encouraged to take advantage of federal and provincial programs and funding for the development and improvement of the parks and trails in East Sooke.

The residents of East Sooke recognize the need for local government to collaborate with adjacent jurisdictions and the appropriate authorities on matters related to parks and trails.

307 PARKS OBJECTIVES

- A. Support initiatives in parks for public awareness and education.
- B. Encourage the participation of local residents, interested organizations and societies in the restoration of eco-systems in parks and the development of community trails
- C. Recognize that the primary purpose of a Streamside Enhancement and Protection Area (SPEA) is to support the ecological function of fish habitat.
- D. Carefully consider trail development in environmentally sensitive and hazardous areas.
- E. Support the development of a trail network in East Sooke that provides connections between key community elements such as neighbourhoods, parks, community facilities, commercial areas and natural features.
- F. Consider linkages of community trails with the trail network in the regional parks and the Galloping Goose.
- G. Encourage the development of community trails which can be used by pedestrians of all age groups, cyclists and in certain circumstances, equestrians.
- H. Avoid the acceptance at the time of subdivision of the dedication of inappropriately small parks or lands not suitable for parks and trails by requesting cash-in-lieu of the land.
- I. Support 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. **QUESTION: Are there other parkland acquisition objectives outside of these two plans?**

308 PARKS POLICIES

GENERAL

- A. Interpretative and educational programs and activities for the public in the parks are supported.
- B. Ecological restoration of community parks in East Sooke is supported through short-term projects or longer term stewardship agreements and management agreements.
- C. The construction of community trails by volunteers is supported.

LOCATION AND TYPE OF FUTURE PARKS

- D. SPEA areas that are part of a development proposal will be protected by methods other than park dedication.
- E. The provision of trails accesses in SPEAs as a condition of development is not supported.
- F. Public trail accesses may be developed in a development permit area designated for environmental sensitivities or hazardous conditions subject to a determination by a qualified professional that the trail will not have a detrimental impact on an environmentally sensitive area or increase the risk in hazardous areas.
- G. The preferred methods for acquiring parkland and trails are as a condition of a rezoning, as an amenity contribution, at time of subdivision or by purchasing fee simple lands.
- H. Environmentally sensitive areas and sensitive ecosystems are considered Special Preservation Areas and are a priority for acquisition as natural parkland.
- I. Wherever possible, acquisition of parkland will take into consideration opportunities to protect historical or archaeological features as Special Preservation Areas.
- J. Other than parkland 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. **QUESTION: From the CPSP. Can this policy be made more specific to East Sooke?**
- K. Emphasis will be placed on ensuring that every neighbourhood in East Sooke is served by appropriate public parkland. **QUESTION: From the CPSP in reference to the seven sub-areas of**

the Electoral Area. Can this policy be made more specific to East Sooke by stating if there is a need for a certain type of parkland in East Sooke?

- L. A trail connection between Copper Mine Park and the nearby Playground over the lands currently occupied by the East Sooke Firehall will be retained.
- M. Expanding the trail network throughout East Sooke and improving connections with the Galloping Goose and regional parks is supported with the emphasis on: QUESTION: Are there any immediate priority areas for off-road trails?
- N. Acquisition of an area of land adjacent to East Sooke Regional Park as shown on Map 4 in the Regional Parks Strategic Plan 2012-2021 is supported.

NOTE: Bike lanes on East Sooke/Gillespie Road as recommended in the Pedestrian and Cycling Master Plan will be addressed in Transportation Theme as this aspect of a trail network involves provincial highways.

FOR DISCUSSION ONLY

ECOLOGICAL HEALTH

315 CONTEXT FOR ECOLOGICAL HEALTH

East Sooke is located in the Eastern and Western Very Dry Maritime Coastal Western Hemlock Zone. 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 identified a number of rare and sensitive ecosystems in East Sooke.

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. These ecosystems include rocky shorelines dominated by grasslands, mosses and lichens. Nearby are often rocky islets, which may consist of grass, forbs, moss 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 coast bluff ecosystem, plant root systems may easily be disturbed by human and other activities. Some coastal bluffs may support upland ecosystems that can often be Garry oak, Arbutus, Douglas-fir and Rocky mountain juniper ecosystems.

