



**Agenda**  
**The District of Sooke**  
**Committee of the Whole Meeting**  
**Monday, February 6, 2017 @ 6:00 PM**  
**Council Chamber**  
**2225 Otter Point Road**  
**Sooke, BC**

Please note: The Open Portion of this meeting may be webcast live at [www.sooke.ca](http://www.sooke.ca). Written and verbal submissions will become part of the public record and are subject to the *Freedom of Information and Protection of Privacy Act*.

**(Please turn off your cellphones in the Council Chambers during the meeting)**

Page

**1. CALL TO ORDER**

**2. NEW BUSINESS/SUPPLEMENTARY INFORMATION**

**3. APPROVAL OF THE AGENDA**

THAT the agenda for the February 6, 2017 Committee of the Whole meeting, be adopted as circulated.

**4. DELEGATIONS**

- 4.1. **RCMP - Corporate Management & Comptrollership Branch**
- Financing

**5. REPORTS (PUBLIC INPUT TO FOLLOW EACH ITEM)**

- 5.1. **Official Community Plan Review Update** 3 - 121  
[Staff Report](#)  
[Bylaw 400 Update](#)

**6. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

**7. ADJOURNMENT**





**REPORT FOR INFORMATION**  
Meeting Date: February 6th, 2017

**Re:** Official Community Plan Review Update

**Executive Summary:**

As requested by Council, staff has prepared the attached *2010 Bylaw 400- Official Community Plan (OCP)* revision as recommended in the legal opinion provided by Lidstone and Company Barristers and Solicitors.

Rather than remove, or 'black line' sections that require revision, they presently remain in the document with legal opinion notes embedded.

It should be noted that the supporting documentation found in the appendices of the 2010 OCP will remain as valuable background information to staff, Council and the public.

Staff has also developed a matrix of Local Government Act requirements versus the existing OCP sections to illustrate how often some of the topics/ issues have been repeated or touched upon in the 2010 plan.

**Follow-up Action:**

As per the LGA requirement, staff will work with Council and referral agencies such as the Agricultural Land Commission (ALC), T'Souke First Nation, the Sooke School Board, provincial ministries, and others to ensure that the revised plan is supported and or consistent where required.

That Council work with staff to further define the directions for the 2017 OCP.

**Strategic Relevance:**

Council's 2017 *Strategic Plan* priorities must be consistent with the Official Community Plan policies.

**Attached Documents:**

1. *Working Version of the 2010 Bylaw 400, Official Community Plan* as per the Lidstone Legal Opinion
2. *Comparative Matrix* of LGA requirements and the 2010 OCP sections

**Attachment 1)**

*Working Version of the 2010 Bylaw 400, Official Community Plan as per the Lidstone Legal Opinion*

To be distributed by PDF. (115 pages)

**Attachment 2)**

**Comparative Matrix of LGA requirements and the 2010 OCP sections**

LEGAL REQUIREMENTS UNDER THE LOCAL GOVERNMENT ACT / EXISTING 2010 OCP SECTIONS	REGIONAL CONTEXT STATEMENT	SUSTAINABILITY POLICY	ENERGY AND CLIMATE CHANGE	ECONOMIC DEVELOPMENT	AGRICULTURE	HEALTH AND QUALITY OF LIFE	HOUSING	ARTS AND CULTURE	INFRASTRUCTURE	ENVIRONMENT	LEISURE AND RECREATION FACILITIES	PARKS AND TRAILS	TRANSPORTATION	LAND USE DESIGNATIONS	DEVELOPMENT PERMIT AREAS
Residential Development															
Affordable Housing, Rental Housing & Special Needs Housing															
Commercial, Industrial, Institutional, Agricultural, Recreational & Public Utility Land Uses															
Public Facilities including Schools, Parks & Waste Treatment & Disposal Sites															
Use of Land with Hazardous Conditions or that is Environmentally Sensitive to Development															
Major Road, Sewer & Water Infrastructure Systems															
Greenhouse Gas Emissions															
OPTIONAL															
Social Well-Being, Social Needs & Social Development															
Natural Environment, Its Ecosystem & Biodiversity															
Farming in Areas Designated for Agricultural Use															





DISTRICT OF SOOKE

*"Where the Rainforest Meets the Sea"*

# OFFICIAL COMMUNITY PLAN



LIVE



WORK



PLAY







## DISTRICT OF SOOKE

### BYLAW No. 400

---

A bylaw to adopt the District of Sooke Official Community Plan.

---

Under section 876 of the *Local Government Act*, the Council may, by bylaw, adopt an official community plan.

In accordance with the *Local Government Act*, the Council has undertaken the necessary consultations and other steps for adoption of a new official community plan.

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as the *Official Community Plan Bylaw, 2010*.
2. The plan titled *District of Sooke Official Community Plan 2010* set out in Schedule A to this bylaw is adopted and designated as the official community plan for the District of Sooke.
3. Bylaw No. 86, *Official Community Plan Bylaw, 2002*, as amended, is repealed.

Introduced and read a first time the 14<sup>th</sup> day of December, 2009.

Amended on the 8<sup>th</sup> day of February, 2010

Read a second time the 8<sup>th</sup> day of February, 2010.

Amended on the 8<sup>th</sup> day of March, 2010

Public hearing held the 29<sup>th</sup> day of March, 2010



Capital Regional District approval of Regional Context Statement received the 12<sup>th</sup> day of May, 2010

Amended on the 17<sup>th</sup> day of May, 2010

Read a third time the 17<sup>th</sup> day of May, 2010

Adopted on the 17<sup>th</sup> day of May, 2010

\_\_\_\_\_  
Original signed by Janet Evans  
Mayor

\_\_\_\_\_  
Original signed by Bonnie Sprinkling  
Corporate Officer

\_\_\_\_\_  
Original signed by Gerald Christie, MCIP, MNRES  
Director of Planning

## **SCHEDULE A**

### **DISTRICT OF SOOKE BYLAW NO. 400, *OFFICIAL COMMUNITY PLAN, 2010***



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## **1.0 PREFACE (REMOVE)**

### **1.1 WHAT IS THE PURPOSE OF AN OFFICIAL COMMUNITY PLAN?**

471 (1) 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.

(2) To the extent that it deals with these matters, an official community plan should work towards the purpose and goals referred to in section 428 [purpose of regional growth strategy].

### **1.2 WHAT IS THE LEGAL EFFECT OF THE PLAN**

478 (1) An official community plan does not commit or authorize a municipality, regional district or improvement district to proceed with any project that is specified in the plan.

(2) All bylaws enacted or works undertaken by a council, board or greater board, or by the trustees of an improvement district, after the adoption of

(a) an official community plan, or

(b) an official community plan under section 711 of the Municipal Act, R.S.B.C. 1979, c. 290, or an official settlement plan under section 809 of that Act, before the repeal of those sections became effective, must be consistent with the relevant plan.



## **1.2 COMMUNITY INVOLVEMENT DURING OCP DEVELOPMENT (LGA REQUIREMENTS)**

475 (1) During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

(2) For the purposes of subsection (1), the local government must

(a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and

(b) specifically consider whether consultation is required with the following:

- (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- (ii) the board of any regional district that is adjacent to the area covered by the plan;
- (iii) the council of any municipality that is adjacent to the area covered by the plan;
- (iv) first nations;
- (v) boards of education, greater boards and improvement district boards;
- (vi) the Provincial and federal governments and their agencies.

(3) Consultation under this section is in addition to the public hearing required under section 477 (3) (c).

(4) If the development of an official community plan, or the repeal or amendment of an official community plan, might affect agricultural land, the proposing local government must consult with the Agricultural Land Commission.

## **CONSULTATION ON PLANNING FOR SCHOOL FACILITIES**

476 (1) If a local government has adopted, or proposes to adopt or amend, an official community plan for an area that includes the whole or any part of one or more school districts, the local government must consult with the boards of education for those school districts

(a) at the time of preparing or amending the official community plan, and

(b) in any event, at least once in each calendar year.

(2) For consultation under subsection (1), the local government must seek the input of the boards of education on the following:

- (a) the actual and anticipated needs for school facilities and support services in the school districts;
- (b) the size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (a);
- (c) the type of school anticipated to be required on the sites referred to in paragraph (b);
- (d) when the school facilities and support services referred to in paragraph (a) are anticipated to be required;
- (e) how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

### **ADOPTION PROCEDURES FOR OFFICIAL COMMUNITY PLAN**

477 (1) An official community plan must be adopted by bylaw in accordance with this section.

(2) Each reading of a bylaw under subsection (1) must receive,

(a) in the case of a municipal bylaw, an affirmative vote of a majority of all council members, and

(b) in the case of a regional district bylaw, an affirmative vote of a majority of all directors entitled under Division 3 [Voting and Voting Rights] of Part 6 [Regional Districts: Governance and Procedures] to vote on the bylaw.

(3) After first reading of a bylaw under subsection (1), the local government must do the following in the indicated order:

(a) first, consider the proposed official community plan in conjunction with

(i) its financial plan, and

(ii) any waste management plan under Part 3 [Municipal Waste Management] of the Environmental Management Act that is applicable in the municipality or regional district;

(b) next, if the proposed official community plan applies to land in an agricultural land reserve established under the Agricultural Land Commission Act, refer the plan to the Provincial Agricultural Land Commission for comment;

(c) next, hold a public hearing on the proposed official community plan in accordance with Division 3 [Public Hearings on Planning and Land Use Bylaws] of this Part.

(4) In addition to the requirements under subsection (3), a local government may consider a proposed official community plan in conjunction with any other land use planning and with any social, economic, environmental or other community planning and policies that the local government considers relevant.

(5) The minister may make regulations in relation to subsection (3) (b)

(a) defining areas for which and describing circumstances in which referral to the Agricultural Land Commission under that subsection is not required, and

(b) providing that an exception under paragraph (a) is subject to the terms and conditions specified by the minister.

(6) Despite section 135 (3) [at least one day between third reading and adoption] of the Community Charter , a council may adopt an official community plan at the same meeting at which the plan passed third reading.

## 2.0 LOCATION

The District of Sooke ("Sooke") with its population of approximately 10,000, is located on the southern point of Vancouver Island, on Canada's rugged west coast. Sooke is situated on the north shore of the Sooke Harbour and Basin. Sooke is surrounded to the north, west and south by the Juan de Fuca Electoral Area and to the east by the District of Metchosin. Sooke's political boundary includes a portion of the Sooke Harbour & Basin even though Sooke only encompasses approximately half of the directly adjacent shore. East Sooke is the unincorporated area to the south of Sooke, which encompasses the remaining uplands of the basin and separates Sooke Basin from the Juan de Fuca Strait. Whiffin Spit is a long spit of land that extends out into the mouth of the Sooke Harbour and helps protect the opposite shore from steep and rugged terrain. The community of Sooke is rural and encompasses 45 kilometres from Marine Circle Road is located along the eastern shores of the Sooke River, Sooke Basin, as well as the lands along the Strait of Juan de Fuca.

**OPTIONAL TO  
REMOVE THIS  
SECTION**



## 3.0 PART I – “VISION AND GUIDING PRINCIPLES”

### 3.1 COMMUNITY VISION

Looking forward twenty-five years from now....

*The people of Sooke are proud of their community and its natural setting. Sooke’s historic ties with the T’Sou-ke Nation are creating strong economic partnerships, social bonds, and development opportunities, which have strengthened the cultural integrity of both communities. Sooke’s friendly people, diversity of culture, history, character, working class roots and small town atmosphere make it very attractive for people to visit and call home. Sooke is a great place for families, children, seniors, and others who appreciate a quiet, less complicated lifestyle with the amenities of a complete yet sustainable community.*

*Sooke has a vibrant, sustainable, well defined commercial core with pedestrian linkages, mixed uses, and design. The core has developed a character through an urban form that has developed a sense of place and identity. The core has developed a character through an urban form that has developed a sense of place and identity. The core has developed a character through an urban form that has developed a sense of place and identity.*

**OPTIONAL TO  
REMOVE THIS  
SECTION**

*There is a strong sense of character within the Town Centre, with narrow streets, public gathering places and attractive landscaping. A sea-walk extends along the harbour waterfront of the community, linking the mouth of the Sooke River to the Town Centre and Whiffin Spit Park, and which has become a main attraction for residents and visitors. Sooke is a small town surrounded by rural agricultural lands, natural forests and water. The community is a safe, inviting place to live, linked to surrounding communities by a variety of transportation modes.*

*The community creates shared sustainable economic development through a thriving economy. The existence of a variety of housing types in conjunction with affordable housing has attracted a wide variety of demographics and income levels. Tourism is an important economic driver combined with a well established visual and performing arts scene. Marine and waterfront businesses support tourism as well as a mix of commercial and appropriate industrial activities. Innovations and flexibility in zoning has made Sooke a food security hub, created a friendly development environment, and which respects the rural cultural character and sense of place of the community.*

## 3.2 GUIDING PRINCIPLES

### 3.2.1 Sooke's "Thriveability"

Sooke promotes its "thriveability", safety and healthy community status through the following:

- a. Supporting the provision of health care, social services, education and daily living requirements;
- b. Supporting a wide range of recreational, social and cultural opportunities;
- c. Promoting
- d. Allowing p
- e. Providing c
- f. Supporting l services, youth public private
- g. Utilizing th e success to
- h. Embracing change but retaining Sooke's unique historic, social and cultural 'rural' cha
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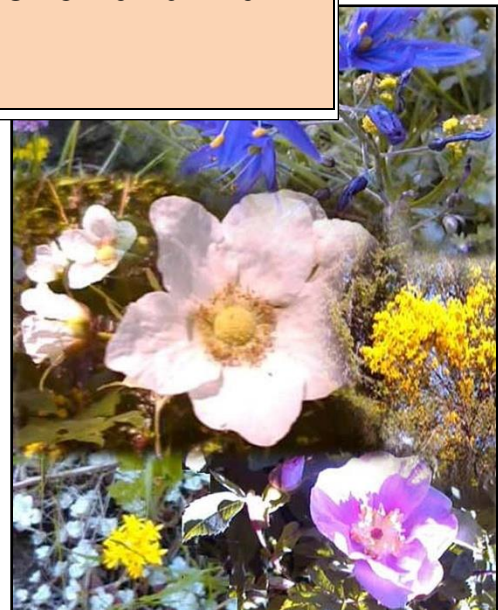
**OPTIONAL TO  
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SECTION**

**If we keep this section, we need to review the guiding principles and include only those that are critical to Council and that are clear in their terms.**

### 3.2.2 Sus

Sooke is co  
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generations to meet their own needs. In Sooke, sustainability will be achieved through community participation and reconciliation of short and long term economic, social, environmental and cultural well-being. The District of Sooke will achieve this shared Community Vision, a picture in which everyone can see themselves.



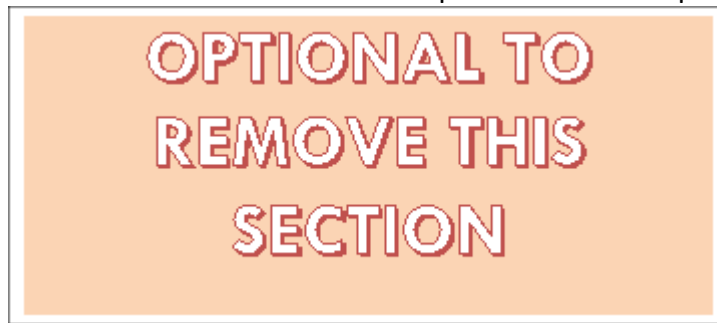
### 3.2.3 Environmental Stewardship

Sooke will achieve environmental sustainability through the following:

- a. Working in partnership with T'Sou-ke Nation to enhance environmental stewardship;
- b. Protecting the natural environment through efficient use of land, energy, water and other resources;
- c. Protecting and enhancing the marine-receiving environments of the Sooke Harbour and Basin;



- d. Encouraging individuals and the community to take responsibility for the appropriate handling and disposal of their wastes;
- e. Protecting and maintaining aquatic ecosystems (lakes, wetlands, rivers, streams, etc.);
- f. Ensuring wastes associated with the cleaning of streets, parking lots and rainwater conveyance systems are handled and disposed of, in an environmentally responsible manner;
- g. Participating in project(s) that work toward the protection and enhancement of the Sooke Harbour and Basin such as initiatives to open shellfish beds presently closed to recreational harvesting;
- h. Working with Ministry of Forests and to minimize the downstream impacts from timber harvesting on Crown land and with the Private Managed Forest Land Council for timber harvesting on private land. Areas of concern should include all of the District of Sooke as well as those portions of watersheds that Sooke shares with the neighboring jurisdictions;
- i. Working with the Ministry of Agriculture and Lands to minimize downstream impacts from agriculture and livestock activities;
- j. Providing increased public access to forest, ocean and rivers wherever possible;
- k. Encouraging mixed land uses and growth in existing developed areas;
- l. Building compact neighbourhoods;
- m. Encouraging “green” technologies;
- n. Preserving environmentally significant areas, including environmentally sensitive areas, vistas and agricultural lands;
- o. Protecting wildlife habitats and corridors;
- p. Preserving, enhancing, rehabilitating and/or restoring existing landscape, including trees; and
- q. Encouraging existing industry, residents and the municipality to become more environmentally sustainable.



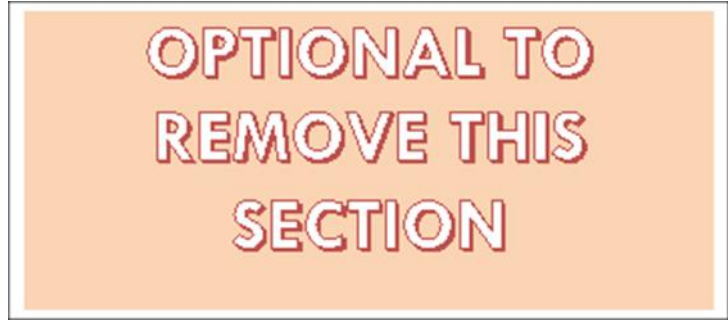
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### 3.2.4 Economic Diversification

Sooke will enable development of a healthy, diversified, sustainable economy through the following:

- a. Encouraging a strong, diversified workforce;
- b. Providing efficient and cost effective municipal services;
- c. Encouraging revitalization and redevelopment of the Town Centre;
- d. Improving the community’s overall visual appearance;
- e. Promoting private investment from inside and outside Sooke;

- f. Providing infrastructure by including effective public transport and trails to encourage diverse opportunities that will enhance local ecotourism opportunities, while supporting new local green industries, such as the rapidly growing renewable energy market;
- g. Working with government agencies towards improvements in the community's existing and proposed infrastructure (e.g. roads, water, sewer) that would help support economic diversification;
- h. Working in partnership with T'Sou-ke Nation to enhance economic development opportunities;
- i. Promoting added environmentally friendly industries, in particular high-tech industries, to diversify and enhance the economics of the community.



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### 3.2.5 Sooke Smart Growth (SSG)

The District of Sooke wishes to utilize infrastructure more efficiently and have land use planning decisions based upon pollution reduction, decreased automobile use, and environmental sustainability resulting in an increased quality of life for residents through the following:

- a. Adopting and implementing made-in-Sooke Smart Growth principles;
- b. Adopting a collection of land use and development principles that aim to enhance the quality of life and preserve the natural environment, including development adjacent to wildland urban interface;
- c. Ensuring growth is fiscally, environmentally and socially responsible, and recognize the connections between development and quality of life; and
- d. Prioritizing infill, redevelopment and densification strategies and mixed use.

### 3.2.6 A Culture of the Arts, Leisure and Recreation

Sooke citizens are united in wishing to preserve and enhance their culture. Sooke acknowledges its roots and appreciates its heritage from the T'Sou-ke Nation and early pioneers. Sooke supports the large number of societies and voluntary organizations that are engaged in year round activities that help keep residents healthy, active and engaged in arts and culture, including spiritual practices. The OCP supports Sooke's cultural heritage and opportunities for a greater arts presence, leisure, and upgrades to recreational infrastructure.

### 3.2.7 Community Inclusion

Sooke recognizes its citizens are its greatest resource and that truly effective governance depends on harnessing the collective expertise, knowledge and creativity of its residents.





The District shall implement new committees and engage the community to continuously review implementation timelines to improve municipal operations and exercise public involvement in the same.

### 3.2.8 Regional Collaboration

The District of Sooke will work in collaboration and partnership with the T'Sou-ke Nation, the Capital Regional District and surrounding municipalities, with regard to infrastructure, transportation, environmental concerns and in-migration issues. The District of Sooke will also continue to play an active role in the Regional Growth Strategy planning process and other planning processes, e.g. Regional Parks Plan.

### 3.2.9 Preserving Sooke's Character

Sooke will aim to preserve and enhance its character through the following:

- a. Encouraging design that promotes small town oceanside character;
- b. Striving to preserve heritage buildings through government initiatives, preferential
- c.  oration with T'Sou-ke
- d.  ructures and development;
- e.  including the harbour and
- f.  ates itself from similar recreation, adventure and
- f. Supporting proposed development only where they are intended on the land use strategy map and where the goals, objectives and policies of the OCP can be met.



## 4.0 PART II – “THE PLAN”

To help achieve the overall vision, each major section of “Part II - The Plan” is separated into Goals, Objectives, Policies and Actions. This helps to communicate the vision for the particular section and to then facilitate action at a policy level towards achieving the stated goals.

### 4.1 REGIONAL CONTEXT STATEMENT (RCS)

Local planning and land use policies link with and work towards the goals and objectives established in the Capital Regional District’s Regional Growth Strategy (RGS). The RGS was approved for the Capital Regional District (CRD) by the Board for the Capital Region in August 2003 and was reaffirmed in the RGS State of the Region report of 2008. The growth management strategy defines areas where different types of land uses and development growth will be controlled. Members of the District of Sooke will be required to ensure that their Official Community Plan (OCP) meet the objectives of the RGS.

The District of Sooke will develop a policy and regulatory framework to support the Bylaw. Infrastructure will be provided rather to support growth and stewardship (e.g. water and safety of residents). Designations will be made in the context, site specific

**The RCS should be revised with regard to the new RGS. This section should be kept short and limited to allow the District freedom and autonomy from the CRD RGS. This entire section should be reviewed and simplified.**

zoning bylaw after District of Sooke Council adopts this OCP.

It is the District of Sooke Regional Context Statement which links the OCP land use goals to the RGS. The OCP envisions development that shall strengthen and diversify the local economy and community; however the District of Sooke shall strive to ensure that such growth is environmentally, economically and socially sustainable, so as to protect and enhance community liveability and support efficient infrastructure, all of which are goals of the RGS.

Though supportive of managed growth, Sooke will continue to examine the full and long term economic costs of infrastructure, the employment relationship the community has with surrounding areas, the lack of available local work due to the absence of a commercial core and its associated jobs, and the loss of its traditional and local natural resource-based economy as it has currently defined Sooke as a bedroom community to other member municipalities. The connections between development, quality of life, sustainability, and complete communities have to be continually re-examined and

redefined in an appropriate and tailored way specific to Sooke. Residents must have more options to “live, work and play” in Sooke.

As the RGS notes, a regional urban containment and servicing area has not been defined for Sooke; the intent was for the CRD and the District of Sooke to develop an urban containment and servicing boundary as an OCP is being updated. The RGS also states that the District of Sooke should grow moderately, enhance its role as a regional centre for nearby smaller communities, and that the CRD and the District of Sooke are to work together to find ways to expand and diversify the economy of the area. This OCP meets these common goals as well as the strategic initiatives embodied in the RGS as explained in detail in the chart below.

Furthermore, since the District of Sooke is significantly separated from the rest of the developed areas of the Capital Regional District, the community wishes to retain its mostly rural, forested and oceanside natural setting as its greatest natural attribute, which sets it apart from all other municipalities within the CRD. It is therefore imperative for the District of Sooke to build the community in a more sustainable manner in terms of healthy buildings with less reliance on traditional municipal infrastructure. To this end, Sooke shall combine smart growth initiatives, a green building checklist, and Leadership in Energy and Environmental Design (LEED) & LEED-ND (Neighbourhood Development), to create a sustainable development checklist for all development and building applications with implementation occurring through Development Permit Area (DPA) requirements and changes to the Building Regulation Bylaw.

