



Agenda
The District of Sooke
Regular Council Meeting
Monday, January 9, 2017
Closed Portion @ 6:00 PM
Open Portion @ 7:00 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 . 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. MOTION TO CLOSE THE MEETING TO THE PUBLIC

Motion to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(c) labour relations or other employee relations;
- 90(1)(d) the security of the property of the municipality;
- 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- 90(1)(g) litigation or potential litigation affecting the municipality;
- 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- 90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures, and progress reports for the purposes of preparing an annual report under section 98 (*annual municipal report*).

3. CALL TO ORDER - OPEN PORTION

4. NEW BUSINESS/SUPPLEMENTARY INFORMATION

Agenda for the Regular Council Meeting of the District of Sooke - January 9, 2017

5. APPROVAL OF THE AGENDA

6. ADOPTION OF MINUTES

- Minutes of the Regular meeting of Council: 5 - 18
- December 12, 2016 - Regular Council Meeting
[2016-Dec-12-RC-minutes](#)

7. DELEGATIONS

- 7.1. Mouck Marine Energy Productions Ltd.
- Facility opening and technologies available.
- 7.2. Victoria Pet Food Bank & Feral Cat Rehabilitation Society
- CRD Parks;
 - Homelessness in Sooke;
 - Lighting of new trails.
- 7.3. Firearms & Bow Use Bylaw Issues from E. Boucher
- Concerns with proposed Bylaw No. 659.
- 7.4. Firearms & Bow Use Bylaw and Connie Road from Carle & Roth
- Ensuring ALR land owners can protect livestock;
 - Condition of Connie Road.

8. PUBLIC QUESTION AND COMMENT PERIOD

9. PUBLIC HEARINGS AND RELATED BYLAWS

- 9.1. Bylaw No. 641, *Zoning Amendment Bylaw(600-27)* - 2110 & 2120 Church Road 19 - 64
- Planning Department Report/ Presentation;
 - Mayor's Public Hearing Statement;
 - Public Hearing;
 - Council to consider third reading of Bylaw No. 641.
- [PH1-Pkg-2110 and 2120 Church Rd](#)

10. BYLAWS

- 10.1. Bylaw No. 558, *1781 Minnie Road & 7057 West Coast Road* 65 - 84
- Report to Council;
 - Council to consider recommendations.
- [1781 Minnie Rd and 7057 West Coast Road - Report](#)
- 10.2. Bylaw No. 653, *Future Policing Costs Reserve* 85 - 87
- Report to Council;
 - Council to consider adoption of Bylaw No. 653.
- [Future Policing Costs Reserve - Report](#)
- 10.3. Bylaw No. 660, *Revenue Anticipation Borrowing* 89 - 91

Agenda for the Regular Council Meeting of the District of Sooke - January 9, 2017

- Report to Council;
- Council to consider first, second and third reading of Bylaw No. 660.

[Revenue Anticipation Borrowing - Report](#)

11. REPORTS REQUIRING ACTION

11.1. Local Government Leadership Academy Annual Leadership Forum 93 - 101

- Report to Council;
- Council to consider recommendations.

[LGLA Forum - Report](#)

12. NEW BUSINESS

13. CORRESPONDENCE REQUIRING ACTION

13.1. Letter from Sooke Elderly Citizens' Housing Society, received December 6, 2016 103

- Re: Ayre Manor Permissive Tax Exemption.

[Ayre Manor Letter](#)

13.2. Email from FCM, received December 6, 2016 105 - 106

- Re: Request for proposals regarding hosting events.

[FCM](#)

13.3. Letter from Capital Regional District, received December 7, 2016 107 - 170

- Re: 2016 RGS Bylaw 4017 - Referral for Municipal Acceptance.

[CRD - Referral for Municipal Acceptance](#)

[Regional Growth Strategy - CRD](#)

13.4. Email from Salish Sea Info, received December 14, 2016 171 - 175

- Re: Derelict Boats.

