

THEME – TRANSPORTATION

320 - CONTEXT FOR 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 kilometres length of Gillespie Road within the Plan Area is windy narrowing at one point to a one-lane bridge over Roche Cove. Gillespie Road does have a 20 metre wide right of way for most of its length allowing for wide gravel shoulders. At the entrance to East Sooke, there is a large pull-out where informational signage about the community has been 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 raising concerns 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 windy. There are numerous, physical constraints which would affect the widening of East Sooke Road such as rocky outcrops, steep slopes 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.

The Ministry of Transportation and Highways is responsible for the operation and maintenance of roads in the Plan Area. Highway maintenance and repairs are provided by Mainroad South Island, a private company contracted by the Ministry.

All requests to subdivide in East Sooke are sent to the provincial Approving Officer for consideration and determination of the servicing standards. Both East Sooke and Gillespie Road are classified by the Province as a “Rural Collector” from which direct access to individual properties is minimized. All other roads would be classed as “Rural Local”. The current servicing standards for roads in East Sooke are based on the BC Subdivision Road Construction Standard Specifications. (See Table #####.)

The *Local Government Act* does give regional districts the authority to enact subdivision servicing and zoning bylaws. Section 87 of the Land Title Act authorizes the Approving Officer to refuse a subdivision if it does not conform to these bylaws. Regional districts may request subdivision approving authority but to date, no regional district has done so.

Table ####: Servicing Standard by Road Type - BC Subdivision Road Construction Standard Specifications

Servicing Standard	Rural Local	Rural Collector or Secondary
Right of Way	20 metres or the cross section plus 3 metres on each side, whichever is greater	25 metres wide or the cross section width plus 3 metres on each side, whichever is greater
Minimum Finished Top	8 metres	10 metres
Minimum Paved Top	7 metres	8 metres
Gravel Shoulder	0.5 metres	1.0 metres
Ditching	Curb and Gutter	Earth Cut

Source: BC Supplement to TAC Geometric Design Guide, 2007, Section 1420.05.02

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 off-road 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. One of the more difficult and costly challenges to building off-road trails can be the physical obstacles to siting the trail within the public road right-of-way. Application for permission to construct an off-road trail must be made to the Ministry of Transportation and Infrastructure. There are examples of this type of off-road trail elsewhere in the CRD such as some of the Gulf Islands.

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 can board this bus by driving to a park & ride across from the 17 Mile House or they can connect via Route #64 - East Sooke Loop. Currently, the Route #64 bus makes nine trips each weekday looping between 17 Mile House and the western end of East Sooke Road. It also travels to Sooke six times per day and twice per day to the Langford Exchange. Alternatively, residents can drive to the park & ride beside the Juan de Fuca Recreation Centre, a major transportation hub, to board buses with a wide range of routing options. East Sooke is also serviced by para-transit.

The Transit Future Plan is BC Transit's 25 long term strategic plan for the delivery of services. The Plan identifies Gillespie and East Sooke Roads as a Local Transit Network connected to the park and ride at 17 Mile House. Highway #14 is classed as a Frequent Transit Network feeding into a Rapid Transit Network, connecting the Western Communities with the rest of Victoria.

Transit Future recommends expanding the park and ride facilities on the Westshore and making improvements to information for riders including on-line trip planners and real time customer information. One of the Targeted Services discussed in the Transit Future Plan is rural para-transit with more flexible routing offered by standard or small transit vehicles, vans, or taxis. Transit Future recognizes the need to provide park & ride opportunities catering to rural or semi-rural areas where local service is less frequent or does not exist.

The CRD's long range regional transportation strategy, known as Travel Choices, also identifies transit corridors to support high-capacity, frequent and fast service between the Westshore and the rest of Victoria as well as improving customer information, amenities and transit exchanges.

The 17 Mile House Park & Ride is often at capacity and its location on one side of a congested road with poor sight lines and no traffic signals. The existing park & ride facilities at Juan de Fuca Recreation Centre are also at capacity during peaks 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.

ALTERNATIVE TRANSPORTATION OPTIONS

Interest has been expressed in East Sooke in the development of alternative transportation options for commuters. Formal carpool arrangements between friends and co-workers is a well-known option.