All proposed land use designations in this OCP include goals, objectives and policies that support the above vision as well as the RGS’s eight strategic initiatives and the recently released State of the Region report and summary requirements. The RGS strategic initiatives are woven into the entire OCP and can be linked explicitly to specific OCP sections as explained in the following Regional Context Statement:

RGS Strategic Initiative	Sooke OCP Section	Comments
<b>Keep Urban Settlement Compact</b>	Section 4.7 Housing; Section 5.0 Land Use Designations	The Schedule “A” Land Use Map of the OCP designates areas where growth is intended, controlled, or limited to ensure a compact community design. Intended growth areas include a range of land use designations, specifically the Town Centre and Comprehensive Development designations, where Sooke envisions the majority of higher density residential to be focused. Creating a compact settlement pattern through these designations is necessary as the District expects to absorb a small portion of the overall growth that will come from the population increases that are expected for the West Shore of the CRD.
There are two main boundary areas of this Official		

Community Plan, shown on the Schedule "A" Land Use Map, which impact directly upon the long term growth and desired compact settlement pattern and sustainability of the District of Sooke, and the OCP's compliance with the RGS:

1. Urban Growth Area (UGA) – The Urban Growth Area (UGA) encapsulates the entire area of the District of Sooke and follows the municipality's boundary. The intent of having a UGA around the entire District is to indicate a long term intention to provide clean and treated drinking water to all residents of Sooke as there are existing water problems in several rural areas of the District. The UGA does not define the future 'development area' of the District.
2. Community Growth Area (CGA) – In order to keep urban settlement compact, the District of Sooke will direct development and density growth to the CGA. Within the CGA the long term goal is to provide water and sewer services to all properties. There shall be no increase in development capacity in areas outside of the CGA boundary beyond that existing at the time of the adoption of this OCP. To meet this goal of a compact and sustainable community, the CGA will make up only 29% of the District's overall land base (Community Residential, Comprehensive Development Areas, Town Centre, and Gateway Residential) while primary area for residential and commercial development will total only 23% (Community Residential, Comprehensive Development Areas, and Town Centre).

New proposed development shall not be allowed to target land uses where they are not intended on the land use map. It is the District of Sooke's intention to revitalize the Town Centre area, targeting growth in the form of higher residential density and commercial land uses, in order to reduce sprawl and commercial strip development. Infrastructure improvements as proposed in this OCP are not to be used as justification for future growth outside of the CGA. Furthermore, a fiscal and strategic analysis is necessary of the proposed infrastructure within the CGA so as to target those in highest need of services while still being cost effective to the District and CRD. Agreements for water infrastructure and distribution between the District of Sooke, the CRD and developers shall be considered to minimize costs now and in the future to the District and CRD.

Due to the environmental sensitivity of the Sooke Harbour and Basin, developments in the Community Growth area shall be required to be connected to the municipal sewage service in order to clean-up the many lands containing



failing septic systems and to make sure that new development occurs in a responsible and sustainable manner.

Development incentives such as density bonusing and development fee reductions (e.g. building permits) to densify and build LEED accredited, or similar, buildings in the Town Centre are already available and continue to be supported by this OCP in order to meet the vision to have a compact and walkable community.

**Protect the Integrity of Rural Communities**

Section 5.3 Rural Community Residential;  
 Section 5.7 Agriculture;  
 Section 7.0 Development Permit Areas

The land use mix, locations, and densification in the OCP support the integrity of Sooke as a primarily rural community but also as a regional centre as noted in the RGS. To this end, over 66% of the District of Sooke is designated as agriculture (i.e. ALR), rural residential, and park and therefore it is not supported under the policies of this OCP to have density increases beyond which currently exists in these areas. Future population and development growth must occur only within the confines of the CGA, primarily the Town Centre and Comprehensive Development Areas. The geography of the District and geotechnical aspects of development in the community make many areas difficult to build on and costly to extend services therefore aiding in the protection of rural areas from development and keeping the urban areas compact. These rural lands also significantly buffer the Capital Green Lands and Renewable Resource Lands from adjacent residential development as the minimum lot size noted in the OCP for these lands is 4ha.

Furthermore, development permits are required for most development within the District of Sooke unless the purpose is to build one single-family dwelling or duplex, a farm building, is a subdivision that creates four lots or less, is for structural changes that fit within the existing building footprint, or is for minor exterior finishing or similar minor changes. Development must fit within the rural character of the area and in these rural areas, not substantially impact upon the surrounding environment thus wildlife studies, traffic impact analysis, wildfire hazard assessment, environmental reports, geotechnical reports for any properties with slopes over 30%, and possibly other information may be required by the District for consideration of the DP application.

**Protect Regional Green and Blue Spaces**

Sections 4.10 Environment & 4.12 Parks and Trails

The District recently completed its first Parks and Trails Master Plan (2009) which addresses existing and proposed protected spaces as well as proposed trail network within the District over the next 20 years. CRD Parks was a

stakeholder in the planning process and the plan recognizes as an opportunity Sooke's proximity to the Sea-to-Sea Green Blue/Belt and the long term recreational possibilities for those areas. The Crown lands included in the 'Unprotected Green Space Policy Area' of the Sea-to-Sea Green/Blue Belt in Sooke (i.e. Broom Hill lands) is currently under treaty negotiation therefore the Parks & Trails Master Plan has made working with the T-Sou-ke Nation, CRD and stakeholder groups a Class "A" priority in the plan so as to determine trail connections to the area and future recreational use of those lands. The OCP has adopted these and all other recommendations of the Parks & Trails Master Plan which provides planning direction to protect environmentally sensitive areas as public open space while still providing opportunities for residents to recreate.

Furthermore, this OCP supports the vision of the CRD's Sea to Sea Green/Blue Belt by designating the Capital Green Lands as 'Park' in the District, e.g. the Harbourview/Sea to Sea Regional Park area. The District will continue to work collaboratively with the CRD in regards to linking the parks and trails system of the Sea to Sea Regional Park to Sooke and discussing partnerships for stewardship programs and opportunities to complete an integrated local/regional trail network. For example, currently underway is a District of Sooke/CRD Parks planning partnership to link the Galloping Goose Regional Trail to the Town Centre of Sooke.

**Manage  
Natural  
Resources and  
the  
Environment  
Sustainably**

Section 4.9  
Infrastructure; Section  
4.10 Environment

As required by the RGS, the District of Sooke will complete shortly its first Liquid Waste Management Plan (LWMP) for both rainwater and sanitary. The OCP supports the LWMP recommendations for implementation. Using an integrated watershed planning approach the LWMP has informed the OCP as to the need for better sewage infrastructure and sustainable and cost effective approaches to rainwater management. The LWMP is soon to be sent to the Ministry of Environment for approval.

The OCP has also incorporated the recommendations from the District's Sustainable Development Strategy (2008). The strategy provides recommendations in regards to becoming a compact community, providing better transportation alternatives, 'green' building and low impact development, protection of agricultural land, and encouraging local food production.

Some other OCP policies aiding in this initiative include the creation of a 'Sustainability Checklist' for all new development in the community, water reduction strategies, development of an invasive species management plan, a natural areas strategy, incorporate innovative development standards into District of Sooke bylaws, and to create a Green Advisory or Community Sustainability Committee.

<b>Build Complete Communities</b>	Section 3.1 Vision; Section 3.2 Guiding Principles; Section 4.2 Sustainable Land Use Policy; Section 4.4 Economic Development; Section 4.6 Health & Quality of Life; Section 4.7 Housing	<p>This is the overriding theme of the District of Sooke OCP. Criteria and policies to build Sooke as a complete community are noted throughout the OCP as residents greatly desire a 'live, work, play' sustainable community. Starting with the revitalization of the Town Centre as the primary place for business in Sooke, and supplemented by a residentially dense and pedestrian friendly core, residents will be able to live in multiple-family, live/work dwelling, or mixed single-family residential neighbourhood that is within easy walking distance of their job in the Town Centre via an integrated trail, cycle and transit network. Recreational opportunities abound either within neighbourhoods, along the Galloping Goose/Sooke Connector Trail, or in the Town Centre such as the waterfront walkway, green spaces, or cultural facilities.</p> <p>To build a complete community, the District of Sooke seeks to strengthen its historic role as a regional service centre and rebuild its local employment base. To that end some development and population growth is necessary to create a critical mass upon which sustainable and local economic opportunities can be created.</p>
<b>Improve Housing Affordability</b>	Section 4.7 Housing	<p>The OCP supports the CRD's Regional Housing Affordability Strategy, different forms of affordable housing (e.g. rental, suites, housing agreements), bonus density incentives for affordable housing, and amenity contributions that may be used towards home or land purchase by the District, partnerships with non-profit or governmental organizations, and other incentives for the creation of affordable housing units. Ten percent of all dwelling units above the original base density will be required to be affordable units or the developer must provide cash or land that can be used for such purposes. A \$50,000 Housing Reserve Fund is an action item of the OCP to jumpstart the operation of a 'Housing Committee or Corporation' and to help leverage funds from other sources to provide affordable housing in Sooke.</p> <p>The OCP also supports a mix of smaller and larger lot sizes in the Community Residential area in existing and new developments to allow for a variety of dwelling types (e.g. single-family, duplex, suites, townhouse) and sizes that appeal to several demographics and income levels.</p>
<b>Increase Transportation Choice</b>	Section 4.13 Transportation	<p>Since a provincial highway runs through the middle of the Town Centre of Sooke the OCP strongly supports the District working with the Ministry of Transportation and Infrastructure (MoTI) to facilitate improvements to the highway corridor so that pedestrian and cycle travel is accentuated and that a significant share of vehicle traffic is</p>

moved to an alternate route away from the Town Centre. The trail network is to lead people to the Town Centre where a major transit hub is located, in addition to the Park and Ride facilities outside of the Town Centre. Implementation of the District of Sooke Transportation Master Plan is a key action item of the OCP.

A 'Pedestrian Network Plan' is also supported which examines all modes of pedestrian travel and associated facilities to help increase this type of travel choice over vehicle use. Walkability and superb transit connections and facilities are key to the necessary reduction of vehicles off of Highway 14. Policies in the OCP supporting much greater density in the Town Centre and a priority on pedestrian modes of travel increases transportation choice while also creating a more compact and complete community.

**Strengthen  
the Regional  
Economy**

Section 4.4 Economic  
Development

The long term and sustainable economic growth and job creation possibilities for the District lie in the diversification of the economy in the area. The OCP supports value-added forestry, fishing and agriculture industries and recognizes the potential for education-related employment in these fields, including in tourism, arts and technology trades via a local educational institution. A \$50,000 Sustainable Economic Development Reserve Fund is to be created to aid in such initiatives.

A 'Technical Industrial' designation has also been created to promote a clean and aesthetic business park area to facilitate Sooke's diversification into other economic and employment generators. Home-based businesses are encouraged throughout the District as is agri-tourism that would provide for another revenue stream for existing farms.

## 4.2 SUSTAINABLE LAND USE POLICY

District of Sooke shall take a proactive approach to sustainability implementation by creating its own “Made-in-Sooke” Smart Growth (SSG) principles. SSG principles shall be implemented in all new development and redevelopment of existing properties. The zoning bylaw shall be amended to include all the policies, objectives and action items within the Official Community Plan, including the associated Town Centre Plan and Parks and Trails Master Plan. A SSG development checklist shall be incorporated as a requirement for all applicable development applications and building permit applications.

### 4.2.1 GOALS

- Create a range of housing opportunities and choices;
- Create walkable neighbourhoods;

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

- Integrate green space/open space/public space into daily living.

### 4.2.2 OBJECTIVES

- a. Become a cultural centre by developing a complimentary economy to other adjacent communities that focuses on Sooke’s assets, including arts and culture, food and the ocean front;
- b. Enhance the pedestrian environment through maintenance and improvement of sidewalk infrastructure, as well as trails and connections throughout Sooke;
- c. Enhance existing neighbourhoods and promote pedestrian-oriented subdivisions;
- d. Protect the natural environment, including aquatic ecosystems (lakes, wetlands, rivers, streams), environmentally sensitive areas, and rare species;
- e. Promote food security initiatives and a sustainable local food system;
- f. Promote and implement green infrastructure and Innovative Development Standards;
- g. Promote a variety of housing including townhouses, rowhouses, apartments, multi-family developments, co-operative housing, co-housing, co-strata structures, secondary and basement suites, small starter homes and duplexes; and
- h. Support LEED, energy efficiency and build “green” concepts into all building construction.

### 4.2.3 POLICIES

- a. Encourage all new multi-family, commercial, industrial and institutional buildings and structures to meet or exceed a minimum LEED Certified Standard or municipal equivalency;

- b. Provide development incentives for residential developments that provide a low environmental impact and are LEED-ND certified or equivalent;
- c. Provide development incentives for commercial and industrial facilities that are LEED certified or equivalent; and
- d. Work with the Capital Regional District to create a cost incentive for residents to conserve water while differentiating water rates between various land uses (e.g. agriculture);

#### 4.2.4 ACTIONS

- a. Create a “Made-in-Sooke”, “green” building checklist for new construction, which can be distributed to potential builders and developers;
- b. Amend the Sooke Subdivision Servicing Bylaw to include Innovative Development Standards (IDS); Implement the Parks and Trails Master Plan to provide an integrated trails network to link neighbourhoods throughout the community to the Town Centre; and
- c. Develop a Community Wildfire Protection Plan.



## 4.3 ENERGY AND CLIMATE CHANGE

Climate change is considered by the United Nations Intergovernmental Panel on Climate Change to be a serious threat facing the world today. The District of Sooke is in the position of making an important contribution to assist in climate protection. The District of Sooke acknowledges the climate change threat and is a signatory of the British Columbia Climate Action Charter. By 2012, the District of Sooke shall cut greenhouse gas (GHG) emissions significantly from municipal/community operations and community-wide initiatives with investments in environmental infrastructure, sustainable transportation infrastructure, food security infrastructure, and reductions in GHG emissions through sustainable land use planning and promoting leadership in conservation initiatives.

### 4.3.1 GOALS

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

- Sooke will plan a liveable, sustainable community, encourage sustainable developments and transit-oriented developments and implement innovative infrastructure technologies, including production of clean/renewable, alternative energy.
- Reduce GHG emissions to 20% below 2006 levels by 2012, 33% below 2006 levels by 2020. The District of Sooke municipal operations shall be reduced to a carbon neutral status by 2012;
- Take responsibility for a sustainable, positive community future by ensuring the ongoing health of the social, economic and natural environment through climate protection, both within and surrounding District of Sooke. Increase local renewable energy production, while decreasing energy consumption, and improving energy efficiency;
- Partner with T'Sou-ke Nation in regard to opportunities to implement a clean/renewable energy economy; and
- Reduce commuter traffic by retrofitting Sooke into a more complete sustainable community with a local work force.

### 4.3.2 OBJECTIVES

- a. In cooperation with applicable stakeholders, strive to reduce GHG emissions through the following:
  - i. efficient land use, energy and transportation planning;
  - ii. infrastructure design;
  - iii. green procurement;

- iv. building retrofits;
  - v. water conservation;
  - vi. solid waste diversion; and
  - vii. renewable energy.
- b. Establish the importance of energy to all aspects of the community's social, economic and environmental well-being;
  - c. Establish the importance of demonstrating leadership in sustainable energy;
  - d. Emphasize the community's global citizenship (linking local efforts to regional, national and international energy and emissions policy);
  - e. Articulate the relevance of energy management to land use planning and development controls;
  - f. Enable staff to explore energy options, both on the supply side (e.g. a district heating system) and the demand side (e.g. neighborhood and site design);
  - g. Address the importance of energy efficient municipal buildings and equipment;
  - h. Encourage full life cycle cost assessments for all municipal building energy-related decisions (e.g. heating, cooling or water energy systems);
  - i. Encourage collaboration with other orders of government (e.g. regional, provincial, federal) and with utilities to address energy and emissions management; and
  - j. Work with all stakeholders to better understand the local effects of climate change, and identifying both the benefits and impacts on the environment, society, and the economy.

#### **4.3.3 POLICIES**

- a. Collaborate, encourage, and support Canada Mortgage and Housing Corporation (CMHC) Net Zero Energy Healthy Housing Initiative – Equilibrium Housing to developers in Sooke. Equilibrium Housing is a design and development approach that addresses and integrates the following five key principles for sustainable design:
  - i. Health;
  - ii. Energy;
  - iii. Resources;
  - iv. Environment; and
  - v. Affordability.
- b. As a first option, investigate alternative energy systems for all District owned municipal facilities. Investigate and implement where appropriate renewable energy solutions (both for production and use) for all municipal facilities;
- c. Explore the feasibility and implementation of extending the services of the Victoria Car-Share Co-op to Sooke;
- d. Investigate participating in the Provincial Community Action on Energy and Emission program;
- e. Promote and work to explore options to diversify the District's energy supply via renewable energy options such as solar photovoltaic, solar hot water, bio-fuel from waste (hemp, pulp, bio-solids, etc.), and heat pumps to reduce GHG



- emissions. Research and map energy opportunities and link them with development, large energy users, and District buildings;
- f. Create contiguous development (avoiding gaps of undeveloped properties);
  - g. Promote mix of land uses in Comprehensive Development areas to allow complementary land uses to exist in the same area;
  - h. Create an incentive for the installation of solar hot water panels for residential homes;
  - i. Promote the creation of energy zones within the District of Sooke, which set standards for density, rate of growth and infrastructure connections to provide for cost effective and sustainable energy choices. Map and promote solar energy zones, taking advantage of and preserving solar energy options;
  - j. Attract “green” manufacturing industries to Sooke;
  - k. Examine and promote the creation of solar energy zones in the Zoning Bylaw, which specify standards for roof pitches, solar access provisions and street orientations in order to preserve solar energy options;
  - l. Explore the possibility of creating and diversifying community energy and heating system(s) (heat recovery, wind, tidal, solar power, etc.);
  - m. Create minimum level, liveable area, building construction heights above the high water mark on waterfront properties in order to plan for increasing ocean levels as a result of global warming;
  - n. Implement the use of solar power wherever possible for municipal infrastructure (crosswalks, lighting, pump stations, boardwalk, etc);
  - o. Develop community-based environmental initiatives to sequester carbon, beautify public spaces and make the community greener and healthier;
  - p. Create a neighbourhood energy utility through partnerships with the private sector, using biomass or heat recovery from the sewer system;
  - q. Create a solar powered/geothermal/off-the-grid development, either totally or partially, as a pilot project in partnership with a private developer; and
  - r. Implement adaptive lighting technology and consider retrofitting to LED lights where appropriate.

#### **4.3.4 ACTION ITEMS**

- a. Measure and create a baseline of community and Sooke (operational) energy GHG emissions to create a CO2 inventory using provincial community and municipal inventory ratios;
- b. Develop administrative procedures for a Sooke sustainable purchasing policy/guide (green procurement). Extend procurement policy beyond purchasing to other aspects of District business, such as no bottled water, paperless agendas, 100% post consumer recycled paper and toilet paper, green cleaning supplies and cleaning services, local purchasing of supplies and organic food where possible, and green District events and community events;
- c. Join Federation of Canadian Municipalities Partners for Climate Change Protection;
- d. Create a greenhouse gas action plan/community energy plan/Integrated Community Sustainability Plan (ICSP);

- e. Implement carbon trading/carbon offsetting/carbon neutral/zero foot print, etc. incentives program(s);
- f. Develop a low carbon diet information brochure for the general public in collaboration with Food Community Health Initiative (Food CHI);
- g. Become a BC Hydro Power Smart Partner;
- h. Develop and implement a green energy infrastructure checklist for subdivisions, comprehensive development areas and building permits. Incorporate Canadian Home Builders Association “Built Green” program and LEED for Homes into a green building checklist (certifies environmental performance for new houses and low-rise residential buildings);
- i. Create a municipal/developer green initiatives forum, partnered with other public and private green technology producers, to help inform and educate developers and builders of new green initiatives within the construction industry; and
- j. Create a local composting facility and implement a curbside household organic waste pickup program.



## 4.4 ECONOMIC DEVELOPMENT

### 4.4.1 GOALS

- Sooke’s community economic environment shall encourage proactive, collaborative and diverse economic development, which is strategic in nature, responsive to community needs and seeks to ensure economic growth, while achieving environmental and social balance that supports “live, work and play” in Sooke; and

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

- Expanding on the Sooke region’s “Wild by Nature” tourism economy as a major driver of business development and local employment is a primary goal that is supported by the OCP’s vision for a more sustainable and diversified economy in Sooke.

### 4.4.2 OBJECTIVES

#### A. Economic Development

- a. Maintain support for and involvement with the Sooke Economic Development Commission (SEDC) as the lead agency and facilitator of community economic development;
- b. Encourage and support healthy quality of life and related businesses, services and infrastructure, while protecting the natural environment;
- c. Advocate for sustainable and community appropriate growth, including employment opportunities, small business retention/expansion, population increases and expansion of the taxation base;
- d. Encourage a diversified local economy;
- e. Encourage a unified economic development mechanism for the community of Sooke;
- f. Ensure collaboration with all government economic stakeholders, including Capital Regional District (CRD) and the Juan de Fuca Electoral Area (JDFA);
- g. Improve infrastructure that will attract and maintain economic development in Sooke including road improvements, streetscape, municipal sewer and water, high speed wireless internet for residences and businesses and renewable energy/power for industrial areas and/or business park and residential areas;
- h. Continue to support the traditional economic base of the resource and service sectors, but recognize and support the shift towards emerging sustainable

- resource management opportunities as the new core of the local economy, e.g. tourism, education, value-added;
- i. Promote growth and expansion of value added forestry, fishing and agriculture;
  - j. Develop and link locally based workforce and training programs that support a viable restoration of the economy, such as sustainably eco-based managed fisheries and forestry practices;
  - k. Create a new Town Centre for the community of Sooke as per the Town Centre Plan (2009);
  - l. Create supportive land use policy structure in terms of zoning and development permit areas, which create simple fast-tracked redevelopment of the new Town Centre;
  - m. Build on a business friendly environment through streamlined approval processes, improved fee structure, open and responsive governance, efficient use of taxation resources and timely delivery of services;
  - n. Explore partnership opportunities with local private and public sector and other organizations such as T'Sou-ke Nation, to achieve community improvements, local business support, external investment and joint marketing initiatives;
  - o. Develop the Town Centre, providing a variety of public access routes and pedestrian networks from residential neighbourhoods to the Town Centre;
  - p. Explore opportunities, locations, boundary expansion and reclamation for industrial and eco-industrial lands and/or business park;
  - q. Create animal husbandry zones or equivalent land uses through amendments to the zoning bylaw;
  - r. Support the agriculture community in Sooke and surrounding region through a variety of diverse and creative economic agricultural opportunities;
  - s. Link food security and economic development initiatives;
  - t. Support and develop educational satellite and other educational opportunities in Sooke;
  - u. Encourage and support development of a healthy, balanced and diverse local economy, which results in the creation of a variety of income levels; and
  - v. Support Sooke Smart Growth principles when expanding and infilling the Town Centre in order to attract residents and visitors to the Town Centre, with emphasis on pedestrian networks and residential above commercial development for a fully integrated community.

#### B. Tourism

- a. To maintain the tourism industry in Sooke as a fundamental economic driver of the community and to grow its potential through appropriate land use and policy decisions;
- b. Create a positive business environment for tourism-related business development;
- c. Implement the recommendations of the Sooke Town Centre Plan to make the Town Centre area the base for tourist activities including food and beverage,

- waterfront wharf and boardwalk, retail, sightseeing and nature-based tourist operations;
- d. The Town Centre will be the focus of activity and development related to the promotion of the commerce and cultural tourism sector, which includes arts and culture and film;
  - e. To make Sooke the regional base for tourists wishing to take part in the outdoor opportunities available on the west coast of Southern Vancouver Island, e.g. fishing, whale watching, Port Renfrew, Juan De Fuca Marine Trail, West Coast Trail;
  - f. Create an environment that encourages educational institutions or courses specializing in resource management, arts & culture, tourism, and guide/outfitting to locate in Sooke; and
  - g. Increase travel tours to Sooke through joint marketing with local business.