[Salish Sea Info](#)

[CRD Response to Salish Sea](#)

13.5. Letter from City of Colwood, received December 22, 2016 177

- Re: Capital Regional District Service Review.

[City of Colwood Letter](#)

14. CORRESPONDENCE FOR INFORMATION

Correspondence for Information received December 6, 2016 - January 3, 2017. 179 - 221

[Correspondence Dec 14, 2016-Jan 3, 2017](#)

[UBCM - Update](#)

[CRD - Regional Food and Agriculture Strategy](#)

[CRD - 2017 Wholesale Water Supply Rate](#)

[Hounor House Society](#)

[Letter from J. Daniels](#)

[Invitation for Rural Education Strategy](#)

[UVIC](#)

[VIHA Information](#)

[Report - Great Canadian Gaming Corp.](#)

15. ADJOURNMENT



DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on December 12, 2016
6:00 p.m., In-Camera Portion, Meeting Room
7:00 p.m., Public Portion, Council Chamber

COUNCIL PRESENT:

Mayor Maja Tait
Councillor Ebony Logins (open portion only)
Councillor Brenda Parkinson
Councillor Kevin Pearson
Councillor Kerrie Reay

STAFF PRESENT:

Teresa Sullivan, Chief Administrative Officer
Brent Blackhall, Director of Financial Services
Gabryel Joseph, Director of Corporate Services
Rob Howat, Director of Development Services
Tara Johnson, Planner II
Katherine Lesyshen, Planner II
Patti Rear, Deputy Corporate Officer
Sarah Temple, Corporate Services Assistant

ABSENT:

Councillor Bev Berger
Councillor Rick Kasper

CALL TO ORDER

Mayor Tait called the meeting to order at 6:00 pm.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED B. Parkinson – K. Pearson

THAT this meeting be closed to the public under section 90(1)(i) and/or (l) of the *Community Charter* as it pertains to legal matters and preparation of the annual municipal report.

CARRIED

In Favour:

Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper, Councillor Logins

CALL TO ORDER - OPEN PORTION

Mayor Tait called the open portion of the Regular Council meeting to order at 7:01 p.m. in the Council Chambers.

APPROVAL OF THE AGENDA

MOVED K. Pearson – K. Reay

THAT the agenda for the December 12, 2016 Regular Council meeting be approved as circulated, with the following amendments:

- Addition of item RA-8 Police-Based Victims Services
- Deletion of D-1 Victoria Pet Food Bank and Feral Cat Rehabilitation Society.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

ADOPTION OF MINUTES

MOVED B. Parkinson – K. Reay

THAT the minutes of the Regular Council meeting held on November 28, 2016, be adopted as circulated.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MOVED B. Parkinson – K. Pearson

THAT the minutes of the Committee of the Whole meeting held on November 28, 2016, be adopted as circulated.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MINUTES FOR INFORMATION

MOVED B. Parkinson – K. Reay

THAT the minutes of the Sooke Program of the Arts (SPA) meeting held on November 30, 2016, be adopted as circulated.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

PUBLIC QUESTION AND COMMENT PERIOD

Council heard from the following members of the public:

- Margaret Critchlow, Sooke resident, spoke in support of the existing street parking arrangement on Horne Road.
- Jane Birbeck, Sooke resident, spoke in support of the existing street parking arrangement on Horne Road.
- Bob Stamp, Sooke resident, spoke in support of the existing street parking arrangement on Horne Road.
- Peter Kennedy, Vancouver resident and son of Marion Kennedy, a Sooke resident, spoke against the existing street parking arrangement on Horne Road. Would like to have 'no parking' signs erected opposite his mother's home.
- Aline Burlone, Vancouver resident and daughter-in-law of Marion Kennedy, spoke against the existing street parking arrangement on Horne Road.
- Ian Thomas, Sooke resident, spoke in support of the existing street parking arrangement on Horne Road.
- Ellen Candlish, Sooke resident, spoke in support of the existing street parking arrangement on Horne Road.
- Ann Clement, Sooke resident, spoke in support of the existing street parking arrangement on Horne Road.
- Ralph Hull, Sooke resident, spoke in support of the existing street parking arrangement on Horne Road. Mr. Hull submitted speaking notes which will form part of the minutes record.