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

Second growth forest is important because it provides habitat for a wide variety of plant and animal species, connectivity between other habitat areas and can act as a buffer minimizing impact on more sensitive areas and species. Non-timber forest products, such as wild mushrooms and salal can be found in second growth forest and it provides significant greenspace. 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 habitat.

Old-growth forest contains tree over 100 years old and provides habitat distinct from that found in second-growth forests. Along with its intrinsic and habitat values, it also provides opportunities for eco-tourism, research and environmental education. **(QUESTION: Currently the OCP calls salal and wild mushrooms are non-forest products. Should this reference for old growth forest be deleted?)** Old-growth forest areas in East Sooke can be found on Lot 124, along the west side of East Sooke Regional Park, Creyke Point in East Sooke Park and in Roche Cove Regional Park.

Terrestrial Herbaceous Ecosystems consist of grassy hilltops and wildflower meadows. A number of rare plants are native to this type of eco-system including Deltoid balsamroot (*Balsamorhiza deltoidea*), Yellow montane violet, (*Viola praemorsa*), Scalegod (*Idahoa scapigera*) and Dune bentgrass (*Agrostis*

pallens). This type of eco-system 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.

The SEI report has 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 floodplain. 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 help to maintain water quality by filtering sediment, nutrients and toxic chemicals; wetlands serve to remove many contaminants before they enter streams. Wetlands act as storage sites for surface-water and may slow runoff during storms acting as flood protection. **QUESTIONS: The current OCP also says: “provide opportunities for outdoor recreation and greenspace” - Is outdoor recreational use complimentary to environmental protection of riparian areas and wetlands? Only some types?**

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*).

There are several streams and waterbodies found in East Sooke providing habitat for fish species. Matheson Lake may contain Cutthroat Trout (Anadromous), Prickly Sculpin, Sculpin (General), Coho Salmon, Cutthroat Trout, Rainbow Trout, Smallmouth Bass, and Threespine Stickleback. **(QUESTION: Is this lake stocked with trout?)** Local information indicates that Matheson Creek which flows out of Matheson Lake to Roche Cove may have Cutthroat Trout (anadromous) and there may have been attempts to re-stock salmon in this stream. Both Pike Creek and Greens Stream may have once supported salmon runs. Other named creeks include Barnes Creek, Vera Brook, Doerr Creek, Gillespie Creek. There are approximately 18 unnamed creeks and streams, many of which are intermittent.

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 and the saltwater of either the Sooke harbour or Juan de Fuca Strait meet.

TO HAVE POLICIES AROUND SHORE USE IN MARINE LAND USE DESIGNATION, NEED TO EXPLAIN WHAT TYPE OF USE IS SUITED TO WHICH OF THE TWO SHORE TYPES DESCRIBED ABOVE.

Regionally significant 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

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.

The management of invasive species in the regional and community parks is done in accordance with applicable plans and practices. **NOTE: Will be researching how the Province deals with public roads and crown land and add this information here.**

Invasive plant species can also be found on private lands. While the *Local Government Act* does allow local governments the option to be involved in invasive species management of plants, the CRD has not assumed responsibilities for this function. Local governments which do manage invasive species typically do so by adopting a nuisance bylaw targeting the most noxious or harmful species.

The Capital Region Invasive Species Partnership (CRISP) maintains a regional status/priority list of invasive plant species which can be viewed at the [Coastal Invasive Plant Committee](#) website. The Province has an on-line program for the sighting and removal of invasive species through its' "Report A Weed" program.

Feral rabbits and feral cats can also contribute to the destruction of native species. To a lesser extent, domestic cats and dogs do as well. Local residents can assist by leashing dogs in environmentally sensitive areas and keeping cats indoors.

ECOLOGICAL RESTORATION

Through its Education and Outreach function, the CRD Community Clean-up program supports groups making visible environmental improvements to their community through organized clean-ups. It provides financial support for projects that achieve visible environmental benefits and encourage people to take environmentally responsible behaviour. The projects must be conducted within the Capital Region and include the clean-up, rehabilitation or enhancement of the natural environment of public lands/waterways such as natural areas, recreational parks and playgrounds, ditches or roadsides (excludes highways), marine shorelines and harbours; and lakes, ponds, rivers, creeks, streams and other natural waterways.