#### **4.4.3 POLICIES**

##### **A. Economic Development**

- a. Strengthen local business with support initiatives to identify programs, external funding sources for business and labour force training, serve as a resource for business information, and partner in economic development activities with local business organizations and regional agencies;
- b. Establish a program to create a street market on the Town Centre Plan proposed “Waterview Street”;
- c. Encourage redevelopment of the Evergreen Mall in a manner that discourages vehicle dependent businesses such as automotive services and “drive-thrus”;
- d. Parking between the buildings and Sooke Road shall be limited;
- e. Support medical services in the Town Centre and particularly in close proximity to the seniors’ housing on Ayre Road;
- f. Focus high traffic generating businesses on the North side of Sooke Road and pedestrian friendly businesses on the South side of Sooke Road;
- g. Development of service businesses on the proposed Grant Road extension is not supported so as to protect the long term integrity of the new transportation corridor;
- h. Support the creation of a business park on the large vacant site on Gatewood Road;
- i. Restrict the development of any “big box” retail within the community through exclusionary zoning;
- j. Support the eventual relocation of light industrial business to outside of the Town Centre;
- k. Consider development of a college or arts school, residential/commercial mixed use development or seniors’ housing on the vacant site adjacent to Evergreen Mall;
- l. If local schools are closed, support the re-use of the building for community use; for example, Sooke Elementary School;

- m. Support incentives for mixed use commercial development to occur in the Town Centre;
- n. Support marine related retail including marine pub and hotel on identified waterfront sites;
- o. Development of businesses such as a community movie theatre and a bowling alley in the Town Centre area;
- p. Development of a light industrial sector, including clean/green, technological, sustainable industries and renewable energy opportunities;
- q. Provide reduced parking incentives within the Town Centre area to promote walkability;
- r. Support a minimum of LEED certified, LEED-ND, or municipal equivalency, for all new multi-family residential, commercial, industrial and institutional development and redevelopment or equivalent standard created within the District;
- s. Require all new development and redevelopment to install underground utilities and services and promote existing overhead utilities and services to be moved underground where appropriate;
- t. Encourage industrial-type businesses to move away from the Sooke Harbour and Town Centre to more suitable identified industrial area;
- u. Promote beautification and accessibility of the Town Centre through a user friendly pedestrian and cycling network, including bicycle parking;
- v. Seek and support partnerships for satellite post secondary educational facilities in Sooke in conjunction with existing organizations;
- w. Provide support for renewable energy opportunities, both small and large scale;
- x. Encourage and support Sooke Smart Growth principles in all development;
- y. Develop diversified industries, such as engineering, pharmaceutical and technological, and ensure industry is sustainable and not at the expense of the environment or social carrying capacity of Sooke;
- z. Support limited small scale supportive retail/commercial nodes within residential development;
- aa. Support the establishment of post-secondary dorms (e.g. for Royal Roads);
- bb. Promote college/trade school campus at Edward Milne Community School;
- cc. Enter into public/private/partnership arrangements, and financial partnerships where appropriate for development opportunities; and
- dd. Support development incentives for facilities that are LEED certified or equivalent in the Town Centre.

## B. Tourism

- a. Support policies which aid and promote agri-tourism which utilize a combination of the District of Sooke's scenic rural settings with fresh, home-grown farm products, farm tours, and participatory activities such as ranching and horseback riding;
- b. Support low impact and ancillary tourist commercial activities on existing and proposed commercial and agricultural lands throughout Sooke;

- c. Continue to support and liaise, via membership and/or in-kind contribution, with the following organizations towards increasing the economic opportunities to Sooke from tourism:
  - i. Sooke Regional Museum and Visitor Centre;
  - ii. Sooke Community Association;
  - iii. Sooke Region Chamber of Commerce;
  - iv. Sooke Region Tourism Association (SRTA);
  - v. Tourism Victoria;
  - vi. Tourism Association of Vancouver Island;
- d. Promote tourist commercial development along the waterfront with an emphasis on public access;
- e. Support via promotion and marketing the low impact motorized and non-motorized, land and water-based tourist activities available in Sooke, e.g. sea kayaking, mountain biking, and ATV riding in designated areas;
- f. Improve infrastructure that supports bicycle tourists accessing the Town Centre such as the Galloping Goose/Sooke Connector Trail and improvements to Sooke Road/Highway 14 to more safely accommodate cyclists;
- g. Consider temporary tourist accommodation uses in residential areas, e.g. Bed and Breakfast, that do not significantly impact upon the character of the neighbourhood; and
- h. Support further development of hotel and other tourist accommodations in close proximity to the Town Centre and in comprehensive development areas.

#### **4.4.4 ACTION ITEMS**

- a. Incorporate development incentives for LEED certified or equivalent buildings;
- b. Update Development Cost Charges bylaw for all new capital infrastructure as well as roads, sewer, parkland, affordable housing components and discounts for energy efficiency in buildings;
- c. Create a “District of Sooke Economic Development Corporation” and hire an economic development officer in order to consolidate and focus tourism and other development initiatives;
- d. Create a \$50,000 reserve fund to be used for sustainable economic development initiatives in the context of an Economic Development Corporation;
- e. Consider flexible and inclusive zoning through amendments to the Sooke Zoning Bylaw with pre-zoned commercial areas located primarily in the Town Centre using amenity zoning and/or density bonusing provisions;
- f. Create incentives for people locating new and existing commercial businesses within the Town Centre;
- g. Implement the recommendations of the Sooke Parks and Trails Master Plan;
- h. Create tax incentives, green rebates, DCC rebates and carbon reduction standards for the use of green initiatives, the parameters of which are defined by the District of Sooke;



- i. Consider requesting that Sooke be designated “special status” within the context of the *Local Government Act* through consideration by the associated Provincial Minister in order to allow for policy flexibility where required;
- j. Create a fast track development application system rewarding sustainable green applications with expedited processing;
- k. Amend the Sooke Zoning Bylaw to allow for the creation of density bonusing and phased development criteria;
- l. Amend the Sooke Zoning Bylaw to allow for more primary and ancillary tourist-focused activities in commercial and agricultural zones;
- m. Investigate potential demand for increased moorage space;
- n. Investigate potential of a small passenger ferry link to East Sooke and sightseeing ferries throughout the Sooke Harbour and Basin;
- o. Create a user-friendly development document regarding all associated applications and fees. Include information on energy efficient design, sustainable building materials, xeriscaping, environmentally friendly lighting, etc.;
- p. Develop and create a parking plan for the town centre, which takes into consideration the reduced dependency on vehicles as the primary mode of transportation and the emphasis on pedestrian movement and use of transit within the community;
- q. Install welcome signs at both Highway 14 boundaries of Sooke;
- r. Review the Sooke Sign Regulation Bylaw and, in conjunction with the existing Sign Bylaw Review Committee, make recommendations to change the bylaw to accommodate creative and informative wayfinding signage for tourists and residents that is of a consistent look for the District; and
- s. Design and construct the Galloping Goose Sooke Connector Trail to the Town Centre.

## **4.5 AGRICULTURE AND FOOD SECURITY**

Sooke envisions a vibrant sustainable food culture rooted in viable local production, historical and T'Sou-ke Nation knowledge and environmental stewardship. The protection of capable and suitable farmland throughout the District of Sooke is necessary for the long term sustainable growth of the community and food security for residents.

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

### **4.5.1 GOALS**

- To protect the availability of existing agricultural lands and the ability of the community to produce food locally in a sustainable manner; and
- To better understand the agricultural potential of the District of Sooke through public consultation, discussions with agricultural stakeholder groups and the preparation of an agricultural plan, lands which have potential for agriculture and to realize that potential.

### **4.5.2 OBJECTIVES**

- a. To preserve and utilize capable and suitable agricultural lands to foster self sufficiency, promote food security of food production and improve economic diversity;
- b. To ensure the continuation of small scale farms to encourage local small scale agricultural production and create viable farming operations through increased agri-tourism;
- c. To encourage small scale food production on residential properties of all sizes;
- d. To encourage and support all citizens in Sooke to have the opportunity, knowledge and resources to produce, acquire, eat, enjoy and celebrate affordable and nutritious local food;
- e. Through the development and recommendations contained in a District of Sooke Agricultural Plan, support a “no-net-loss” approach to existing capable and suitable farmland when making land use decisions;
- f. Ensure that there are community food gardens throughout the District of Sooke to provide opportunities for residents and to support the local food bank; and
- g. Support organic food production.

### **4.5.3 POLICIES**

- a. Support all uses of land within the ALR that are in accordance with the Agricultural Land Commission Act, BC Regulation 171/2002 and Orders of the Agricultural Land Commission.;
- b. Support the objectives of the Agricultural Land Commission and encourage the preservation of lands which have for farming capability and suitability;
- c. Support ongoing communication with the Agricultural Land Commission as to the OCP's proposed ALR land exclusions and inclusions;
- d. Support the provision of allotment gardens and backyard produce gardens;
- e. Eliminate contamination of the Sooke Harbour and Basin in order to re-establish the local shellfish industry;
- f. Encourage the re-establishment of a flushing channel through Goodridge Peninsula to aid in the flushing of Coopers Cove;
- g. Support and expand the farmers' market in Sooke;
- h. Support the expansion of local food organizations including the Sooke Food CHI organization and a community focused agricultural forum;
- i. Encourage "organic intensive agricultural" and other sustainable farming activities on arable lands both in and not within the ALR;
- j. Ensure sufficient buffers, including roads and right-of-ways, between agricultural lands and adjacent, non-agricultural properties; use of 'best practices' guides from the ALC should be considered during the planning or development processes, e.g. *Ministry of Agriculture and Land's Guide to Edge Planning* and *Ministry of Agriculture and Land's Guide to Using and Developing Trails in Farm and Ranching Areas*;
- k. Support organic gardening and agriculture;
- l. Support and implement, where possible, recommendations contained within Vancouver Island Health Authority's *Community Food Action Initiative by Food Community Health Initiative (CHI): A Food Strategy for the Sooke Region*;
- m. Collaborate with farmers'/growers' associations when creating or amending bylaws affecting farmers;
- n. Support and encourage educational workshops that provide food production awareness and preservation techniques;
- o. Encourage local farming, and investigate economic incentives and diversified use of ALR lands, while maintaining and protecting the intent of ALR lands;
- p. Encourage organic pesticide use for farming, agriculture, animal husbandry and landscaping use within the District of Sooke by 2011 through the use of integrated pest management;
- q. Collaborate with the Provincial Government with regard to reducing and eliminating "red tape" and restrictions on growing local food, raising and slaughtering animals for consumption and the sale of local food products, including animal or meat products. The District of Sooke will not condone current sale of meats or food products that are contrary to the Public Health Act and the Food Safety Act; and
- r. Where feasible, support transition of pocket parks to community gardens.

#### 4.5.4 ACTION ITEMS

- a. Develop a Sooke Agricultural Plan that would provide a detailed review of opportunities and constraints in regards to agriculturally designated lands, farmed but non-designated lands, and which will provide an analysis of all other lands in the District of Sooke for either inclusion or exclusion into/from the Agricultural Land Reserve (ALR);
- b. Create a Sooke/ALC Agricultural Land Reserve Advisory Committee to aid in the development and implementation of the Sooke Agricultural Plan;
- c. Negotiate and explore all possibilities with the Agricultural Land Commission (ALC) for the exclusion of land from the ALR which is vital to the strategic development of Sooke (e.g. Technical Industrial overlay designated area; properties located east of Maple Avenue in the block bounded by Grant, Gatewood and West Coast Roads; Sunriver school site location change), which hold negligible farming potential, and possibilities exist to mitigate agricultural losses; and likewise, include land within the ALR, which has farming potential, maintaining a net zero loss of land from the ALR;
- d. Enter into negotiations/discussion with British Columbia Assessment Authority regarding amending the classification system of farm lands and associated taxation;
- e. Create and implement a food action plan as identified through the Food CHI: A Food Strategy For The Region Final Report (July 2008);
- f. Create an inventory of at-risk farms in Sooke and consider the acquisition of farmland for community farm activities and agri-tourism pilot projects;
- g. Allow use of ancillary/accessory agriculture on single family residential lots and ensure the Zoning Bylaw, and Sooke/private covenants, allow for home gardening on single family residential lots;
- h. Designate land for the location of a farmers' market, either temporary, seasonal or permanent, for a street farm market with consideration given to the provision of potable water and sewer facilities if there is preparation of food on site;
- i. Create a recurring \$10,000 food security reserve fund to help fund and create community gardens and other food security initiatives;
- j. Consider policy within the Sooke Zoning Bylaw to implement an appropriate minimum on-site or off-site requirement for food growing space or community garden based on proposed gross floor area for condominium development and multi-family projects;
- k. Create educational material and policy support for implementing yard and garden waste recycling program for appropriate land uses and provide educational material for the public regarding composting, water use, soil quality, etc.;
- l. Inventory existing small park areas to verify and target pocket parks as areas in neighbourhoods that could be used for community gardens and incorporated into the ALR if necessary;
- m. Encourage the feasibility for heat recovery, specifically for greenhouses; and
- n. Open a Sooke composting facility making it "bear smart" in its design and function.

## 4.6 HEALTH AND QUALITY OF LIFE (SOCIAL POLICIES)

Evidence indicates that socioeconomic factors, such as living and working conditions, are crucially important for a healthy population. In order for Sooke to become a more complete community where people can live, work and play, health and quality of life are crucial for the well-being of its residents.

### 4.6.1 GOALS

- Promote, enhance and maintain the physical, mental and social well-being as determined through socioeconomic, environmental and biological factors.



### 4.6.2 OBJECTIVES

- a. Ensure the ongoing health of the natural environment (air, water, soil);
- b. Enhance the social infrastructure of Sooke through improvements to the social support networks, education, employment/working conditions, social environments, physical environments, personal health practices and coping skills, healthy child development, health services, and culture;
- c. Promote a healthy corresponding built environment (housing, roads, pathways) in order to increase the opportunities for local residents and visitors to make healthy

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

- lifestyle choices;
- d. Create safe, walkable neighbourhoods;
  - e. Protect social living and “sense of place” within the community;
  - f. Provide a welcoming and supportive environment to all residents and visitors respecting diversities of cultures, demographics, values and beliefs;
  - g. Build and expand on the volunteer network and community spirit of Sooke;
  - h. Reduce Sooke’s travel dependence on the automobile;

- i. Promote recreational activities that are not structured within a facility, such as waterfront trail access, and back country recreational opportunities;
- j. Collaborate with other levels of government, with non-governmental agencies and with health care providers to ensure the best use of resources to support a wide range of services that meet the needs of the community;
- k. Encourage a family friendly atmosphere in Sooke;
- l. Encourage the involvement of residents in community-based safety and prevention programs related to fire, flooding, crime, traffic, emergency preparedness and community design; and
- m. Promote educational programs in regards to healthier lifestyles.

#### **4.6.3 POLICIES**

- a. Work with the community to determine current and future health service needs in the community, particularly with respect to seniors' services;
- b. Support the provision of sound primary healthcare services for the elderly, and promoting a positive and healthy lifestyle among them;
- c. Support reducing the burden of medical expenses on the elderly;
- d. Support the improvement of various community-based elder care services;
- e. Provide a favorable living environment for the elderly, including implementing "barrier-free" designs for the elderly in public places;
- f. Proactively advocate a proper perspective about the elderly, and encourage public and private organizations to make good use of the knowledge and experience of the elderly;
- g. Promote "lifelong learning" to enrich the lives of the elderly, so as to cater for their physical and psychological needs;
- h. Strengthen community connections, relationships and services for children and youth;
- i. Encourage early childhood education services and facilities within existing and new developments and neighbourhoods in conjunction with a current needs assessment;
- j. Investigate the feasibility, identify appropriate locations and partner with local social services and organizations to create a youth multi-purpose centre through lease or construction;
- k. Promote local career training opportunities at the middle school and high school and encourage post secondary and continuing education;

- l. Collaborate and partner with regional college and university institutions and work with School District No. 62 to plan for new schools, satellite campus and institutional facilities;
- m. Respond to diverse community needs for affordable and appropriate recreation, leisure and cultural activities, programs and facilities;
- n. Provide opportunities for citizens to contribute positively to the community through volunteering, the provision of leadership development and support, and the empowerment of community members to identify needs, set priorities and pursue a common vision;
- o. Support and participate in collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, culture and heritage;
- p. Provide for public safety through effective police, fire protection, rescue and emergency services to the community;
- q. Support and enhance the arts and culture community;
- r. Expand and maintain the social and health infrastructure needed to create a livable community;
- s. In cooperation with School District No. 62, explore youth relationships with existing social realms (political and otherwise);
- t. Strengthen and diversify recreational, economical, educational and service-related activities;
- u. Support and pursue the development of a medical and health related facility in a centrally located area of Sooke (to foster pedestrian access to other Town Centre services); and
- v. Investigate the feasibility of dedicating land for a cemetery and a crematorium.



#### 4.6.4 ACTION ITEMS

- a. Create a \$20,000 Social Reserve Fund and make it a requirement of developers through development triggers to contribute to the fund. The fund shall be available to support local social support initiatives through approval of Council;
- b. Create or amend a staff or Council position to create and designate a formal youth liaison;
- c. Require and develop “walk-ability plans” in conjunction with all new and existing development projects;
- d. Create a waterfront promenade plan with timelines and associated mapping;
- e. Actively pursue areas for connecting trails for multiple user groups, including biking, as detailed in the Parks and Trails Master Plan;
- f. Develop a Community Wildfire Protection plan;
- g. Amend the District’s Community Amenity Contribution Policy to create base densities for each OCP designation above which a rezoning to a higher density



- requires amenity contributions; and
- h. Create quality of life indicator measurements and actively monitor those measurements annually (or every 2 years);
    - i. Create, through policy “quality of life indicators” including SMART (Specific, Measurable, Achievable, Reachable, Trackable) monitoring strategies; and
    - ii. Create an OCP Implementation and Monitoring Committee to help ensure quality of life indicators are met and measured at designated intervals.

## 4.7 HOUSING

The District of Sooke will focus in its Community Growth Area:

- Highest density, mixed use residential developments within the Town Centre and comprehensive development areas;
- Medium to low density residential development in the community residential area; and
- Low density infill development in the gateway residential area.

### 4.7.1.

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

- Ensure residential development reflects the small town character of Sooke, and
- Develop housing that has a minimal environmental footprint.

### 4.7.2 OBJECTIVES

- a. Support the CRD's Regional Housing Affordability Strategy (RHAS), which calls for local governments, community, industry and interested stakeholder groups to work together to secure increased funding for affordable housing, while reducing policy and regulatory obstacles and streamlining the development process;
- b. Ensure provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying income levels and demographics;
- c. Provide affordable and attainable housing opportunities;
- d. Provide adequate housing resources, which take into account seasonal fluctuations;
- e. Secure and promote options for seniors' housing, including independent living and special needs; and
- f. Accommodate a population growth rate of 6% between 2010 and 2020 and an overall 4% average growth rate between 2010 and 2035. i. e. estimated 2020 population projection of 18,800 residents; estimated 2030 population of 23,000, and estimated 2035 population projection of 28,000 residents.

### 4.7.3 POLICIES

- a. Implement the recommendations in the *Sooke Affordable Housing & Social Housing Policy, 2007*;
- b. Require that a minimum of 10% of all new multi-family and condominium units are affordable residential housing as defined by the District of Sooke, and implemented through housing agreements, phased development agreements or through the use of density bonusing. The option shall be given to developers to locate their required affordable housing in close proximity to the Town Centre;

- c. Amend the District's Community Amenity Contribution Policy to create base densities for each OCP designation above which a rezoning to a higher density requires amenity contributions;
- d. Require housing agreements to be registered at the time of development permit or occupancy permit as determined by the District of Sooke;
- e. Consider a minimum of 5% of any proposed hotel and resort condominium units as staff housing units as defined by the District of Sooke. Staff housing shall be enforced through housing agreements;
- f. Require that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivisions are affordable housing lots as defined by the District of Sooke. Affordable single family lots shall be sold at an affordable rate through tools such as covenants and housing agreements;
- g. Consider allowing developers the flexibility to provide their required affordable housing in different forms thus creating an 'affordable housing mix' in new developments, e.g. secondary suites, condominium rental units, cash, or land in lieu to the District of Sooke towards on/off-site affordable housing;
- h. Require that, within large residential developments, at least 25% of the total dwelling units proposed should take the form of equivalent multi-family residential units;
- i. Support incentives for multi-family residential developments in the Town Centre;
- j. Support incentives for affordable housing throughout the community;
- k. Support the creation of rental housing in a variety of forms in the community;
- l. Promote and preserve the development of rental accommodations and manufactured home parks in appropriate areas;
- m. Encourage multi-family residential development in the Town Centre;
- n. Discourage the stratification of existing multi-family rental properties and manufactured home parks if the available rental housing stock is insufficient for meeting current rental needs;
- o. Single family urban density sprawl is not supported;
- p. Support the development of tourism accommodations, such as hotels, motels, hostels, resorts, etc. in order to fill the growing need to house a variety of tourists;
- q. Support residential use above commercial in commercial areas including Comprehensive Development (CD) designated areas, Town Centre and in Commercial Nodes;
- r. Support Sooke Smart Growth principles throughout the District of Sooke;
- s. Support the recommendations of the provincial Fire Smart program which includes guidelines in regards to building materials, fire separation, vegetation management, and fire safety;
- t. Support development incentives for in-place fire prevention features;
- u. Support the use of shared (private/municipal) building schemes or use District of Sooke enforced building schemes to ensure long term quality of design and character;
- v. Support proposed multi-family and affordable housing units containing a diversified mix of floor sizes;

- w. Encourage a diversity of housing types and densities through the creation of flexible zones (“flexi-zones”) and incentives in the zoning bylaw; and
- x. Support DCC’s incentives for small lot subdivisions (as defined by District of Sooke) that are designed to result in lower greenhouse gas emissions and greater green space.

#### **4.7.4 ACTION ITEMS**

- a. Amend the Sooke Zoning Bylaw as follows:
  - i. Include use of ancillary/accessory agriculture on single family residential lots and a minimum percentage of lot area allocated for the same;
  - ii. Create a small lot residential zone and a vacation rental zone (consider required full-time resident);
  - iii. Create density bonusing provisions in the zoning bylaw for additional affordable housing units beyond the minimum 10% of total units to be proposed within the Sooke Zoning Bylaw;
  - iv. Create land use zones in the Sooke Zoning Bylaw that offer a variety of density and types of housing;
  - v. Allow secondary suites in all single family residential areas. Minimum lot sizes for homes with secondary suites need to be able to accommodate parking and provision of private or shared open space for suite tenants. Creation of ratios in the Sooke Zoning Bylaw for land size/open space/home size/parking should be considered in determining appropriate minimum unit size for suite or duplex development;
  - vi. Allow the highest density residential in the Town Centre and comprehensive development zones;
  - vii. Allow medium to low density residential in the Community Residential area; and
  - viii. Allow low density residential in the Gateway Residential area.
- b. Conduct an affordable and accessible housing needs assessment to determine the type and parameters of new affordable, attainable, seasonal, special needs and local housing;
- c. Create affordable housing and accessible housing definitions and parameters associated with Sooke’s local income levels;
- d. In consultation with local service groups and non-profit organizations establish a Sooke Housing Committee or Corporation in order to create a governing body for affordable housing;
- e. Create a \$50,000 affordable housing reserve fund that may be used for:
  - i. operational funds for a new Sooke Housing Committee or Corporation; or,
  - ii. acquiring public or private lands for the establishment of affordable housing or seniors’ housing.
- f. Acquire or designate municipal land for affordable housing in order to create an affordable housing land bank in which to enter into partnership for the creation of affordable housing and seniors’ housing;

- g. Research the need for staff housing being made a development requirement of all new resort developments;
- h. Require affordable housing for residential developments;
- i. Initiate partnerships with BC Housing, CMHC and the private sector to create affordable housing developments;
- j. Require 10% (rounded up) of the total number of any single-family residential proposed subdivision (lots) and spec-built subdivisions as affordable residential lots and/or affordable single family homes respectively as defined by the District of Sooke;
- k. Require 10% of multi-family residential developments to be affordable housing units as defined by the District of Sooke;
- l. Require secure ground floor storage for bicycles and mobility scooters on all multi-family, condominium and townhouse developments;
- m. Create a Sooke Build Green Program and checklist in order to implement energy efficiency and sustainable initiatives into single family home and townhouse construction; and
- n. Support single family dwellings with suites and duplexes on “tent lots” as defined by the District of Sooke.

