

## TABLE OF CONTENTS

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PART ONE:	The Community
PART TWO:	Administration
201	Purpose
202	Legislative Authority
203	Plan Area and Time Frame
204	Organization and Format
205	Public Consultation
206	First Nations
207	Collaboration with other Agencies, Authorities and Jurisdictions
208	Regional Growth Strategy Consistency
209	Minimum Parcel Size
210	Greenhouse Gas Reduction
211	Sand and Gravel
PART THREE:	Themes and Priorities
301	Introduction
310	Ecological Health
320	Parks
330	Access to Water
340	Connectivity and Transportation
350	Safe and Healthy Community
360	Food Security

370 Social Infrastructure  
380 Settlement  
390 Climate Change Adaptation and Greenhouse Gas Reduction

PART FOUR: Goals, Objectives and Policies

401 Introduction  
402 Land Use Designations  
410 Ecological Health  
420 Parks  
430 Access to Water  
440 Connectivity and Transportation  
450 Safe and Healthy Community  
460 Food Security  
470 Social Infrastructure  
480 Settlement  
490 Climate Change Adaptation and Greenhouse Gas Reduction

PART FIVE: Development Permit Areas

501 Introduction  
502 General Policies for Development Permit Areas and Development Permits  
503 Development Permit Area General Exemptions  
510 Steep Slope Development Permit Area  
520 Foreshore Protection Development Permit Area  
530 Riparian Areas Development Permit Area  
540 Sensitive Ecosystem Development Permit Area

- 550 Commercial Development Permit Area
- 560 Farmland Protection Development Permit Area
- 570 Medical Marihuana Production Facilities Development Permit Area

PART SIX: Development Approval Information Area, Temporary Use Permits and Definitions

- 610 Development Approval Information Area
- 620 Temporary Use Permits
- 630 Definitions

APPENDIX A: Population Profile

LIST OF TABLES

---

- Table One: Parkland in East Sooke
- Table Two: Water Accesses in East Sooke
- Table Three: Historic Buildings in East Sooke
- Table Four: Approximate Age of Housing Stock
- Table Five: Population Projections
- Table Six: Number of Dwelling Units Constructed, Demolished and Moved by Year, 2001 to 2014
- Table Seven: Development Potential by Land Use Designation
- Table Eight: Land Use Designations by Area and Parcel Number

LIST OF MAPS

---

- Map 1: Location Within Capital Regional District
- Map 2: Significant Features
- Map 3: Environmental Inventory

## SCHEDULES

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- Schedule B: Official Community Plan Land Use Designations
- Schedule C: Steep Slopes Development Permit Area
- Schedule D: Foreshore Protection and Riparian Development Permit Area
- Schedule E: Sensitive Ecosystems Development Permit Area
- Schedule F: Commercial, Water Conservation and Energy Conservation Development Permit Area
- Schedule G: Farmland Protection Development Permit Area
- Schedule H: Development Approval Information Area

## LIST OF ABBREVIATIONS

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

## PART ONE – The Community

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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 the community and unique natural environment, residents wish to protect the intrinsic character of East Sooke and retain sufficient lands in their natural state to permit a diversity of plant and animal life. The overarching goal of this Plan is to protect those values and physical characteristics that make East Sooke a special and unique community so that future generations will be able to experience the lifestyle enjoyed today.

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

Future development will be directed towards already settled areas and will consist primarily of residential infill including creative ways of providing affordable housing for young adults and seniors. Copper Mine Park and the surrounding area will be the hub for outdoor recreational activities like soccer and tennis with a nearby facility that could serve as a venue for meetings. New residential development will be clustered in this neighbourhood. Access to a reliable supply of potable water for more and more East Sooke residents is not intended as a prelude for development but rather as a way for existing residents to have the necessities of life at a reasonable cost. Policies in this Plan strive to reduce the footprint of development by carefully considering siting and integration with the natural environment to allow for the retention and protection of green spaces and sensitive ecosystems.

At the intersection of Gillespie and East Sooke Road, there is already a small commercial nucleus with a coffee shop and small grocery store servicing local needs and there is the potential for other similar uses to locate nearby. There is strong community support for people working from home as artisans, consultants and health care professionals to reduce reliance on the automobile. Delivery of medical and health services in East Sooke on an outreach basis or local clinic is seen as a valuable asset for the community and would also reduce

number of trips outside the community for these purposes. It is recognized that commercial development, regardless of what type it is, must respect the residents' quiet enjoyment of the community and its surroundings and not contribute further to existing road safety issues.

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

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

Strong bonds develop between neighbours who cooperate on and share in community-based projects and activities. A number of local initiatives are already underway and this Plan supports their continuance and expansion. There is a recognized need for a meeting place to hold local events and activities.

## PART TWO – Administrative Structure

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### 201 Purpose of the Official Community Plan

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

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

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

### 202 Legislative Authority

Authority for the Board of a Regional District to prepare or revise an Official Community Plan is set out in Section 876 of the *Local Government Act (LGA)*. An Official Community Plan does not commit the Board or any other administrative body to undertake any of the projects suggested or outlined in the Plan, **but once the Plan is adopted, further bylaws adopted by the CRD Board or works of the CRD must be consistent with the Plan.**

Under the terms of Section 875 of the *LGA*, an Official Community Plan is: “... a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.” The required and optional content of an Official Community Plan is described in Sections 877 and 878 of the *LGA*. The objectives and policies for the Plan Area are contained in Part Three of this Plan.

This Plan is the result of a community-driven exercise reflecting the community's values with respect to growth and development. It is not the intention of the CRD in adopting this Official Community Plan to create a conflict with provincial or federal enactments. As provided for in section 878 (2) of the *LGA*, only broad objectives have been stated in regard to the regulation of matters which are not within the jurisdiction of the CRD.

### 203 Plan Area and Time Frame

The area included in the Plan encompasses all land within the boundaries outlined on Schedule B. The Plan Area includes areas below the foreshore up to 300 metres waterside of the natural boundary of the ocean except where the boundaries are shared with the District of Sooke.

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

### 204 Organization and Format

This Plan is organized into six sections. Part 1 introduces the community's vision for the future. Part 2 outlines how the OCP conforms to provincial legislation and recounts the consultation process. Part 3 is organized by key themes and provides the context for the Plan including the physical setting, projected population, servicing levels and a description of existing land uses within the community. Part 4 establishes the land use designations and policies. Part 5 designates and creates seven development permit areas (DPAs) with corresponding guidelines. Finally, Part 6 fulfills the statutory requirements for development approval information areas and temporary use permits as well as defining several key terms used in the Plan. Seven additional schedules form part of the Plan.

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

## 205 Public Consultation

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

### *East Sooke Citizens' Committee*

Eleven residents of East Sooke who expressed their interest in participating were appointed by the JdFEA Director to sit on the East Sooke Citizens' Committee. Over the course of ten meetings, the existing Official Community Plan was reviewed in its entirety, and important issues facing East Sooke were identified and discussed. After this period of review and discussion, several drafts of the revised Official Community Plan were prepared and distributed to the Citizens' Committee for its review.

### *Public Events*

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

### *Consultation with other Committees and Groups*

As required by section 881 of the LGA, School District #62 -Sooke has been consulted with and asked for input on its actual and anticipated needs for school facilities. A presentation regarding the OCP was made to the JdF Parks and Recreation Commission on June 24, 2014.

Space left to list the agency referrals and what happened with the comments.

## 206 First Nations

East Sooke has been used by the First Nations for settlement, hunting, fishing, foraging and cultural activities. East Sooke is within the traditional territory of the **T'Sou-ke First Nation** and the **Scia'new First Nation** (Beecher Bay). Both are members of the **Te'Mexw Treaty Association** which represents its five member bands in treaty negotiations with Canada and British Columbia. Other First Nation and Treaty groups have identified an interest in the East Sooke area including the Cowichan Tribes, Halalt First Nation, **Hul'qumi'num Treaty Group**, **Lake Cowichan First Nation**, **Lyackson First Nation**, the **Penelakut Tribe** and **Stz'uminus First Nation**. There may be interest by some of these groups in land owned by the Crown within the Plan Area.

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

## 207 Collaboration with Other Agencies and Authorities

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

## 208 Regional Growth Strategy Consistency

The Regional Growth Strategy (RGS) adopted for the CRD in August 2003 establishes several goals and outlines the desired pattern of growth for the CRD. The East Sooke Plan Area lies within the JdFEA of the CRD. (See Map 1) The goals, objectives and policies of this Plan work towards and are consistent with the eight strategic initiatives of the RGS and three land use policy designations in the Growth Management Concept Plan in the following ways:

- A. To keep settlement compact, lands within the Plan Area have been designated as Settlement and all other lands in the Plan Area have been designated as Park or Agriculture. The area designated Settlement by this OCP is coincident with the Rural/Rural Residential Policy Area in the RGS.
- B. To protect the integrity of the rural community of East Sooke, low density residential and community uses are supported in the Settlement Land Use Designation. Small-scale commercial to service local needs, home-based businesses and cottage industry are also supported providing these uses are of a scale and size appropriate for a rural community. Other types of residential development, commercial uses and industrial uses are not supported. For the Agriculture Land Use Designation, strong policy statements support agriculture use of these lands, and, to reduce land use conflicts, a DPA establishes a buffer strip between lands in the Agricultural Land Reserve (ALR) and adjacent properties. Careful consideration has been given in the OCP to what characteristics make East Sooke a rural community. One recognized attribute is larger lot sizes. This Plan supports an average parcel size of one hectare for the Settlement Land Use Designation except for those parcels zoned Rural which have a parcel size of four hectares.
- C. To protect regional green and blue spaces, all areas in the Capital Green Lands Policy Area within the Plan Area are designated as Park. This area amounts to approximately half of the total Plan Area and is largely comprised of East Sooke Regional Park. Marine uplands and the foreshore have been designated as a DPA for environmental sensitivities. All of the marine waters in the Plan Area have been designated as Marine.
- D. To manage natural resources and the environment sustainably, all land in the ALR within the Plan Area and the Renewable Resource Lands Policy Area has been designated as Agriculture. Policy statements in this OCP support the use of lands designated Agriculture

for farming. All environmentally sensitive areas in the Unprotected Green Spaces Policy Area have been designated as a DPA for Environmental Sensitivities. This OCP also discusses the impact of climate change on the Plan Area and suggests ways to ameliorate potential impacts. Residents are encouraged to reduce, recycle and reuse. The CRD supports the Ministry of Environment and Island Health in their regulation of sewage.

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

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

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

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

The preparation of the Regional Sustainability Strategy (RSS) which is expected to replace the existing Regional Growth Strategy of the CRD ("RGS") has been carefully monitored to ensure consistency of this Plan with the RSS once it is completed.

## 209 Minimum Parcel Size

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

## 210 Greenhouse Gas Reduction

For the purpose of section 877 of the *LGA*, the target for the reduction of Greenhouse Gas (GHG) emissions in the CRD is 33% below 2007 levels by 2020. This figure is consistent with the provincial target. The CRD has established a Climate Action Program to act as a regional hub and facilitator on climate change issues and collaborate with other entities on ways to reduce emissions and plan for future climate change.

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

- A. Educating residents, businesses and tourists about climate change as it relates to community priorities;
- B. Reviewing existing policies and objectives within the 2007 OCP and establishing new policies and objectives in Part Four of this OCP with the intent of reducing energy use and protecting valuable carbon sinks; and
- C. Collaborating with other governments in examining and exploring GHG reduction strategies on a regional basis through one or more of the following:

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

#### 211 Sand and Gravel

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

## PART THREE – Themes and Priorities

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### 301 Introduction

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

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

### 310 Ecological Health

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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 by the Province identified a number of rare and sensitive ecosystems in East Sooke which are shown on Map 3.

Adjacent to the Strait of Juan de Fuca, the coastal boundary region of East Sooke is classed as a sensitive coastal bluff ecosystem. Much of this ecosystem is located within the East Sooke Regional Park. **This ecosystem includes rocky shorelines and islets dominated by grasslands, mosses, forbs and lichen cover.** This type of ecosystem is considered important due to its rarity, fragility, high biodiversity, presence of

specialized habitats and isolation from predators. Because of the thin soils generally found in coastal bluff ecosystems, plant root systems may easily be disturbed by human and other activities. Some coastal bluffs support upland ecosystems such as garry oak, arbutus, Douglas-fir and Rocky Mountain juniper.