In the Greater Victoria Area, the Jack Bell Ride-Share owns and operates a fleet of vehicles that can be shared by commuters who pay a monthly fare with no long-term contract. Jack Bell Ride-Share also has an on-line ride matching service which allows drivers to offer rides to others or for riders to find a ride in someone else's car with cost-sharing negotiated between the parties. Other internet sites also offer matching services for drivers and riders in the Greater Victoria area.

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. People can also set up internet sites or use Facebook to arrange a ride. Riders usually don't pay the drivers. Bowen Island LIFT is an example of a car stop program in a rural community.

321 GOALS FOR TRANSPORTATION

Consultation with the public during the preparation of this plan determined that the residents of East Sooke view road safety and quality as a top priority for the community. There is strong support for the development of alternative means of travel including walking and cycling and using transit. Off-road trails that can be used by pedestrians, cyclists and in some circumstances, equestrians are preferred to on-road cycle lanes.

- A. Encourage the Ministry of Transportation and Infrastructures to make improvements to the efficiency and safety of East Sooke and Gillespie Roads.
- B. Encourage the Ministry of Transportation and Infrastructure to provide opportunities for bicycle and pedestrian routes within the Gillespie and East Sooke Road rights of way. In particular, ..
What stretch of road would be the top priority???
- C. In its review of subdivisions, encourage the Ministry of Transportation and Infrastructure to take current and future transit requirements for pull-outs and turn-arounds into consideration.
- D. Encourage the Ministry of Transportation and Infrastructure, in consultation with School District #62 Sooke, to plan for the provision of pull-off areas and turn-around points to meet future school transportation needs.

322 OBJECTIVES FOR TRANSPORTATION

- A. Integrate land use planning with transit planning by focusing development in community nodes or along transit corridors and planning for future needs.
- B. Decrease the dependency on motor vehicles through support for public transit, the pursuit of alternative transportation methods and the development of a network of off-road multi-use trails.

323 POLICIES FOR TRANSPORTATION

- A. As part of a rezoning proposal, developers will be required to take current and future transit requirements into consideration as well as alternative transit options such as walking and cycling.
- B. Promote the use of public transit, including bus service, to and from East Sooke by ..
What improvements to service would encourage more ridership? Real time information? More room at the park and rides?

- C. Continue to work with BC Transit to promote strong and frequent transit service provision to East Sooke with special consideration being given to ... What are the deficits in service? Timing of the runs? Routing?
- D. Work with BC Transit to make transportation more accessible to the physically challenged.
- E. Need a policy on alternative transportation. What alternative transportation options do you think will work best in East Sooke? Car stops? Increased public awareness of ride sharing?
- F. Development of infrastructure to support the use of electric vehicles. Is this applicable to East Sooke?
- G. What would be some of the first steps in developing a network of off-road trails? Preparing a map? Investigating possible funding strategies?

THEME-SAFE AND HEALTHY COMMUNITY

325 CONTEXT FOR SAFE AND HEALTHY COMMUNITY

In East Sooke, there are designated development permit areas for steep slopes and floodplains to alert property owners and purchasers of potential risks to development. To safely carry out a development in these areas, the services and advice of a qualified professional will typically be needed to determine the extent of the hazard and if it can be mitigated. Subdivision proposals are routinely screened for potential hazards and may be refused unless the hazard can be mitigated.

Wildland-rural interface fire were viewed during the public consultation process to be the natural hazard posing the greatest risk to the community. Modelling of the potential impact that a tsunami may have on the community would ??? Along the coastline and in mountainous areas, there are areas of steep slopes that could be subject to erosion and landslip.

POLICE

Policing services for East Sooke are provided by the Sooke Detachment of the RCMP. Its' ?? member detachment responded to ??? calls for service in East Sooke in 2013.

FIRE DEPARTMENT

The East Sooke Volunteer Fire Department was created as a service by the CRD in 1983 and is funded by property taxes. 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 the advisory committee involved in the day to day administration of this service. The fire chief reports directly to a CRD staff person. With approximately 20 volunteers, the Fire Department responded to 80 calls for service in 2012. **Update with 2013 stats**

The current fire hall on Coppermine Road was built in 1985 when the fire department had only one truck. The hall now houses three trucks. A study of the fire hall revealed a number of deficiencies in the building's suitability as a fire hall. A 2013 referendum approved the borrowing of \$2.12 million to construct a new fire hall which can hold four fire trucks as recommended by the Provincial Fire Commissioner's Office. The new fire hall will be built to a post-disaster standard and will serve as the Emergency Operations Centre (EOC) for local first responders and resources during an emergency.