PUBLIC INPUT MEETINGS AND RELATED REPORTS**PI-1 Bylaw No. 658, *Five Year Financial Plan Amendment Bylaw, 2016***

The Director of Financial Services provided an overview of the written staff report. The Corporate Officer provided additional clarification regarding *Community Charter* legislation related to Financial Plan Amendment Bylaws.

Mayor Tait stated that public input meetings are held to allow the public to make a submission to Council on this particular agenda item.

Council heard from the following members of the public:

- Britt Santowski, Sooke resident, spoke regarding the "Corporate Services Contingency" budget overage.

- Gail Hall, Sooke resident, spoke regarding the expenditures approved since the original bylaw was adopted.

Staff left the meeting at 7:28 p.m.

Staff returned to the meeting at 7:30 p.m.

Council discussion:

- Municipal financial statements are audited by professional, independent auditors who provide feedback and advise to staff. Staff is providing information to Council so that financial decisions are better understood. While this hasn't been done by the District of Sooke in recent years, many municipalities in BC amend their financial plans.
- The Director of Financial Services provided clarification to Ms. Sanotwski's questions. He indicated that contingencies were used when direction as to where funding would come from was not part of the recommendation from Council and advised Council that this would be rectified going forward and that policies related to spending would also be reviewed in the new year.

MOVED K. Reay – E. Logins

THAT Bylaw No. 658, *Five Year Financial Plan Amendment Bylaw, 2016*, be adopted.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

BYLAWS

B-1 Bylaw No. 641, *Zoning Amendment Bylaw, 2016 (600-27)* - 2110/2120 Church Road

The Development Services department provided a powerpoint presentation and overview of the written staff report. The purpose of the bylaw is to amend the CD11 Knox Centre Zone to add 'apartment building' as a permitted use in the Area A category. The applicant intends to construct a 40-unit residential/mixed use building.

MOVED K. Reay - B. Parkinson

THAT Bylaw No. 641, *Zoning Amendment Bylaw, 2016 (600-27)*, be read a first time.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MOVED B. Parkinson – E. Logins

THAT Bylaw No. 641, *Zoning Amendment Bylaw, 2016* (600-27), be read a second time;

AND THAT staff be directed to schedule a Public Hearing for Bylaw No. 641, *Zoning Amendment Bylaw, 2016* (600-27).

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay,
Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

B-2 Bylaw No. 653, *Future Policing Costs Reserve, 2016*

MOVED K. Reay - B. Parkinson

THAT third reading of Bylaw No. 653, *Future Policing Costs Reserve, 2016*, be rescinded.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay,
Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MOVED K. Reay – K. Pearson

THAT sections 2, 4(c) and 5 of Bylaw No. 653, *Future Policing Costs Reserve, 2016* be amended as outlined in the November 14, 2016 staff report titled "Future Policing Costs Reserve".

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay,
Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MOVED E. Logins - B. Parkinson

THAT Bylaw No. 653, *Future Policing Costs Reserve, 2016*, be read a third time, as amended.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay,
Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

B-3 Bylaw No. 659, *Firearms and Bow Use Bylaw, 2016*

The Corporate Services department provided a PowerPoint presentation and overview of the written staff report. The proposed bylaw will still prohibit firearms in addition to bows and specifies criteria regarding the exceptions contained in the bylaw.

Council discussion:

- Discussion regarding the history of firearms bylaws in the District of Sooke and the intention of current amendments.

MOVED E. Logins – K. Reay

THAT Bylaw No. 659, *Firearms and Bow Use Bylaw, 2016*, be read a first time.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Opposed:

Councillor Parkinson

Absent:

Councillor Berger, Councillor Kasper

MOVED K. Reay – E. Logins

THAT Bylaw No. 659, *Firearms and Bow Use Bylaw, 2016*, be read a second time.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Opposed:

Councillor Parkinson

Absent:

Councillor Berger, Councillor Kasper

MOVED K. Reay – E. Logins

THAT Bylaw No. 659, *Firearms and Bow Use Bylaw, 2016*, be read a third time.