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

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*), scalepod (*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. *(Paragraph moved.)*

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 with trees ranging in age from 60 to 100 years. While not identified by the SEI as being 'sensitive', these forest ecosystems were mapped because of their importance to the area's biodiversity.

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

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

The SEI report identified many wetland and riparian ecosystems in East Sooke. Riparian areas are those sections of land that border streams and rivers and include the river 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 helps to maintain water quality by filtering sediment, nutrients and toxic chemicals. Wetlands filter out many contaminants before they enter streams. Wetlands act as storage sites for surface-water and may slow runoff during storms, thereby acting as natural flood protection. Riparian areas and wetlands provide green space and provide opportunities for outdoor recreation uses complementary to environmental protection of these sensitive areas such as bird-watching.

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

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

### 311 Invasive Species Management

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

Invasive plant species can also be found on private lands. Although the LGA does give local governments the option to be involved in invasive species management of plants, the CRD has not assumed responsibilities for this function. The Capital Region Invasive Species Partnership (CRISP) maintains a regional status/priority list of invasive plant species. The Province has an on-line program for the sighting and removal of invasive species through its “Report a Weed” program.

In East Sooke, scotch broom, gorse, thistles, blackberries, holly, English ivy and ragweed are common invasive plant species. Gray squirrels, starlings, barred owls, feral rabbits and feral cats contribute to the destruction of native species and animals and, to a lesser extent, domestic cats and dogs can as well. Local residents can assist by leashing dogs in environmentally sensitive areas and keeping cats indoors. Through its education and outreach function, the CRD Community Clean-up program supports groups making visible environmental improvements to their community through organized clean-ups. This program has provided support to the local Sea Cadet group in its removal of broom from parts of East Sooke Regional Park.

To monitor the effectiveness of environmental management programs and stewardship initiatives, it is important to collect and maintain data and overtime, monitor that data.

### 312 Riparian Areas Regulations

By 2006, local governments who did not already have appropriate bylaws in place were required by the Province to formally integrate the *Riparian Area Regulation (RAR)* into existing official community plans or zoning bylaws. In East Sooke, a DPA has been designated for riparian areas and includes all known watercourses, lakes, ponds and wetlands as well as the adjacent riparian lands. Also included in this DPA are any riparian areas subject to the *RAR*.

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

### 320 Parks

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Over half of East Sooke's **land base** is dedicated as parkland. (See Table One.) There are three regional parks: Matheson Lake Regional Park was donated to the Province in the 1950s by the Matheson Family and acquired by the CRD in 1994; Roche Cove Regional Park, established in 1985, features a secluded cove, a picnic area and water vistas; and East Sooke Regional Park established in 1970. East Sooke Regional Park is the second largest park in the CRD and attracted over 123,000 visitors in 2013. Its amenities include petroglyphs, two beaches, an abandoned mine site and an extensive trail network. Alldridge Point in this park was designated as a Provincial Heritage Site in 1927.

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 classes 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 JdF 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 Ponds Community Park is being developed as a natural park with an interpretative loop trail around a pond. Park Heights Community Park is undeveloped natural land adjacent to East Sooke Regional Park.

**Table One: Parkland in East Sooke**

Regional Parks		
NAME	AREA (HA.)	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 shelter
Community Parks		
Becher Bay	0.6	Viewpoint and trail under development
Copper Mine	1.25	Intensive athletic field, tennis court, playground
Park Heights	1.2	Undeveloped nature park
Seagirt Ponds	7.24	Nature park, picnic area, trail, sensitive ecosystem
TOTAL AREA:	1758*	(rounded to nearest hectare)

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

### 321 Trails

The Galloping Goose Trail, a 55-kilometre multi-use trail from Victoria to Sooke, is administered by CRD Regional Parks. A key goal of the Regional Parks Strategic Plan is to develop an arterial 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 in improving the connectivity of their community with the Galloping Goose and the regional parks. As a step in expanding the network of trails connecting to the Galloping Goose, funding was recently approved by the CRD Board for construction of a neighbourhood trail to connect the residential subdivision of Mount Matheson Estates with the trails in Matheson Lake Regional Park and the Galloping Goose.

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

The recommendations of the CRD Regional Pedestrian and Cycling Master Plan (PCMP) released in 2012 are complementary to the goals and objectives of CRD Parks. The PCMP identifies Gillespie and East Sooke Roads as part of the regional multi-modal network with the connection between the Galloping Goose and East Sooke shown on Map 10 and 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. During the consultative process of preparing this Plan, residents expressed a strong preference for multi-use trails beside the two main roads separated by swales or ditches instead of developing road side shoulders for walking and cycling.

### **322 Invasive Species Management in Parks**

In regional parks, invasive species management focuses on priority species that pose ecological or human health risks and species new to the region that still have the potential to be eradicated. Invasive species at sites with extremely high ecological or recreational values are also targeted. CRD Parks operates a restoration volunteer program which oversaw the removal of daphne and yellow irises from East Sooke Regional Park. In Seagirt Ponds Community Park, the Seagirt Ponds Preservation Society is addressing the removal of yellow irises, English holly and ivy.

### **323 Parkland Acquisition**

The CRD Board makes all park acquisition decisions and holds title to all lands acquired. CRD Regional Parks is responsible for making recommendations to the Board on the acquisition of regional parkland. For community parkland and trails, the 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 **represents the community's** interests for parkland acquisition in its review of these development proposals. In accordance with section 941 of the *LGA*, the location and type of parkland of interest for potential acquisition through subdivision and rezoning are described in this section and in section 420 Parks. *(Last sentence relocated.)*

For its future parkland acquisitions, Regional 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 JdFEA 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 archaeological 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 in a subdivision proposal by section 75 of the *Land Titles Act*.

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

### **324 Streamside Enhancement and Protection Areas**

Provincial legislation requires that there be an environmental assessment of any development proposal within a prescribed distance of a riparian area. Within this riparian assessment area, a QEP determines what habitat is critical for the ecological health of fish and then classes this area as a 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, and 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, trail construction in DPAs protecting environmentally sensitive areas will only be considered subject to the recommendations of a QEP, and for hazardous lands, subject to the recommendations of an Qualified Professional (QP).

### **325 Public Education in Parks**

CRD Regional 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.

### **330 Access to Water**

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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. There are four developed accesses on this side of the community as well as a number of partially developed or undeveloped ones. (See Table Two and Map 2.)

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 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 rights-of-way are owned and administered by the Province. The Province is not obligated to develop these rights-of-way as road or to maintain them. When properties adjacent to the rights-of-way are subdivided, a developer can be required to construct a public road. Organizations and individuals can also request permission from the Province to develop rights-of-way.

**Table Two: Status of Foreshore Accesses in East Sooke 2014**

DEVELOPED	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	
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
RELINQUISHED SINCE 2003	
Seagirt Park	-1
<b>TOTAL NUMBER OF PUBLIC WATERFRONT ACCESSES</b>	<b>28</b>

*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 undertaken of all the rights-of-way in the JdFEA identified 27 rights-of-way in East Sooke. Midden Road, the 90 block of Seagirt and Klatza Road are all described as having excellent potential for development. Other rights-of-way had less potential 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 of the new road dedications, is under serious consideration by the JdFEA Parks and Recreation Advisory Commission for development as a trail access to Becher Bay.

Road rights-of-way are also discussed in the 2010 JdFEA Community Parks Strategic Plan. The JdFEA Parks and Recreation Advisory Commission is willing to evaluate which rights-of-way are of high priority for improvements and to enter into agreements with the Province for licences to develop and manage these locations as community trails, with the caveat that it is not necessary to seek management of all accesses 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.

Rights-of-way 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 both Basso Road rights-of-way; moderate potential at Thornett Place; and excellent potential for kayaks and small watercraft in the 90 block of Seagirt Road right-of-way. Development of any right-of-way would be subject to funding, adequate parking and addressing the concerns of surrounding property owners. During the consultative process of preparing this Plan, no specific water accesses were identified by the public for future development but retention of the existing water access points, regardless of whether they were developed or not, is deemed important.

While there is a commercial marina on Becher Bay allowing boat access to the Strait of Juan de Fuca, local residents would like to see development of a recreational boat launch on the Sooke Harbour side of the community. There is a public boat launch at Anderson Cove for canoes and kayaks but parking is difficult to access and limited. To reach the water, boats must be dragged over the mud which can disturb shellfish beds.

In 2012, parts of the Sooke Harbour and Basin were established by the Province as a Section 17 Designated Use Area (DUA) to improve water quality and promote shellfish harvesting. Parts of Anderson Cove are including in this DUA which may result in the lease not being renewed by the Province. Should the lease for the Anderson Cove not be renewed, there is strong community interest in developing an alternative site. Roche Cove and the undeveloped end of Basso Road have been mentioned as possibilities. Although the potential to develop another boat launch was discussed in the preparation of this Plan, the identification and advancement of an alternative boat launch site will require further study and public consultation independent of the OCP process. Despite the potential obstacles to the future use of the Anderson Cove site, continued use of this site is preferred over the development of an alternative site.

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

### 340 Connectivity and Transportation

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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 and 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 and some paved shoulders. 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 are classed as “Rural Local”. None of the roads in East Sooke are classified as “Major”.

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

Despite having a 20 metre road right-of-way for most of its 10.7 kilometre length, the paved portion of East Sooke Road is narrow and 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.

Despite the public’s concerns about road capacity and road safety, it is unlikely that a traffic study would determine that any of the roads in East Sooke have reached their capacity. Traffic studies rely on a rating system which assigns grades from A to F based on wait times at intersections. Roads are only considered to be at capacity when traffic studies give ratings of “D, E or F”. Because of the short wait times at intersections along Gillespie and East Sooke Roads, none of the intersections are likely to receive a poor rating. Similar methodological challenges arise when trying to document road safety problems. The number of accidents at intersections is a criterion often used to

determine if a road is unsafe. While there are accidents on the roads in East Sooke, there are not enough to warrant major road improvements. In 2014, the East Sooke Fire Department responded to 5 motor vehicle accidents.

Public consultation during the preparation of this plan firmly established that the residents of East Sooke view road safety and road quality as a top priority for the community. There is strong support for 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. Two important components to the successful implementation of this recommendation are: the development of detailed trail network plan and the adoption of servicing standards for East Sooke and Gillespie Road with specifications for a roadside trail.

The Ministry of Transportation and Infrastructure is responsible for the operation and maintenance of roads in the Plan Area. No major roads are planned for East Sooke. Highway maintenance and repairs are provided by Mainroad South Island, a private company contracted by the Ministry. Questions about the maintenance of public roads in East Sooke were raised by the public during the preparation of this Plan.

All requests to subdivide in East Sooke are sent to the Provincial Approving Officer for consideration and determination of the servicing standards.

### **341 Alternative Transportation Options**

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

### **342 Transit**

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

House or 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 drive to the Colwood Park & Ride beside the JdF Recreation Centre, a major transportation hub, to board buses with a wide range of routing options.

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 make access and egress difficult and dangerous. The Colwood Park & Ride is also at capacity during peak times. Currently, the ridership on Route #64 is well-below the performance targets set by BC Transit. Along most of East Sooke Road, there are no pull-outs so the bus must stop on the road, blocking traffic and the bus stops are on the road shoulder.

Amongst the suggestions made by residents to increase ridership are changing the bus schedule for Route #64 for allow for better connections with Route #61, run smaller buses on Route #64 to lower costs, make the existing bus stops in East Sooke safer, change Route #64 to include additional areas of East Sooke and improve safety at the 17 Mile House Park & Ride or else relocate it to another location nearby. The next step that can be taken to increase ridership is to have either a Committee or elected official write a letter to the BC Transit Commission asking for an opportunity to work closer with BC Transit staff to find ways of increasing ridership on Route #64, accommodate local needs and to provide accessibility for those with special needs.

### 343 Car-pooling and Car Shares

Formalized carpool arrangements between friends and co-workers are a well-known option to reduce the number of car trips. Lesser known alternative transportation options are car-pooling and car shares.

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

### **350 Safe and Healthy Community**

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Traffic safety was identified as the top priority during the public consultation process. Recommendations on how to improve safety on East Sooke and Gillespie Roads are discussed under the theme of Connectivity and Transportation when it pertains to the public road right-of-way. Improvements that rely on the acquisition of parkland for trails or connecting with existing parks and trails are featured in the Parks section.

