



Making a difference...together

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

**Held September 22, 2014 at East Sooke Fire Hall, 1397 Coppermine Road, East Sooke, BC**

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**PRESENT:** Zac Doeding, Stacey Scharf, Yale Shap, Linda Nehra, Brian White  
Adele Tomlinson, Rhonda Underwood, Roger Beck.  
**Staff:** Tracy Olsen, OCP Review Facilitator; Iain Lawrence, Planner

**ABSENT:** Jane Hutchins, Yale Shap

**PUBLIC:** 2

The meeting was called to order at 7:04 p.m.

**1. Welcome**

Two committee members are absent with regrets. One member will be stepping down as he has sold his property.

**2. Acceptance of Agenda**

Accepted.

**3. Meeting Notes from June 23, 2014**

Accepted.

**4. Status of Action Items**

The statistics from the East Sooke Volunteer Fire Department indicate that there have been significantly more accidents than the one "claimable" accident reported in the ICBC statistics. The Citizens' Committee (CC) appreciates there is a discrepancy as insurance claims are not made for all accidents. In support of the CC's concerns about traffic safety, information based on the Fire Department data will be added.

**5. Review of Rough Draft #1 – Revised OCP**

Staff proposed that the CC undertake a preliminary review of Rough Draft #1 section by section to identify any errors, omissions or concerns and ask for clarification. Once a preliminary review is completed, there will be in-depth conversation of the significant issues. Small changes will be recorded but not necessarily discussed in detail. A list of all identified items will be prepared so the changes can be tracked. (Please see the attached Appendix "A".) One of the CC members has supplied a list of her concerns in writing which will be read aloud to the CC when that particular point is discussed.

In Part One, CC members want a vision of what East Sooke will look like in the future added. A stronger statement on road safety needs to be added to both Part One and at the introduction to Part Three. A member wants to see a statement added to the effect that residents value their property rights similar to the statement used in the Otter Point OCP.

The purpose and meaning of Section 209 was reviewed in detail with the CC. Staff will try to make the language clearer but the wording will be subject to further change if there is a legal review of this section. In response to staff's query in Rough Draft #1, the CC advised that there are no known sand or gravel deposits in East Sooke.

In response to concerns raised by a CC member about the emphasis on volunteerism in parks, staff explained the purpose of supporting volunteerism is to recognize the contribution

volunteers make to the community and encourage bylaws and policies supportive of the efforts of volunteers. It does not mean that work that should be done by the CRD will be passed onto volunteers. Members noted that the new park at Becher Bay should be added to Table One.

CC members were concerned that the Section 17 Land Use Designation established by the Province in Sooke Harbour and Basin could preclude further use of Anderson Cove as a boat launch. (CRD is in discussion with the Province about this matter.) Although Roche Cove has parking, any access would be quite steep and may require major improvements. The potential of Basco Road was discussed as were possible neighbourhood concerns. Staff said that while an alternative site could be suggested in the OCP, nothing specific could be stated in a policy without having a detailed study done and public consultation. The CC asked staff to reword s. 434 (D) and (E) to reflect its discussion about alternative sites. It was noted by the CC that any alternative to Anderson Cove should be developed for the same types of uses currently occurring at Anderson Cove.

Staff have advised both the Coast Guard and Emergency Services about the CC's recommendation that there should be a formal agreement for use of the Coast Guard base as an emergency evacuation site. A CC member noted that the new fire hall will have bays for six trucks.

The reference to commercial marinas in policy 414 (P) should be deleted as the CC did not have any objections to commercial marinas. Staff noted that the wording in this policy should also be changed to say "log booming grounds" are not supported.

The role local food security plays was discussed by the CC. Staff noted that this topic will be included in the new Regional Sustainability Study so it is important to discuss in the draft OCP and that the Agricultural Land Commission reviews the OCP for this type of policy.

When discussing s. 370, a request was made by a CC to append detailed population statistics to the OCP. This data can be very difficult for small organizations to acquire. Other CC members wanted staff to provide the CC with information on the thresholds required to obtain government subsidies for assisted living facilities. It was noted by a CC member that home care services are now offered in East Sooke and in light of limited amounts of affordable housing in East Sooke, the word "potential" should be added before "affordable housing" on page 37.

