



Making a difference...together

**EAST SOOKE CITIZENS' COMMITTEE
OFFICIAL COMMUNITY PLAN REVIEW**

Notice of Meeting on Monday, **March 10, 2014 at 7 p.m.**

East Sooke Fire Hall, 1397 Coppermine Road, East Sooke, BC

AGENDA

1. Welcome
2. Review of Agenda
3. Review of Meeting Notes from February 24, 2014
4. Status of Action Items
5. Completion of Draft Vision Statement
6. Break
7. Overview of Process for Discussing Themes
8. Theme Discussion: Vision, Process, Context
9. Other Business
10. Next Meeting



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**Notes of a Meeting of the East Sooke Citizens' Committee
Official Community Plan Review**

Held February 24, 2014 at East Sooke Fire Hall, 1397 Coppermine Road, East Sooke, BC

PRESENT: Blair Cusack, Zac Doeding, Jane Hutchins, Linda Nehra, Stacey Scharf,
Yale Shap, Rhonda Underwood, Brian White, Neil Smith
Staff: Tracy Olsen, OCP Review Facilitator; Iain Lawrence, Planner

ABSENT: Adele Tomlinson; Roger Beck

PUBLIC: 10

The meeting was called to order at 7:03 p.m.

1. Welcome

Tracy Olsen explained to the audience that there would be an opportunity for public comment given at the end of each agenda item.

2. Acceptance of Agenda

Accepted.

3. Acceptance of Meeting Notes from January 13, 2014

Accepted.

4. Status of Action Items

Tracy Olsen advised that the detailed population statistics for the East Sooke Planning Area recently arrived and handed out preliminary data for 2011 and population pyramids for the years: 2001, 2006 and 2011. She cautioned that the census data is rounded off to the nearest 5 and low participation in the 2011 National Housing Survey makes projections for smaller communities difficult. Further population data will be provided once staff have had the opportunity to put the data in a useable format. Citizens' Committee (CC) members asked for detailed and current information on building permits and number of dwelling units.

The members of the CC were provided with copies of Zoning Bylaw No. 2040 and the zoning maps.

Tracy advised that the Rural Residential 1 designation in the District of Metchosin's OCP allows for higher density where there is community water: 0.4 hectare lot compared to a 0.8 hectare lot. Most of the lands adjacent to East Sooke have an Uplands designation with a minimum parcel size of 4 hectares. A map showing the extent of the CRD water system in Metchosin and parts of East Sooke was passed around.

Matheson Lake Park was created in 1950s from land donated by the Matheson Family and held as provincial land. In 1984, Metchosin incorporated and took in half of the provincial property. In 1994, the CRD purchased all of Matheson Lake Park from the Province. In 2006, an extension of Sooke's boundaries encompasses areas around Matheson Lake Park but did not include the park. Although it is not contiguous, half of the Park has remained in East Sooke. One of the CC members expressed concerns about the accuracy of the municipal boundaries on the maps based on survey plans he has seen.

The estimated number of park visits are based on a count of cars in the parking lot. For 2012, the estimated number of visitors to East Sooke Regional Park was 123,000 and

approximately 135, 000 for 2013. A CC member pointed out the importance of having sufficient information to do a trend line analysis.

According to BC Transit, there are 7.2 boardings per trip and 6.6 boardings per revenue hour on Route #64 East Sooke and below expected performance levels. One CC member asked for a detailed explanation of the numbers and data over a longer period of time.

Heather Phillips, Otter Point, noted that the 2006 Census information was collected around the time Sooke incorporated.

5. Report back on January 25th, 2014 Open House

Tracy thanked the CC members for their participation at the workshop. Over 100 people attended the event and staff were very pleased with the feedback and comments from the public. All of the comments from the community mapping, issue identification and visioning exercises have been transcribed and handed out to the CC members. CC members are asked to read through this information at home and take the public's comments into consideration as the various themes and issues are discussed during the OCP review process. CC members were invited at the break to view the maps and charts from the Open House posted on the wall during this meeting.

Due to the loss of legibility when reducing the large community maps, CC members agreed with staff's recommendation to use a smaller ortho-photograph of the planning area on which numbered dots are placed. These numbers will correspond to the numbers used on the written transcript. The maps will be distributed a future meeting.

Dale Read, East Sooke, expressed concerns about the reference to 4 on 10's in the results of the Open House. It was explained that it was a comment from a member of the public although the topic will likely come up during the CC's discussions.

6. Report back and completion of Theme Development Exercise

Iain Lawrence provided CC members with a diagram showing the identified themes and connected issues arrived at during the January 13th, 2014 CC meeting.