One of the biggest challenges for the East Sooke Fire Department is ... **NOTE: Add a brief description.**

EMERGENCY PREPAREDNESS

The CRD has developed a Corporate Emergency Plan for regional district emergency preparedness. An Emergency Coordinating Committee and Emergency Management Committee help support the CRD EOCs and programs in the electoral areas. The Juan de Fuca 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.

There are however, no reception centres in East Sooke meaning residents must be prepared to shelter in place. If residents needed to be evacuated from parts of East Sooke, then 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 East Sooke lying west of Gillespie Road. This raises concerns about the ability to evacuate residents if this road were to be blocked. In the past, there was an informal agreement with the Sisters of St. Anne 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 Royal Canadian Marine Search and Rescue (RCM-SAR). Preliminary discussions should be held with the RCM-SAR to explore options for possible assistance with emergency preparedness.

SEARCH AND RESCUE

The Juan de Fuca Search and Rescue Association was founded in 1983, and has over 30 members. The Association works with the RCMP and the Fire Department in missing persons' cases and rescue missions.

As mentioned above, the headquarters and training facility for the RCM-SAR is located in East Sooke.

The base for the Sooke RCM-SAR is on the other side of Sooke harbor. 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.

WATER SUPPLY

Residents of East Sooke obtain their potable water supply in several different ways depending on where their property is located.

For the Greater Victoria Area, the CRD operates an extensive potable water supply system. Parts of East Sooke are serviced by an extension of the CRD's Sooke Drinking Water System via an underwater pipeline across Sooke Inlet to Cockle Lane. The water is pumped to the Copper Mine reservoir and then distributed to approximately 260 customers in the Coppermine and Cole Road neighbourhoods.

There is a single connection from this system to the Seagirt Water Improvement District. From this connection, CRD water is distributed to 88 homes in the Seagirt neighbourhood. The homes are individually metered enabling the homeowners to pay the Water Improvement District based on their consumption.

The Juan de Fuca Water Distribution (JdFWD) Commission administers JdF water distribution system. Costs for water are comprised of a regional wholesale rate and a water commission delivery rate. For 2014, a CRD bylaw establishes a wholesale rate of \$0.5994 per cubic metre* of water for residential uses and a rate of \$0.2105 for agriculture. (*One cubic meter equals 1000 litres of water.) After buying bulk water at this wholesale rate, the JdFWD Commission establishes its retail water rate based on the combined total of the CRD wholesale rate and the JdFWD Commission's distribution costs. The 2014 distribution rate is 1.1898/m³ and is the same for both Residential and Agricultural Uses. The combined total of the wholesale and distribution rates, or the retail rate, is \$1.7892/m³.

WILDERNESS MOUNTAIN WATER

First subdivided in 1981, Mount Matheson Estates was serviced by a privately operated water system until converted to a CRD service in 2009. The 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 Wilfred reservoir is treated by chloramination, filtration and ultraviolet light and is available to 84 lots. For 2014, a quarterly user charge of \$196.65 per Single Family Equivalent was established.

WELL WATER

The remaining neighbourhoods in East Sooke including Anderson Cove, Parkheights, Seedtree, Ocean Springs and Becher Bay, are reliant on well water as a source of potable water. (NOTE: Will check if there are any surface water licences.) Some wells are subject to seasonal or occasional shortages and, in which case, water must be trucked to the property from either Langford or Sooke. The JdFWD Commission is in the process of building a bulk water dispensing station in East Sooke at the foot of Coppermine Road. Potable water haulers will be able obtain water from this standpipe for delivery to cisterns and wells in East Sooke and the surrounding area thus reducing delivery costs.

As a condition of any subdivision and on existing lots, prior to the issuance of a building permit for a new house, proof of an adequate water supply must be provided including adequate flows for fire-fighting.

SEWAGE TREATMENT

In East Sooke, sewage is treated by on-site systems. Individual homeowners are completely responsible for operation and maintenance of their on-site wastewater treatment system.

If an on-site system is poorly maintained, untreated effluent can flow into water courses or to neighbouring property's source of domestic water. Vancouver Island Health Authority (VIHA) is responsible in situations where there is a suspected failure of septic treatment system.

At the time of subdivision, VIHA, is responsible for reviewing compliance of the proposed sewage treatment system with the *Local Services Act*. A Registered Onsite Wastewater Practitioner is relied upon to design and install the treatment system.