#### **351 Natural Hazards**

Along the coastline and in mountainous areas, there are areas of steep slopes that could be subject to erosion and landslip. Low-lying areas adjacent to the ocean and water courses can be flooded. In East Sooke, there are designated DPAs for steep slopes and coastal areas to alert property owners and purchasers of potential risks to development. To safely carry out a development in these areas, the services and advice of a QP 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.

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

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

Wildland-rural interface fire was viewed during the public consultation process to be the natural hazard posing the greatest risk to the community. Instead of a defined interface between the forest and settled areas, residents describe the risk in East Sooke as an “inter-mix” situation with houses on large lots dispersed throughout wooded areas. Another wildland fire risk factor is East Sooke Regional Park. This large wooded area with its extensive network of public trails but no roads is immediately adjacent to residential areas. If the event of a large fire in East Sooke Regional Park the Province may lend its services as a way of gaining experience in fighting wildfires and its equipment was not otherwise deployed, although it does not have a mandate to fight fires in Regional Parks.

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

### **352 Police, Ambulance and Fire**

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

The East Sooke Volunteer Fire Department was created as a service by the CRD in 1983 and is funded by property taxes. The 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 103 calls for service in 2013 and 93 in 2014.

The current fire hall on Copper Mine Road was built in 1985 when the fire department had only one truck. The hall now houses three trucks. After a study of the fire hall revealed a number of deficiencies in the building’s suitability, a 2013 referendum approved the borrowing of

\$2.12 million for a new fire hall with bays for six trucks. Now under construction on East Sooke Road, the new fire hall will be built to a post-disaster standard and serve as the Emergency Operations Centre for local first responders and resources during an emergency.

### **353 Emergency Preparedness**

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

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 the community lying west of Gillespie Road, raising concerns about the ability to evacuate residents if East Sooke Road were to be blocked. In the past, there was an informal agreement with the Sisters of St. 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). The RCM-SAR has been approached to explore options for possible assistance with emergency preparedness.

### **354 Search and Rescue**

The JdF Search and Rescue Association was founded in 1983 and has over 30 members. The Association works with the RCMP and the Fire Department in missing person cases and rescue missions. While the western headquarters and training facility for the RCM-SAR is located in East Sooke, the Sooke RCM-SAR rescue station is located on the other side of Sooke 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.

### 355 Water Supply

Residents of East Sooke obtain their potable water supply in several different ways depending on where their property is located. Much of the western portion of East Sooke is within the CRD Water Service Area and is serviced by an extension of the CRD's Sooke Drinking Water System via an underwater pipeline across Sooke Inlet to Cackle Lane. The water is pumped to the Copper Mine reservoir and then distributed to approximately 260 customers in the Copper Mine and Cole Road neighbourhoods. CRD Water is also available in the Tideview and Eliza Point neighbourhoods. The JdF Water Distribution Commission administers the JdF water distribution system.

The Seagirt Water Improvement District receives its water supply from the CRD via a single residential connection. The Water Improvement District then distributes water to 88 homes in the Seagirt neighbourhood.

First subdivided in 1981, Mount Matheson Estates was serviced by a privately operated water system until it was 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.

The remaining neighbourhoods in East Sooke including Anderson Cove, Park Heights, Seedtree, Ocean Springs and Becher Bay, are reliant on surface water and well water for potable water. There are water licences for domestic purposes on Barnes Creek, Dixie Brook, Frederickson Creek, Gaisford Spring, Hill Spring, McLean Brook, Sinn Fein Creek, Thomas Brook, Vera Brook, Ward Spring and Whitwell Spring. Some water sources are subject to seasonal or occasional shortages, in which case, water must be trucked to the property from either Langford or Sooke. The JdF Commission is in the process of building a bulk water dispensing station in East Sooke at the foot of Copper Mine 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.

The extension of water to properties currently within the existing CRD Water Service Area is supported. Although there are no current plans to expand the existing Water Service Area, it is anticipated that CRD water infrastructure will be extended at some point in the future to service areas immediately adjacent to the eastern boundaries of the Plan Area. If the further extension of CRD water to the eastern areas of East Sooke becomes feasible, there is no opposition to servicing all of East Sooke with a public water system.

Interest is growing in using rainwater capture to supply domestic water. At the present time, Island Health will not accept rainwater capture systems as a potable water supply for the purposes of subdivision although it can be used for gray water. However, if a new house is being built on an existing lot, a rainwater capture system can be used to provide potable water.

### 356 Sewage Treatment

In East Sooke, sewage is treated by on-site systems and there are no plans for a sewer system. Individual homeowners are completely responsible for 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. The Integrated Water Management Department of the CRD regularly tests the quality of water at a number of locations in East Sooke. Island Health Authority is responsible in situations where there is a suspected failure of septic treatment system.

### 357 Other Services

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

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

The federal government requires operators to consult with the public when locating any permanent antenna systems for use by telecommunications carriers, broadcasting undertakings or third party tower owners as well as for any new antenna towers 15 metres or

greater in height. If the community does not have specific policy in place, then the process outlined by Industry Canada must be followed. At this point in time, the CRD does not have a consultation policy for antenna systems. Even if the public objects to a proposed location, the federal government can still give its approval and local zoning bylaws cannot override this approval.

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

### **358 Community Gathering Place**

There is a need in East Sooke for a community gathering place which is suitable to host community meetings, exercise classes, youth activities and mobile health care services. The lower floor of the existing fire hall is used for some of these purposes. Construction of a new fire hall is currently underway as a direct result of a report that identified a number of deficiencies and safety concerns in the existing fire hall. Conversion of the current fire hall into a community hall will involve capital costs. Without knowing the broader wishes of the community and having a cost estimate for the necessary upgrades, it is premature to specifically identify the existing fire hall as a potential community gathering place, nevertheless, the existing fire hall is in a suitable location for a community hall as it is immediately adjacent to Copper Mine Park and close to some of the more populous areas of the community.

### **360 Food Security**

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Food security was raised as an issue by the residents of East Sooke. In BC, the ALR which protects agricultural land has been in place since 1974. Approximately 158 hectares of land in East Sooke are in the ALR. In the past ten years, there have been no exclusions of land from the ALR.

### **361 Provincial Food Security Programs**

Strengthening Farming is an initiative of the BC Ministry of Agriculture jointly implemented with the ALC. The program has two components: Farm Practices Protection and Planning for Agriculture. The *Farm Practices Protection 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 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.

### **362 Regional Food Security Programs**

The Community Food Action Initiative (CFAI) is a provincial program administered by Island Health 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 Island Health 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. There is a JdF Agricultural Advisory Commission which makes recommendations on land use planning matters and agricultural issues referred to it.

### **363 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, Sooke Food CHI has organized annual **tours of local farms and “Sooke 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.

### **364 Agricultural Inventory**

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

### **365 Farm Gate Sales**

A number of the farms in East Sooke market directly to the consumer or have farm gate sales:

- Artemis Estate Farm - Seasonal fresh vegetables.
- Briar Glen – Great Pyrenees dogs, Ragalong Ragdoll cats, fallow deer and pheasants
- Eagle Paws Organics, Chipperfield Farm – Organic produce, preserves and flowers.
- Inlet Creek Farm – Organic chicken and eggs; blueberries in season.
- Menagerie Farm on Seedtree – Eggs, chickens, pheasants and seasonal vegetables.
- Ragley Farm – Organic vegetables, berries, eggs, baked goods, preserves and cut flowers.
- Roche Cove Llamas – Llamas, raw wool, yarn and knitted products.
- Tideview - Icelandic sheep, breeding, wool and meat production

Support for farm gate sales can be provided through reduced setbacks for market stalls and allowing temporary or permanent signage at the farm entrance.

### **366 Interface Issues**

Farms abutting residential subdivisions can experience problems such as fence damage, vandalism, theft of crops, harassment of livestock and trespassing. Dogs and feral cats can attack poultry and livestock and, wild life can be attracted into residential neighbourhoods and then to neighbouring farms by ripening fruit and edible plants. To improve compatibility between agricultural and non-agricultural uses, specific policies to address the interface issues can be developed.

### **367 Soil Protection**

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

### **368 Aylard Farm**

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

### **370 Social Infrastructure**

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

### 371 Community Services

Sooke Region Community Health Initiative (CHI) is a partnership of community members, health and 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. 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 was launched in 2010. 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](http://www.sookeregionresources.com) It is operated by the Sooke Region CHI in partnership with and funded by the District of Sooke and Island Health.

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

Health care programs in Sooke 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 Parents group. Home support services are available in East Sooke.

Sooke Hospice Society offers care to clients in their homes. The Sooke Transition House Society provides emergency shelter for women and their children seeking relief from family violence. **M'akola Group of Societies** in partnership with the Society of St. **Vincent de Paul's**, the CRD and the District of Sooke recently opened the Hope Centre which provides 25 units of affordable housing for aboriginal and non-aboriginal singles without homes, 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 for seniors 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.

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

### **372 Youth**

The 2011 census indicates that there were 345 people under the age of 18 living in East Sooke but only 135 aged 18 to 29. These younger residents face challenges in obtaining jobs, furthering their education and finding affordable housing within the community. As there are no post-secondary educational facilities in the Sooke, 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. In 2013, the average house price in East Sooke was \$615,000, well-beyond the reach of most first time home buyers. The shortage of affordable housing in East Sooke likely discourages youth from staying in the local area. 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.

For youth under the age of 18, there are limited opportunities in East Sooke for recreational and social activities. Parents must drive their children to many of their events which are held outside the community. An evening bus service and more activities for youth within the community are seen as possible ways to improve this situation as well as reducing the number of vehicle trips.

### **373 Seniors**

According to the 2011 census, there were 135 people aged 60 to 64, and 205 people aged 65 and older living in East Sooke. Seniors living independently in rural communities face similar challenges to those in urban centres, but there are additional ones caused by a lack of local services. With limited bus service, no local health care facilities, no sidewalks for those relying on mobility aids, narrow windy roads for driving, and houses on large acreages, seniors with physical challenges, extensive health needs or an inability to drive often must relocate.

One possible approach for keeping seniors in the community is to establish a supportive network of volunteers who can assist in certain circumstances such as driving or shovelling snow. Another way is to increase mobile health and home care services in the community working towards a community health facility. Other activities such as organized communal meals and social events can reduce the isolation some seniors face living in rural areas.

**Table Three: 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 2012, 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-batten 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 1920s.
<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>5700 block East Sooke Road</i>	<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.

### 374 Heritage

First Nations once were the only inhabitants of the East Sooke area. There are several "high density" cultural heritage sites in the Plan Area in the Beechey Head area, along the coast in East Sooke Regional Park, and areas bordering the Sooke Basin. Local information indicates

that old tools including arrowheads, beads, stone bowls, pipes, corn crushers and stone fish weights have been found in areas of East Sooke (Paterson, L.).

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 Basso Road (South) road right-of-way commemorating the nearby landing of Captain Manuel Quimper in 1790.

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

### **375 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. East Sooke partners with the District of Metchosin in hosting the annual Stinking Fish Studio Tour, **which organizes public tours of local artists' studios.**

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.**

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

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

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

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

### 380 Settlement

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

**Table Four: Approximate Age of Housing Stock**

Time Frame	Pre-1960	1961 – 1980	1981 – 1990	1991 - 2000	2001 - 2010
Number of Houses	30	90	100	265	137

*Source: National Housing Survey, 2011 and CRD Building Permits*

### 381 Population

According to the 2011 census, the population of East Sooke has decreased by 17% from 2006 and is now the same as it was in 2001. Over this same time period, there was 3% decrease in population in the JdFEA. BC Statistics has estimated that the population of the CRD will

increase 0.8 % annually from 2012 to 2016 and then by 0.7% from 2017 until 2020. Due to the lack of historical data specific to the Plan Area, the CRD rates of change were used to project population growth for the East Sooke Plan Area in Table Five. When calculating projections for relatively small populations, there are recognized difficulties because events such as new developments or several families leaving the area at the same time can have a dramatic impact on a small population base.

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

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

**Table Five: Population Projections**

Year	Population	Rate of Change (%) <sup>1</sup>
2001	1435	<sup>2</sup>
2006	1685	+17% <sup>3</sup>
2011	1435	-17%
2014 estimated	1458	+2.4%
2019 estimated	1524	+4.5%
2024 estimated	1577	+3.4%

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

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

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

### 382 Housing Supply and Demand

According to the 2011 census, as of May 2011, there were 600 dwelling units in East Sooke. Five additional building permits for single family dwellings were issued prior to the end of 2011 bringing the total number of dwelling units for that year to 605. By adding the number of new houses and subtracting the number of houses demolished since 2011, the estimated total number of dwelling units in East Sooke is 645 as the end of 2014. (See Table Six.)