## 4.8 ARTS AND CULTURE

Sooke's arts and culture are intrinsic to its neighborhood and community identity, livability, and diversity. It educates, entertains, generates revenue and employment, and enhances the quality of life for all residents. Community cohesiveness can be strengthened through support for Sooke's heritage, arts and culture, recreational and institutional facilities, programs and services, activities and events that bring people together, create citizen involvement and community partnerships.



**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

The community of Sooke has a rich and diverse cultural body with a variety of clubs and associations. Sooke is a haven for artists, artisans and craftspeople. Throughout Sooke's rural landscape are talented artistic people who practise arts and crafts as a lifestyle, including painters, potters, woodworkers, sculptors, blacksmiths and fibre artists to name some. There are a variety of local studios, workshops and galleries and formal tours are offered during the spring, fall and over the Christmas season. The arts are not confined by the visual, as residents of Sooke have a strong musical presence, including symphony concerts, bluegrass festivals and park music events.

### 4.8.1 GOAL

- It is the goal of the community of Sooke to sustain its unique cultural identity by honouring and supporting the history, celebrating the community diversity, and promoting a dynamic arts and cultural community.

### 4.8.2 POLICIES

- a. To encourage and support the arts and cultural community, including the performing, visual, literary, historic, and multimedia arts;

- b. Encourage community programming for a variety of artistic disciplines;
- c. Work with other municipalities, school districts, Chambers of Commerce and other agencies to plan and coordinate arts initiatives;
- d. Encourage the use of theatres, spaces and venues for public participation, education and enjoyment of culture through the planning and design of buildings, open spaces and public areas, including the street environment;
- e. Recognize and promote cultural excellence and diversity within the community, including the professional and amateur, the traditional and innovative, the aspiring and the established;
- f. Encourage opportunities and resources for education, participation and enjoyment of arts, culture and heritage for all residents;
- g. Promote local career training opportunities at the middle school and high school and encourage post secondary and continuing education;
- h. Support the integration of public art in the design of public and private developments;
- i. Encourage the installation of public art on or within public buildings and property, including public waterfronts, parks, and streets. Public art may include permanent and temporary installations of statuary, murals and other visual art displays reflecting local culture;
- j. Encourage ongoing participation in regional arts and culture initiatives;
- k. Continue to promote the use of parks, civic buildings and public spaces for public art, performances, festivals, and exhibitions;
- l. Engage T'Sou-ke Nation artists to implement public art features as a part of public and/or private development projects;
- m. Large-scale arts / cultural facilities, whether for performing, exhibition or education functions, which serve a District-wide or regional function will be encouraged to locate downtown or in the central Waterfront area;
- n. Public amenities, including street furniture, public art, and plazas, should be incorporated into new and existing developments;
- o. Support the development of public art in the Town Centre, including a major landmark sculpture, in a high profile location;
- p. Promote recreation, tourism, and arts and cultural opportunities through advertising and increased quantities of arts, entertainment and tourism venues;
- q. Strive to achieve an active, vibrant, and economically viable Downtown area that draws its energy from exciting and innovative downtown artistic and cultural venues within a Downtown cultural "precinct";
- r. Encourage and support private sector involvement in the arts;
- s. Promote and communicate the value of the Municipal Arts Program to the community.
- t. Conduct regular reviews of and make recommendations to Council for improvements to policies and bylaws pertaining to arts;
- u. In consultation with the Sooke Region Museum, ensure the maintenance of an inventory of i) the existing art collection; ii) suitable public places and spaces for the display of art; and iii) potential local and regional artists to produce or assist in the production of appropriate art works;



- v. Upon request, provide practical assistance to land owners, organizations and business owners in the display of art in new and existing developments and *public spaces*; and
- w. Support the Municipal Arts Program Policy.

#### **4.8.3 ACTION ITEMS**

- a. Create a \$30,000 Sooke Program of the Arts Reserve Fund and make it a requirement of developers through development “triggers” to contribute to the fund. The fund shall be available to support local arts and culture initiatives through approval of Council;
- b. Include arts and culture infrastructure and targets as part of density bonusing in order to allow for amenity contributions to be spent on arts and culture projects, structures, and organizations;
- c. Establish an annual action plan for public art projects, including an operating budget approved by Council;
- d. Develop and maintain partnerships with the cultural and business sectors to implement the Municipal Arts Program Policy;
- e. Coordinate acquisition and de-accessioning of public art as per the Municipal Arts Program Policy; and
- f. Ensure that copyright, ownership, publication, exhibition, and jury feedback are appropriately considered and fulfilled in accordance with any legal requirements.

## 4.9 INFRASTRUCTURE

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

### 4.9.1 GOALS

- Provide access to high quality infrastructure services for all community residents through a prioritized and financial viable plan;
- Ensure new community infrastructure and services are provided in a sustainable and efficient manner; and
- Environmentally sensitive infrastructure servicing will be encouraged and practiced where feasible with sensitivity to balancing the capacity of the natural environment with the demands of growth.

### 4.9.2 OBJECTIVES

- a. Avoid the use of infrastructure, in particular, as the primary catalyst or deterrent for development (servicing shall not solely dictate development potential);
- b. Work with the development community to provide servicing for newly-developing and redeveloping properties;
- c. Work with the Capital Regional District (CRD) to promote water demand management and conservation as a component of a sustainable wastewater treatment system;
- d. Work with the CRD to ensure adequate water supply for Sooke through conservation and expansion of the water supply system, water demand management and water quality protection to serve both the current and future population of Sooke;
- e. In the spirit of the Capital Regional District's Regional Growth Strategy, liaise and proactively partner with the CRD to expand the current water service to *all* areas of Sooke as it is critical for environmental reasons, fire suppression, agricultural sustainability, and the protection of public health;
- f. Encourage rainwater collection systems, where the extension of municipal services is inappropriate, to encourage use and storage for landscaping purposes;
- g. Provide adequate wastewater treatment options to achieve goals for growth management and standards for environment protection;
- h. Expand wastewater treatment service to all areas of Sooke where onsite sewage disposal is not environmentally feasible or is an environmental liability and phase out the use of onsite sewage disposal systems (septic fields) on residential properties;
- i. Adapt an integrated rainwater management strategy that is technically sound, environmentally sensitive, feasible and fiscally responsible in servicing property;

- j. Utilize the natural environment (trees, porous surfaces, watersheds, riparian areas) to help absorb and naturally treat rainwater;
- k. Minimize rainwater infiltration to the sanitary sewer system;
- l. Encourage green roof design as a method to help reduce rainwater runoff;
- m. Provide incentives for rainwater collection and other water saving innovations as well as for green roofs and efficient, sustainable, alternate wastewater treatment and/or disposal; and
- n. Provide wireless internet and communications services to the community.

#### **4.9.3 POLICIES**

- a. Examine and implement alternative wastewater treatment systems through partnerships with the private and public sector to provide for increased capacity and sustainability;
- b. Through direct provision by the development industry, and through application of Development Cost Charges, require new development to provide for the extension of municipal infrastructure services;
- c. Promote effective solid waste management services for Sooke that would include additional recycling options, composting and green technologies;
- d. In areas where there is no municipal sewer or water provision, require all new and re-development to adhere to the best practices recommendations of the District's Liquid Waste Management Plan as well as the guidelines of the Vancouver Island Health Authority and Ministry of Environment for on-site sewage disposal and private wells;
- e. Require all new development to install underground services where feasible;
- f. Implement principles of sustainable development through consideration of renewable and alternative technologies for infrastructure;
- g. Explore the possibility and feasibility of creating community energy systems and specific zones;
- h. Implement Innovative Development Standards to lessen the impact on District services;
- i. Support the creation of a plan that provides detailed policy direction, areas of priority, and a financially viable cost structure to provide clean (treated) drinking water to all residents of Sooke over the long term;
- j. Require all new and re-development to implement on-site rainwater management, and surface treatment of rainwater, wherever possible;
- k. Require municipal roads be designed to minimize impervious surfaces and manage rainwater within the right-of-way;
- l. Protect aquatic ecosystems (lakes, wetlands, rivers, streams), as part of the surface drainage system; and
- m. Examine the physical and economic feasibility of providing wireless internet and communications services throughout the District or portions thereof.

#### **4.9.4 ACTION ITEMS**

- a. Immediately following Council's adoption of the OCP obtain Capital Regional District (CRD) approval of the Regional Context Statement;
- b. In cooperation with the CRD conduct the following:
  - i. A review of the water supply and distribution system and implement the recommendations for water system upgrades and improvements;
  - ii. Continue and expand an education program for Sooke residents toward the objective of overall reduced water consumption, including techniques for reducing residential water consumption for landscaping and growing food;
- c. Work with the water provider to extend municipal water services to all areas of Sooke;
- d. Explore the possibility and feasibility of a municipal water distribution system to provide consistent flow of potable drinking water for all residents within the municipal boundaries of Sooke;
- e. Commission an infrastructure comprehensive development plan based on the desired vision and objectives in this plan;
- f. Create a sewer infrastructure plan which examines the feasibility of connecting all unserved properties in Sooke to the municipal sewage system;
- g. Review and amend the Subdivision and Development Standards Bylaw to include a variety of green infrastructure alternatives;
- h. Work with wastewater system contractor to create a program to encourage water conservancy (dual/low flush toilets);
- i. Create a systematic and congruent street lighting plan for the community of Sooke, which includes style and type of full cut-off luminaires, low level bollard lighting and other sustainable, function-oriented lighting options such as LED's;
- j. Update the Subdivision and Development Standards Bylaw to require on-site rainwater management, and surface treatment of rainwater, wherever possible; and
- k. Adopt a rainwater protection bylaw to ensure contaminants do not enter the municipal collection system, watercourses or the near shore marine environments.



Photo by Ken Sprinkling

## 4.10 ENVIRONMENT

Environment refers to the natural attributes of Sooke. Preservation of environmental attributes requires participation of many stakeholders from the community in addition to those in the surrounding areas. Environmental responsibility implies individual and collective respect and sound decision making that result from awareness and appreciation of Sooke's environmental attributes.

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

4.10.1

### GOALS

- Sooke shall take responsibility for a sustainable, positive community future by ensuring the ongoing health of the natural environment, both within and surrounding Sooke; and
- Sooke shall identify, protect, enhance and create environmental resources for the long term benefit of wildlife, natural ecosystems and the enjoyment of the present and future population and visitors to the District of Sooke.



### 4.10.2 OBJECTIVES

- a. Collaborate with the Capital Regional District (CRD) and other non-profit stakeholders for air quality monitoring, and to investigate possible measures for air quality improvement (i.e. policies, fines, alternate energy, enhanced education, etc.);
- b. Work with the CRD and other non-profit stakeholders to protect the quality and quantity of the District of Sooke's vital water resources, including watersheds and wetlands;
- c. Work with T'Sou-ke Nation, CRD, the Province, and other non-profit stakeholders to identify, inventory and protect provincially and federally listed species at risk;
- d. Work proactively and in conjunction with the CRD, to better understand the local effects of climate change and discuss realistic adaptation measures, taking into consideration a balance between environment, social, economic and human safety;
- e. Protect sensitive natural areas, in conjunction with the T'Sou-ke Nation, CRD, the Province, and other non-profit stakeholders to identify, inventory and protect wildlife habitat areas in and around Sooke;

- f. Work with the CRD to increase efforts to reduce waste, beginning with additional recycling options, including composting and yard waste;
- g. Preserve and protect Sooke's natural resources, rural identity and scenic beauty;
- h. Provide leadership and education in promoting water conservation;
- i. Provide clean, fresh drinking water for the entire community of Sooke;
- j. Promote leading edge, best management practices in new development and District of Sooke owned parks;
- k. Support educational programs that create public awareness regarding Sooke's collective environmental responsibility;
- l. Eliminate contamination of the Sooke Harbour and Basin area to protect and ensure a healthy and vibrant Sooke Harbour and Basin for future generations to come;
- m. Aim for the enhanced health and safety of the residents and visitors, and minimize the risk of damage to property and life resulting from hazardous natural conditions; and
- n. Harmonize existing development and the natural environment.

#### **4.10.3 POLICIES**

- a. Work in conjunction with the Juan De Fuca Water Commission to develop an invasive species management and removal plan in and around the District of Sooke;
- b. Work with the CRD to expand the area of current recycling services and increase existing recycling options;
- c. Work with VIHA and provincial and federal governments towards the eventual treatment of all sewage in the District of Sooke and strongly consider other recommendations made in the Liquid Waste Management Plan;
- d. Ban the use of cosmetic/non-essential pesticides on all lands in and around Sooke, starting with municipal lands, and educate the public regarding organic alternatives to conventional pesticides;
- e. Encourage Crime Prevention Through Environmental Design (CPTED) in all developments;
- f. Collaborate with T'Sou-ke Nation and surrounding government organizations and communities in order to capitalize on federal programs to support alternative and renewable energy sources, such as solar, wind, geothermal and wave energy projects;
- g. Support idling reduction education through signage and policy, and implement the program to include commercial vehicles, and create a no-idling zone throughout the community;
- h. Promote landscaping initiatives to conserve water and work with the Juan De Fuca Water Commission to increase enforcement of watering restrictions;
- i. Develop a natural areas strategy to help preserve and maintain the biodiversity of these ecosystems areas, including the Sooke Basin, for future generations;
- j. Expand the percentage of area dedicated for natural park space, bicycle paths and trail networks to maintain healthy ecosystems, management of water quality

- and quantity (rain water flows), and provide appropriate public access and transportation corridors to connect the community;
- k. Preserve the environment and viewsapes of the Sooke Harbour and Basin, as seen from both land and sea, through:
    - i. Appropriate sizing and “stepping” of new buildings;
    - ii. Protection and integration of natural features in development design;
    - iii. Limiting new structures on the water to those regulated through comprehensive development zoning, development permit, and/or policy;
  - l. Applications made to the BC Integrated Land Management Bureau (ILMB) for private docks and floats are supported by the District of Sooke if the following criteria are met:
    - i. Adherence to the ILMB policies regarding local public consultation, e.g. T’Sou-ke Nation, and is in keeping with best management, planning and design standards, e.g. shared access and dock usage whenever possible (i.e. Department of Fisheries and Oceans *Best Management Practices for Docks and Floats in the South Coast Area* and the *British Columbia Integrated Land Management Bureau Private Moorage Policy*;
    - ii. Between the Town Centre, Government Wharf and Wright Road:
      - A. Once the District completes the public process and approves its *Subdivision and Development Standards Bylaw*, which will provide the necessary guidelines for dock development, prior to construction of a dock, landowners obtain a development permit which considers environmental, form and character, and viewscape issues along the waterfront. Docks must be designed in consideration of the proposed public waterfront walk envisioned in this area; and
      - B. The District must work with landowners and ILMB at the time of dock application, rezoning or development permit to obtain access for a future waterfront walkway in the area;
  - m. Improve existing and provide new additional public access to waterfront through development triggers such as subdivisions, rezonings, development permits, and utility easements;
  - n. Preserve and perform adaptive measures to environmentally restore the Sooke Harbour and Basin working in conjunction with multi-jurisdictional government agencies and stakeholders in the area;
  - o. Protect and enhance wildlife and wilderness connectivity opportunities through natural corridors, and surrounding watersheds;
  - p. Reduce ‘edge effect’ on park and natural areas by obtaining larger and contiguous open space areas instead of several smaller ones at the time of development;
  - q. Strive towards achieving Bear Smart Designation/Status through Sooke support of the Bear Aware program, and increase efforts to implement Bear Aware recommendations and reduce bear/human conflict;
  - r. Encourage and promote the use of cloth or other reusable shopping bags or 100% biodegradable shopping bags in the District of Sooke, with the goal of eliminating plastic bag use;

- s. New development and redevelopment of property shall adhere to the *Environmental Best Management Practices for Urban and Rural Land Development* (Ministry of Water, Land and Air Protection) and *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia* where applicable;
- t. The District of Sooke shall review at the time of subdivision whether or not parkland dedication shall be in the form of parkland or cash-in-lieu, with respect to the Parks and Trails Master Plan;
- u. Require practices that improve and/or save Sooke's topsoil such as the following:
  - i. Stripping and stock piling topsoil safely before disturbing the subsoil (digging trenches, etc.);
  - ii. Developing subdivisions, and/or during any other development work, topsoil be set aside temporarily, and either reused onsite or composted and preserved in a Bear Smart manner;
  - iii. Implement erosion and sediment control best management practices; and
  - iv. Require erosion management and sediment control plans be submitted for all land alteration activities;
- v. Require that meaningful collaboration be undertaken by other government and non-government agencies when land use discussions/decisions are being undertaken within and adjacent to the District of Sooke;
- w. Require environmental impact assessments within riparian areas as identified in Development Permit Areas;
- x. Protect valuable existing green space/open space through appropriate regulations and guidelines on both private and public lands;
- y. Require native tree planting and landscaping in all new subdivisions, developments and re-developments;
- z. Limit development within Environmental Sensitive Areas with guidelines and bylaws to protect the environment;
- aa. Adopt the principle of minimal impact to the aquatic environment by adhering to the documents titled *Land Development Guidelines for the Protection of Aquatic Habitat* (Ministry of Environment, Lands and Parks) and *Water Land and Air Protection Stormwater Management Guidebook* and the entire "stream stewardship series"; and
- bb. Require that all rainwater discharges be designed based on best management practices as recommended in the publication titled *Urban Runoff Quality Control Guidelines for B.C.* (Ministry of Environment, Lands and Parks) or to the District of Sooke Liquid Waste Management Plan (Rainwater) recommendations.
- cc. Consider recommendations made in BC's Air Action Plan in land use planning decisions.

#### **4.10.4 ACTION ITEMS**

- a. Implement a wood stove rebate program, and impose a reasonable deadline for requirement to upgrade from non-certified wood burning appliances to EPA/CSA certified wood burning appliances within the District of Sooke boundaries;



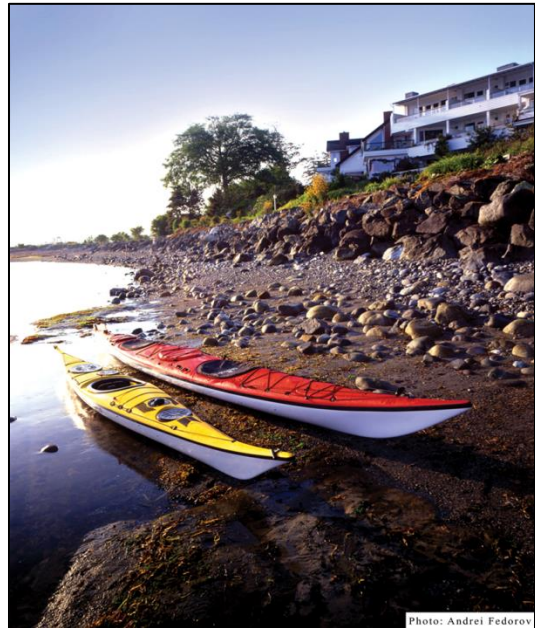
- b. Work in collaboration with T'Sou-ke Nation, Department of Fisheries and Oceans, and Ministry of Environment to investigate the feasibility of a second "flushing channel" in Whiffin Spit and at Goodridge Peninsula to allow for the natural and historical cleansing of Sooke Harbour and Basin areas through tidal action;
- c. Inventory, protect and enhance environmentally sensitive areas (ESA's), including natural watercourses, riparian and steep or unstable slopes;
- d. Create an awareness campaign through brochures and the District website regarding beneficial energy, landscaping, gardening and mowing practices that have the potential for considerable water savings, and for minimizing chemical pollutants in the environment including the following:
  - i. Demonstration areas for xeriscaping and naturescaping, proper mowing practices, etc. (possibly on District of Sooke property);
  - ii. Create printed information booklets, brochures and handouts for homeowners, providing guidance regarding landscaping in Sooke, including bear aware and deer resistant species, preferred native species, plants to avoid, etc; and
  - iii. Create seminars regarding sustainable landscaping for District of Sooke staff as well as all Sooke residents.
- e. Work with the CRD and wastewater system contractor to develop and implement a toxic "round-up" program for residents to dispose of chemical/paint toxins during an annual clean-up campaign;
- f. Identify and inventory natural watercourses, including tributaries, both fish-bearing and non-fish bearing, and maintain them in their natural state as provided by legislation;
- g. Promote the development of a facility for the discharge of sewage from holding tanks on recreational vehicles to the sewage collection system (sani-dump); and
- h. Promote the development of a facility for the discharge of sewage from holding tanks on boats to the sewage collection system (dockside vacuum system).



## 4.11 LEISURE/RECREATION SERVICES AND FACILITIES

### 4.11.1 GOALS

- Provide safe, affordable and high quality leisure and recreation opportunities to a diverse range of residents and visitors; and
- Foster a healthy, active and involved community environment, which sustains community well-being through leisure and recreation services and facilities.



### 4.11.2 OBJECTIVES

- a. Provide facilities that incorporate diverse cultural activities;
- b. Provide a variety of facilities for non-motorized recreation (ie. equestrian, mountain bikes);
- c. Consider trail development and facilities for motorized recreational activities;
- d. Collaborate with the Capital Regional District (CRD), SEAPARC, Sooke Community Association and School District #62 (Sooke) in providing leisure and recreation opportunities during the day and increased opportunities during evenings, in particular for youth and seniors;
- e. Expand upon current recreation opportunities and facilities and develop new opportunities and facilities where possible;
- f. Provide, enhance and increase youth recreation and leadership opportunities in Sooke;
- g. Promote fitness, health and well-being;
- h. Promote recreation services and facilities, in particular, group oriented sports activities;
- i. Improve current park facilities; and
- j. Analyze the fiscal and operational management ability of the District of Sooke to own and operate SEAPARC Leisure Centre complex and lands within the District.

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

### 4.11.3 POLICIES

- a. Establish additional activities through recreation programming and leadership opportunities for youth;

- b. Provide recreational activities for all demographics, including the disabled and special needs;
- c. Develop strategies to financially assist community organizations and provide public appreciation events for volunteerism, both historic and current;
- d. Improve and expand District of Sooke-owned parks facilities, including playground equipment to CSA standards, concessions and benches, and work to improve the cleanliness of parks;
- e. Expand SEAPARC facilities in discussion and cooperation with applicable stakeholders;
- f. Support the development of increased commercial services, including shops for youth such as for clothing, and sports equipment, and other youth-inspired businesses;
- g. Provide safe youth activities and facilities such as for soccer, softball, baseball, basketball, skate boarding, etc.;
- h. Work to increase public access to freshwater and saltwater to provide additional swimming opportunities;
- i. Protect existing recreational and leisure access and use of Sooke Harbour and Basin, and where possible, secure additional low impact opportunities for recreation and access;
- j. Collaborate and partner with youth and School District #62 to promote activities and field trips;
- k. Where feasible, provide additional youth-identified services and programs within existing buildings and structures, and examine the construction of new facilities where appropriate;
- l. Provide improved social, cultural, educational, and economic opportunities for youth in Sooke; and
- m. Provide a safe environment for cycling in Sooke.