In unincorporated areas like East Sooke, when on-site treatment systems are being used to service a proposed residential subdivision, the *Local Services Act* establishes minimum parcel sizes. Generally speaking, where there is no community water, a proposed parcel cannot have an area less than 1670 m². Where there is community water, a proposed parcel cannot be smaller than 695 m². A Discharge Permit from the Ministry of Environment is required if the anticipated sewage discharge exceeds 25,000 litres per day or the intended land use is not "domestic".

OTHER SERVICES

BC Hydro supplies electricity to most of the homes in East Sooke through a two-phase power line running along Gillespie and East Sooke Roads. There is no underground wiring in East Sooke.

Cell phone coverage is available throughout East Sooke from a number of commercial providers. Do any areas have problems with cell coverage? Are there any cell towers in East Sooke? First responders and emergency services personal 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.

CRD Bylaw 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 Juan de East Sooke operate out of the Juan de Fuca Local Area Services Office.

326 - GOALS FOR A SAFE AND HEALTHY COMMUNITY

- A. Support improvements to police, fire, ambulance and emergency services to meet community needs.
- B. Support the collaboration of the Province, the CRD and the Juan de Fuca Emergency programs for joint response to emergencies and disasters.
- C. Seek provincial and federal assistance (such as federal Joint Emergency Preparedness Program) for emergency planning and equipment.

327 - OBJECTIVES FOR A SAFE AND HEALTHY COMMUNITY

- A. Protect area residents from loss of property and personal injury.
- B. Inform community members about hazardous conditions within the Plan Area.

328 - POLICIES FOR A SAFE AND HEALTHY COMMUNITY

Water for fire protection?

Extension of potable water supply?

Wildland-rural interface fires?

Support for amateur radio services?

THEME – SOCIAL INFRASTRUCTURE

331 – CONTEXT FOR SOCIAL INFRASTRUCTURE

COMMUNITY SERVICES

Sooke Region Community Health Initiative (CHI) is a partnership of community members, and health & social service providers working towards, advocating for, and supporting healthy communities from Beecher Bay to Port Renfrew. It is the result of the amalgamation of the group formerly known as CHI and Sooke Co-operative Association of Service Agencies (CASA). Sooke Region CHI is housed along with many other health and social service providers in the Sooke Child, Youth & Family Centre.

The Sooke Region Resource Inventory (RI) was launched in 2010. Operated by the Sooke Region CHI in partnership with and funded by the District of Sooke and Island Health, it is an on-line resource for finding services, programs and events of interest to all members of the community and can be viewed at: www.sookeregionresources.com

Many of the community services accessed by residents of East Sooke are hosted in the town centre of Sooke. There is a Meals on Wheels program and seniors' lunches are offered two days a week. The Community Food Bank is open once a week three times a month. There are community meals and breakfast meals at the Baptist Church. The Good Food Box program provides seasonal food.

Health care programs include a pre-natal program, urgent health care clinics and health care for youth aged 13 to 25. Medical equipment can be rented for a small fee and volunteers will provide transportation to medical appointments. Counselling services are available for alcoholism and narcotics. There is also a Young Parent's group.

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 is constructing 25 units of affordable units for aboriginal and non-aboriginal homeless singles, in particular, youth with few local resources or supports.

Ayre Manor in the town centre of Sooke opened in July 2008 and provides a continuum of services in the same facility. There are 18 independent living cottages, 25 one bedroom suites with 3 meals a day and laundry service, and 32 complex care suites of which 30 are subsidized. Ayre Manor is supported by Island Health, BC Housing, and the District of Sooke in partnership with Sooke Elderly Citizens' Housing Society.

There is an ambulance station in Sooke which services the community of East Sooke. Victoria General Hospital is approximately 30 kilometres away in View Royal.

YOUTH

The younger residents of East Sooke face challenges in obtaining jobs, furthering their education and finding affordable housing within the community. The 2011 census indicates that there are substantially fewer people aged 20 to 29 living in East Sooke.

As there are no post-secondary educational facilities in the Sooke, youth from the area 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.

Upon completing their education, the 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. Many young people move away to be closer to their jobs.

Secondary suites and houses are the only options for renting in East Sooke as there are no multi-family developments. The average house price in East Sooke is \$?????? which is 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.

The commuting time to workplaces and post-secondary education facilities, combined with the lack of rental housing in the Sooke area causes the out-migration of youth from the Sooke area.