**Table Six: Number of Dwelling Units Constructed, Demolished and Moved, 2001 to 2014**

Year	New Single Family Dwelling	Moved In Single Family	Manufactured or Mobile Moved In	Demolition, Removal and Conversion	Additional Housing Units by Year *	Cumulative Total # of Dwelling Units	Number of Building Strata Units
2001	-	-	-	-	22	501	-
2002	-	-	-	-	17	518	-
2003	-	-	-	-	13	531	-
2004	18	-	1	-	19	550	-
2005	12 & 1 duplex	1	3	- 6	19	567	-
2006	14	-	1	- 6	15	582	4
2007	8	-	-	-	8	590	4
2008	9	-	1	-3	7	597	-
2009	7	1	-	-1	7	603	-
2010	5	-	3	-1	7	610	-
2011	11	-	2	-1	12	617	12
2012	9	-	1	-2	8	625	4
2013	11	-	-	-	11	636	4
2014	7	1	-	+ 1	9	645*	4

Source: CRD Building Inspection. \* Number of new units less the number of demolitions, removal and conversions of a dwelling unit for other use.

Based on the average family size of 2.7, there is a need for approximately 24 new housing units to meet the five year demand for housing until 2019, and a total of approximately 44 units to meet the ten year demand until 2024. The five year demand for new housing can easily be met through the current rate of construction and inventory of lots (see Tables Four, Five and Six). It is anticipated that single family dwelling units will continue to be the preferred housing type.

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

### **383 Multiple Dwelling Unit Zoning**

In the Plan Area, lands zoned Rural are a significant source of development potential. For the purposes of subdivision, the minimum lot size for the Rural Zone is four hectares. However, the Rural Zone allows for four single family dwelling units on each lot plus one detached suite on a four hectare parcel. Currently, there are 13 lots zoned Rural that are eight hectares or larger, from which up to 66 additional four hectare lots could be created, and on these new lots, up to 272 additional single family dwellings could be built.

Since the Rural Zone allows for multiple dwellings on one lot, when properties in this zone are developed, the houses are often strata-titled in a form of tenure **commonly called a “building strata”**. This type of tenure has benefits, but can also create problems. Unlike a fee-simple subdivision or a bare land strata subdivision, where the property owner(s) own an individual lot, in a building strata, only the house itself up to the centre of the walls is privately owned. The remainder of the property is “common property” and its ownership is shared amongst the members of the strata. **Common property may be designated as “limited common property”, but** there can also be exclusive use of common property that is not designated as limited common property. Shared ownership of the common property and services sited on those lands can lead to conflict amongst the owners and a desire to dissolve the strata.

Despite the potential for disagreement arising from shared ownership, there is a desire to retain the Rural Zone as it addresses circumstances where multiple dwelling units on one lot are desired such as extended families wanting to live on the same property. There

is, however, strong interest in having policies supportive of requests to rezone these Rural Zoned properties, both developed and undeveloped, to another zone that would permit only one dwelling unit per lot and eliminating the building strata ownership. A fee-simple or bare land strata subdivision would also be necessary and could include park or road dedication.

To encourage rezoning applications for this purpose, a minimum lot size that maintains the same dwelling unit density as would be achievable under the Rural Zone is required. Because the Rural Zone allows four houses on a four hectare lot and land dedication for park and road may be required, a policy supporting an average minimum lot size of one hectare or less would be necessary to facilitate and encourage rezoning applications of this nature. For already developed properties, where owners are interested in dissolving the strata in favour of a conventional subdivision, policies should anticipate unique situations where unusual lot sizes and shapes may be required but be contingent upon no increase in overall dwelling unit density.

#### **384 Local Economy**

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

Very little of the land in East Sooke is specifically zoned for commercial use. The East Sooke Grocery Store occupies two of the only three commercially zoned properties. In the parking lot beside the grocery store, a mobile food truck operates on a regular basis. The other commercially zoned property fronts on Anderson Cove and was once used for shellfish harvesting. Other commercial uses in East Sooke include a commercial marina in Becher Bay on the Strait of Juan de Fuca and a small restaurant adjacent to the boat ramp.

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

Large-scale commercial or industrial endeavours are not supported as they could generate an increase in traffic, which cannot be safely accommodated on the narrow, windy roads and may have other negative impacts on the rural nature of the community. No lands in East Sooke are zoned for industrial use. In order to provide employment locally and to reduce the number of commuters, there is some support for cottage industrial uses such as product assembly, light manufacturing and research and development. It may be possible to add a new

category of home-based businesses to the zoning bylaw for cottage industries. A rezoning application should be required for this new category of home-based business as the size and scale of the proposed use needs to be carefully evaluated. Minimal impact on the rural nature of the community would be a critical component of any rezoning application for a use of this nature and would involve consideration of factors such as limited traffic on local roads, minimal noise, adequate screening and the size of the operation.

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

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

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

### **385 Private Managed Forest**

There are two parcels of Private Managed Forest Land (PMFL) in East Sooke neither of which is being logged at the present time. One parcel is 16.4 hectares in size and the other is 52 hectares. These parcels are immediately adjacent to each other and zoned Rural. The 52 hectare parcel is also adjacent to East Sooke Regional Park and there is interest in acquiring it as regional parkland.

### 386 Future Development

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

Table Seven: Development Potential by Land Use Designation (Based on Lot Yield)\*

LAND USE DESIGNATION	AREA (HECTARES)	EXISTING PARCELS	DEVELOPMENT POTENTIAL **
Settlement Area	1380	809	958
Agriculture ***	158	40	No change as fragmentation discouraged.
Park	1520	31	None.

\* Areas in the Marine Land Use Designation are not included in this table as only water leases are possible.

\*\* Development potential is based on the potential lot yield through subdivision and rezoning in accordance with the policies in this Plan. The figure is a hypothetical upper threshold, and based entirely on the area of a parcel. Other factors which affect lot yield can only be determined at the time of subdivision and are not part of these calculations.

\*\*\*Only parcels completely in the ALR have been included

### 390 Climate Change Adaptation and Greenhouse Gas Reduction

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

### **391 Role as a Carbon Sink**

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

### **392 Reducing the Number of Vehicle Trips**

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

### **393 Energy Efficient Building Standards**

At the present time, the only CRD building in East Sooke is the existing fire hall. The new fire hall currently under construction will incorporate a number of energy saving and water conservation measures.

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

### 394 Waste Reduction

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

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

### 395 Climate Change Adaptation

The most likely impacts of climate change on East Sooke will be coastal flooding and erosion from sea level rise, and wind damage from increased storm activity. The approach recommended by the Province is to discourage residential, commercial and industrial development from siting in areas at high risk of flooding and storm activity. Much of that portion of East Sooke facing the Strait of Juan de Fuca is parkland, minimizing the potential for damage. Sooke Harbour and Basin is a relatively sheltered area and much of the shoreline is high bank, which reduces the risk of damage. There are some lower lying areas more likely to be impacted by sea level rise and increased storm activity such as parts of Tideview and Becher Bay.

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

## PART FOUR – Goals, Policies and Objectives

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### 401 Introduction

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

### 402 Land Use Designations

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

Table Eight: Land Use Designations by Area and Parcel Number

Land Use Designation	Number of Parcels	Approximate Land Area	
		Hectares	% of Land Base
Agriculture	40	158	5%
Park	31	1520	50%
Settlement	809	1380	45%
<b>SUB-TOTAL LAND AREA</b>	<b>880</b>	<b>3058</b>	<b>100%</b>
Marine	Water Leases only.	1047	n.a.
<b>TOTAL PLAN AREA</b>	<b>880</b>	<b>4105</b>	<b>100%</b>

#### 403 Agriculture Land Use Designation

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

#### 404 Marine Land Use Designation

The intent of the Marine Land Use Designation is to support development which is compatible with the upland uses and sensitive ecology of coastal areas. Although the Province of British Columbia owns the shoreline and seabed adjacent to the East Sooke Plan Area, the CRD has the ability to regulate the use of land including the shoreline area, the seabed, column of water 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.

#### 405 Park Land Use Designation

The intent of the Park Land Use Designation is to support only that type of development which is required for the operation and maintenance of a public park. All regional park lands are in this designation.

#### 406 Settlement Area

The intent of the Settlement Land Use Designation is to support:

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

Lands in this designation generally consist of rural-residential subdivisions and undeveloped parcels. Community parks, civic and institutional uses as well as small-scale commercial uses are also found in this designation.

## 410 Ecological Health

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### 411 Goals for Ecological Health

- A. The natural flora and fauna of East Sooke are protected through appropriate regulations and guidelines.
- B. Ecological integrity is maintained and enhanced through well-planned development, conservation efforts and public support.

### 412 Broad Objectives for Ecological Health

- A. Recognizing that the provincial and federal governments have jurisdiction over works in and about a watercourse, it is recommended that gravel and soil be removed from watercourses only when necessary; watercourses channels and banks not altered but if they must be altered, then careful consideration be given to potential adverse environmental impacts; and if any temporary watercourse alteration or diversion takes place, watercourses are rerouted through their original channels.
- B. Avoid the unnecessary removal of gravel and soil from watercourse beds and ensure that there is no modification of watercourse channels and banks without careful consideration of potential adverse environmental effects.
- C. Require watercourses to be re-routed through original channels, if any temporary watercourse alteration or diversion takes place.
- D. Under the *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 avoid negative consequences of human-wildlife interaction, the residents of East Sooke support animal proof waste management.
- E. The Province is encouraged to collect and assemble data for the purposes of environmental monitoring.

### 413 Objectives for Ecological Health

- A. To encourage and support the protection, restoration and enhancement of sensitive terrestrial, marine and aquatic ecosystems for the benefit of present and future generations.
- B. To buffer and protect environmentally sensitive areas from new development and surrounding land uses.

## 414 Policies for Ecological Health

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### GENERAL

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

### TERRESTRIAL

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

### MARINE AND FORESHORE

- M. Within the Marine Land Use Designation, public recreational use **will** be consistent with the suitability of the shore type for the proposed use.
- N. Within the Marine Land Use Designation, land uses that disturb or pollute the marine and related terrestrial habitats are not supported.
- O. Ecologically sensitive foreshore and upland areas will be protected through the application of a DPA over foreshore and immediately adjacent upland areas within the Plan Area.
- P. **Log** booming grounds are not supported on the portion of the Sooke Basin within the Plan Area.

- Q. Armouring or hardening of the shoreline by retaining walls, cement blocks or other permanent structures is discouraged.
- R. Natural features in the foreshore will be preserved and protected from development.

#### **RIPARIAN AND WETLANDS**

- S. Fish and aquatic habitat will be protected through the application of a DPA over riparian areas within the Plan Area and implementation of the *Riparian Area Regulations*.
- T. Disturbances to riparian areas and wetlands will be avoided except for habitat restoration projects with the necessary approvals.
- U. Disturbances in Streamside Protection and Enhancement Areas are not supported.

For Discussion Only

## 420 Parks

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### 421 Goals for Parks

- A. A healthy park system that provides educational and recreational opportunities for everyone and protects sensitive ecosystems, wildlife habitat and natural features.
- B. A safe and well-used network of trails connecting parks, neighbourhoods and services.

### 422 Broad Objectives for Parks

Local government and community organizations are encouraged to take advantage of government programs and funding to develop and improve parks and trails in East Sooke.

### 423 Objectives for Parks

- A. To support initiatives in parks for public awareness and education.
- B. To encourage the participation by residents, interested organizations and societies in the restoration and enhancement of ecosystems in parks and the development of trails.
- C. To carefully consider trail development in environmentally sensitive and hazardous areas, and to minimize wildlife encounters.
- D. To plan for the connectivity of parks, open space and trails to enhance biodiversity.
- E. To develop a trail system that encourages the use of alternative transportation and promotes community health and well-being.
- F. To develop linkages between community trails and trails in regional and community parks and the Galloping Goose.
- G. To encourage the development of community trails adjacent to East Sooke and Gillespie Road for use by pedestrians of all age groups, cyclists and in certain circumstances, equestrians.
- H. To recognize the primary purpose of a SPEA is to support the ecological function of fish habitat.
- I. To avoid the acceptance of the dedication of inappropriately small parks or lands not suitable for parks and trails by requesting cash-in-lieu of the land at the time of subdivision.
- J. To 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.
- K. To collaborate with adjacent jurisdictions and appropriate authorities on matters related to parks and trails.