Some CC members wanted the size of the circles and font on the Themes and Issues diagram to be changed to reflect the priority ranking for the theme/issue. Tracy explained that the wording of the OCP and the policy wording would reflect the priority of each theme/issue. Some CC members suggested that Road Quality and Safety and Interconnected trails currently under "Safe and Healthy Community" should be duplicated under the "Transportation" theme.

Some Committee members wanted themes in the OCP document prioritized with the most important one first and for the meetings to be scheduled similarly. For this phase of the review process, Tracy advised that policies and text will be organized by theme without numbering or prioritization. Reorganization by priority can be revisited once all the themes have been discussed. Until the CC has had at least one meeting focused on a theme(s), it is difficult for staff to gauge how much time will be needed and to prepare an overall schedule for this part of the review process. Staff are trying to line up a guest speaker on Community Health and Wellness which also affects scheduling. The next public event will have an opportunity for public feed-back.

Kara Middleton, East Sooke, recommended changing the colour scheme of the Themes and Issue to colours more commonly associated with certain subjects. Tracy noted that more colour will be introduced into the up-dated OCP including photographs. Heather Phillips,

Otter Point was pleased with themes and issues and the noted current OCP was prepared from 2003 to 2007. Darryl Danuluck, East Sooke, wanted to make sure that there was sufficient advertisement of meetings including details of the meeting content.

Before making any changes to the text of the OCP, the existing text of the current OCP will be reorganized based on the themes identified by the CC. All of the changes will be tracked and the existing section numbers retained to allow for cross-referencing with the current OCP. The document text will not be changed. Once the reorganization of the document has been generally accepted, the reorganizational changes will be saved and work will begin on textual changes which will again be tracked. A binder showing the "Tracked Changes" and a binder showing the "Changes Accepted" document were circulated to the CC members and the audience. Now that there has been concurrence on the themes and their titles, staff will be able to finalize the "Changes Accepted" document and provide the CC members with a copy.

7. Break

8. Development of Vision Statement

Members of the CC broke out into three smaller groups. Iain Lawrence asked each group to write down its vision for the future of East Sooke using key words or short sentences. Groups then reported back with the common themes being protection of the environment and green space, supporting a wide range of ages in the community and fostering self-sufficiency.

During a round table discussion after hearing the results, CC members talked about the need to preserve the rural character of East Sooke while allowing some opportunity for infill and affordable housing appropriate for the community. A member pointed out the importance having a longer term vision for the community. The challenges of meeting the servicing issues around potable water and roads were noted. Potential development outside East Sooke may lead to improvements in Gillespie Road. Seniors needing specialized housing are having to move to other communities unless East Sooke can find alternative ways of addressing the need.

The results of this exercise will be used by staff to draft a vision statement which will be returned to the CC for discussion and changes. Results of the exercise are included in Appendices 1 and 2.

Heather Phillips, Otter Point, mentioned that CRD Water is a user pay right.

9. Other Business

A copy of the Otter Point History was shown to the CC. June Klassen has indicated if there is interest, there is CRD support for interested citizens to undertake a similar project for East Sooke. The Otter Point booklet will be released at a tea on the 26th and posted on the CRD website. Valerie Braunschweig said she and others had an interest in doing this type of project for East Sooke.

10. Next Meeting

The next meeting of the CC is scheduled for 7:00, Monday, March 10, 2014 at the East Sooke Fire Hall.

The meeting adjourned at 9:10 p.m.

APPENDIX ONE: VISION STATEMENT EXERCISE RESULTS

A fringe of settlement co-existing with wilderness where we recognize people with diverse viewpoints working together to achieve the goal of a vibrant, diverse community.

Protection of the environment

Protection of the community

Engender artistic creativity

Engender passion about the place

Protection of Rural Character

Equality of Potable Water Access

On-going Protection of Environment and Green Space (Parks, ecological, fauna, riparian, steep slopes)

Sense of Freedom of Space – JdF

Enhanced Transportation

Safe Main Roads

Rural or Not?

Clusters of development

Development to increase the tax base to support community members

Protect Green, social infrastructure, self-sufficient

Beautiful safe community that is home to people of all ages, supporting young families and allowing people to age in place. A community that supports development for the community by the community.

By default: need a good road, need a village core

APPENDIX TWO: DRAFT VISION STATEMENT BASED VISION EXERCISE RESULTS

East Sooke is a rural community: diverse, resilient and self-sufficient. Many people work from home as artisans, consultants and health care professionals. There are strong bonds between neighbours who cooperate on and share in a range of community-based projects and activities.