#### **4.11.4 ACTION ITEMS**

- a. Create a mountain bike trails area with mapping;
- b. Build a trail extension to the Galloping Goose Trail that routes through Sooke and the Town Centre;
- c. Explore the feasibility and establishment of a youth centre in the Town Centre;
- d. In consultation with SEAPARC and local youth, expand current youth recreation programs, with emphasis on group activities;
- e. Expand and diversify the public library and consider new locations that would enable the library to expand their operation;
- f. Establish an official youth leadership committee to collaborate with the Sooke Youth Council to improve education, social, cultural, and economic opportunities in Sooke;
- g. Create a track and field training centre with a track;
- h. Provide bicycle facilities, storage and racks throughout the community, in particular at Edward Milne Community School, the Town Centre area and SEAPARC;

- i. Build a business case to analyze the possibility of the District of Sooke taking over SEAPARC from the CRD. Subject to the operation and management of SEAPARC Leisure Centre complex and lands, to hire a full-time recreation, tourism and leisure services director; and
- j. Work with the CRD, Sooke Community Association, SEAPARC and other non-profit organizations to maximize recreational opportunities.

## 4.12 PARKS AND TRAILS

Sooke parks and trails provide residents with places to enjoy safe and convenient recreation. Access to parks and trails help to increase physical activity and contribute to a healthier community, and are considered a quality of life indicator. Residents and businesses are attracted to locations that provide a high standard of living. Parks and trails can help protect and celebrate a community's culture and history and serve as a social focal point. This Official Community Plan includes references to the Parks and Trails Master Plan (2009) of which the OCP supports the specific goals, objectives and recommendations of that plan.



### 4.12.1 GOALS

- Develop a community parks and trails system that provides a network of greenways and open space, which meets the needs of current and future residents and visitors;

**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

- Retain Sooke's natural setting as its greatest attribute and which sets it apart from all other municipalities within the Capital Regional District (CRD);
- Create a strong pedestrian linkage between existing neighbourhoods, the Town Centre and along the Sooke Harbour and Basin shoreline; and
- Balance the leisure needs of residents with that of the environment when developing, managing and maintaining the parks and trails system.

### 4.12.2 OBJECTIVES

- a. To protect strategic parks, open space and other natural areas;
- b. To implement the Parks and Trails Master Plan (2009) recommendations;
- c. To support parks and open space that promotes a sense of community, including interactive sports and activities; and
- d. Providing a trail connection between the Galloping Goose Trail, the Town Centre and Sooke trails.

#### 4.12.3 POLICIES

- a. For all new waterfront developments, negotiate with landowners to purchase or secure right-of-way to expand the existing waterfront boardwalk into a continuous waterfront walkway between the Town Centre, Government Wharf and Wright Road. In areas of existing development where a trail location is desirable, the District of Sooke shall negotiate with the landowner and appropriate Provincial Ministry to acquire public access through foreshore areas;
- b. Encourage development of dedicated cycle lanes when road upgrades and new road development occurs on: Sooke Road, West Coast Road, Sooke River Road, Phillips Road, Church Road, Otter Point Road, Maple Avenue, Whiffin Spit Road;
- c. Endeavour to form trail linkages as outlined in the Parks and Trails Master Plan, including the Kaltasin and T'Sou-ke Nation neighborhoods, linking shoreline access points and providing safer pedestrian routes to schools and the Town Centre;
- d. Preserve, maintain and sign the public trail routes;
- e. Work with the Capital Regional District (CRD) to develop a connection between the existing Silver Spray Trail Corridor and the trail system in East Sooke Regional Park;
- f. Collaborate with BC Hydro to create reciprocal access agreements for multi-use trails on hydro right-of-way areas;
- g. Develop an east/west off road, multi-use trail for pedestrians and cyclists using pre-existing trail routes in the vicinity of Ponds Park and adjacent developments;
- h. Create connections between the existing trails in DeMamiel Creek Park, and identify a location to develop a trail connecting to the Throup Road/Journey Middle School area;
- i. Protect and increase beach and other waterway accesses, such as the Government Wharf;
- j. Look for opportunities to partner with community stakeholders and other government agencies to facilitate parks and trails improvements in Sooke;
- k. Consider accessibility and include accessible amenities where terrain and natural eco-systems permit;
- l. Negotiate with the province and private property owner(s) to provide access through and/or on property for public pedestrian trail accesses by securing rights-of-way and easements. Where possible work to purchase these lands for controlled community use;
- m. Promote and encourage neighbourhood open space that is conducive to unofficial sports activity and play, specifically encouraging larger neighbourhood parks rather than pockets of smaller parks;
- n. Provide covered bike racks throughout the community and "rock star" bike parking in the closest location to amenities and buildings;
- o. Parks to include high quality CSA approved equipment;
- p. Connect sidewalks to trails and strive for an uninterrupted and integrated pedestrian mobility system;
- q. Consider a tree planting program using native plant species to maximize survival rates and minimize maintenance in all areas of the community;

- r. Integrate rainwater management facilities into parks and trails;
- s. Consider public recreational access to the Sooke side of Kemp Lake;
- t. Provide access points and lookouts to the waterfront, and encourage commercial retail opportunities for pedestrian destinations;
- u. Increase public access to fresh water and salt water for swimming and fishing opportunities;
- v. Support and partner with the Lions Club to plan for a future Sooke Lions Park;
- w. New parks shall achieve the priorities identified in the Parks and Trails Master Plan;
- x. Work with local motorized recreation groups and the CRD to determine appropriate recreation areas for this activity, including undertaking the feasibility of a pilot project to allow motorized recreational users to have “through access” on existing roads in the Harbourview/Sea to Sea Park to allow access to lands beyond the municipal boundary;
- y. Encourage education of trail use etiquette, safety and environmental values for motorized and non-motorized trail or park users;
- z. Develop volunteer programs to provide opportunities for community residents to take part in parks and trails development, maintenance and programming;
- aa. Promote the District of Sooke’s outdoor recreation network to attract people and events to the community (e.g. Gateway to the West Coast; most westerly starting point of the Trans-Canada Trail); and
- bb. Multi-use trails to accommodate cyclists and pedestrians will be preferred over on-road bike lanes.

#### **4.12.4 ACTION ITEMS**

- a. Develop a multi-use waterfront walkway between the Town Centre, Government Wharf and Wright Road. The District of Sooke should only consider the long term viability of a waterfront walkway to the Sooke River and Whiffin Spit after future consultation with residents;
- b. Develop a Waterfront Walkway Plan in consultation with waterfront landowners and residents for the Town Centre to Wright Road area.
- c. Acquire a contiguous shoreline park around Goodridge Island;
- d. Develop an east/west off road multi-use trail that accommodates pedestrians and cyclists in conjunction with new road development along Throup/Grant Road Connector;
- e. Develop a multi-use trail connection from the Galloping Goose over the Sooke River at the Sooke Potholes and the Sooke River Flats;
- f. Decommission and sell the parks as recommended in the Parks and Trails Master Plan;
- g. Complete the design and construction of John Phillips Memorial Park;
- h. Develop a wilderness hiking trail along the historic former Flowline route;
- i. Construct a pedestrian trail and bridge connection along DeMamiel Creek from Pascoe Road to Sunriver Estates and Helgesen Road;

- j. Develop a trails signage strategy to identify trail routes, provide user information and market the trail system to the public;
- k. Develop and maintain foreshore road ends for public access with appropriate signage;
- l. Clear and develop a portion of Blythwood Park as a staging area for the Galloping Goose Trail;
- m. Remediate and remove invasive species from Deerlepe Park;
- n. Identify and secure at least one large land area suitable for future sports field development;
- o. Amend the Sooke Zoning Bylaw, and other associated bylaws and policies if necessary (e.g. Amenities Policy), to aid in the implementation of the recommendations of the Parks and Trails Master Plan (2009);
- p. Develop a park plan for Winfield Road to provide passive recreation facilities;
- q. Create a Pedestrian Network Study for Sooke and area, utilizing long range visioning and planning for a variety of transportation modes, including bikes, golf carts, special needs carts, skateboards, rollerblades, strollers, running and walking;
- r. Work with the T'Sou-ke Nation and the provincial government to examine the feasibility of co-management of a public park on Broom Hill;
- s. Establish a suitable Sunriver school site that will also provide sports fields for public use;
- t. Amend the Sooke Zoning Bylaw to accommodate density bonusing or phased development agreements to acquire funds, fee simple lands, parkland and amenities;
- u. In consultation with the CRD and local park and trail user groups, amend the Sooke Zoning Bylaw to bring in line the District's zoning of the Sea to Sea Park lands to accommodate existing and proposed recreational uses, i.e. motorized recreational use on existing designated roadways of that area, and the permitted uses proposed in the regional park management plan for that area;
- v. Work with the CRD, the province and other regional landowners towards developing a multi-use interconnected backcountry trail system;
- w. Develop parks and trail information materials such as brochures, handouts, and website design, etc;
- x. Examine the feasibility of a new or upgraded BMX track at SEAPARC;
- y. Examine appropriate locations for the construction of a disc golf course;
- z. Develop a rural trail loop around Sooke as per the Parks and Trails Master Plan;
- aa. Develop at least one public boat launch along the Sooke Harbour; and
- bb. In conjunction with other municipalities, investigate the feasibility of extending the Trans-Canada Trail from Victoria to Sooke.



## 4.13 TRANSPORTATION

Safety considerations are paramount in Sooke regarding transportation planning through the following:

- separating travel modes such as bicycle, bus, and other vehicles;
- encouraging non-motorized travel;
- reducing operating speeds using techniques such as traffic calming;
- achieving compatibility between a road's use, and its form and function;
- providing for local access and mobility of through traffic; and
- accommodating pedestrians, cyclists and public transit on the transportation network and at desired crossings.



**Ensure that Council is confident that future councils will be able to enact appropriate bylaws and proceed with appropriate infrastructure that is CONSISTENT with these policies.**

### 4.13.1 GOALS

- To provide adequate transportation infrastructure and services in a timely manner to create connectivity and promote pleasant, safe pedestrian travel and other forms of alternative transportation methods as a primary means of movement and an important quality of life attribute;
- To ensure a safe and efficient road network through development of a network of vehicle, transit, bicycle and pedestrian routes; and
- To implement new approaches to transportation planning, such as better coordinating land use and transportation; increasing the availability of high quality transit service including HandiDART and neighbourhood bus services; creating variety, resiliency and connectivity within road networks; and ensuring connectivity between pedestrian, bike, transit and road facilities.

### 4.13.2 OBJECTIVES

- a. Work in collaboration with the Ministry of Transportation and Infrastructure (MOTI) and the Capital Regional District (CRD) in order to follow the recommendations and implementation plan contained within the District of Sooke Transportation Master Plan 2009;
- b. Link the District's five year Capital Expenditure Program with the Transportation Master Plan 2009;
- c. Utilize Sooke Smart Growth planning principles and integrate transportation and land use decision making in the Town Centre, including the exploration and adoption of alternative development road standards, bicycle lanes, pedestrian movement and mixed use, so residents can live, work and shop close to home;
- d. Promote Sooke as a BC Transit transportation hub for repair and overnight storage of transit vehicles;
- e. Promote Sooke's linkage with the BC Transit system and the installation of full pull-out bus stops;
- f. In conjunction with the CRD and other surrounding municipalities, support a light rail transit system in the West Shore;
- g. Promote Sooke tourism shuttle services in partnership with Sooke tourism stakeholders;
- h. Explore the possibility of ferry or boat service to and from Sooke, including Bamfield, Ucluelet, Tofino and Victoria, etc;
- i. Develop connectivity between existing sidewalks and trail systems to schools, parks and commercial areas including along the Sooke River, waterfront and highway crossings;
- j. Create "human scale" frontages and development that encourage walking;
- k. Promote the community as pedestrian friendly, with a strong focus on a pedestrian friendly environment in the Town Centre;
- l. Promote safe, efficient and economical operation for all users of the existing and future road networks, including regional transportation links; and
- m. Support the Throup/Grant Road connector to reduce traffic on Highway 14 through Sooke's Town Centre.

#### **4.13.3 POLICIES**

- a. Support an alternate route through Sooke to help take traffic off Highway 14. The new alternate route corridor is to restrict development and access to appropriately controlled intersections so as to protect the long-term integrity of the new corridor;
- b. The District and MOTI will develop a Memorandum of Understanding (MOU) to support transportation strategies, including roundabouts, intersections, decreased cross-sections, etc. for Highway 14;
- c. Investigate the following sources of funding for transportation infrastructure projects:
  - i. special levies;
  - ii. strategic budget allocations;

- iii. Gas Tax Fund;
  - iv. Green Municipal Fund;
  - v. public transportation infrastructure funds;
  - vi. Canada Strategic Infrastructure Fund; and
  - vii. Infrastructure Canada program.
- d. Improve and expand public transportation service opportunities, bus shelters and cross walks in cooperation with BC Transit in Sooke and surrounding area. Utilize the *Let's Get Moving, Capital Regional District, Transportation and Health Initiative, Final Report for Juan de Fuca Electoral Area and District of Sooke, 2007*, recommendations and improvements to guide improvements;
  - e. Establish criteria for identifying ongoing improvements to existing transportation links;
  - f. Ensure sustainable transportation planning and design standards are met, including the exploration of Innovative Development Standards for the associated climate;
  - g. Explore alternative forms of Town Centre parking, including off street, underground, and multi-storey above ground parking facilities;
  - h. Continue to promote safety first planning principles, for all modes of transportation such as vehicle, transit, pedestrian and bike travel;
  - i. Explore the potential for, and location of, a transportation hub for boat, road, transit, cycle and pedestrian movement;
  - j. Promote Sooke as a pedestrian friendly community in which pedestrian facilities are established and integrated with planning for transit service;
  - k. Improve Highway 14 conditions and the aesthetics of the highway corridor by discouraging unkempt lots and bill board advertising and encouraging the installation of formalized landscaping;
  - l. All utilities to be underground to improve the visual appeal of the highway corridor;
  - m. Using traffic calming methods, such as round-a-bouts, parking scallops and meridian landscaping to beautify and increase safety on Highway 14;
  - n. Promote a ferry system service for transporting people in and around the Sooke Harbour and Basin and to and from other coastal communities; and
  - o. Promote to BC Transit a bus repair facility in the Sooke works yard or other appropriate industrial site; and
  - p. In further consultation with BC Transit, support the idea to provide a park and ride facility in West Sooke as well as improvements to the existing central transit exchange to facilitate better local to regional transit service.

#### **4.13.4 ACTION ITEMS**

- a. Implement the District of Sooke Transportation Master Plan, 2009 with priority to build the Throup/Grant Road connector road;

- b. Complete a Town Centre parking management study that includes public consultation with Town Centre businesses and the general public, and an inventory of possible locations for municipal owned parking areas;
- c. Review and amend the Subdivision and Development Standards bylaw and Sooke Zoning Bylaw and cross reference them to the Transportation Master Plan;
- d. Update the Development Cost Charge (DCC) bylaw in accordance with the Transportation Master Plan;
- e. Initiate parking management strategies to identify and inventory strategic municipal and private parking locations as well as exploring parking management techniques such as day/night sharing of parking facilities and reduced parking ratios for complimentary land uses;
- f. To create an inventory of existing and potential parking areas;
- g. Develop alternative development road standards and incorporate them into the Subdivision and Development Standards Bylaw;
- h. Implement a municipal/community car pool program;
- i. In collaboration with the Ministry of Transportation and Infrastructure (MOTI) create and implement a Traffic Calming Plan for roads within and around Sooke;
- j. Create a Pedestrian Network (Mobility) Master Plan or equivalent for Sooke and area, utilizing long range visioning and planning for a variety of transportation modes, including bikes, golf carts, special needs carts, skateboards, rollerblades, strollers, running and walking. The Pedestrian Network Plan shall include a section on seniors' mobility and be linked to the budget plan ;
- k. Install sidewalks and pedestrian bicycle lanes along Highway 14, especially in areas where residential dwellings and commercial services exist;
- l. Install speed limit signage on all arterial and high use roads and work with MOTI to improve road signage and safety conditions;
- m. Implement the road network connections outlined in the Transportation Master Plan, as well as the recommendations for the Bicycle and Pedestrian Network, Public Transit, Neighbourhood Zero Emission Vehicles, Transportation Demand Management and Implementation plan;
- n. Install sidewalks and/or trails on a minimum of one side of all roads except in rural areas;
- o. The Town Centre shall have 3-metre-wide sidewalks on both sides of all roads wherever possible; and
- p. Incorporate street lighting improvements to allow for safer movement of pedestrians and vehicles.



Photo by Ken Sprinkling

## 5.0 PART III – “LAND USE DESIGNATIONS”

The OCP includes land use designations as shown on Schedule “A” to provide long term planning direction for generally permitted uses in the District of Sooke and where intensive, non-intensive, or no-intensity uses are permitted. The details of the land use planning for each designation are provided in a separate section in this section.

**Legal opinion:**

We think that the land use designations provisions of the existing plan are comparatively detailed and prescriptive. Legal opinion recommends against including such a level of detail in the plan which could give rise to amendments in order to adopt proposed inconsistent zoning in the future.

summarizes the uses for each category within specific zoning designations provided within

OCP Designation	Density	Base Density
<b>Community Residential</b>	<ul style="list-style-type: none"> <li>Single and multiple-family residential mix with neighbourhood scale commercial</li> </ul>	<ul style="list-style-type: none"> <li>Low to medium</li> </ul>
<b>Gateway Residential</b>	<ul style="list-style-type: none"> <li>Large lot single family residential, limited multiple-family and neighbourhood commercial, and agriculture</li> </ul>	<ul style="list-style-type: none"> <li>Low</li> </ul>
<b>Rural Community Residential</b>	<ul style="list-style-type: none"> <li>Acreages, agriculture and single family residential</li> </ul>	<ul style="list-style-type: none"> <li>Very low</li> </ul>
<b>Town Centre</b>	<ul style="list-style-type: none"> <li>Commercial and multiple family</li> </ul>	<ul style="list-style-type: none"> <li>High</li> </ul>
<b>Technical Industrial Centre</b>	<ul style="list-style-type: none"> <li>Business park, technology centre, and live/work residential</li> </ul>	<ul style="list-style-type: none"> <li>Low to medium, as per policies of underlying Community Residential designation</li> </ul>
<b>Industrial Development</b>	<ul style="list-style-type: none"> <li>Light, general and heavy industrial</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>Farming and agri-tourism</li> </ul>	<ul style="list-style-type: none"> <li>As per ALC approval</li> </ul>
<b>Forest/Watershed</b>	<ul style="list-style-type: none"> <li>Recreation, agriculture, and natural areas protection</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Comprehensive Development</b>	<ul style="list-style-type: none"> <li>Integration of commercial, residential, recreational and public mix of land uses</li> </ul>	<ul style="list-style-type: none"> <li>Medium to high</li> </ul>
<b>Commercial Node</b>	<ul style="list-style-type: none"> <li>Neighbourhood scale commercial</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

Land use designations are required by legislation to be part of an OCP and must deal specifically with the types and densities of residential, commercial, industrial, institutional, agricultural and recreational uses and the location(s) where such uses are permitted. Designations must also provide statements concerning environmentally sensitive areas and regulations as well as existing or proposed public amenities (e.g. park) and infrastructure (e.g. roads). The designations contained within this OCP support the Regional Context Statement and goals of the Regional Growth Strategy. The designations also provide guidance to Council in regards to policies relating to agriculture.

**LEGAL OPINION:**

Refine and simplify as per legal opinion. Look for potential conflicts with the zoning bylaw.

## **5.1 COMMUNITY RESIDENTIAL**

The Community Residential designation is the area within which low to medium density residential growth will occur along with some associated and appropriately scaled commercial development. Residential development is targeted towards the Community Growth Areas, where municipal services can be provided or accessed in an efficient manner. All new residential development shall be challenged by the creation of a 'Build Green' checklist created by the District of Sooke. The checklist shall outline green options and be enforced through the District Building Bylaw and Sooke Zoning Bylaw where applicable. High density residential development is supported in the Town Centre.

### **5.1.1 GOALS**

- Ensure the sustainable construction of single family and multiple family residential dwellings;
- Reduce residential sprawl;
- Ensure future and existing residential development minimizes the impact on municipal infrastructure; and
- Support mixed-use development (e.g. commercial/residential) and infill where appropriate.

### **5.1.2 OBJECTIVES**

- a. Provide a range of high quality housing types, tenures and densities, which can meet the diverse needs of, and attract, individuals and families of varying income levels and demographics;
- b. Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups;
- c. Encourage a variety of housing types, including coach housing, row housing, live/work units and town houses, etc. that diversify the housing stock;
- d. Provide the most efficient use of land and existing physical infrastructure in terms of infill/densification;
- e. Deter new residential subdivision development outside the Community Growth Area (CGA);
- f. Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
- g. Require safe and formalized pedestrian access to services from all residential areas, including connections to amenities and commercial service areas;
- h. Reduce impact on the natural environment and avoid hazardous land conditions and environmentally sensitive areas;
- i. Preserve and enhance the character of existing neighbourhoods;
- j. Encourage the creation of childcare facilities in residential areas;
- k. Allow for a variety of housing options within new and existing residential areas;

- l. Promote green space and boulevard treatments which incorporate rainwater management; and
- m. Allow limited small scale commercial development to serve local neighborhood residents, e.g. daycare, corner store, neighborhood pub.

### **5.1.3 POLICIES**

- a. In new residential subdivision developments, encourage the use of Leadership in Energy and Environmental Design LEED-ND (Neighbourhood Development) or municipal equivalent, in exchange for density bonuses or Development Cost Charge (DCC) rebates;
- b. Provide density and site consideration incentives for provision of underground or concealed parking as well as amenities;
- c. Require the use of Innovative Development Standards (IDS) within residential subdivisions, where feasible. IDS includes engineered French drain technology, rain water detention ponds, narrow roads, permeable surfaces, retention of the natural ecosystems;
- d. Encourage community gardens in residential subdivisions (at the subdivision stage) as common property in stratas, municipally owned fee simple property, or easements or rights-of-way through one communal plot and area or multiple plots and areas;
- e. Within existing residential subdivisions where there are no available areas for community gardens, the District of Sooke shall endeavour to acquire land, convert unused parks or use rights-of-way and easements for such purposes;
- f. Permit home based businesses to operate from residential homes;
- g. Require new residential development to take advantage of natural amenities including tree stands, view potential, natural features and view corridors;
- h. Support contiguous residential infill development to medium densities via rezoning and subdivisions;
- i. Mixed use developments, such as commercial with residential above the main floor, is supported in areas that are served well by transit, major roads and trails;
- j. Small, neighbourhood scale commercial development may also be considered in the following areas:
  - i. On West Coast Road between Tominy Road and Gatewood Road (western Town Centre boundary);
  - ii. On Sooke Road between Charters Road and Sooke Elementary School (eastern Town Centre boundary);
  - iii. In proposed large-scale comprehensive developments to primarily service neighbourhood residents; and
  - iv. At the controlled intersection of two major roads subject to a traffic impact study (TIS).



#### **5.1.4 ACTION ITEMS**

- a. Amend the Subdivision and Development Standards Bylaw to include Innovative Development Standards for residential subdivisions;
- b. Incorporate infrastructure incentive rebates in the Development Cost Charge (DCC) Bylaw for subdivisions that incorporate LEED-ND criteria into proposed subdivisions. Create a similar rebate for commercial, industrial and multi-family developments that incorporate LEED building design. Rebates would be issued if the LEED building or development removes the need to upsize or install new infrastructure;
- c. Require 10% (rounded up) of the total number of any single family residential proposed subdivision (lots) and spec-built subdivisions as affordable residential lots and/or affordable single family homes respectively as defined by the District of Sooke;
- d. Amend the Sooke Zoning Bylaw to include the following:
  - i. Use of ancillary/accessory agriculture on single family residential lots and a minimum percentage of lot area allocated for the same;
  - ii. Creation of a small lot residential zone and a vacation rental zone (with required full time resident); and
  - iii. Allow secondary suites in all single family homes with lot sizes that are able to appropriately accommodate an additional on-site parking space and tenant open space, either private or shared.