## 424 Policies for Parks

### *GENERAL*

- A. Interpretative and educational programs and activities for the public in the parks are supported.
- B. Ecological restoration of community parks is supported through short-term projects or longer term stewardship agreements and management agreements.
- C. Partnerships to construct trails that include local volunteers are supported.

### *LOCATION AND TYPE OF FUTURE PARKS INCLUDING TRAILS*

- D. SPEA areas that are part of a development proposal will be protected by methods other than park dedication.
- E. The provision of trail accesses in SPEAs as a condition of development is not supported.
- F. While trails in a SPEA are not supported, public trail accesses may be sited in a DPA designated for environmental sensitivities or hazardous conditions subject to a determination by a QEP that the trail will not have a detrimental impact on an environmentally sensitive area and if there are hazardous conditions in the SPEA, a report by a QP regarding the risk and any safety issues.
- 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. Acquisition of parkland to protect or create wildlife corridors is supported.
- J. Acquisition of parkland to buffer and provide continuity to environmentally sensitive ecosystems and areas will be considered.
- K. Wherever possible, acquisition of parkland will take into consideration opportunities to protect historical or archaeological features as Special Preservation Areas.
- L. 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, in particular, activities for youth such as biking and outdoor sports.
- M. A trail connection between Copper Mine Park and the nearby playground over the lands currently occupied by the East Sooke Fire Hall will be retained.
- N. Expanding the trail network throughout East Sooke and improving connections with the Galloping Goose Regional Trail and regional parks is supported with the emphasis on:
  - I. A connection between the Galloping Goose, Roche Cove Regional Park and the intersection of East Sooke and Gillespie Road;

- II. A connection between Llanillar Road and Copper Mine Road;
  - III. A connection between the Copper Mine and Park Heights neighbourhoods; and
  - IV. A connection between the Park Heights neighbourhood and the East Sooke Grocery Store and the bus stop.
- O. Acquisition of a parcel of land adjacent to East Sooke Regional Park as shown on Map 4 in the Regional Parks Strategic Plan 2012-2021 is supported.
  - P. The development of some trails specifically for recreational uses of interest to youth such as mountain biking is supported.
  - Q. In addition to using the road right-of-way adjacent to East Sooke and Gillespie Roads for the development of multi-use trails, the acquisition of new parkland for this purpose is supported when there are constraints such as steep terrain within the road right-of-way.
  - R. Where there is insufficient room or other constraints preventing siting of multi-use trails within the East Sooke Road right-of-way, collaboration with CRD Regional Parks and JdF Community Parks regarding the possible siting of a portion of the trail in existing parkland is supported.
  - S. Only passive recreational uses that do not involve the alteration of land or farm uses are supported on lands in the ALR in East Sooke Regional Park known as Aylard Farm.

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

## 430 Water Access

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### 431 Goals for Water Access

- A. Safe access to the waterfront for the general public to enjoy low impact activities such as beachcombing, launching kayaks or canoes, and for emergency access.
- B. Retention of undeveloped waterfront accesses on public roads as undeveloped green space or to provide water views.

### 432 Broad Objective 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.

### 433 Objectives for Water Access

- A. To provide a number of access points to the waterfront to allow for low impact recreational activities.
- B. To develop a recreational boat launch for canoes and kayaks on the Sooke Harbour side of the community with safe access.
- C. To secure the use of a boat launch for emergency purposes on the Sooke Harbour side of the community.
- D. To retain all existing water accesses.

### 434 Policies for Water Access

- A. All existing water front accesses will be retained regardless of whether or not they are developed or will be developed.
- B. Discuss with the RCM-SAR the possibility of using their boat launch in the 6000 block of East Sooke Road during an emergency.
- C. Further develop the boat launch at Anderson Cove subject to funding, safe access, adequate parking, limited impact on the marine foreshore and the current restrictions placed on foreshore tenure by the Province.
- D. If the boat launch at Anderson Cove cannot be continued, then development of an alternative boat launch is supported.
- E. Other than the boat launch at Anderson Cove or its alternative location, water accesses should only be developed for low impact recreational activities.
- F. Respect the privacy of adjacent land owners and potential parking issues for the neighbourhood when considering the development of waterfront accesses.
- G. Insurance should not be viewed as an obstacle to developing a water access providing the cost of coverage is nominal.

## 440 Connectivity and Transportation

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### 441 Goals for Connectivity and Transportation

- A. Improved safety along Gillespie and East Sooke Road.
- B. A network of multi-use trails on public lands adjacent to but separated from Gillespie and East Sooke Road.
- C. A reduction in the number of car trips to and from East Sooke.

### 442 Broad Objectives for Connectivity and Transportation

To encourage the Ministry of Transportation and Infrastructure to:

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

### 443 Objectives for Connectivity and Transportation

- A. To reduce dependency on motor vehicles through support for public transit, alternative transportation methods, car-pooling, the development of multi-use trails adjacent to East Sooke and Gillespie Roads, and a network of off-road trails.
- B. To develop a connection with the Galloping Goose Regional Trail that can be used by cyclists for commuting purposes.
- C. To encourage BC Transit to develop and implement community specific strategies for increasing ridership and improving accessibility.

#### 444 Policies for Connectivity and Transportation

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

## 450 Safe and Healthy Community

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The following goals have been identified as desirable ends to pursue:

### 451 Goals for a Safe and Healthy Community

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

### 452 Broad Objectives for a Safe and Healthy Community

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

#### 453 Objectives for a Safe and Healthy Community

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

#### 454 Policies for a Safe and Healthy Community

*EMERGENCY PREPAREDNESS AND SAFETY (RENUMBERED 454A AS 454C AND REMOVED THE WORD “COASTAL” SO BOTH COASTAL AND INLAND FLOODING ARE COVERED.)*

- A. Protect against the loss of life and minimize property damage associated with flood events by encouraging flood-susceptible lands as shown on Schedule D: Foreshore and Riparian to be used for park, open-space and recreation as the risk is lower with these uses than it is with residential, commercial and industrial uses.
- B. Protect against loss of life and minimize property damage associated with flooding by establishing a horizontal and a vertical setback from the sea and watercourses.

- C. The risk to people and property from hazardous conditions will be reduced through the application of a DPA over steep slope areas and over areas such to coastal flooding.
- D. Encourage public preparedness for possible disasters such as wildfires and earthquakes through education.
- E. Encourage residents to be personally prepared in the event of a disaster as they may need to shelter in place.
- F. Develop a strategy for the evacuation of the residents during a serious emergency in case roads are impassable.
- G. Support ham radio operators and recognize the important role they can play in an emergency.
- H. Require a public consultation process for the siting of any permanent antenna system with towers 15 metres or greater in height or regardless of height, proposed by telecommunications carriers, broadcasting undertakings or third party tower owners.
- I. Encourage a secure garbage collection system to minimize wildlife conflicts.

*WATER SUPPLY*

- J. Support improvements necessary to the CRD water supply system so that local reservoirs have adequate capacity to handle fire-fighting efforts and still maintain adequate volume for domestic purposes.
- K. Support the provision and extension of CRD water services within the existing water supply service area subject to cost and capacity.
- L. Investigate amending CRD Development Cost Charges (Juan de Fuca Water Distribution) Bylaw No. 2758 to include East Sooke or preparing a new development cost charges bylaw for improvements to the water distribution in East Sooke.
- M. If not already serviced by a public water system, lands designated as Settlement Area, Agriculture and Park on Schedule B may be serviced by a public water system in the future.
- N. Lands designated as Agriculture on Schedule B may only be serviced by a public water system for agricultural uses including residences for farmers and farm help.
- O. Lands designated as Park on Schedule B may be serviced by a public water system for park uses only.

*POLICIES FOR A SAFE & HEALTHY COMMUNITY CONTINUED:*

*COMMUNITY SERVICES*

- P. Seek ways to provide health and social services locally.
- Q. Identify a building or site in East Sooke that can be used for local meetings, fitness programs, the delivery of medical and community outreach services and social events, and then develop a strategy on how to make it suitable for these purposes.
- R. Work with the Sooke Region Volunteer Centre, Sooke and Electoral Area Parks and Recreation Commission and other appropriate agencies to develop recreational and social activities for youth that can be delivered in East Sooke.
- S. Upgrade home care services and initiate a volunteer program focused on seniors living independently on rural properties that will organize car-pooling to seniors' events in Sooke and offer assistance to seniors in special circumstances with specific tasks such as shoveling driveways and driving to doctors' appointments.

For Discussion Only

## 460 Food Security

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### 461 Goals for Food Security

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

### 462 Broad Objectives for Food Security

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

### 463 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 improve market accessibility for local food producers and provide opportunities for residents to purchase locally grown food.
- D. To encourage sustainable and environmentally sound farming practices, which protect the quality of surface water, groundwater and soil.
- E. To support diversification of the local agricultural base and efforts to increase local food production.
- F. To minimize conflicts between farm and non-farm uses.
- G. To protect the long-term potential of Aylard Farm in East Sooke Regional Park for farm use.

### 464 Policies for Food Security

- A. Lands in the ALR, with the exception of those lands in East Sooke Regional Park known as Aylard Farm, are designated on Schedule B as Agriculture to protect those lands for current and future agricultural activities.

- B. Lands outside the ALR suitable for agricultural use and zoned for agricultural use may also be designated on Schedule B as Agriculture.
- C. Agriculture uses are supported on those lands in the ALR in East Sooke Regional Park known as Aylard Farm.
- D. Subdivision of any lands designated Agriculture will only be supported for agricultural purposes.
- E. Subdivision for a relative, as provided for in the *Local Government Act*, of any lands designated Agriculture is not supported.
- F. 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 in the ALR.
- G. On lands designated Agriculture, the siting of buildings on less productive lands and the clustering of buildings is recommended to maximize the area available for agriculture.
- H. To make farming more affordable, site specific zoning to allow multiple residences on a parcel designated Agriculture will be considered subject to appropriate controls being in place to ensure long term farm use and approval of the Agricultural Land Commission, if the land is in the ALR.
- I. Potential conflicts between farm use on ALR lands and nearby non-farm uses will be lessened through the application of a DPA on those lands adjoining or reasonably adjacent to lands in the ALR.
- J. Development of lands adjacent to land designated Agriculture may be supported provided the development will have minimal impact on the agricultural capability and activities on those lands designated Agriculture.
- K. Reduce conflicts between wildlife and agriculture by raising public awareness of the “Wild Safe BC” and “Bear Smart” programs as well as the negative impacts that domestic animals can have on agriculture.
- L. Normal farm practices as defined by the *Farm Practices Protection (Right to Farm) Act* are recognized and supported.
- M. Participation in the BC Environmental Farm Plan Program is encouraged for agricultural and farming practices.
- N. Community and home gardens are supported in all land use designations.
- O. **The development of a farmers’ market for the sale of farm products is supported.**
- P. The on-site sale of farm products, including poultry, livestock and rabbits produced on the same parcel is supported by allowing small produce stands near the lot line and road subject to road safety and parking.
- Q. To protect and enhance soil, give careful consideration to how requests for soil removal or fill placement may affect agricultural capability.

## 470 Social Infrastructure

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### 471 Goals for Social Infrastructure

- A. Preservation of the community's heritage, historic buildings and sites, and cultural landscape.
- B. Active participation by community members in a wide range of local arts and culture opportunities.

### 472 Broad Objectives for Social Infrastructure

- A. There are forty-three recorded archaeological sites in the Plan Area. 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.
- B. Prior to the submission of a development application, it is the responsibility of the proponent to contact the Archeological Branch for information regarding archaeological sites within the proposed development area.
- C. It is the responsibility of the proponent to have any studies or permits required by the Province in place prior to development.

### 473 Objectives for Social Infrastructure

- A. To protect, maintain and increase the awareness and appreciation of East Sooke's heritage and historical features.
- B. To support and encourage the growth and appreciation of arts and culture and increase local opportunities for participation.