Development consists primarily of residential infill including creative ways of providing affordable housing for young adults and seniors. All development is well-integrated with the natural environment allowing for the retention and protection of green spaces.

There are two community focal points in East Sooke. Coppermine Park is the hub for outdoor recreational activities like soccer with the nearby firehall offering a venue for meetings and emergency preparedness exercises. At the intersection of Gillespie and East Sooke Road, there is small commercial area with a coffee shop and small grocery store.

East Sooke Regional Park attracts a large number of visitors but also provides local residents with an extensive trail network, access to the waterfront, a large field and scenic vistas.

Upgrades and safety improvements to East Sooke Road are happening over time. Community connectivity continues to be improved by the gradual construction of off-road paths for biking and walking. A reliable supply of potable water continues to become accessible to more and more East Sooke residents.

THEMES – VISION & PROCESS

PART 5.0 DEVELOPMENT OF COMMUNITY POLICIES

5.1 General Vision Statement

5.1.1 Preamble

The East Sooke OCP Review Committee feels that 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 parkland. As stewards of our community and unique natural environment, we will protect the integrity of East Sooke, retaining sufficient lands in their natural state to permit a diversity of plant and animal life. Future development in East Sooke will leave a small footprint and respect residents' privacy so that future generations will experience the rural lifestyle that we enjoy today. The East Sooke OCP Review Committee supports the eight goals as outlined in the Regional Growth Strategy. This Plan reflects the committee's view of what it means to be a good neighbour in East Sooke.

5.1.2 Policies

1/. A local community association should take a leadership role in the protection of our rural community.

PART 3.0 GOALS AND OBJECTIVES OF THE PLAN

3.1 Goal of the Plan

The underlying principle of this Plan is to guide future development. The development must work with the existing man-made and the natural environment. The goal of the Plan is to have development that must respond to the various opportunities and constraints offered by each unique geographic site, respect the past and work with the current values of the community.

3.1.1 Objectives of the Plan

The above-referenced goal will be achieved through the following objectives:

- Cluster growth into the following existing areas:
 - Mt. Matheson;
 - Seedtree;
 - Park Heights;
 - Anderson Cove;
 - Coppermine Estates;
 - Seagirt;
 - Tideview and Eliza Point;
 - Pike Road;
 - The north end of Gillespie Road; and
 - East Sooke Road near the Silver Spray development
- Understand and research any potential impact that development will have upon the East Sooke community;
- Prohibit any type of large-scale industrial development in the area;

- Encourage the use of home-based businesses that are respectful of the community and its residents;
- Enhance and protect the East Sooke, Roche Cove and Matheson Lake Regional Parks interface areas with any potential development;
- Protect the natural environment including areas of ecological sensitivity, aquatic and terrestrial habitat, rare and endangered species, watercourses, wetlands, riparian areas and the marine ecosystem;
- As outlined through Section 2.4 of this bylaw and through the *Local Government Act*, the Official Community Plan should work towards the goals of the Regional Growth Strategy.

PART 2.0 ADMINISTRATIVE STRUCTURE AND APPLICATION OF THE PLAN

2.1 Administrative Structure of this Plan

This Official Community Plan (OCP) is intended to provide information on the community of East Sooke and to provide direction for decision-making with respect to community development and planning. An OCP or Community “Plan” is authorized by the *Local Government Act*, which defines an OCP as:

“ . . . a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements.”

The key to developing a Community Plan is that it is a community-driven exercise that reflects the community's values with respect to growth and development.

2.2 Application of the Plan

This Official Community Plan applies to the East Sooke settlement area as shown on Map No. 1, which is attached to and forms part of this Bylaw. It is not the intention of the Capital Regional District in adopting the East Sooke Official Community Plan to create a conflict with provincial enactments.

The marine designated area extends out from the East Sooke Official Community Plan area across either Sooke Harbour or the Juan de Fuca Strait for a distance of 200 metres from the foreshore area as shown on Map No. 2.

4.3.6 Sand and Gravel Deposits

No sand or gravel deposits were identified during the preparation of this Plan. The location and operation of any sand and gravel extraction activities are subject to the requirements of the *Mines Act*.

4.3.2.2 School Site Dedications

School site acquisition charges are payable in respect of development in accordance with Division 10.1 of Part 26 of the *Local Government Act*.