**LEGAL OPINION:**

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning  
bylaw.

**5.2 GATEWAY RESIDENTIAL**

The Gateway Residential designation is the area within which low density residential growth will occur along with some associated neighbourhood appropriate small-scale commercial development. Although this area is categorized as a growth area, the type of development that is targeted for this area is low density infill. This designation is meant to preserve the mixed residential/rural character of the area while still allowing for some increased density but limiting access along the highway corridor. This particular area also requires attention be given to infrastructure upgrades, including Highway 14 but especially to the expansion of the municipal sewer to help eliminate the negative environmental impacts that on-site sewage systems are having on the Sooke Harbour and Basin.

**5.2.1 GOALS**

- Encourage a sustainable mix of small scale neighbourhood commercial, rural agriculture, single family residential and limited multifamily uses;
- Reduce the environmental impact of non-municipal on-site sewage disposal;
- Ensure future and existing residential development minimizes the impact on municipal infrastructure and Highway 14; and
- Create a target for future growth through infill and re-development that complements the area and involves an arterial gateway to the community.

**5.2.2 OBJECTIVES**

- a. Provide a range of high quality housing types, tenures and low densities, which can meet the diverse needs of, and attract, individuals and families of varying income levels and demographics;
- b. Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups;
- c. Promote safety and functionality to land uses adjacent to the main arterial route into town;
- d. Provide the most efficient use of land and existing physical infrastructure in terms of infill;
- e. Not support the creation of lots of less than 2500m<sup>2</sup>;
- f. Deter single family residential sprawl development outside the Community Growth Boundary (CGB);
- g. Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
- h. Require safe and formalized pedestrian access to services from all residential areas including connections to amenities and commercial service areas;
- i. Create a more organized, environmentally attractive and aesthetically pleasing entrance to town;
- j. Reduce the impact on the natural environment and avoid hazardous land conditions and environmentally sensitive areas; and

- k. Enhance the character of existing neighbourhoods and protect the character of the gateway area.

### **5.2.3 POLICIES**

- a. Extend and provide municipal sewage infrastructure to the area and consequently connect all required structures, and decommission any and all private septic fields and/or sewage holding tanks whenever possible;
- b. Require safe and efficient access and egress points off Highway 14 (Sooke Road). Combined access points, shared access or shared easements shall be utilized to reduce access points onto Highway 14 (Sooke Road) for new developments or subdivisions;
- c. Require the use of Innovative Development Standards (IDS) within residential subdivisions, where feasible. Parking configurations that require “backing out” onto Highway 14 (Sooke Road) shall not be permitted;
- d. Require development along the waterfront to take advantage of topographic variations;
- e. Hold the preservation and protection of the Sooke Harbour and Basin and foreshore as a priority to any future development;
- f. Permit home-based businesses to operate from residential homes;
- g. Require new residential development to take advantage of natural amenities including tree stands, view potential, natural features and view corridors; and
- h. To not support rezoning or subdivision applications for proposed lot sizes of less than 2500m<sup>2</sup>.

### **5.2.4 ACTION ITEMS**

- a. Work with the District of Sooke waste water provider to determine the feasibility and cost to provide municipal sewer service to the area;
- b. Work with the Ministry of Environment and VIHA towards agreement on appropriate on-site sewage disposal options for proposed rezoning and subdivision applications in the area. The agreement will be based upon the recommendations in the District of Sooke Liquid Waste Management Plan and regulated through the Sooke Zoning Bylaw regulations;
- c. Work with MOTI on an ‘Access Management Strategy’ addressing existing accesses on the highway, proposed road improvements, and increasing pedestrian safety and infrastructure within the corridor; and
- d. Work with the CRD in regards to the Galloping Goose Sooke Connector conceptual alignment and design for the area. Once the design is complete partner with the CRD and appropriate government agencies and grant organizations towards construction of the trail as a top priority.

**LEGAL OPINION:**

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning  
bylaw.

**5.3 RURAL COMMUNITY RESIDENTIAL**

The Rural Community Residential designation is the area within which the lowest density residential growth will occur. Rural residential development is designated in areas with larger existing lot sizes in a predominantly rural setting. Rural properties exist throughout the District of Sooke as the community has embraced the rural lifestyle and culture of the area. This designation is meant to preserve the rural and agricultural character of lands outside of the Community Growth Area.

**5.3.1 GOALS**

- Maintain the existence of larger lot sizes, agricultural use, and rural living opportunities in the District of Sooke;
- Ensure future and existing residential development minimizes the impact on municipal infrastructure;
- Allow sustainable rural development such as farming and agricultural-tourism; and
- Protect and maintain the natural environment.

**5.3.2 OBJECTIVES**

- a. Allow for a rural living lifestyle;
- b. Foster the agricultural use of rural lands and ancillary value-added uses;
- c. Encourage preservation of large lot areas for agricultural, open space, and environmental reasons;
- d. Reduce impact on the natural environment as well as environmentally sensitive areas and avoid hazardous land conditions; and
- e. Preserve the character of existing areas and neighbourhoods.

**5.3.3 POLICIES**

- a. Minimum lot size to be 4 hectares;
- b. Encourage hobby farming and small scale agricultural uses as well as community gardens;
- c. Permit home-based businesses and cottage industries to operate from residential homes; and
- d. Land uses may include farming, single family residential homes, duplexes, secondary suites, parks and trails, churches, schools, farms, home-based businesses, bed and breakfast, and agri-tourism (e.g. farm tours, horseback riding) or similar land uses.

**5.3.4 ACTION ITEMS**

- a. Work with appropriate government agencies to inventory sensitive habitat and wildlife within the rural areas; and
- b. Work with the CRD to develop a plan to bring municipal water service to all areas, including rural areas, of the District of Sooke.

**LEGAL OPINION:**

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning  
bylaw.

## **5.4 TOWN CENTRE**

The Town Centre is the heart of the community. As envisioned in the approved Sooke Town Centre Plan (2009), the Town Centre designation is the area within which the highest density residential development will occur while being the primary commercial hub of the community.

### **5.4.1 GOALS**

- Encourage a Town Centre that incorporates high quality public spaces and contributes to Sooke's history and sense of place;
- Promote a strong civic presence and a high level of public amenity;
- Ensure an interconnected network of small scale, mixed purpose, or shared streets;
- Concentrate retail uses, services, personal services, facilities and entertainment within the Town Centre;
- Develop a strong central focus and a series of nodes within and adjacent to the Town Centre;
- Develop a strong service centre that serves Sooke and the surrounding area;
- Develop marine commercial uses that attract tourists and locals;
- Ensure that significant heritage buildings in the Town Centre are protected and that new development is complementary;
- Retain Sooke Elementary site as an important community facility;
- Create a learning campus within the Town Centre;
- Improve public views of waterfront from Sooke Road;
- Ensure a mix of uses including high density residential;
- Plan, design and build according to Sooke Smart Growth principles and environmental sustainability;
- Ensure future and existing development minimizes the impact on municipal infrastructure and staffing (e.g. fire department); and
- Require all new or renovated development to include rain water management techniques. Encourage existing developments to incorporate rainwater management systems in their current development to assist in rainwater detention and treatment of runoff waters.

### **5.4.2 OBJECTIVES**

- a. To implement the vision and recommendations outlined in the Town Centre Plan;
- b. To support the development of galleries, live/work, and exhibit space in the proposed Artisan Alley and art studios as home occupations;
- c. To create streets that extend from Sooke Road to the waterfront and allow for public views of the waterfront;
- d. To consider the location and height of development adjacent to the waterfront so as to maintain public harbour views;

- e. To improve the waterfront access from Murray Road in accordance with the Town Centre Plan and Downtown Design Guidelines 2006;
- f. To provide viewing locations of Sooke Harbour and Basin;
- g. Support a commercial pier development at the foot of the proposed Waterview Street and at the proposed extension of Church Road South;
- h. To create a new pedestrian-scaled and focused Waterview Street south of Sooke Road that extends to the waterfront;
- i. To create active storefronts that limit non-retail uses on the ground floor;
- j. Support further rezoning for commercial use of properties inside the established Town Centre core;
- k. To investigate other public facilities that would be appropriate for a multi-purpose civic centre located on proposed Waterview Street as part of the Five Year Capital Plan for Sooke;
- l. To consider retrofitting the Sooke Elementary school gymnasium as a local movie theatre or performing arts complex, if the school closes;
- m. To support a major multi-purpose educational, tourist oriented, residential and commercial development on the waterfront; and
- n. To create an identifiable focal point and Town Centre for the community; a place where people live, work and meet, that attracts residents and visitors.
- o. Revitalize the Town Centre by enhancing the architectural form and character of the area and establishing a “West Coast” character. *(added by Bylaw No. 598 July 21, 2014)*

### 5.4.3 POLICIES

- a. Establish height requirements in terms of acquiring maximum natural lighting to the street for all new and existing development and renovations; avoid building shadows where possible with varying heights;
- b. Encourage businesses to maintain appearances of store fronts and landscaping in conjunction with the Communities in Bloom program;
- c. Allow for varying densities and heights of buildings and encourage ‘stepping’ or ‘tiering’ of buildings down the slope to the water’s edge and using green roofs and natural building materials to limit the visual impact of the development;
- d. No residential only buildings are supported along Waterview Street. Commercial or mixed use buildings along Waterview Street will be primarily 4-6 storeys in height and of a character espoused by the Town Centre Plan;
- e. Residential development in the Town Centre will take the form of townhouses, rowhouses, and condominiums in the general locations espoused by the Town Centre Plan;
- f. Require pedestrian and cycling amenities (bike stands, seating, covered areas) for new developments;
- g. Strongly encourage new and existing businesses on the waterfront to provide double storefronts in order to link pedestrian movement on both sides of structures;

- h. Provide municipal tax incentives or abatements for new and existing commercial development within the Town Centre;
- i. Reduce the dominance of the automobile in the Town Centre;
- j. Create a flexible area where vehicle parking can double for public use;
- k. Dedicate public spaces for events, performances, buskers and mobile food stands;
- l. The District will negotiate with landowners at the time of rezoning or development application towards the establishment of public access for a waterfront walkway in the Town Centre area;
- m. Create multi-modal streets for pedestrians, bicycles and mass transit;
- n. Develop Horne Road in a manner that provides pedestrian connections between Murray Road, the proposed public access at the foot of Waterview Street and the extension of Church Road;
- o. Parks, open spaces and recreational and institutional facilities are to be featured predominantly in the Town Centre area; and
- p. Educational, health and child care facilities are encouraged in this area.
- q. Establish a “West Coast” theme for the Town Centre that promotes Sooke’s natural beauty, cultural and maritime history through the promotion of architectural form and character and landscaping. *(added by Bylaw No. 598 July 21, 2014)*

#### **5.4.4 ACTION ITEMS**

- a. Amend the Sooke Zoning Bylaw and the Subdivision and Development Standards bylaw, to reflect the zoning provisions in the Town Centre plan;
- b. Meet with Vancouver Island Regional Library Board regarding potential relocation of the library in the Town Centre, possibly as part of the development of a multi-purpose civic centre on the proposed Waterview Street or in Mariners Village;
- c. Develop inventory of significant heritage sites and buildings within the Town Centre;
- d. Identify an appropriate site for a community garden in the Town Centre;
- e. Include public art as a component of major development projects in the Town Centre;
- f. Create a civic square as a key component of the proposed Waterview Street development concept;
- g. Create a Park-and-Ride close to the Town Centre;
- h. Consider rezoning the waterfront at the foot of proposed Waterview Street for a mix of marine commercial uses, including a hotel and marine pub;
- i. Develop a public pier with retail and ferry service to East Sooke;
- j. Create a parking plan, which includes dedicated parking areas and streetscape design;
- k. Create new Town Centre sign policies in order to provide clear signage and directional flow to and from all areas of the community, including pedestrian and cycling traffic;
- l. Purchase land for dedicated parking, located on the periphery of the Town Centre commercial core;

- m. Create parking maximum requirements, instead of minimums, within the Sooke Zoning Bylaw;
- n. Investigate the feasibility and associated cost of a public/private/ partnership in order to create multi-use public art gallery space in conjunction with a municipal hall and library in the Town Centre;
- o. Investigate and implement revitalization tax and parking incentives for the Town Centre commercial core; and
- p. Create community Wi-Fi access within the Town Centre area.



## 5.5 TECHNICAL INDUSTRIAL CENTRE (BUSINESS PARK)

The Technical Industrial Centre designation is the area which supports the development of 'business parks' where all commercial and industrial activities are primarily indoors, 'clean', allow for live/work units or residential above the business activity, and which have a higher level of building design and street frontage improvements similar to that of commercial areas.

### 5.5.1 GOALS

- Enable Sooke to have greater economic viability, achieved through the diversification of the local economy and provision of employment opportunities into economic segments that are currently not served by the commercial or industrial sector of the community, i.e. technology centres, business parks, commercial/light industrial, and
- Accommodate such developments close to existing community services and housing and whose micro industrial and technology research, manufacturing and administration complements, and does not compete with, the Town Centre commercial area.

### 5.5.2 OBJECTIVES

- a. To ensure a diversified local economic base;
- b. To provide additional employment opportunities;
- c. To locate technical and light industrial activities to appropriate locations;
- d. To attract a highly skilled workforce, which can live *and* work in Sooke rather than commute elsewhere;
- e. To encourage sustainable, non-
- f. To encourage live/work scenarios
- g. To ensure the provision of sufficient economic growth requirements
- h. To encourage and support development of clean/green, technological, sustainable industries and renewable energy opportunities;
- i. To develop a diversified base industry, such as engineering, pharmaceutical and technological; and
- j. To ensure industry is sustainable and is not at the expense of the environment or social carrying capacity of Sooke.

**LEGAL OPINION:**

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning bylaw.

### 5.5.3 POLICIES

- a. Encourage and promote the development of high paying and labour intensive industries;

- b. Encourage and promote development of an eco-industrial park and/or business park, and an eco-industrial LEED park as a pilot project, supporting alternative energy, alternative grey-water treatment, etc;
- c. Support office and commercial uses in industrial areas, which complement light industrial redevelopment, e.g. redevelopment of the existing Kaltasin industrial and institutional zoned properties;
- d. Support the inclusion of accessory residential use in the Technical Industrial Centre designation and in existing industrial areas where appropriate;
- e. Designate Milnes Landing, the Gatewood vacant site and Kaltasin/Idlemore as business park locations;
- f. Allow for accessory commercial offices within this designation;
- g. Encourage a wide range of technical industrial activities and land uses;
- h. Require the use of rainwater management systems in all industrial areas including groundwater infiltration, rainwater detention and rain gardens in landscape areas; and
- i. Require a high level of building and site design for all Technical Industrial Centre locations.

#### **5.5.4 ACTION ITEMS**

- a. Develop tax and other incentives to encourage technology and business park developments in specified areas to LEED standard; and
- b. Amend the Sooke Zoning Bylaw to create a new zone that permits appropriate uses for a Technical Industrial Centre and that they be built to a high aesthetic standard.

## 5.6 INDUSTRIAL DEVELOPMENT

The Industrial designation is the area within which all industrial development may be supported. This designation also contains the sand, rock and gravel deposits within the District that are suitable for extraction and processing. The natural resource industry has provided a significant portion of Sooke's employment base throughout its history, and although Sooke's economy is now in transition, industrial areas are necessary to supply goods and services that will aid in the future development of Sooke and employment of local residents.

### 5.6.1 GOALS

- To support a variety of light, general and heavy industrial uses in existing industrial areas; and
- To support the creation of an Industrial Lands Strategy to help in designating new industrial and gravel extraction/processing areas where it can be clearly demonstrated that operational impacts (e.g. noise, smell, traffic) can be adequately mitigated to lessen to the greatest extent possible the impact to neighbouring non-industrial properties.

### 5.6.2 OBJECTIVES

- a. To ensure a diversified local economic base;
- b. To provide additional employment opportunities;
- c. To minimize and mitigate detrimental effects of industrial development on the natural environment and surrounding areas; and
- d. To support and encourage diverse sustainable industrial activities.

### 5.6.3 POLICIES

- a. Encourage and promote:
  - i. The development of high paying and labour intensive industries;
  - ii. Environmentally friendly industries; and
  - iii. The development of an eco-industrial park and/or business park.
- b. Require high quality site design, including extensive landscaping and visual buffers from non-industrial uses;
- c. New industrial development must support the environmental, community land use, and lifestyle goals of Sooke;
- d. Require industrial use areas, such as gravel pits, to be appropriately screened, reclaimed and "greened up" by the operator after works are complete; and
- e. Require the inclusion of rainwater management systems in all industrial developments.

#### LEGAL OPINION:

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning bylaw.

#### **5.6.4 ACTION ITEM**

- a. Working with the CRD, Sooke Economic Development Commission and Sooke Region Chamber of Commerce, develop an 'Industrial Lands Strategy' which helps to determine industrial lands demand by type and amount, and identify possible new industrial sites within and adjacent to the District.

## 5.7 AGRICULTURE

The Agriculture designation is the area which supports a variety of primary (e.g. farming) and secondary (e.g. agri-tourism) agricultural activities. Sooke envisions a vibrant sustainable food culture rooted in viable local production, historical and T'Sou-ke Nation's knowledge and environmental stewardship.

### 5.7.1 GOAL

- To protect the availability of existing agricultural lands and the ability of the community to produce food locally in a sustainable manner; and
- To enable secondary economic spinoffs from existing agricultural lands that will not impact upon the long term viability of the agricultural land.

### 5.7.2 OBJECTIVES

- a. To preserve and utilize capable and suitable agricultural lands to foster self-sufficiency, promote food security of food production and improve economic diversity;
- b. To ensure the continuation of small scale farms to encourage local small scale agricultural production and create viable farming operations through increased agri-tourism; and
- c. Support organic food production in all areas.

### 5.7.3 POLICIES

- a. Associate and implement the "Agriculture and Food Security" section of this document on Agriculture designated properties;
- b. Encourage "organic intensive agricultural" and other sustainable farming activities on arable lands both in and not within the ALR;
- c. Consider District controlled water distribution for purposes of food security;
- d. Ensure sufficient buffers, including roads and right-of-ways, between agricultural lands and adjacent, non-agricultural properties; use of 'best practices' guides from the ALC should be considered during the planning or development processes, e.g. *Ministry of Agriculture and Land's Guide to Edge Planning* and *Ministry of Agriculture and Land's Guide to Using and Developing Trails in Farm and Ranching Areas*; and
- e. Support organic gardening and agricultural

**LEGAL OPINION:**

Refine and simplify as per legal opinion. Improve potential conflicts with the zoning bylaw.

### 5.7.4 ACTION ITEMS

- a. Inventory existing small park areas to neighbourhoods that could be used for the ALC about incorporating such parks into the ALR is possible; and
- b. Provide educational material for the public regarding composting, water use, soil quality, etc.

## 5.8 PARK

The Park designation includes areas within which forested and open space lands are a vital component to the District of Sooke's landscape in terms of ecological, recreational and scenic significance. Maintaining municipal, regional and provincial parklands helps to promote biodiversity by protecting and providing wildlife habitat and opportunities for recreation, education and eco-tourism. The forested areas around Sooke also provide for an attractive landscape that Sooke residents enjoy for leisure activities of all types and have significant tourism potential for visitors to come to see. Watersheds often share the same area as forested lands and are vital to the ecosystem and the health of Sooke Harbour and Basin.

### 5.8.1 GOALS

- Manage park resources sustainably for the long term protection of their natural features, inherent ecological values and existing recreational opportunities for residents and visitors to Sooke;
- To implement the recommendations of the Parks and Trails Master Plan (2009);
- Maintain a sustainable forest under the provisions of the *Forest Land Reserve Act*;
- Look to protect *all* watersheds in the area, and their catchment area, and as a priority, protect Ayum Creek and Charters River Watersheds;
- Maintain the aesthetic value of the forest and the natural context of the community; and
- Retain Sooke's natural setting as its greatest attribute to distinguish it from other municipalities within the Capital Regional District.

### 5.8.2 OBJECTIVES

- a. To protect and preserve existing parks, open space and other natural areas;
- b. To require high standards of forest management practices;
- c. To only allow any activities that will not compromise any watersheds; and
- d. Allow for non-intensive agriculture and a community and regional parks and trails system, where appropriate, that provides a network of greenways and open space, which meet the leisure and food security needs of current and future residents and visitors.

### 5.8.3 POLICIES

- a. Restrict development within this trail activities, activities necessary access and where appropriate, the maintenance of existing roads for motorized recreational users;
- b. Minimize stream crossings;
- c. Endeavour to allow low impact trail linkages as outlined in the Parks and Trails Master Plan;

#### LEGAL OPINION:

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning bylaw.

- d. Work with motorized recreational user groups and the CRD to establish policy to manage recreational vehicles and to permit 'through access' in the Harbourview/Sea to Sea Park to allow such users to access lands beyond the District of Sooke;
- e. Ensure rainwater management is implemented to protect the aquatic habitats within the forested watersheds; and
- f. Work with appropriate provincial ministries when considering agricultural uses on Park designated lands.

#### **5.8.4 ACTION ITEM**

- a. Complete and implement the recommendations of the Liquid Waste Management Plan;
- b. Work with the CRD towards establishing appropriate park and multi-use trail policies for the Harbourview/Sea to Sea Park area and to bring in line the District of Sooke's zoning of those lands in regards to the existing land uses and those proposed in the CRD's Sea to Sea Park Management Plan for the lands;
- c. Work with the CRD, motorized recreational backcountry users, and other park and trail groups towards establishing a pilot project for motorized recreational users through Harbourview/Sea to Sea Park in order to access backcountry lands beyond the District boundary; and
- d. Consider establishing a Parks and Trails Advisory Committee as recommended in the Parks and Trails Master Plan (2009).

**LEGAL OPINION:**

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning  
bylaw.

## **5.9 COMPREHENSIVE DEVELOPMENT (CD)**

Larger, undeveloped parcels in Sooke offer unique advantages in terms of size and scale of development in addition to incorporating innovative mixtures of land uses.

Developments proposed within Comprehensive Development (CD) designated areas shall be developed according to a CD plan which is in accordance with the goals, objectives and policies of this section, with intent to provide a mix of land uses, housing types, higher densities, commercial uses, public open space, infrastructure and amenities.

Comprehensive development zoning proposed outside of this CD designation is permitted but must meet with the policies detailed in the designation within which they are located.

### **5.9.1 GOALS**

- Allow for flexible, innovative development options for larger parcels of land targeted for development within Community Growth Areas (CGA);
- To maximize environmental protection, viewscales, amenity provisions and variability in densities and land uses;
- To provide long term consistent land use decisions in large proposed new neighbourhoods through the Council approval of a Neighbourhood Plan which meets all the goals, objectives and policies of the OCP at that planning scale; and
- To allow the planning and development of CD areas to only complement and not compete with the Town Centre area.

### **5.9.2 OBJECTIVES**

- a. To encourage innovative design and flexibility combined with density incentives;
- b. To develop distinctive, attractive neighbourhoods with a strong sense of place; and
- c. To enhance the quality of community by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety and incorporate rainwater management.