### 474 Policies for Social Infrastructure

- A. Encourage initiatives by private owners and government to preserve the heritage characteristics of their buildings and sites.
- B. Support local efforts to preserve and promote historically significant features and the heritage of East Sooke, in particular, the mounting of signage at historically significant sites.
- C. Support community initiatives to provide and improve local arts and cultural opportunities in East Sooke and encourage the delivery of community events.

## 480 Settlement

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### 481 Goals for Settlement

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

### 482 Broad Objectives for Settlement

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

### 483 Objectives for Settlement

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

### 484 Policies for Settlement

- A. Growth should be gradual and of a low density to maintain the rural character of the Plan Area.
- B. Except as noted below, on lands designated Settlement, a density of one parcel per one hectare is supported providing that no new parcels are created with an area of less than 0.4 hectares.
- C. On District Lot 185, Land District 55 (PID: 009-392-882) also known as Wolfe Island, a density of one parcel per four hectares or greater is required.
- D. Rezoning of land to the Rural Zone is not supported, but those lands already zoned Rural as of the date of adoption of this Plan may continue to be zoned as Rural if a new zoning bylaw is adopted.

- E. Notwithstanding other policies in this Plan concerning density, and as an alternative to building strata development on Rural zoned lands, this Plan supports consideration of rezoning applications to permit subdivision of parcels zoned Rural as of the date of adoption of this Plan, based on a ratio of one parcel in the proposed plan of subdivision per each one hectare of land in the parent parcel prior to the subtraction of any area for road and park dedication.
- F. Clustering of parcels is supported.
- G. Suites are supported.
- H. Large and medium scale industrial and commercial developments are not supported in the Plan Area.
- I. Only small-scale tourism developments such as bed and breakfasts, eco-tourism, and low-impact adventure tourism, are supported provided they are scattered throughout the community.
- J. On lands designated Settlement, rezoning applications for cottage industry such as research and development, light manufacturing or the assembly of goods will be considered on a site specific basis providing they will have a minimal impact on the surrounding neighbourhood and traffic volume.
- K. Home-based businesses are supported.
- L. On lands designated Settlement, the clustering of small-scale neighbourhood commercial activities near the intersection of East Sooke and Gillespie Road is supported.
- M. On lands designated Settlement, rezoning of a site for the purposes of creating a facility to host medical and community outreach programs is supported.
- N. On lands designated Settlement, rezoning applications for co-housing developments will be supported subject to neighbourhood support, density and traffic.
- O. Future residential development should be clustered in previously developed areas in the vicinity of the Copper Mine neighbourhood.
- P. Density bonusing may be considered if community amenities such as the conservation of natural features, the provision of trails or funding dedicated towards a building for the delivery of social and medical outreach services, are provided.
- Q. Subject to approval by the Ministry of Transportation and Infrastructure, subdivisions for family members pursuant to section 946 of the Local Government Act are supported on lands designated as Settlement.
- R. The owners of neighbouring properties will be consulted with for any commercial marina rezoning applications or for any group moorage applications.

## 490 Climate Change Adaptation and Greenhouse Gas Reduction

### 491 Goals for Climate Change Adaptation and Greenhouse Gas Reduction

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

### 492 Broad Objectives for Climate Change Adaptation and Greenhouse Gas Reduction

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

### 493 Objectives for Climate Change Adaptation and Greenhouse Gas Reduction

- A. To discourage residential and commercial uses from locating in areas at high risk of flooding, erosion and exposure to high winds.
- B. To preserve and enhance **East Sooke's** significant environmental resources including trees and other plants that shield the community from storms, store carbon and reduce GHGs.
- C. To maintain forest and agricultural lands.
- D. To encourage innovative and site-sensitive housing and subdivision designs that conserve water, reduce run-off, minimize the removal of vegetation and demonstrate a sensitive response to the site and its context.
- E. To encourage development and retro-fits that use energy efficient design and incorporate alternative forms of energy including geexchange and solar thermal energy sources.
- F. To reduce the number of car trips to and from the Plan Area by:
  - I. increasing transit ridership;
  - II. supporting car-pooling networks and car sharing;
  - III. creating a network of pedestrian and cycling trails to encourage alternative modes of transportation;
  - IV. allowing home-based businesses;
  - V. encouraging the delivery of medical and community outreach programs in East Sooke;

- VI. creating recreational and social opportunities in East Sooke for youth; and
- VII. supporting neighbourhood commercial uses and farm gate sales.

#### **494 Policies for Climate Change and Greenhouse Gas Reduction**

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

This Plan supports green building technology which can reduce the emissions created by heating and cooling systems. Zoning and building bylaws will need to be reviewed to ensure these bylaws do not contain barriers preventing the implementation of green building design. There is also support in this Plan for alternative energy sources to heat homes. Solid waste, the third contributor of GHG emissions, can be diverted from the landfill by local residents reducing, reusing and recycling.

## PART FIVE – Development Permit Areas

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### 501 Development Permits

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

The guiding principle for the use of development permits is found within Section 919.1 of the *LGA*. Development permit areas can be designated for purposes such as, but not limited to the following:

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

With respect to areas designated as DPAs, the Official Community Plan must:

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

## 502 General Policies for Development Permit Areas and Development Permits

Without limiting the authority of the Regional District under the *Local Government Act* or this Official Community Plan, the following principles apply to development permits:

- A. In accordance with the *LGA*, a development permit must be obtained prior to subdivision, construction, alteration of land, soil deposit or removal or any other development or activity that would impact on any of the elements protected by a development permit.
- B. A Development Permit is not required where it can be demonstrated that the proposed development is located on that part of a parcel outside the designated DPA and this determination is based a report or other certification acceptable to the CRD by a QEP, a QP or other appropriately qualified professional that the proposed development is not within the designated DPA.
- C. Any development, construction or alteration of land within an area designated as a DPA is subject to the requirements of the relevant development permit guidelines and policies contained in this Plan.
- D. Where land lies within more than one DPA, only a single development permit is required; however, the application is subject to the requirements of all applicable DPAs.
- E. Development permits may specify areas of land that may be subject to natural hazards as areas that will remain free of development except in accordance with any conditions contained in the permit.
- F. Development permits may prohibit the installation of septic tanks, drainage and deposit fields and irrigation and water systems in areas that contain unstable soil or water that is subject to degradation.
- G. If the nature of the proposed project in a DPA changes after a report by a QEP or a QP has been prepared, the CRD may require the applicant to have the QEP or QP update the assessment at the applicant's expense and the development permit conditions may be revised.
- H. Any information requested by the CRD will be provided at the applicant's expense.
- I. Security in a form acceptable to the CRD may be required as the condition of issuance of a development permit.

### 503 General Exemptions from a Development Permit

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

- A. Internal alterations to a building.
- B. Structures which are not greater in area than 10 m<sup>2</sup> (107 ft<sup>2</sup>) and are accessory to an existing residence, provided that no part of the structure is to be within a Riparian Assessment Area. This may include, but is not limited to gazebos, garden sheds, tool sheds, and decks.
- C. Walkways, ramps, at-grade patios, or stairways providing they are not located in a Riparian Assessment Area or a SPEA.
- D. Placement of impermanent items such as tables, benches and garden ornaments provided there is no site clearing.
- E. Emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property from forest fire, flood, erosion or other natural or human caused disaster.
- F. Emergency works to repair or replace public utilities or infrastructure.
- G. Clearing of an obstruction from a bridge, culvert or watercourse.
- H. Removal of trees deemed hazardous by a qualified arborist and that threaten the immediate safety of life and buildings.
- I. In-stream habitat development or restoration that complies with provincial and federal legislation and requirements.
- J. Boundary adjustments when no new parcels are created, each parcel has a building envelope outside the DPA and the adjusted boundary is not located in a Riparian Assessment Area.
- K. Normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.
- L. Forest management activities as defined in the *Private Managed Forest Land Regulation* on land classified as managed forest land under the *Private Managed Forest Land Act*.

## 510 Steep Slope Development Permit Area

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### 511 Designation of the Steep Slope Development Permit Area

That part of the East Sooke Plan Area indicated as Steep Slope DPA on Schedule C is designated as a development permit pursuant to section 919.1(1)(b) of the *LGA*. The Steep Slope DPA includes all those areas having slopes exceeding 30-percent.

### 512 Justification for the Steep Slope Development Permit Area

Section 919.1(1)(b) of the *LGA* authorizes local government to designate development permits areas where the protection of development from hazardous conditions is desired and can be justified.

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

### 513 Objective for the Steep Slope Development Permit Area

To regulate development on steep slopes to protect the integrity of the slopes and reduce the risk of injury to persons or damage to property.

#### 514 Guidelines for the Steep Slope Development Permit Area

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

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

## 515 Specific Exemptions for the Steep Slope Development Permit Area

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

- A. External alterations, including adding a second storey, that are entirely within the building footprint.
- B. Where it can be demonstrated that the proposed development is located outside the Steep Slope DPA **verified by** a QP submitting a report or **otherwise** providing certification **demonstrating** to the CRD that the proposed development is located outside areas with slopes exceeding 30-percent or **having greater than** 16.7 degrees in slope over a minimum 10 metre run.
- C. Recognizing that the Building Inspector has the necessary authority to require a geotechnical report **to ensure land is safe for the use intended,** a development permit is not required for a building constructed under a valid building permit provided that no other part of the land in the Steep Slope DPA is being altered for other purposes such as the construction of driveways or septic systems.
- D. Pruning of trees that does not adversely affect the health of the tree.
- E. The removal of trees by hand-held tools providing the tree root ball remains intact and in situ with no soil disturbance.**
- F. Public trail accesses to be developed by the CRD where a QP determines that the trail will not increase the risk **of erosion or landslide.**

## 520 Foreshore Protection Development Permit Area

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### 521 Designation of the Foreshore Protection Development Permit Area

That part of the East Sooke Plan Area indicated as Foreshore Protection DPA Schedule D is designated as a DPA pursuant to sections 919.1(1)(a) and 919.1(1)(b) of the *LGA*. The Foreshore Protection DPA established under this section includes all land lying 15 metres upland of the natural boundary of the ocean as well as the **land and surface of the water** 15 metres seaward of the natural boundary of the ocean.

### 522 Justification for the Foreshore Protection Development Permit Area

Section 919.1(1)(a) of the *LGA* authorizes local government to designate DPAs where the protection of the natural environment, its ecosystems and biological diversity is desired and can be justified. Section 919.1(1)(b) authorizes local government to designate DPAs where the protection of development from hazardous conditions is desired and can be justified.

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

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

### 523 Objectives for the Foreshore Protection Development Permit Area

- A. To protect properties from damage and hazardous conditions that can arise from storm wave erosion and coastal flooding.
- B. To protect and enhance the ecological health of marine waters, the foreshore and adjacent uplands.
- C. To preserve the integrity and connectivity of coastal processes.

### 524 Guidelines for the Foreshore Protection Development Permit Area

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

- A. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Foreshore Protection DPA.
- B. The removal of vegetation and impact to tree root zones will be minimized.
- C. The use of fill, disturbance to the soil and blasting will be minimized.
- D. Changes in hydrology will be minimized.
- E. Erosion and sedimentation will be avoided.
- F. Erosion control measures and temporary fencing may be required during and after construction.
- G. The planting of native vegetation may be required to reduce the risk of erosion, restore the natural ecology, re-vegetate disturbed areas, improve water quality and ensure the stability of slopes and banks.
- H. Setbacks for buildings and structures will consider the current risk from storms and flooding as well as minimum elevation guidelines established by the CRD or other public authority with respect to the potential risk from erosion and coastal flooding associated with climate change and sea level rise.
- I. A OP must design any shore protection devices or works.
- J. Alteration of natural shorelines will be avoided.
- K. Interruptions across the foreshore (groynes, breakwaters) that disrupt long-shore sediment transport will be avoided.
- L. Non-structural and soft armouring are the preferred type of works for shore protection and where this approach is not possible, riprap and stone revetment is preferred over single plane seawalls.

- M. Where possible, vegetation and natural resources such as anchored logs and riparian plantings on protected shorelines, should be incorporated into shore protection works.
- N. Construction may be restricted to certain times of the year to avoid stormy seasons, unusually high or low tides and sensitive life-cycle times for wildlife such as nesting or migrating.
- O. Machinery working in this environmentally sensitive area may be required to use biofuels instead of fossil fuels.
- P. To avoid disturbance of the upland and foreshore areas for a purpose referred to in s. 920(7)(e) of the LGA, heavy machinery may need to be barged to the site.
- Q. Proposed development that may have the potential to adversely affect fish habitat will require the review and approval by appropriate federal and provincial agencies prior to the issuance of a development permit.
- R. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a QP will be considered by the CRD and may be included in development permit.