The CC expressed concerns about an increase in absentee land ownership. Staff advised that census data can give some indication of whether this is occurring and property ownership could be researched. A member advised local realtors have noticed an increase in the number of home management contracts and vacation rentals of waterfront homes.

General exemptions for DPAs listed in s. 503 were discussed. Staff explained that the general exemptions applied to all DPAs but there were also exemptions specific for each DPA. A member noted that there should be exemptions for when a professional report can be required and asked staff to check that a professional report will not be needed for hazardous trees removal in any of the non-environmental DPAs. New mapping will be used for the Steep Slope DPA. Staff explained the difference between a Qualified Environmental Professional (QEP) and Qualified Professional is that a QEP is a Qualified Profession who

has taken specific training to undertake Riparian Area Assessments. A surveyor or engineer could be a QEP but it is usually a biologist.

One CC member was not satisfied with the wording of the policy in support of extending CRD water providing the user pays. CC members agreed there should be something in the OCP indicating support for extending CRD water service to all of East Sooke at some future date if the water system were ever to be extended past Becher Bay I.R. #1.

Before breaking for coffee, members of the public were asked for any comments on the material being discussed. Valerie Braunschweig, East Sooke, advocated in favour of the development of a boat ramp at the end of the Covina Road right of way.

After the break, the CC discussed what is meant by "light industrial" in s. 484 (F) of Rough Draft #1 and if the definitions for home-based business in the current zoning bylaw covered the type of uses the CC were supportive of: artisan studios, assembly of goods, research and development. Because CC members have differing opinions on support for "light industry", this is a topic that the CC wants to consult with the public about. A CC member noted that there is significant interest in having automobile work done locally. Staff noted that Policy 484 (D) states there is no support for medium or large scale industrial development. The CC added that any proposals for light industrial uses would require a rezoning application and that application would be evaluated on its own merits and the specifics of the site. Some sites might work but others would not. A light manufacturing activity like making fishing lures might be supported in some neighbourhoods but not in others.

There was a request for stronger language in section 414 Ecological Health regarding the non-disturbance of environmentally sensitive areas and environmental restoration. Members also expressed concern about fire prevention in East Sooke Regional Park. Staff will add this concern to Part Three of the OCP but noted that Regional Parks could be contacted directly to discuss enforcement concerns.

Agriculture should be removed from s. 454 (B) as a preferred land use on flood-prone lands due to concerns about the flushing of nutrients into the Sooke Basin.

A short-coming in draft OCP noted by CC members is the lack of comment on school bus safety. A CC member noted that the new fire truck will not have a standing platform as the road is too narrow to safely allow fire fighters to stand on one. A number of suggestions were made for road improvements but it was realized by CC members that there were limits on what could be included in the OCP as the Ministry of Transportation and Infrastructure is responsible for roads in East Sooke. The CC decided to remedy this short-coming by including and emphasizing road safety issues in Part One and other related sections.

A CC member asked that a policy be added to support family subdivisions on non-ALR land.

The CC wants to see a policy in the OCP that supports the clustering of future development in already settled areas like the Copper Mine Road neighbourhood.

Interest was expressed by the CC in wind generated energy. Tracy mentioned that BC Hydro had done a study but the areas with high potential are outside of the Plan Area.

CC members did not understand the exemption in section 515 (B) and asked for it to be fixed. The CC thought that the exemption of five trees in s. 515 (D) might not work well on larger properties with lots of trees and asked staff to develop better wording.

Staff explained that there is a three meter riparian setback for ALR lands compared to 30 metres or more elsewhere due to senior government legislation such as the "Right to Farm" legislation and *Agricultural Land Commission Act*.

## 6. Other Business

The mapping for the revised OCP is currently being worked on. Once it is available, staff will distribute it to the CC. A Table of Concordance can be prepared to compare policy statements between the current and revised OCP. It will involve a significant amount of work to prepare as the two documents are quite different in terms of formatting. The CC agreed that a Table was not necessary.

Staff will make the requested changes to Rough Draft #1 and circulate the document as Rough Draft #2 to the CC members. If the changes are accepted, then a community workshop will be set-up for public comment on the draft OCP. Then another CC meeting will be held to report on the results of the workshop and discuss further changes to the draft.