CARRIED

In Favour:

Councillor Logins, Councillor Pearson, Councillor Reay, Mayor Tait

Opposed:

Councillor Parkinson

Absent:

Councillor Berger, Councillor Kasper

REPORTS REQUIRING ACTION

RA-1 Development Permit and Development Variance Permit – 6557 Clairview Rd

The Development Services staff provided a PowerPoint presentation and overview of the written staff report.

Council Discussion:

- Along the east side of the property there is a public right of way that can be used by pedestrians for access to the waterfront. Development of this property should not impede public access through this right of way.

MOVED K. Pearson - B. Parkinson

THAT Council authorize the issuance of Development Variance Permit PLN01286 to vary the following from Bylaw No. 600, *Sooke Zoning Bylaw, 2013*:

- a) To vary section 302.9 to allow a reduced side lot line setback from 3m to 2m for the principal building;
- b) To vary section 302.9 to allow the unenclosed stairwells for the two residential units on the second floor to be located 0.2m from the side lot lines;
- c) To vary section 302.9 to allow a reduced front lot line setback from 7.5m to 3m for an accessory building; and
- d) To vary section 4.6(m) to allow one (1) parking space to be located 0.5m from the side property line.

AND THAT Council authorize the issuance of Development Permit PLN01285 for the purposes of constructing a four-unit townhouse located on Lot 1, Section 72, Sooke District, Plan VIP67570 that includes the following condition:

1. Landscaping or solid decorative fencing will be included along properties zoned residential.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RA-2 Appointment of Fire Chief

MOVED K. Reay – K. Pearson

TO appoint Kenn Mount as Fire Chief for the District of Sooke Fire Department effective December 19, 2016

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RA-3 MIABC Associate Member coverage - Morwenna Holdings Ltd.

MOVED K. Reay – K. Pearson

THAT Council approve the Service Provider Agreement between the District of Sooke and Morwenna Holdings Ltd. dated December 12, 2016.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RA-4 MIABC Associate Member coverage - Sooke Region Community Health Network

MOVED K. Reay – E. Logins

THAT Council approve the Service Provider Agreement between the District of Sooke and the Sooke Region Communities Health Network Cooperative, commencing January 1, 2017.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RA-5 CRD Animal Control Contract – Three Month Extension

The Director of Corporate Services provided an overview of the written staff report and indicated that staff is recommending a three month extension to allow for a comprehensive review and analysis of the existing contract.

MOVED B. Parkinson – E. Logins

THAT Council approve the Amendment of the Animal Control Services Agreement with the Capital Regional District for 2016;

AND TO authorize the Mayor and CAO to execute the agreement on behalf of the District of Sooke;

AND TO appoint Steve McKellar, Lance Hurrell, Rick Illi and Jordan Carrie AND re-appoint Andrew Freer, Ryan Johnston and Bobbi Bains as Animal Control Officers.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RA-6 Regular Council Meeting Schedule 2017

MOVED B. Parkinson – E. Logins

THAT Council approve the 2017 Regular Council Meeting schedule as follows:

January 9, 2017	June 12, 2017
January 23, 2017	June 26, 2017
February 14, 2017 (Tuesday)	July 10, 2017
February 27, 2017	September 11, 2017
March 13, 2017	October 10, 2017 (Tuesday)
March 27, 2017	October 23, 2017
April 10, 2017	November 14, 2017 (Tuesday)
April 24, 2017	November 27, 2017
May 8, 2017	December 11, 2017
May 23, 2017 (Tuesday)	

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RA-7 Acting Mayor Appointments 2017

MOVED E. Logins – B. Parkinson

THAT members of Council be appointed as Acting Mayor for the year 2017, as follows:

Period	Appointment
January-February	Councillor Rick Kasper
March-April	Councillor Kerrie Reay
May - June	Councillor Bev Berger
July - August	Councillor Ebony Logins
September - October	Councillor Brenda Parkinson
November - December	Councillor Kevin Pearson

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RA-8 Police Based Victims Services

MOVED K. Reay – B. Parkinson

THAT Council approve moving the Police Based Victim Services category A grant to a separate line item within the Policing Services budget area for the 2017 to 2021 Five-Year Financial Plan.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

REPORTS FOR INFORMATION

RI-1 Interim Values Non-Market Change Assessment Roll for 2017

The Financial Services department provided an overview of the written staff report.