## 525 Specific Exemptions for the Foreshore Protection Development Permit Area

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

- A. External alterations, including adding an additional storey, that are entirely within the building footprint, provided that established driveways are used and there is no clearing of land.
- B. Tree pruning that does not adversely affect the health of the tree.
- C. Gardening and yard maintenance activities within an existing landscaped area such as lawn mowing, weeding and minor soil disturbances that do not alter the general contours of the land.
- D. Removal of non-native, invasive species providing the area is not also in the Steep Slope DPA, in which case the specific exemptions for the Steep Slope DPA take precedence over this exemption.
- E. Public trail accesses to be developed by the CRD where a QP determines that the trail will not have a detrimental impact on an environmentally sensitive area or increase the risk in hazardous area.
- F. All private docks, floats, ramps and wharves below the natural boundary of the sea that have received provincial approval.

## 530 Riparian Development Permit Area

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### 531 Designation of the Riparian Development Permit Area

That part of the East Sooke Plan Area indicated as Riparian DPA on Schedule D is designated as a DPA pursuant to sections 919.1(1)(a) and 919.1(1)(i) of the *LGA*. The Riparian DPA established under this section includes not only all non-tidal watercourses and water bodies such as creeks, streams, lakes, ponds, wetlands and the adjacent lands indicated as Riparian on Schedule D but also includes all lands in a riparian assessment area defined by the *Riparian Areas Regulations ("RAR")* as: (a) a strip 30 metres wide on both sides of a watercourse as measured from the high water mark; (b) a strip on both sides of the watercourse measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank if a ravine is less than 60 metres wide, and (c) if a ravine is 60 metres wide or greater, a strip on both sides of the watercourse measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank. **If there is a discrepancy between the description of the riparian assessment area and this section, the definition of the riparian assessment area prevails.**

### 532 Justification for the Riparian Development Permit Area

Section 919.1(1)(a) of the *LGA* authorizes local government to designate DPAs where the protection of the natural environment, its ecosystems and biological diversity is desired and can be justified. Section 919.1(1)(i) of the *LGA* authorizes local government to designate DPAs where the promotion of water conservation is desired and can be justified.

Riparian areas are comprised of both aquatic and riparian ecosystems. Aquatic ecosystems are wet ecosystems which include watercourses, lakes, ponds and wetlands critical for the survival of fish and wildlife. Riparian ecosystems occur adjacent to watercourses, lakes, ponds and wetlands where the increased soil moisture supports and enhances plant communities distinct from the adjacent terrestrial areas. There is a complex and productive inter-relationship between these two ecosystems that fosters biological diversity and sustains a wide range of animal and plant species. Both ecosystems provide valuable habitat and corridors for fish and wildlife.

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

Wells are relied upon in parts of East Sooke for potable water. It is important to maintain the quality and quantity of surface water and aquifers, both below ground and in surface recharge areas.

Disturbing sensitive and important ecosystems in riparian areas may harm their vitality and the ecological services they provide. Prior to development occurring, a development permit is required for any proposed development within the Riparian DPA to ensure consideration of the ecological value of sensitive aquatic, riparian and wetland habitats and what measures will be taken to limit or avoid damages to these ecosystems. The Riparian DPA is also intended to address maintenance of the natural hydraulic regime for environmental and water conservation purposes.

The Province of British Columbia's *RAR*, under the *Fish Protection Act*, is intended to protect riparian areas for the protection of fish habitat. This regulation requires that all residential, commercial, or industrial development in a Riparian Assessment Area be subject to an assessment by a QEP. The purpose of the environmental review by a QEP is to ensure protection of the natural environment in accordance with the *Fish Protection Act* by protecting the features, functions and conditions critical to support fish processes and ensuring appropriate measures are in place for the protection of the natural environment.

### 533 Objectives for the Riparian Development Permit Area

- A. To plan and regulate development in a manner that preserves and protects fish habitat and riparian areas.
- B. To protect, restore and enhance fish habitat and riparian areas in a relatively natural state while supporting adjacent land uses.
- C. To **regulate development so that it** meets the requirements of the *Riparian Areas Regulation*.
- D. To protect water quality and quantity.

#### 534 Guidelines for the Riparian Development Permit Area

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

- A. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Riparian DPA.
- B. To minimize encroachments into the Riparian DPA, variances for the height and location of buildings and structures may be considered.
- C. Modification of channels, banks or shores must not result in **harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes within the RAR DPA.**
- D. The removal of gravel and soil from watercourses is prohibited unless provincial or federal government approval is given.
- E. Watercourse crossings **will** be avoided and where this is not possible, bridges are preferred over culverts and any works will be sited to minimize disturbance to banks, channels, shores and vegetative cover.
- F. Where desirable, culverts may be designed to encourage in-stream storage of water.
- G. All new developments or modifications to existing developments including site works, gardening, landscaping and other related residential activities should be designed and implemented to maintain the quantity and quality of water flowing into watercourses, lakes, ponds and wetlands and **avoid the entry** of pollutants or nutrient rich water into watercourses, lakes, ponds or wetlands.
- H. Development will be designed to **avoid** any increase in the volume and peak flow of run-off and a drainage plan may be required in support of this guideline.
- I. Plantings of native vegetation may be required to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks.
- J. Temporary or permanent fencing may be required prior to, during or after construction to **avoid** encroachment.
- K. Construction at a certain time of year and using methods that minimize the impacts on rare and sensitive species may be required.
- L. **Where necessary or desirable, a buffer zone to remain free of development may be specified and protection measures for retention and management of vegetation or trees in these areas may be established.**

- M. Land clearing for agricultural uses as defined by the *Agricultural Land Commission Act* will be at least three (3.0) metres away from any watercourses, lakes, ponds or wetlands.
- N. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a QEP will be considered by the CRD and may be included in development permit.
- O. Development permits may include requirements for environmental monitoring and when required, these monitoring reports must be prepared by a QEP.
- P. All of the measure specified by a QEP necessary to maintain the integrity of a SPEA will be considered by the CRD for inclusion as a condition in a development permit.

#### ADDITIONAL GUIDELINES FOR RIPARIAN ASSESSMENT AREAS

- Q. An applicant may be required to provide an explanatory plan of a SPEA.
- R. For all or part of land within a SPEA that has been identified by a QEP, property owners may wish to consider dedicating the land back to the Crown, gifting the land to a nature conservation organization or registering a conservation covenant.
- S. Where a QEP has required plantings of native vegetation to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks, a landscaping plan of the re-vegetation may be required.
- T. Development permits will not be issued until the CRD has been notified by the Ministry of Environment that a report, as required by the *RAR*, has been received by the Ministry.
- U. In situations where a SPEA would reduce the density of development permitted by the zoning bylaw, a QEP is required to provide recommendations on how the permitted density of development can be accommodated with the least possible impact on fish habit.
- V. Proposed plans of subdivision will avoid stream crossings where possible and demonstrate the presence of building areas outside of the SPEA.

### 535 Specific Exemptions for the Riparian Development Permit Area

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

- A. Development where a QEP submits a report or provides certification acceptable to the CRD the proposed development is located outside a Riparian Assessment Area and the Riparian DPA. This exemption does not apply to subdivision applications.
- B. External alterations, including adding an additional storey, that are entirely within the existing building footprint, provided that established driveways are used and there is no clearing of land.
- C. Gardening and yard maintenance activities such as lawn mowing, pruning and minor soil disturbances that do not alter the general contours of the land within an existing landscaped area.
- D. Removal of non-native, invasive species subject to the prior provision and acceptance by the CRD of report by a QEP.
- E. Watercourses that have been determined to be non-fish bearing by a QEP are exempt from Guidelines 534(O) to 534(U)
- F. Public trails may be developed in the Riparian DPA but not within a SPEA.
- G. Public trails may only be developed in the Riparian DPA if a QEP has determined that the trail will not have a detrimental impact on the Riparian Assessment Area including the SPEA.

## 540 Sensitive Ecosystem Development Permit Area

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### 541 Designation of the Sensitive Ecosystem Development Permit Area

That part of the East Sooke area indicated as a Sensitive Ecosystem DPA on Schedule E is designated as a DPA pursuant to section 919.1(1)(a) of the *LGA*. The Sensitive Ecosystem DPA established under this section includes those sensitive ecosystems and other important ecosystems identified as Coastal Bluff, Older Forest, Older Second Growth Forest, Terrestrial Herbaceous and Seasonally Flooded Fields in the Sensitive Ecosystem Inventory prepared by the Province of BC in 2000 and shown on Map 3: Environmental Inventory.

### 542 Justification for the Sensitive Ecosystem Development Permit Area

Section 919.1(1)(a) of the *LGA* authorizes local government to designate DPAs where the protection of the natural environment, its ecosystems and biological diversity is desired and can be justified.

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

Three sensitive terrestrial ecosystems mapped in the 2000 SEI have been designated in this Plan as a Sensitive Ecosystem DPA. The coastal bluff ecosystem is considered important due to its rarity, fragility, high biodiversity, presence of specialized habitats and the isolation from predators it provides for nesting birds. This ecosystem is easily disturbed by human and other activities. Older forest provides habitat distinct from that of second-growth forests. Certain wildlife and plant species are dependent or associated with the specific habitat features only found in this ecosystem. Terrestrial herbaceous ecosystems host a number of rare plants and provide a highly specialized habitat. Although this type of ecosystem develops on bedrock, its thin soils and the associated species are easily disturbed by development and human activity.

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

#### **543 Objectives for the Sensitive Ecosystem Development Permit Area**

To regulate development in a manner that:

- i. Protects, enhances and restores the biodiversity and ecological values and functions of environmentally sensitive areas;
- ii. Fosters compatibility between development, existing land uses and environmentally sensitive areas; and
- iii. Maintains connectivity between sensitive ecosystems.

#### **544 Guidelines for the Sensitive Ecosystem Development Permit Area**

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

- A. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Sensitive Ecosystem DPA.
- B. Old growth forest will remain free of development except in accordance with any conditions contained in a development permit.
- C. Changes in the land surface, which could affect the health of vegetation or the biodiversity of any plant communities and disturbance of mature vegetation and understorey, plants will be minimized.
- D. Disturbance to existing vegetation not directly affected by the footprint of buildings, ancillary uses and driveways will be minimized and if disturbed, rehabilitated with appropriate landscaping and habitat compensation measures.
- E. Development and associated drainage will be designed and constructed so that there is no increase or decrease in the amount of surface-water or groundwater available to the sensitive ecosystem.
- F. Where necessary, provision will be made and works undertaken to maintain the quality of water reaching the sensitive ecosystem.

- G. Where possible, large tracts of wildlife habitat or continuous habitat corridors will be preserved, in order to facilitate movement of wildlife.
- H. A buffer zone may be specified where land alteration or structures will be limited to those compatible with the characteristics of the sensitive ecosystem or those that can be mitigated in a manner recommended by a Registered Professional Biologist.
- I. Planting of non-native vegetation or invasive species in designated sensitive ecosystem areas is not supported.
- J. In order to ensure unnecessary encroachment does not occur into the sensitive ecosystem at the time of construction, permanent or temporary fencing measures may be required.
- K. Development may be restricted during sensitive life-cycle times.
- L. The CRD may consider variances to siting or size regulations where the variance could result in the enhanced protection of an environmentally sensitive area.
- M. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a QP, OEP and Registered Professional Biologist will be considered by the CRD and may be included in the development permit.

#### 545 Specific Exemptions for the Sensitive Ecosystem Development Permit Area

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

- A. Gardening and yard maintenance activities, such as lawn mowing, pruning and minor soil disturbances that do not alter the general contours of the land, within an existing landscaped area.
- B. Removal of non-native, invasive species subject to the prior acceptance by the CRD of a report prepared by a Registered Professional Biologist.
- C. Public trail accesses developed by the CRD where a OEP or Registered Professional Biologist determines that the trail will not have a detrimental impact on an environmentally sensitive area.
- D. External alterations that are entirely within the existing building footprint including adding an additional storey, provided that established driveways are used and there is no clearing of land.

## 550 Commercial Development Permit Area

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### 551 Designation of the Commercial DPA

That part of the East Sooke Plan Area indicated as Commercial DPA on Schedule F is designated as a DPA pursuant to sections 919.1(1)(f), 919.1 (1)(h), 919.1 (1)(i) and 919.1 (1)(j) of the *LGA*. The Commercial DPA established under this section includes all land zoned commercial.