### **5.9.3 POLICIES**

- a. Comprehensive developments proposed outside the CGA shall be encouraged to relocate to more appropriate sites with existing servicing;
- b. CD developments proposed in areas without sewer shall be required to connect to the municipal sewer system;
- c. The District of Sooke shall facilitate and co-implement Phased Development Agreements (PDAs) through a bylaw in order to create an additional tool to acquire amenities, land or housing concessions;



- d. Promote the use of individual gardens by allowing or requiring larger decks on multi-family units;
- e. Encourage developments to be built to a LEED standard in exchange for Development Cost Charges (DCC) rebates;
- f. Require a minimum of 10% of all new units proposed through multi-family or condominium, to be dedicated to affordable housing, as defined by the District of Sooke;
- g. Consider providing staff housing units in an amount equal to a minimum of 5% of all hotel units and resort condominium units (associated with a hotel);
- h. Consider inclusion in the Sooke Zoning Bylaw of a minimum of 5% of the total building gross floor area proposed (excluding accessory buildings) as park, recreation and play areas into each development, and 2% of gross floor area for community gardens in strata developments;
- i. Proposed developments located within CD areas shall be required to address the following:
  - i. Phase I and Phase II (if necessary) environmental impact assessment;
  - ii. Viewscape plan where appropriate;
  - iii. Wildlife management plan;
  - iv. Landscape plan incorporating native plant species;
  - v. Community communal garden plan;
  - vi. Design and integrate new street patterns into the existing network of Sooke;
  - vii. Demonstrate that the density, land uses and related facilities are appropriate in form and scale to the community and the immediate neighbourhood;
  - viii. Promote the protection of environmental and scenic land values;
  - ix. Incorporate Innovative Development Standards (IDS) and natural rainwater collection systems;
  - x. Provide for development and evolution of mixed use neighbourhoods that allow for a variety of small scale service commercial nodes;
  - xi. When mixed use land uses are proposed, demonstrate that the development and its features are of a form, scale, character and use that fosters a sense of neighbourhood focus;
  - xii. Address Crime Prevention Through Environmental Design (CPTED) principles in new CD developments;
  - xiii. Organize new development into compact groupings or clusters as a way of reducing sprawl, consolidating natural areas of protection where appropriate, reducing municipal servicing costs and creating additional amenities for homeowners;
  - xiv. Reduce the need for reliance upon automobiles in neighbourhoods through the provision of significant pedestrian, cycling and transit facilities;
  - xv. Create a sense of neighbourhood through the adoption of lanes, rear loading techniques, and narrower roadways to emphasize the home, yard,

- and personal scale space at the street level while providing for the inclusion of landscaped pedestrian spaces, walkways and amenities;
- xvi. Maximize the use of permeable ground cover in the design of roadways, alleys, laneways and public areas (e.g. concrete pavers, recycled rubber sidewalks and other green-friendly landscaping material); and
  - xvii. Enhance the neighbourhood's unique sense of place by employing visual cues that may include, but are not limited to, unique light posts (full cut-off), street signs, landscaping, complementary awnings or various paving treatments.

#### **5.9.4 ACTION ITEMS**

- a. Amend the Sooke Zoning Bylaw by including the following:
  - i. 5% of the proposed gross floor area be set aside for amenity areas;
  - ii. 2% of the gross floor area designated for community communal gardens within strata bylaws (maintenance and up keep costs are assigned to strata); and
- e. Associated land areas within the Sooke Zoning Bylaw shall be zoned a "Rural Zone" in preparation for a future rezoning to CD.

## **5.10 COMMERCIAL NODE**

The intent of the Commercial Node designation is to provide for future compact forms of commercial development in the district, to serve the travelling public and residents that are in the immediate area, with a neighborhood scale commercial centre for convenience items and services such as a restaurant/pub, gas station and/or corner grocery store.

### **5.10.1 GOAL**

- To allow for the development of neighbourhood scale commercial development that will serve travellers and nearby residents so to limit the need to travel long distances for convenience items and dining.

### **5.10.2 OBJECTIVES**

- a. To allow for convenience items and services to be purchased by nearby residents who cannot easily access the commercial services offered in the Town Centre; and
- b. To create a neighbourhood commercial focal point which nearby residents can walk to from home, a place where they can socialize and dine with neighbours, and where they can obtain their necessary daily needs such as minor grocery items, gasoline and mail.

### **5.10.3 POLICIES**

- a. The commercial node will be limited in size to one hectare; and
- b. Expansion of commercial nodes throughout the District is not supported, other than in designated areas, so as to protect the viability and ongoing revitalization of the Town Centre as the main and only commercial district in the community.

### **5.10.4 ACTION ITEM**

- a. Create a new zone in the Sooke Zoning Bylaw that provides regulations for commercial nodes.

#### **LEGAL OPINION:**

Refine and simplify as per legal opinion.  
Improve potential conflicts with the zoning bylaw.

## **6.0 Part IV – Temporary Commercial and Industrial Use Permits**

Council may choose to issue temporary commercial or industrial use permits as per the Local Government Act in order to:

- a. Allow a commercial use in an industrial designation or an industrial use in a commercial designation, on a temporary basis;
- b. Allow seasonal uses in commercial areas; and
- c. Allow temporary non-agricultural uses on agricultural land as a means of augmenting or supplementing farm income.

In consideration of the issuance of a temporary use permit, Council shall be satisfied that the temporary use does not adversely affect adjacent or surrounding properties in terms of pollution, odour, noise, light, traffic, views, parking or loading.

Temporary Use Permits may be issued for a period of up to two years and may be extended upon application. Upon expiry, the temporary use of land, buildings and structures shall cease to exist.

### **LEGAL OPINION:**

Refine and simplify as per legal opinion.

## 7.0 PART V – DEVELOPMENT PERMIT AREAS

### 7.1 INTRODUCTION

Unless exempted under 7.2.2 of this plan, any proposed building and subdivision within a Development Permit Area (DPA) requires the issuance of a development permit. ~~The authority for local governments to establish DPA's is~~

#### Designation of development permit areas

The purpose

**488** (1) An official community plan may designate development permit areas for one or more of the following purposes:

- a. Protection of the natural environment, its ecosystems and biological diversity;
- b. Protection of development from hazardous conditions;
- c. Protection of farming;
- d. Revitalization of an area in which a commercial use is permitted;
- e. Establishment of objectives for the form and character of intensive residential development;
- f. Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g. In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h. Establishment of objectives to promote energy conservation;
- i. Establishment of objectives to promote water conservation;
- j. Establishment of objectives to promote the reduction of greenhouse gas emissions.

Development of greenhouse the following

(2) With respect to areas designated under subsection (1), the official community plan must

- a. Describe the special conditions or objectives that justify the designation, and
- b. Specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

The Government targets for government measurab

(3) As an exception to subsection (2) (b), the guidelines referred to in that subsection may be specified by zoning bylaw but, in this case, the designation is not effective until the zoning bylaw has been adopted.

(4) If an official community plan designates areas under subsection (1), the plan or a zoning bylaw may, with respect to those areas, specify conditions under which a development permit under section 489 would not be required.

## 7.2 GENERAL POLICIES

Unless exempted by Section 7.2.2 all proposed development, re-development and subdivision are required to obtain a Development Permit prior to any construction, alteration or subdivision of land.

### 7.2.1 DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS

#### Development approval information

**484** For the purposes of this Division, "development approval information" means information on the anticipated impact of a proposed activity or development on the community, including, without limiting this, information regarding impact on such matters as the following:

- (a) transportation patterns including traffic flow;
- (b) local infrastructure;
- (c) public facilities including schools and parks;
- (d) community services;

#### Requirement to provide development approval information

**487** (1) Subject to subsection (3), if a bylaw under section 486 is adopted, the local government or an officer or employee authorized by the bylaw may require an applicant for any of the following to provide development approval information to the local government:

- (a) an amendment to a zoning bylaw;
- (b) a development permit;
- (c) a temporary use permit.

(2) Development approval information required under subsection (1) must be provided at the applicant's expense and in accordance with the procedures and policies established under section 486 (1).

(3) Development approval information is not required under this Division if the proposed activity or development is a reviewable project as defined in section 1 of the *Environmental Assessment Act*.

(4) An applicant subject to a decision of an officer or employee under section 486 (2) is entitled to have the local government reconsider the matter without charge.

## 7.2.2 DEVELOPMENT PERMIT EXEMPTIONS

- All proposed developments, redevelopments and subdivisions are subject to a Development Permit unless specifically exempted by this section.
- A Development Permit will not be required provided that at least one of the following exemptions is met.

### Exemptions to Development Permit:

- a. The development is for the purpose of constructing a single family dwelling, a duplex, accessory building or accessory dwelling unit, or farm building (*Amended by Bylaw No. 548 October 22, 2012*);
- b. Subdivisions creating four or fewer lots (none of which is subdividable under the applicable zoning regulations and for this purpose a lot identified on a subdivision plan as a remainder is a lot created by the subdivision), lot line adjustment, parcel consolidation, or a subdivision for park or heritage protection (Development Permit is required for Wildfire Hazard Assessment for lands larger than 4 hectares (10 acres)), lands abutting properties greater than 4 hectares (10 acres), or for properties abutting the municipal boundary);
- c. The building permit value of the proposed construction is less than \$50,000;
- d. Planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification;
- e. Structural alteration of legal or legal non-conforming buildings and structures within the existing footprint;
- f. Construction within a building that does not require exterior alterations;
- g. Replacement of exterior finishes using the same or similar materials and colours;
- h. Emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property including:
  - i. Emergency actions for flood protection and erosion protection;
  - ii. Removal of hazard trees (as determined by a qualified professional);
  - iii. Clearing of an obstruction from bridge, culvert or drainage flow; and
  - iv. Repairs to bridges and safety fences in accordance with the *Water Act*;
- i. The use of land is for outdoor recreational purposes and does not include buildings and structures other than fencing or nets;
- j. Unless within the Town Centre or a Comprehensive Development area, no development permit is required for signage; and
- k. All uses other than multi-family developments which include apartments, townhouses and cluster dwellings are exempt from the requirements of Development Permit Area #3. (*amended by Bylaw No. 548 October 22, 2012*)

**This section will be reviewed as per the legal opinion**

### 7.3 DEVELOPMENT PERMIT AREAS

There are three areas of the District within which a Development Permit may be required subject to the exemptions listed under section 7.2.2:

- Town Centre Area
- Community Growth and Comprehensive Development Areas
- Lands zoned Multi-Family Residential, Comprehensive Development, Mixed Use and Town Centre Commercial (amended by Bylaw No. 548 October 22, 2012)



**DPA's can be amended based on legal opinion and community feedback regarding best practices and guidelines.**



## **7.4 DEVELOPMENT PERMIT AREA (DPA) #1 – TOWN CENTRE**

*(Refer to Sooke Town Centre Plan, 2009)*

*(section 7.4 amended entirely by Bylaw No. 598 (400-6) July 21, 2014)*

### **7.4.1 DESIGNATION**

Those lands within the District of Sooke shown on Map 1 – Schedule “A” Official Community Plan Land Use Map labelled as TC – Town Centre are designated as a Development Permit Area 1 (DPA 1) for the:

- revitalization of an area in which a commercial use is permitted subject to section 919.1(1)(d) of the *Local Government Act*;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development subject to section 919.1(1)(f) of the *Local Government Act*;
- establishment of objectives to promote energy conservation subject to section 919.1(1)(h) of the *Local Government Act*;
- establishment of objectives to promote the reduction of greenhouse gas emissions subject to section 919.1(1)(j) of the *Local Government Act*.

No construction of, addition to or alteration of a building or other structure may be started until a development permit has been issued by the District of Sooke for that construction unless exempted in section 7.2.2.

### **7.4.2 JUSTIFICATION**

To date, the development of the Town Centre area has taken on a highway “strip” look, has a lack of design uniformity and character, and provides minimal pedestrian infrastructure. There is a critical need to create a viable, healthy commercial Town Centre; revitalization is a key to encouraging businesses to locate within the Town Centre and to creating a healthy community core.

The intent of the guidelines is to ensure that building design is sympathetic in form and character to Sooke’s unique geographic location and its spectacular natural setting of the West Coast, as well as to establish a foundation for a unique identity to set Sooke apart from other destinations.

### **7.4.3 OBJECTIVES**

- a. Land use and form and character guidelines shall be consistent with that of the Town Centre Plan;
- b. To create a Town Centre that is strongly connected to the waterfront;
- c. To create a coherent and identifiable “West Coast” character as a theme to promotes Sooke’s natural beauty, cultural and maritime history;

- d. To promote development that fosters an active and vibrant public realm with an emphasis on the pedestrian experience;
- e. To ensure parking and vehicle access does not detract from the quality of the public realm;
- f. To create a strong civic presence and a high level of quality building, design and public amenity;
- g. Plan, design and build according to Sooke Smart Growth principals and environmental sustainability;
- h. To recognize the importance of sign integration that considers the pedestrian experience;
- i. To allow for a mix of uses, including high density residential.

#### **7.4.4 GUIDELINES TO ACHIEVE OBJECTIVES**

Land use and form and character guidelines shall be consistent with that of the Sooke Town Centre Plan. In addition to these guidelines, multi family residential components of a project will also be subject to the relevant guidelines in Development Permit Area (DPA) #3 – Multi Family Residential.

##### **7.4.4.1 Site Design and Layout**

- a. No residential only buildings are supported along Waterview Street. Commercial or mixed use buildings along Waterview Street will be primarily up to 4-6 storeys in height;
- b. Build mixed use developments along Sooke Road and Otter Point Road (i.e. commercial, retail, office and residential combined) to create diversity and a lively Town Centre precinct;
- c. Encourage multiple, mixed use to diversify the form and character of the Town centre;
- d. Coordinate landscape materials and building siting to provide shade from direct sunlight during the summer, while allowing sunlight penetration into the building in winter;
- e. Select plants that are drought tolerant and whose natural requirements are appropriate to the local climate while being conscientious of colour choices and preserving old heritage species and landscaping;
- f. Improve pedestrian connections and provide stronger open space and trail routes between the Town Centre, the waterfront and the outlying residential areas as well as within the Town Centre;
- g. Establish safe pedestrian sidewalks and crossings using creative, pedestrian friendly solutions;
- h. Maintain view corridors to the waterfront and where possible, incorporate elevated public viewing locations such as lighthouse towers;
- i. Include cyclist lanes on major routes;

- j. Improve streetscape appearance and pedestrian experience through upgraded sidewalks, furniture, lighting, landscaping, signage and underground servicing;
- k. Buildings shall include a pedestrian oriented streetscape design contiguous with adjacent development;
- l. Retain existing valuable trees and vegetation as much as possible;
- m. Ensure that tree species are consistent within each street block to avoid a patchwork appearance;
- n. All developments should be designed for safety and security with particular attention to passive surveillance, good site lines, appropriate lighting, clear definition of private, semiprivate and public space and appropriate access control measures;
- o. Select and locate lighting in a manner that does not result in glare, light pollution or nuisance to residents or adjacent properties;
- p. Consider design that incorporates landscaping, vegetation and stormwater management on roofs;
- q. New developments should provide for opportunities for the installation of art in landscaped areas and in front of buildings;
- r. Off street parking areas shall be concealed within structures, where possible, and minimize vehicle parking in front of buildings and locate the parking beside or behind the building;
- s. Design off-street parking access, service and loading areas in a manner that minimizes disruption to the continuity of the building frontage, pedestrian movement zone and streetscape;
- t. Break up surface parking areas and other large areas of paved surfaces with landscape planting;
- u. Screen drive-through windows and associated stacking lanes and equipment from adjacent properties and from adjacent public sidewalks;

#### **7.4.4.2 Building Design**

- a. A consistent line of building fronts, which clearly defines the space of the street, is desired;
- b. Larger and longer buildings should be visually broken into “human scaled” proportions, with bulk and massing reduced, especially along street fronts;
- c. Massing should be devised to minimize shadowing effects on surrounding buildings or open spaces. Proportional relationships between street width and buildings must also be considered;
- d. Corner locations are highly visible and should be designed with visually prominent architectural design features and elements;
- e. Orient windows to overlook streets, lanes, sidewalks, pedestrian passages, children’s play areas, parking areas, public open spaces and the water’s edge to increase neighborhood security;
- f. Clear, transparent windows should be used for all ground floor retail uses;

- g. Make roofs and roof lines visually interesting. Encourage roof tops on a building in a manner that considers views from above and utilizes the space for active uses where appropriate;
- h. The primary entrances to a building should be clearly identified with an awning or canopy, change in roofline or arbours or trellises;
- i. Architectural features should include the use of double facing fronts in terms of buildings along the water;
- j. Visually dominant materials on a building should be wood, stone and rock in its natural form to achieve Sooke's "West Coast" character, as outlined in the Town Centre Illustrative Design Handbook. Using rustic forms and materials such as stone, rock and wood as a dominant building material or as significant building accents promotes a sense of authenticity that reflects the local geography and geology of Sooke;
- k. In respect of Sooke's maritime history, corrugated metal siding is supported to achieve contrast of siding textures when used as a linking element between stone and wood and landscaping;
- l. Buildings should utilize several coordinated, complementary colours to highlight architectural features. Monotone colour palettes are discouraged;
- m. Blank ground level walls without windows or access breaks are to include unique design features such as architectural elements, artistic treatment, mural and living wall.

#### **7.4.4.3 Awnings, Canopies and Signs**

Awnings and canopies provide shelter and shade to pedestrians, a color accent to a building, an opportunity for store identification, pedestrian scale to the street and serve as a transition between the building, the sidewalk and the street. Awnings may be made of fabric or other relatively flexible material and can be stationary or retractable. A canopy is any permanent, rigid, non-retractable roof-like structure that is supported solely from a building and projects from any façade of the building.

Signs are an important element that can be an integral component of a building. In the Town Centre, hanging signs perpendicular to the building and canopy signs are attractive and easily read by pedestrians.

- a. Awnings and canopies should be used to provide shelter from rain and sun as well as provide usable outdoor areas for shops and restaurants;
- b. Awnings, canopies and signage are to be integrated into the overall architectural design of the building and complement the building colour scheme;
- c. Awnings and canopies are to be designed or broken up into sections to reflect the various components of the building, and in order to minimize large or long awning/canopy;
- d. Awning and canopies shall not be back lit;

- e. To create a consistent look and increase sign visibility on Waterview Street, projecting signs or canopy signs (hanging signs) as per the Sooke Sign Bylaw are to be used on the ground level of buildings located along Waterview Street;
- f. Signs should be professionally designed and of a high quality construction and material.

#### **7.4.4.4 Energy Conservation and Reduction of GHG Emissions**

- a. Attempts should be made to minimize non-essential impervious surfaces;
- b. Building design should have passive heating, lighting and cooling and consider use of Built Green®, LEED®, or other energy conservation features;
- c. Building design should incorporate solar ready or other energy saving/ GHG reduction features;
- d. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs;

## **7.5 DEVELOPMENT PERMIT AREA (DPA) #2 – COMMUNITY GROWTH AREAS AND COMPREHENSIVE DEVELOPMENT (CD) DESIGNATED AREAS**

Significant future development is anticipated for Sooke, all of which is to occur within the OCP designated Community Growth Areas and Comprehensive Development Areas. Under certain conditions a Development Permit will be required prior to any new building construction, or alteration or addition to a building or structure to allow the District of Sooke to review development applications for compliance to form and character and environmental guidelines as noted below.

### **7.5.1 GOALS**

- Promote a high level of design and design creativity for buildings in the Community Growth Area;
- Promote high level of site design and building design consistency in Comprehensive Development Areas;
- Integrate innovations for building and site design that promotes green and sustainable development;
- Promote excellent pedestrian connectivity throughout the district and within new developments; and
- Protect development from slope instability.

### **7.5.2 QUALIFYING CATEGORIES**

- a. Form and character establishment of objectives for commercial, industrial, private institutional and multiple family development;
- b. Revitalization of an area in which a commercial use is permitted;
- c. Construction of, addition to, and/or alteration of a building structure;
- d. Protection of the natural environment, its ecosystems and biological diversity; and
- e. Protection of development from geotechnical and other hazardous conditions.

### **7.5.3 JUSTIFICATION**

- a. Areas of targeted development and growth, in terms of commercial, industrial, institutional, and residential land uses within the Community Growth Area, require a high standard of design;
- b. Reduce the detrimental impacts and effects of areas of adverse slope stability; and
- c. Protect the environmental significance of riparian areas and environmentally sensitive areas.

## 7.5.4 GUIDELINES

### 7.5.4.1 Form and Character

- a. The design of a new project or addition to an existing development shall be based on a comprehensive design concept and should give adequate attention to general architectural style, detailing, scale, materials, character and material of roofs, treatment of entrances, gradations of heights, relationship of indoor and outdoor spaces and signage, design and placement of play areas, community gardens, access, parking arrangement and circulation, landscape character and design and rainwater management;
- b. A master signage plan shall be provided to the District for any comprehensive development and is to meet the intent of the form and character provisions of this section;
- c. The use, scale, form and character of the project should be compatible and lend continuity to the surrounding neighbourhood. Infill developments shall incorporate and promote connections between sidewalks, parking areas, entranceways, parks and trails;
- d. Safe pedestrian path networks in terms of wider sidewalks and/or trails shall be provided throughout any new development or redevelopment with maximum connectivity to outlying residential areas;
- e. Architectural features shall encompass specific details to streetscape as well as the relationship between the building and the street;
- f. Buildings shall include “broken roof lines” and a pedestrian oriented streetscape design contiguous with adjacent development and scaled appropriately for larger commercial operations;
- g. Off street parking areas shall be concealed within structures, where possible, or screened from view from the streets;
- h. Vegetation shall be used to screen off street parking and service areas and generally enhance the appearance of the area and improve onsite rainwater management;
- i. Utilize ‘Bear Smart’ techniques in design to reduce the likelihood of bear-human conflict, e.g. secure garbage units, non-fruit bearing trees, etc;
- j. Landscaped pedestrian walkways to and from buildings and parking areas should be provided; and
- k. Buildings shall be sited, so as to ensure that any adjacent single family residential properties have visual privacy, as well as protection from site illumination and noise; and
- l. Waterfront walkway and private dock development shall be integrated and consistent in design as will be detailed in the District’s new Subdivision and Development Standards Bylaw. Until that Bylaw is complete and proposes standards and/or guidelines for dock development, no development permit is required for docks in the District of Sooke; and

- m. A geotechnical study is required if the area has a slope of 30% or more and the recommendations of the qualified professional of the study included in the development permit indicating how the development will not be jeopardized.

#### **7.5.4.2 Environmental Protection**

- a. Developments in this area shall follow the Provincial Riparian Area Regulations as determined by a qualified environmental professional and should include:
  - i) Information regarding potential impacts of the proposed development, mitigation options and design alternatives (e.g. Environmental Impact Assessment);
  - ii) Evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas;
  - iii) Identifies measures that will be required to maintain the integrity of the riparian area.
- b. In areas of possible poor drainage, as identified by Sooke staff and/or confirmed through a qualified professional, a drainage plan must be completed and include recommendations for implementation with the proposed development. The drainage plan shall aim to minimize to the fullest extent the impact the development may have on the riparian area, while being developed and when completely built out. At a minimum, the drainage plan must include recommendations that address the following factors:
  - i) Water quality;
  - ii) Water quantity;
  - iii) Erosion control;
  - iv) Impact on fish and wildlife habitat;
  - v) Physical riparian functions; and
  - vi) Demonstrate how water is managed on-site and how the downstream impacts of runoff are mitigated.
- c. A Qualified Environmental Professional (QEP), in conjunction with a landscape architect, is required to provide a landscape plan if the proposed area to be developed was previously cleared of native vegetation, or is cleared during the process of development. Conditions and requirements respecting implementation of the vegetation management may be specified in a development permit;
- d. Vegetation species used in replanting, restoration or enhancement of a site shall be selected to suit the soil, light and groundwater conditions of the site (e.g. use of native species);
- e. On undeveloped properties, existing trees and significant stands of trees, other native vegetation, and significant geophysical features are to be retained to the fullest extent possible; and
- f. Climate change and the environment must be considered during the development permit approval process as noted in Section 4.3 and 4.10 of the OCP.