FOOD SECURITY

Food security was raised as an issue by the residents of East Sooke. In BC, the Agricultural Land Reserve (ALR) which protects agricultural land has been in place since 1974. Approximately 133 hectares of land in East Sooke are in the ALR. In the past ten years, there have been no exclusions of land from the ALR.

Strengthening Farming is an initiative of the BC Ministry of Agriculture jointly implemented with the Agricultural Land Commission (ALC). The program has two components: Farm Practices Protection and Planning for Agriculture. The *Farm Protection Act* (Right to Farm) focuses on coordinating the relationship between farming and non-farming neighbours and 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 that are 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 in the ALR with no present use can qualify as farm if part of the parcel is farmed. If the property is not in the ALR, unused 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.

REGIONAL PROGRAMS

The Community Food Action Initiatives (CFAI) is a provincial program administered by Vancouver Island Health Authority (VIHA) which provides funding to projects intended to foster local food security. CR-FAIR stands for the Capital Region Food and Agriculture Initiatives Roundtable. CR-FAIR is funded as the designated regional food security hub by VIHA and the Community Social Planning Council. Its mission is to increase knowledge of and bring positive change to the food and agricultural system in the CRD. This coalition of organizations and individuals want to strengthen regional food security and the local food system.

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.

Of the eight strategic initiatives in the RGS, the “Agriculture and Food Security” initiative applies to agriculture. All ALR lands in East Sooke are within the Renewable Resource Lands Policy Area.

SOOKE REGION FOOD COMMUNITY HEALTH INITIATIVE (Food CHI)

Incorporated in 2007 as a non-profit society, the members of the Sooke Region Food CHI Society are producers and consumers from the District of Sooke, Otter Point, East Sooke and Shirley. The society 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. Food CHI is another organization that has received funding from CFAI for projects.

Since 2010, Food CHI has organized annual tours of local farms and “Seedy Saturday”. It has published a book for those interested in starting to farm and also organizes the Sooke Regional New Farmer Mentorship Program and the Farmer 2 Farmer forums. On its website, Food CHI provides a comprehensive listing of the farms in the region. Sunriver Community Gardens is managed by the society and membership is open to anyone in the Sooke Region who wants an allotment garden.

There are several farms in East Sooke which market directly to the consumer or have farm gate sales:

- Artemis Estate Farm - Seasonal fresh vegetables.
- Eagle Paws Organics, Chipperfield Farm – Organic produce, preserves and flowers.
- Ragley Farm – Organic vegetables, berries and eggs. Baked goods, preserves and cut flowers.
- Inlet Creek Farm – Organic chicken and eggs; blueberries in season.
- Roche Cove Llamas – Llamas, raw wool, yarn and knitted products.
- Menagerie Farm on Seedtree –Eggs, chickens, pheasants and seasonal vegetables.

Is water supply or the cost of water a problem for farms in East Sooke? Are there other issues for farming?

HERITAGE

First Nations once were the only inhabitants of the East Sooke area. Local information indicates that old tools including arrowheads, beads, stone bowls, pipes, corn crushers and stone fish weights have been found in the area (Paterson, L.). There are "high density" cultural heritage sites within the Beechey Head area along the coast primarily in East Sooke Regional Park.

One of the earliest arrivals of Europeans on the West Coast of Canada occurred in East Sooke and a historic landmark and a cairn have been installed at the end of the Basco Road South road right of way commemorating the nearby 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 Coppermine Road and crew members lived nearby in camps. (Paterson, L.).

Although there are no longer any schools in East Sooke, there have been four different school sites in East Sooke. The first was located near the intersection of Seagirt and East Sooke Roads and a second was located in the **????** block of East Sooke Road. The remains of a third school site can still be seen in a field west of the East Sooke Country Grocery Store. The fourth school site was situated near the intersection of Anderson Cove and East Sooke Road in the estuary.

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 like the Wreck of the Surprise and at historically important buildings.