### 552 Justification for the Commercial DPA

Section 919.1(1)(f) of the *LGA* authorizes local government to designate DPAs to develop objectives for the form and character of commercial, industrial or multi-family residential development. Section 919.1(1)(h) of the *LGA* authorizes local government to designate DPAs for the promotion of energy conservation. Section 919.1(1)(i) of the *LGA* authorizes local government to designate DPAs for the promotion of water conservation. Section 919.1(1)(j) of the *LGA* authorizes local government to designate DPAs for the promotion of GHG emission reduction.

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

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

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

### 553 Objectives for the Commercial DPA

- A. To encourage a building design, theme and form that is complementary to and as respectful as possible of the natural setting and the rural character of the area.
- B. To protect and maintain the quality and quantity of water.
- C. To conserve energy and contribute to the reduction of greenhouse gas emissions at the community level.

### 554 Guidelines for the Commercial DPA

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

#### SITE DESIGN

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

#### BUILDING DESIGN

- E. Design buildings in a form that follows the natural profile of the site (topography).
- F. Incorporate natural materials including heavy timbers, exposed wood and stone into the exterior design of buildings.
- G. Balconies, walkways, corridors and exterior doors should be protected from the weather.
- H. Colours should either be earth-toned to blend with the natural surroundings or reflective of the unique nature of rural communities.
- I. Roof-top equipment should be kept to a minimum and integrated into the overall building design, but when this is not possible, the equipment will be screened.
- J. Building design that incorporates alternative energy sources and energy conservation measures such as natural ventilation and cooling systems is encouraged.

- K. Consider the use of green roof systems to reduce storm water runoff, reduce energy costs and improve visual appearance.
- L. Where possible, use building products as features in the development that demonstrate green technology.

#### LIGHTING

- M. Outdoor lighting should be of a low intensity, pedestrian oriented and directed down and away from surrounding residential areas.
- N. Illumination levels should be appropriate for the function while avoiding light pollution. Examples of preferred lighting types include downcast gooseneck lights, pot lighting and LED lighting of storefronts.

#### STORAGE, PARKING AND SCREENING

- O. Outdoor storage will be minimized, enclosed in an accessory building or fenced compound or sited at the rear of buildings.
- P. Outdoor storage and loading/unloading facilities will be screened from neighbouring properties through the retention of existing vegetation and the planting of vegetation.
- Q. Parking areas will be screened to the greatest extent possible with existing and new landscaping.
- R. Large parking areas will be interspersed with landscaped areas, natural areas and trees.

#### LANDSCAPING

- S. The natural vegetation should be retained as landscaping in areas where there are no buildings, structures, parking areas or other constructed features or integrated into parking areas.
- T. For new landscaping, native trees and plants suited to the climate and soil are preferred.
- U. Limit the use of potable water for landscape irrigation through measures such as using captured water and drip irrigation.

#### SIGNAGE

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

### 555 Specific Exemptions for the Commercial DPA

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

- A. Changes that do not affect the form and character of the development such as the replacement of existing awnings and features.
- B. The removal of hazardous trees.

## 560 Farmland Protection Development Permit Area

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### 561 Designation of the Farmland Protection DPA

That part of the East Sooke Plan Area indicated as a Farmland Protection DPA on Schedule G is designated as a DPA pursuant to section 919.1(1)(c) of the *LGA*. The Farmland Protection DPA established under this section includes all land within 15 metres of land in the ALR with the exception of land on the same legal parcel as the ALR land.

### 562 Justification for the Farmland Protection DPA

Section 919.1(1)(c) of the *LGA* authorizes local government to designate DPAs for the protection of farming.

Farming provides food security and is part of the local economy. The *Farm Practices Protection (Right to Farm) Act* gives farmers the right to farm providing they employ normal farm practices. Normal farm practices can produce odour, light and noise which neighbours may not appreciate. Residential uses can interfere with the functioning of farms in a variety of ways, such as leaving farm gates open, vandalism, attracting wildlife into the area, and dogs chasing livestock and poultry. Incorporating a buffer strip into the design of a new subdivision can reduce this type of impact on adjacent farms. It is important that roads do not end at the edge of the ALR boundary in order to avoid to pressure to extend the road into the ALR for further development. To avoid interface conflicts along the ALR boundary, a buffer strip can be used to create a physical separation between the agricultural and adjoining neighbourhoods. The buffer is an area where fencing and other barriers such as vegetation can be used to separate land uses. The Farmland Protection DPA is intended to be a buffer strip which can be used to mitigate conflicts between uses and protect the use of farmland.

### 563 Objectives for the Farmland Protection DPA

- A. To avoid conflicts between farm and non-farm uses through physical separation and the installation of barriers.
- B. To support development which has minimal impact on nearby and adjacent farm uses.
- C. To support subdivision design which does not have road endings abutting the ALR.

#### 564 Guidelines for the Farmland Protection DPA

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

- A. A buffer zone consisting of setbacks, vegetative screening, fencing or berms between lands in the ALR and non-farm uses may be required.
- B. Buffering may be required to be installed before there is further development of the site or prior to issuance of a building permit.
- C. Siting of buildings or structures, including structures associated with development of a trail or park, are discouraged in a buffer area.
- D. Drainage will be designed and constructed so that there is no increase or decrease in the amount of surface-water or groundwater available to the agricultural lands.
- E. Subdivision design will minimize potential conflicts between farm and non-farm uses.
- F. Subdivision design should avoid road endings or road frontage adjacent to land in the ALR unless required for farm vehicle access.

#### 565 Specific Exemptions for the Farmland Protection DPA

- A. In the Farmland Protection DPA, a development permit is only required for a rezoning or a subdivision.
- B. In the Farmland Protection DPA, a development permit is not required for a rezoning to agricultural uses or a subdivision for agricultural purposes.
- C. Removal of hazardous trees.

## 570 Medical Marihuana Production Facilities Development Permit Area

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### 571 Designation of the Medical Marihuana Production Facilities Development Permit Area

That part of the East Sooke Plan Area indicated as a Medical Marihuana Production Facilities DPA on Schedule G is designated as a Medical Marihuana Production Facilities DPA pursuant to sections 919.1(1)(f) of the *LGA*. The Medical Marihuana Production Facilities DPA established under this section includes all land in the Agricultural Land Reserve or zoned Agricultural.

### 572 Justification for the Medical Marihuana Production Facilities Development Permit Area

Section 919.1(1)(c) of the *LGA* authorizes local government to designate DPAs to establish objectives relating to the form and character of commercial development.

In 2014, changes to the federal **government's *Marihuana for Medical Purposes Regulations*** took effect. Medical marihuana production facilities (MMPFs) are no longer allowed in residential dwellings and must comply with rigorous security requirements. The Agricultural Land Commission ("ALC") has determined that MMPFs are a permitted agricultural use on land in the Agricultural Land Reserve. Some of the necessary security measures **such as physical barriers around the site's perimeter**, solid exteriors, security cameras and a minimal number of entranceways and openings **affect the building's form and character**.

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

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

### 573 Objectives for the Medical Marihuana Production Facilities Development Permit Area

- A. To have MMPF blend as well as possible with the rural nature of the community and the surrounding natural environment.
- B. To protect and maintain the rural ambience of East Sooke.

### 574 Guidelines for the Medical Marihuana Production Facilities Development Permit Area

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

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

### 575 Specific Exemptions for the Medical Marihuana Production Facilities Development Permit Area

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

- A. Subdivision.
- B. Removal of hazardous trees.
- C. Alteration of the land for agricultural purposes.

*Examples of coloured posts and chain link fencing*



## PART SIX Development Approval Information Area, Temporary Use Permits and Definitions

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### 610 Development Approval Information Area

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

### 611 Designation

That part of the East Sooke Plan Area indicated as a Development Approval Information Area on Schedule: H Development Approval Information Area is designated as a development approval information area pursuant to Section 920.01 (1) of the *LGA*. The development approval information area shown on Schedule H includes all parcels of land that are 2 hectares and larger. In addition to the parcels designated on Schedule H, the following areas are also designated as a development approval information area pursuant to Section 920.01 (1) of the *LGA*:

- A. All lands designated as being in Foreshore Protection DPA on Schedule D;
- B. All lands designated as being in a Riparian Area DPA on Schedule D;
- C. All land designated as being in a Sensitive Ecosystem DPA on Schedule E; and
- D. All lands defined by the *RAR* as a Riparian Assessment Area which includes (a) a strip 30 metres wide on both sides of a watercourse as measured from the high water mark; (b) a strip on both sides of the watercourse measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank if a ravine is less than 60 metres wide, and (c) if a ravine is 60 metres wide or greater, a strip on both sides of the watercourse measured from the high water mark to a point that is 10 metres beyond the top of the ravine banks.

### 612 Purpose

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

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

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

### **613 Special Conditions and Objectives**

Section 920.01(1) of the *LGA* authorizes local government to: (a) specify circumstances in which development approval information may be required; (b) designate areas for which development approval information may be required; and (c) designate areas for which, in specified circumstances, development approval may be required provided that the special conditions or objectives that justify the designation are described.

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

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

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

New development may affect the provision of fire and police protection in East Sooke. The ability of CRD Water to provide adequate levels of servicing can be affected by increased population in those areas of East Sooke within the CRD Water Supply Local Service Area. School District #62 may have concerns regarding the impact that additional students might have on the capacity of schools facilities and bussing services. For

these reasons, information is required on the possible impact that development may have upon the provision of fire and police protection, CRD water and the services provided by School District #62. Community services can also be affected by increased population.

There may be some unmapped water courses in the Plan Area. Regardless of whether a watercourse has been mapped, the riparian areas adjacent to the watercourse are still subject to the *RAR* if the watercourse contains fish habitat. Provincial legislation requires that a QEP submit a report on how development might affect the natural environment within the Riparian Assessment Area. For these reasons, Riparian Assessment Areas are designated as part of the development approval information area.

## **620 Temporary Use Permits**

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Section 921 of the *LGA* enables local government to issue Temporary Use Permits (TUPs) to allow specific land uses to occur for a short period of time. The permit can allow uses not permitted by a zoning bylaw, specify conditions under which the temporary use may be carried on and allow and regulate the construction of buildings or structures where this temporary use will occur.

## **621 Designation of Temporary Use Permit Areas**

Land within all of the Land Use Designations in this Plan is designated under Section 920.2 of the *LGA* as an area in which Temporary Use Permits may be issued. TUP may be issued by the CRD throughout the East Sooke Plan Area subject to the policies of this Plan.

## **622 General Conditions**

- A. No public health, public safety or negative environmental impacts can result from the proposed activity.
- B. In evaluating a TUP application, the CRD will consider if the use is clearly temporary or seasonal in nature; compatibility of the proposal with adjacent uses; impact of the proposed use on the natural environment; the intensity of the proposed use; the opportunity to conduct the proposed use on other land in the Plan Area; and remedial measures to mitigate any impact to the natural environment.
- C. In issuing a TUP, the CRD may specify conditions including, but not limited to: the buildings to be used, environmental protection measures, siting, hours of operation, parking and traffic management, on-site storage, buffers and screening, external lighting, nuisance, dust and noise abatement, waste management, and a post-use site restoration plan and implementation strategy.
- D. An applicant may be required to indemnify the CRD and post security to ensure compliance with the conditions of a permit.

### 623 Expiry of a Temporary Use Permit

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

For Discussion Only

## 630 Definitions

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In this bylaw, the following definitions apply:

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

**QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP)** means an applied scientist or technologist, acting alone or together with another Qualified Environmental Professional, if:

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association, and
- (b) the individual's area of expertise in the assessment methods is recognized by the CRD as expertise that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual's area of expertise;

**QUALIFIED PROFESSIONAL (QP)** means an applied engineer or geotechnical scientist, acting alone or together with another Qualified Professional, if:

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association, and
- (b) the individual's area of expertise in the assessment methods is recognized by the CRD as expertise that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual's area of expertise;

**RURAL ZONE** means the Rural (A) Zone as established by *Bylaw No. 2040, Juan de Fuca, Land Use Bylaw, 1992*.

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

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

APPENDIX A: POPULATION DATA FOR EAST SOOKE

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

Source: CRD Regional Planning; BC Stats

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