RIPARIAN AREAS REGULATION

By 2006, local governments who did not already have appropriate bylaws in place were required by the Province to formally integrate the riparian area regulations into existing official community plans or zoning bylaws. In East Sooke, a development permit area for riparian areas and wetlands has been designated. Any development in this development permit area, with some specific exemptions, will first require an assessment by a qualified environmental professional (QEP). If a watercourse or water body is determined to be fish-bearing, then the QEP will conduct an assessment pursuant to the Riparian Areas Regulations (RAR). Part or all of that assessment area may be classed by the QEP as a Stream Protection and Enhancement Area (SPEA). Very little or no development will be permitted in the SPEA. Restrictions and conditions may be placed on development outside the SPEA but still within the RAR Area.

316 Ecological Health Goals

Although the Province of British Columbia owns the shoreline and seabed adjacent to East Sooke, the Regional District does have the ability to regulate the use of land, which includes 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 of BC. **QUESTION: Is there any interest in zoning the surface of the water?**

The appropriate authorities should prohibit the unnecessary removal of gravel and soil from the streambeds of the above-referenced watercourses, and should also ensure that there is no modification of these stream channels and banks without careful consideration of potential adverse environmental impacts. If any temporary watercourse alteration or diversion takes place, streams should be rerouted through their original channels.

Under the *B.C. 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 prevent negative consequences of human-wildlife interaction, the residents of East Sooke support animal proof waste management.

317 Ecological Health Objectives

- A. To protect and conserve sensitive terrestrial and aquatic ecosystems in East Sooke for the benefit of present and future generations. **(QUESTION: Is aquatic sufficient in this policy statement or should "marine" be added?)**
- B. To regulate development to avoid negative impacts on environmentally sensitive areas.

318 Ecological Health Policies

General

- A. All development activities, subdivisions and rezoning applications should be planned and implemented in a manner that will not adversely affect or disturb identified environmentally sensitive areas.
- B. Protection of sensitive ecosystems may take the form of regulation, parks acquisition or conservation covenants.
- C. The stewardship of private land of ecological significance is supported as is the application of conservation covenants.
- D. As new mapping of sensitive ecosystems becomes available, in-house mapping should be upgraded to include this new information.
- E. Integrated rainwater management options, such as use of rain gardens, reduced road widths, use of permeable surfaces, and roadside swales, are supported and encouraged.

Terrestrial

- F. Preservation of natural topography and existing vegetation and trees is encouraged.
- G. Designate development permit areas for the protection of sensitive terrestrial ecosystems.

- H. Encourage the enhancement and restoration of degraded sites of ecological significance using native plant species.
- I. There must be no net increase in run-off as the result of development.

QUESTION: Is there a need for a policy around groundwater protection? Eg. *During development, protect the interflow zone and its vadose storage (the area where the rainwater seeps into the soils and makes its way slowly to streams containing dissolved nutrients that act as a food source) from pollution and contamination.*

Marine

- A. Designate a Marine Land Use Area that covers the surface of the ocean within the Plan Area.
- B. Within the Marine Land Use area, public recreational use should be consistent with the suitability of the shore type for the proposed use. (NOTE: Need more details.)
- C. Within the Marine Land Use area, land uses that disturb or pollute the marine and related terrestrial habitats are discouraged.
- D. Within the portion of the Sooke Harbour that is in the Plan Area, log booms and commercial marinas are not supported. (QUESTION: What about the Sooke Basin portion?)

Foreshore

- E. Restrict development in foreshore areas through the application of a development permit area in a fifteen metre wide strip immediately adjacent to and upland of the high water mark of the ocean.
- F. Armouring or hardening of the shoreline by retaining walls, cement blocks or other permanent structures is discouraged.
- G. Natural features in the foreshore should be preserved and protected from development.

Riparian and Wetlands

- H. Protect fish habitat by implementing the provincial Riparian Areas Regulations through the application of a development permit area over fish-bearing and supporting watercourses. (Refer to Development Permit Area and Guidelines in Section 4.)
- I. Stream crossings must be located so as to minimize the disturbance of banks, channels and vegetation cover. Where a stream crossing is necessary, the use of a bridge as opposed to culvert is strongly recommended. (NOTE: May be beyond jurisdiction of local government. Will be confirming this point.)