3.2 Land Use Inventory Statistics

Table 4: East Sooke Land Use Inventory Statistics

Land Use Area	Approximate Land Area	Percentage of Plan Area
Settlement Area	1364.1 ha (3370.7 acres)	44.0
Existing Park and Open Space	1516.8 ha (3748.0 acres)	49.0
Potential Park	1.8 ha 4.55 acres	0.06
Agricultural Land Reserve	133.3 ha (329.5 acres)	4.3
Roads	82.0 ha (202.6 acres)	2.7
Total Land Area (not including Marine)¹	3098.0 ha (7655.31 acres)	100
Marine Shoreline Areas	745.3 ha (1841.8 acres)	
Settlement Containment Areas	529.2 ha (1307.73 acres)	

Note: ¹ Does not include lakes which have not been classified.

See Maps No. 2 and 3, which are attached to and form a part of this bylaw, for approximate locations of the land uses identified above.

The approximate land area figures were derived from the Capital Regional District's Geographic Information Systems (GIS) mapping system and may not be an accurate representation of land areas.

THEME – CONTEXT

2.3 Regional Growth Strategy Consistency

Section 849 (1) of the *Local Government Act* states that “the purpose of a regional growth strategy is to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.”

The eight goals of the Capital Regional District’s Regional Growth Strategy, which was adopted in August 2003, are as follows:

- 1/. Keep urban settlement compact
- 2/. Protect the integrity of rural communities
- 3/. Protect regional green/blue spaces
- 4/. Manage natural resources and the environment sustainably
- 5/. Build more complete communities
- 6/. Improve housing affordability
- 7/. Increase transportation choices
- 8/. Strengthen the regional economy

As the development policies of this Official Community Plan should work towards the goals of the Regional Growth Strategy, the following paragraphs will outline how this Official Community Plan supports these goals.

Firstly, in order to keep settlement compact this Official Community Plan outlines a number of settlement containment areas. The goal of which is to have smaller lots contained within these areas, and larger lots outside the containment areas. The settlement containment areas also strive to maintain the integrity of rural communities through preservation of large lot development. The integrity of rural communities is supported through the use of a protection of farming Development Permit Area, the objective of which is to regulate development in such areas in a manner that protects the viability of agriculture for present and future generations. Additionally, this Plan strives to protect the environment by identifying environmentally sensitive areas and by designating these as Development Permit Areas.

To the extent possible as permitted through the *Local Government Act*, Development Permit Areas will assist the Juan de Fuca Electoral Area in managing the environment in a sustainable manner. The Electoral Area, realizing that the Vancouver Island Health Authority is the main agency responsible for the control of sewage disposal and other health related issues with respect to land development, supports the Vancouver Island Health Authority in controlling and regulating waste discharge in a sustainable manner.

Management of natural resources is regulated and controlled through respective federal and provincial agencies, and the Electoral Area comments on referrals within the context of sustainable development in order to assist these external agencies in managing the natural environment in a sustainable manner. While the Electoral Area does not have direct jurisdiction over the management of any natural resources, aside from agriculture activities, within the planning area it anticipates working cooperatively with other external decision-making agencies to ensure that all decision-making gives priority to options that maintain the ecological integrity of local ecosystems.

Additionally, residents are encouraged to participate in local initiatives and any regional programs that promote the principles of reducing, reusing and recycling.

In order to build more complete communities and strengthen the regional economy, as envisioned by the Regional Growth Strategy, the Plan encourages the development of home-based business and agricultural, tourism or neighbourhood commercial activities within settlement areas. To improve housing affordability, the desired type of housing within the settlement containment areas includes not only low-density single-family dwellings but also special needs, rental and affordable housing.

Lastly, in order to increase transportation choice the Plan permits the use of an amenity bonusing provision to, as opportunities arise, potentially acquire land for park-and-ride sites. It is also desired that by increasing local economic opportunities fewer car trips may be needed. As outlined above, this Community Plan has been prepared in a manner consistent with the goals of the Capital Regional District's Regional Growth Strategy.

2.5 Community and Development Policies

The residents of East Sooke understand that the development and protection of their community takes an effort from both the future residents through the development process, and the current residents by collectively working towards their community goal. This Official Community Plan has two policy sections for that purpose: development policies in Part 4.0 to be addressed at the development stage and community policies in Part 5.0, which can be collectively refined by the community over the long-term.

5.6 Working Boundaries with Sooke and Metchosin

5.6.1 Preamble

The East Sooke area shares a boundary with both the municipalities of Sooke and Metchosin. There is significant potential benefit to all parties in collaborating about future land uses around their common boundaries.

5.6.2 Policies

- 1/. The East Sooke OCP review committee supports the establishment of a joint mechanism between East Sooke, Sooke and Metchosin with a mandate to share information and recommend complementary land use policies affecting their shared boundaries