The CC discussed whether or not the Farmland Protection DPA should apply to only larger subdivisions. A CC member pointed out that it doesn't matter how large of an area you are subdividing, the purpose of this DPA is to protect farmland. Even if there is one new lot, it is still possible to put a fence in. Staff noted that the CC has been advised of the negative impacts domestic animals can have on agriculture operations in East Sooke and that often the setbacks for buffers are the same as the setbacks required by the zoning. Guidelines for berming and fencing are also in the DPA.

In response to a question from one CC member, staff explained that justification for a groundwater assessment had been included in the Development Approval Information Area (DAIA) section. If a property is in a DAIA, more comprehensive studies can be asked for by staff at the time of an application for rezoning, development permit or temporary use permit. It does not necessarily mean that staff will ask for this type of study but if the authority is not in place, then staff can't. A staff request for a more comprehensive study can be appealed to the CRD for no cost if the developer does not agree with the request. (An Approving Officer can ask for studies as part of a subdivision application so subdivisions are not included in a DAIA.)

Valerie Braunschweig said that it should be clarified that the OCP supports Juan de Fuca Community and Recreation Facilities. She asked that the status of 424 (L) trail connection between fire hall and playground be confirmed and noted that there will eventually be a connection between the existing CRD water supply area and Becher Bay.

## 7. Next Meeting

The next meeting will likely be scheduled for early December after the Community Workshop has been held.

**Appendix A: List of Request Changes to Rough Draft #1 of the OCP**

Page*	Comment	Status/Oct.17
1	Rewrite Part One to include a Vision	In progress
1	Add comment about property rights	Done
1	Add comment about importance of addressing traffic safety	Done
1	Add information from E. Sooke Fire Dept on number of accidents	Done
1	Add definition of what makes East Sooke rural	In progress
9	s. 209 Make clearer	Need advice
11	Change title of Part Three to Themes & Priorities	Done
11	s. 301 Add more information about themes and road safety	Done
13	s.311 Add some overlooked invasive species	Done
15	s. 320 Add newly created Becher Bay Park Reserve	Done
15	s. Add concerns about fire safety in East Sooke Reg. Park	Done
16	s. 322 Recognize Seagirt Ponds Preservation Society's work	Done
17	Switch to "safety and connectivity" to emphasize safety	Done
20	s. 330 Add info on alternative boat launches	Done
24	s. 352 correct to six bays for trucks	Done
26	s. 357 Confirmed type of power lines	Done
New	s. 370 Add detailed population statistics as an Appendix	Done
30-1	s. 371 Home care services are now offered in East Sooke	Done
37	s. 382 Add "potential" before "source of affordable housing"	Done
37	s. 382 Add observation re seasonal occupation/vacation rental	Done
38	s. 384 concern re: light industrial - only certain types/locations	Bring to public
42	s. 401 Table Eight – marine area numbers added	Done
43	s. 406 Correct to say industry not manufacturing	Done
44	s. 413 (C) Deleted as it repeated 413(A); Add restore to (A)	Done
45	s. 414 (N) "Discouraged" too weak; change to "not supported".	Done
45	s. 414 (P) Remove reference to marinas; booming grounds	Done
46	s. 414 (T) Change wording to allow for restoration projects	Done
50	s. 434 (D) and (E) change policy re: Anderson Cove status	Done
51	s. 442 Add something about safety of school buses	See 442 (E)
54	s. 453 (I) Add "and those in need"	Done
54	s. 454 (B) Delete "agriculture" due to water quality in Harbour	Done
55	s. 454 (J) Add re:water for all of E. Sooke eventually	Done
55	s. 454 Add "seek to provide local health & social services	See 454 (L)
57	s. 464 Add something about problems with domestic animals	See 464 (J)
58	s. 474 (A) Add "and government" to this policy	Done
58	s. 474 (C) Change Greater Sooke area to East Sooke	Done
59	s. 480 Add support for family subdivisions in non-ALR	See 484 (M)
59	s. 480 Cluster new development in already developed area	See 484 (K)
72	Make it clearer that commercial marinas need DP but not private	See 525 (F)
86	s.515 Fix exemptions re: hazardous trees –Steep Slopes	In progress

*Adding information changed the page numbering between Rough Drafts #1 & #2.*