## **7.6 DEVELOPMENT PERMIT AREA (DPA) #3 – MULTI FAMILY RESIDENTIAL**

*Section 7.6 added by Bylaw No. 548 October 22, 2013*

### **7.6.1 DESIGNATION**

Those areas of Sooke zoned Multi-Family Residential, Town Centre Commercial and Comprehensive Development are designated as a development permit area for the form and character of commercial, industrial or multi-family residential development subject to section 919.1(1) (f) of the *Local Government Act*.

No construction of, addition to or alteration of a building or other structure may be started until an application for, and issuance of a development permit from the District of Sooke for that construction has been received unless exempted in Section 7.2.2.

### **7.6.2 JUSTIFICATION:**

Section 919.1(1)(e) of the Local Government Act authorizes local government to designate development permit areas where the establishment of objectives for the form and character of intensive residential development is desired and can be justified.

By increasing the density of residential development, the District of Sooke is able to offer a wider range of housing options and provide affordable housing.

### **7.6.3 OBJECTIVES**

- a. The principle objective is to manage the transition from single family to multiple family in a manner that protects the quality of development in single family areas while permitting the orderly and compatible transition to higher density.
- b. To regulate the form and character of multi-family development to provide for attractive neighbourhoods and the appearance of the development fosters pride, encouraging property owners both in the development and in the surrounding neighbourhood to value and maintain their properties.

### **7.6.4 GUIDELINES**

In addition to these guidelines, the relevant guidelines in DPA # 1 and DPA # 2 are also to be considered depending on which DPA the subject property lies within.

#### **7.6.4.1 Neighbourhood Considerations**

- a. Respect the privacy of single-family neighbours through the use of screening, landscaping and fencing.

- b. Respect the scale and character of development on neighbouring properties to achieve some degree of visual harmony and sense of neighbourhood.

#### **7.6.4.2 Protection of View Corridors**

- a. Maintain, enhance or frame views to natural areas, especially Sooke Harbour and Basin and the Olympic Mountains.
- b. Place buildings on sites to maintain existing view corridors or open up new ones.

#### **7.6.4.3 Form and Character**

- a. Respond to topography and the climate through the siting and orientation of buildings.
- b. Have consistency in the design of the development.
- c. Break up the bulk of larger buildings.
- d. Make roofs and roof lines visually interesting.
- e. Exterior cladding materials and detailing should be appropriate for the West Coast climate. A variety of complementary exterior building materials and colours is encouraged including those for building details such as corner boards, window borders and horizontal bands. Where stucco is used, it is to be adequately treated to prevent discolouration and the proliferation of moss, particularly on north-facing facades.
- f. Mechanical equipment including, but not necessarily limited to air conditioning, fireplace vents, antennae and satellite dishes, must be concealed from view from adjacent public streets and nearby residences.
- g. Fences or walls along public street frontages are to be constructed of high quality wood, masonry or wrought iron materials or a combination of these materials. Chain link fences are to be avoided and are strongly discouraged along street frontages.
- h. Garbage and recycling areas are to be sited in a convenient location for the use of residents, and are to be secure and screened from view from adjacent public streets and nearby residences.
- i. Parking areas are to be screened and their appearance enhanced through the use of surface materials with varied textures to create distinct but compatible visual breaks.
- j. Wherever possible existing mature trees and vegetation should be retained. New vegetation should be placed so that it will soften blank walls and retaining structures when mature.

#### **7.6.4.4 Adaptability**

In order to help satisfy the diverse and changing housing needs of people, the designs of intensive residential buildings and units are encouraged to be both adaptive and accessible for persons of different stages of life and degrees of mobility.

#### **7.6.5.6 Public Safety**

- a. Opportunities for natural surveillance, (“eyes on the street”) are to be maximized. Where mature vegetation is retained and new vegetation planted, neither should block sightlines to public streets and pedestrian walkways thereby allowing clear views of neighbourhood activity. Integration of Crime Prevention Through Environmental Design principals are encouraged.
- b. Care should be taken to ensure lighting does not cause a nuisance for adjacent residences, pedestrians or motorists by way of glare.

## **8.0 PART VI – “IMPLEMENTATION”**

### **8.1 NOT REQUIRED BY LGA**

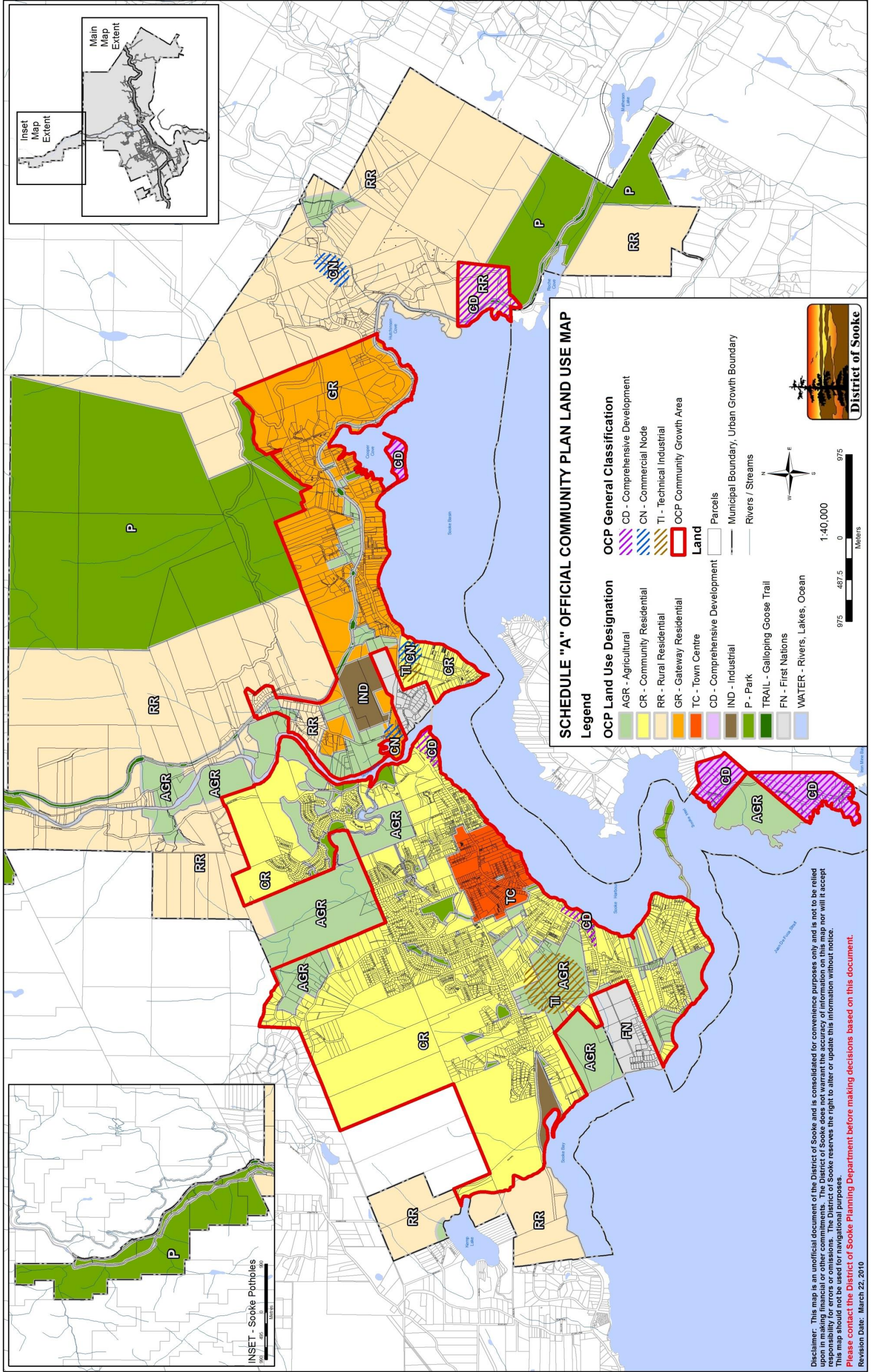
## **Appendix I – Mapping**

Map 1	SCHEDULE A - LAND USE MAP
Map 2	Parks & Trail Routes Overview
Map 3	Sooke Town Centre Plan 2050
Map 4	Transportation Master Plan
Map 5	Environmentally Sensitive Areas

**Potential to add information on Neighborhood Planning Direction as per the legal opinion. This could be a recommendation for further detailed plans on certain key neighborhoods in Sooke. Another option would be to provide an brief overview of each neighborhood and provide key strategic directions for example, as done by the City of Victoria for its neighborhoods.**



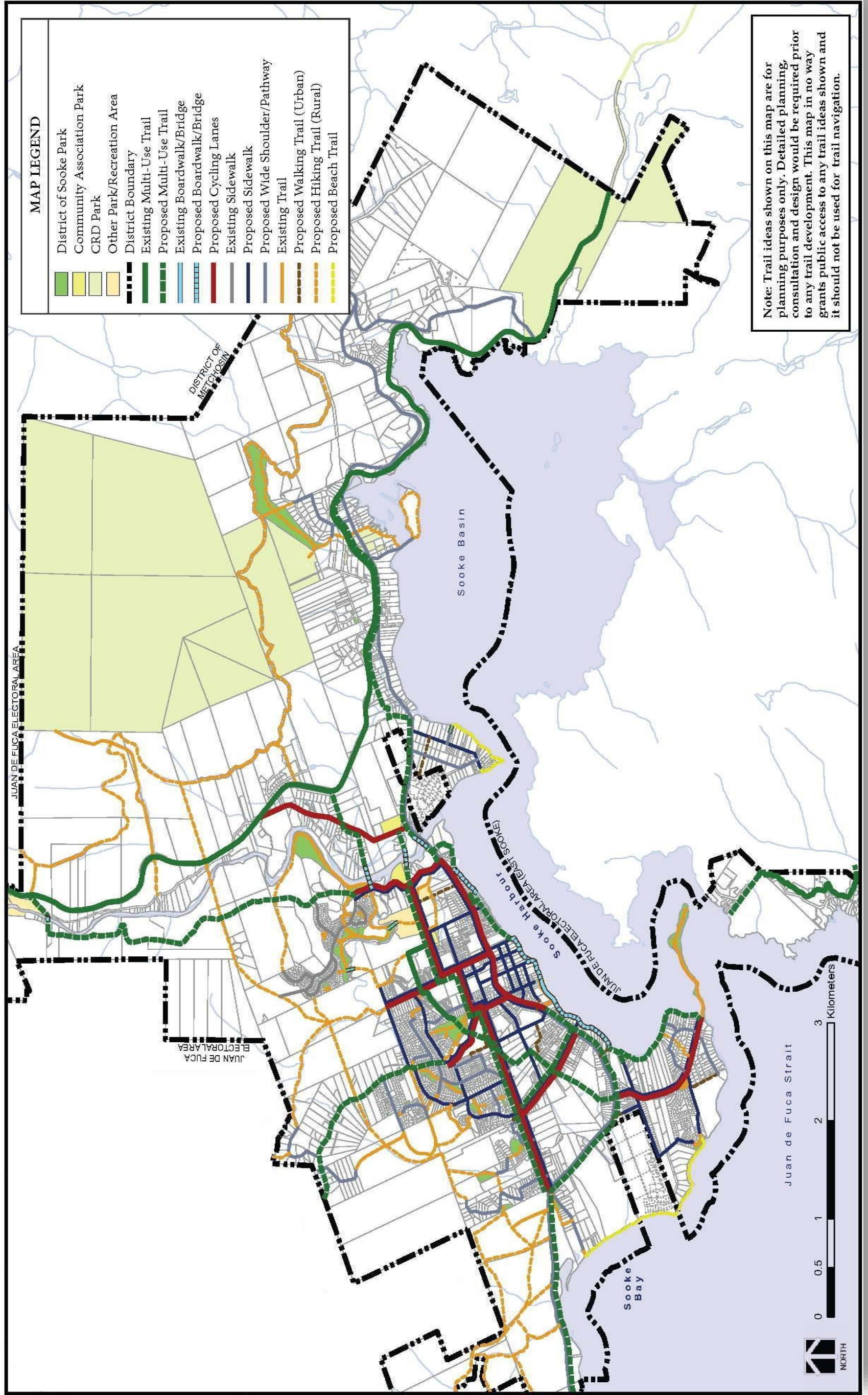
**MAP 1 – SCHEDULE 'A' OFFICIAL COMMUNITY PLAN LAND USE MAP**





**M**

**MAP 2 – PARKS & TRAIL ROUTES OVERVIEW**





**MAP 3 – SOOKE TOWN CENTRE PLAN (2050)**



**LEGEND**

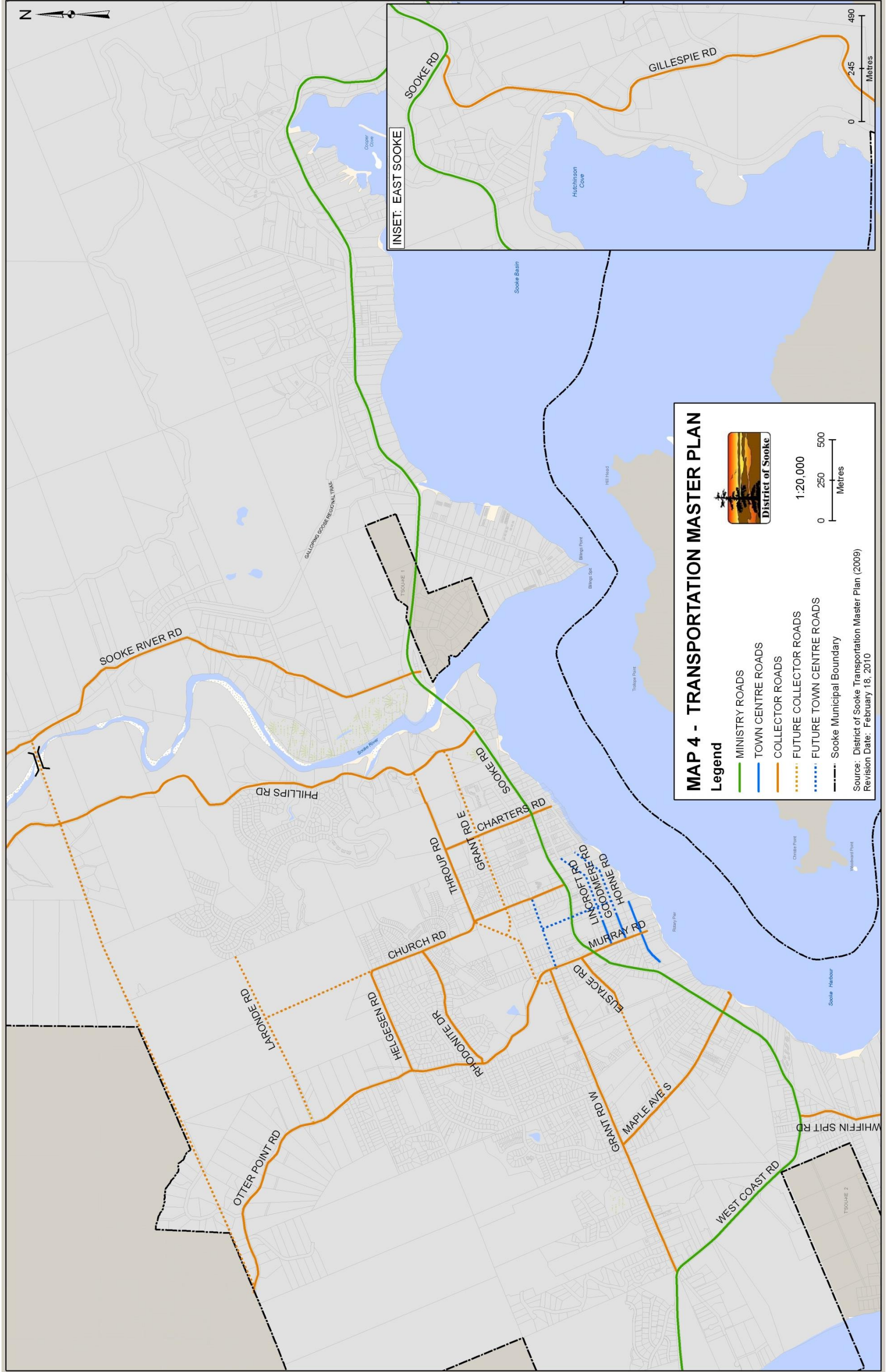
1. CIVIC/PUBLIC SPACE (TOWN HALL, LIBRARY ETC.)
2. TOWN SQUARES
3. PARK
4. LANDSCAPED PROMENADE
5. COMMERCIAL/RETAIL
6. COMMERCIAL/RESIDENTIAL ABOVE
7. MARINE COMMERCIAL
8. WATER STREET PIER
9. TOWNHOUSES
10. MULTI-STORY RES.
11. EXISTING COMMERCIAL
12. EXISTING RESIDENTIAL
13. PRIVATE DOCKS
14. ROTARY PIER
15. GALLERIES + LIVE/WORK UNITS
16. SINGLE FAMILY + SUITES
17. EXISTING CHURCH
18. SOOKE MARKET PLACE

2050  
 SOOKE TOWN CENTRE  
 APRIL 29, 2009

Dennis Carlsen Consulting  
 Damrosch architecture + urbanism • Don Roughley • Boulevard Transportation Group  
 This sketch plan illustrates the form of possible future managed growth of the Sooke Village Centre. It shows some of the ways that an integrated and attractive mixed residential, commercial and civic village centre could be developed closer to the waterfront and away from the highway. Naturally, all the buildings and streets illustrated are subject to approved proposals by individuals or groups of property owners as well as conformance to local and regional plans and applicable codes.

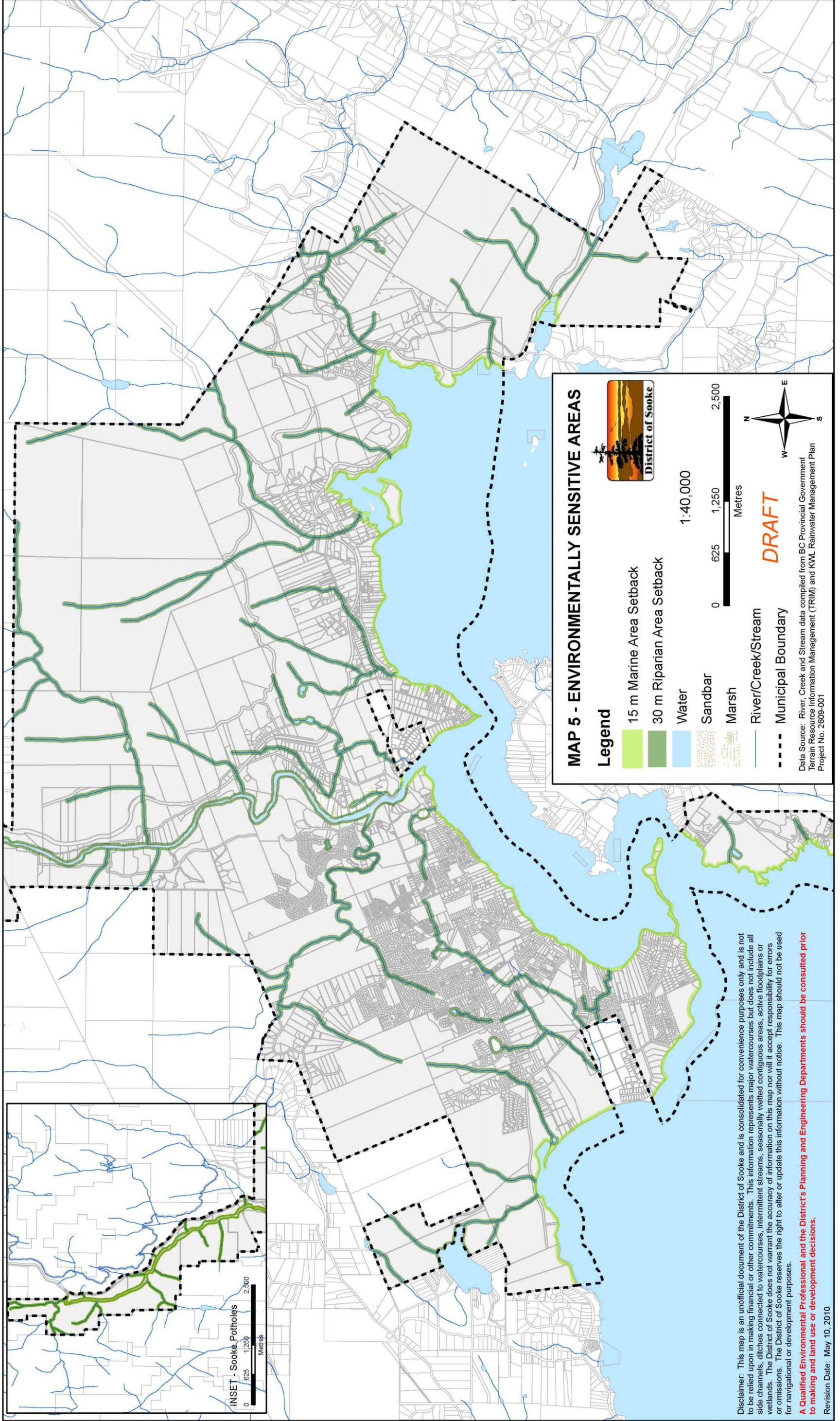


**MAP 4 – TRANSPORTATION MASTER PLAN**





**MAP 5 – ENVIRONMENTALLY SENSITIVE AREAS**



**MAP 5 - ENVIRONMENTALLY SENSITIVE AREAS**

**Legend**

- 15 m Marine Area Setback
- 30 m Riparian Area Setback
- Water
- Sandbar
- Marsh
- River/Creek/Stream
- Municipal Boundary

1:40,000  
Metres  
0 625 1,250 2,500

**DRAFT**

N  
W E S

District of Sooke  
Data Source: River, Creek and Stream data compiled from BC Provincial Government Terrain Resource Information Management (TRIM) and KWL Rainwater Management Plan Project No. 2609-001

Disclaimer: This map is an unofficial document of the District of Sooke and is consolidated for convenience purposes only and is not to be relied upon in making financial or other commitments. This information represents major watercourses but does not include all side channels, ditches connected to watercourses, seasonally wetted contiguous areas, active floodplains or wetlands. The District of Sooke does not warrant the accuracy of information on this map nor will it accept responsibility for errors or omissions. The District of Sooke reserves the right to alter or update this information without notice. This map should not be used for navigational or development purposes.

**A Qualified Environmental Professional and the District's Planning and Engineering Departments should be consulted prior to making and land use or development decisions.**

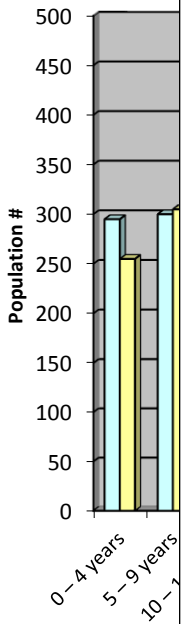
Revision Date: May 10, 2010



## APPENDIX II – SOOKE’S PHYSICAL, SOCIAL & REGIONAL

### DEMOGRAPHICS

According  
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 2006 were  
 Langford 3.8%, Metchosin -0.3% and Nation Reserves 2.1%.

This information along with subsequent appendix details can be condensed and moved to enhance the requirements of LGA s. 473 (a) and s. 488. which is to outline the community needs for housing over a 5-year period as well as to address/justify proposed future land use within commercial, industrial, institutional, agricultural, recreational and public utility lands.

Or to satisfy **Designation of development permit areas 488** (1) An official community plan may designate development permit areas for one or more of the following purposes:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation;
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

(2) With respect to areas designated under subsection (1), the official community plan must

- (a) describe the special conditions or objectives that justify the designation, and
- (b) specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

(3) As an exception to subsection (2) (b), the guidelines referred to in that subsection may be specified by zoning bylaw but, in this case, the designation is not effective until the zoning bylaw has been adopted.

(4) If an official community plan designates areas under subsection (1), the plan or a zoning bylaw may, with respect to those areas, specify conditions under which a development permit under section 489 would not be required.