Table ##: Historic Buildings in East Sooke

Location	Background
<i>117 Seagirt Road</i>	<i>Seagirt</i> -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
<i>6040 East Sooke Road</i>	<i>Glenairley White Cottage</i> - 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.
<i>6040 East Sooke Road</i>	<i>Glenairley</i> 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 Saint Ann until sold to RCM-SAR in ???? for use as a training facility.
<i>5841 East Sooke Road</i>	<i>Jim Caffery House</i> The Caffery family built this house in the 1890's. The home has since undergone renovations.
<i>6618 East Sooke Road</i>	<i>Aldersyde</i> Built in 1908, and later named 'Aldersyde'. Much of the original character of the building has been preserved including the board-and-barren exterior, wood floor, fireplace and gable corrugated metal roof.
<i>5717 East Sooke Road</i>	<i>Ragley</i> - The large two-and-one-half storey house in East Sooke was built in 1912 and used to conduct church services in the 1920's.
<i>6850 East Sooke Road</i>	<i>Chipperfield Farmhouse</i> 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.
.....	<i>Wicker House</i> 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.

ARTS AND CULTURE

Arts and culture are part of the social infrastructure in any community. East Sooke is part of the greater Sooke Region, which also includes the District of Sooke and the communities of Otter Point, Shirley, Jordan River and Port Renfrew.

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.

A founding member of the Sooke Community Arts Council, the Edward Milne Community School Society is responsible for the Sooke Community Theatre, a venue for local performing artists. Key community

presenters at this theatre are Stagewest Players, the Sooke Community Choir and the Sooke Philharmonic Orchestra.

Stage West Players is an amateur theatre company 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 has 40 members performing a variety of music. The Sooke Philharmonic Orchestra, with more than 60 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.

332 - GOALS FOR COMMUNITY SERVICES

333 - OBJECTIVES FOR COMMUNITY SERVICES

334 - POLICIES FOR COMMUNITY SERVICES

335 - GOALS FOR FOOD SECURITY

All lands in the ALR have been designated by this plan as Agriculture and are being protected for current and future agricultural activities. For land located within the ALR, this bylaw is binding only insofar as it is not contrary to the *Agricultural Land Commission Act (ALCA)* and the regulations and orders of the Agricultural Land Commission. Lands that are not within the ALR may also be designated as Agriculture but would not be subject to the *ALCA*.

336 - OBJECTIVES FOR FOOD SECURITY

- A. To protect the capability and long-term potential of lands designated Agriculture for agricultural use.
- B. To support and encourage food production, processing and storage at both the commercial and individual level.
- C. To encourage sustainable and environmentally sound farming practices, which protect surface water, groundwater and soil quality.
- D. To encourage food production on residential properties of all sizes.
- E. To improve access to markets for local food producers.

337 - POLICIES FOR FOOD SECURITY

- A. Subdivision of any lands designated Agriculture will only be supported for agricultural activities.
- B. Subdivision for a relative as provided for in the *Local Government Act* of any lands designated Agriculture is not supported.
- C. On lands designated Agriculture, the clustering or siting of buildings on less productive lands is recommended.

- D. The *Agricultural Land Commission Act* and its regulations will be taken into account in the review of any land use or building application on lands within the ALR.
- E. To improve the affordability of farming, consideration will be given to zoning which provides for multiple residences on larger parcels designated Agriculture subject to support by the ALC for lands in the ALR.
- F. Where land is removed from the ALR, the Agriculture designation will remain.
- G. Development of lands adjacent to land designated Agriculture may be supported providing the development will have minimal impact on the agricultural capability and activities on those lands designated Agriculture.
- H. Where development occurs on lands adjacent to land designated Agriculture, there must be a physical separation between the proposed land use and Agriculture lands which includes a vegetative or physical buffer.
- I. Participation in the BC Environmental Farm Plan Program is encouraged for agricultural and farming practices.
- J. Community and home gardens are supported in all land use designations.
- K. The expansion and increase of farm-gate sales is supported.

338 - GOALS FOR HERITAGE

There are forty-three recorded archaeological sites in the Plan Area. The *Heritage Conservation Act* protects archaeological resources regardless of whether they are recorded or not and they must not be altered or damaged without a permit from the Province. Prior to the submission of a development application, the proponent should contact the Archeological Branch for information regarding archaeological sites within the proposed development area. It is the responsibility of the proponent to have any required studies or permits in place prior to development.

339 - OBJECTIVES FOR HERITAGE

To support the Sooke Region Museum in its' documenting and sharing of the history of East Sooke.

340 - POLICIES FOR HERITAGE

Support for the installation of signage with information about the buildings and sites of historical interest in East Sooke.

341 - GOALS FOR ARTS & CULTURE

342 - OBJECTIVES FOR ARTS & CULTURE

Continued participation and support for arts & culture.

For Discussion Only