MOVED E. Logins – K. Pearson

THAT Council receive the report “Interim Values Non-Market Change Assessment Roll for 2017” dated December 12, 2016, for information.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

RI-2 Mayor and Council Reports (verbal)

Councillor Parkinson reported on:

- Assisting the Fire Department with their “Fill A Fire Truck” food drive for the Sooke Christmas Bureau.
- Attending the Christmas Night Market at the Sooke Museum.

Councillor Reay reported on:

- Attending the School District #62 Growth Strategy meeting on November 29. Sooke is reported as the third fastest growing school district in the province, behind Surrey and Langley.

Councillor Pearson reported on:

- Juan de Fuca Water Commission meeting was cancelled this month.

- Participating in the Christmas Parade. Thank you to Teresa Sullivan, Lorne Christensen and the Sooke Lion's Club, and the Edward Milne Community School Leadership Team for a great event.
- Thank you also to the staff who worked to have the roundabout decorated in time for the parade.

MOVED K. Pearson- K. Reay

THAT staff prepare a letter of thanks from Mayor and Council to the Sooke Lions Club and the Edward Milne Community School Leadership Team for organizing the Christmas Parade.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

Councillor Logins reported on:

- Participating in the Christmas Parade.
- Assisting the Fire Department with their "Fill A Fire Truck" food drive for the Sooke Christmas Bureau.
- Attending the School District #62 Board of Education meeting on Capital Projects.
- Attending the All Councils Forum for Climate Change, which is a CRD initiative, on November 19.
- Involvement with HASTE BC at Journey and Poirier schools. Survey results indicate that local students use 30 different roads to travel to school. Sidewalks are essential to allow for safe pedestrian access.

Mayor Tait reported on:

- Attending the CRD Board meetings, where elections for 2017 were held. Committee appointments will be announced shortly.
- Attending the Transit Commission orientation and planning to attend the upcoming Transit Commission meeting.
- Presenting to the Sooke Region Chamber of Commerce.
- Participating in the Christmas Parade. Thank you to everyone who worked on seasonal beautification efforts and parade organization.

CORRESPONDENCE REQUIRING ACTION

C-1 Email received November 25, 2016 from Guy Caron, Member of Parliament re: Request for support on Bill C-274: Transfer of small business, family farm and fishing operation

MOVED K. Reay – K. Pearson

THAT the email received November 25, 2016, from Guy Caron, Member of Parliament regarding request for support on Bill C-274: Transfer of small business, family farm and fishing operation, be received for information.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay,
Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

**C-2 Email received November 25, 2016 from the Heart and Stroke Foundation re:
Proclamation Request for February 2017**

Council Discussion:

- Mayor Tait will proclaim February 2017 as Heart Month in the District of Sooke.

MOVED K. Reay – E. Logins

THAT the email received November 25, 2016 from the Heart and Stroke Foundation regarding Proclamation Request for February 2017, be received for information.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay,
Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

**C-3 Email received November 29, 2016 from Tourism Vancouver Island re: Bid on
hosting of the 2018 Tourism Vancouver Island Conference and AGM**

MOVED K. Reay – K. Pearson

THAT staff provide a report regarding costs associated with hosting the 2018 Tourism Vancouver Island Conference and AGM.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay,
Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

**C-4 Email received December 1, 2016 from Bill Wilson regarding Sewer placement for
6625 Sooke Road**

MOVED K. Reay – K. Pearson

THAT staff provide a report on sewer placement at 6625 Sooke Road.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

C-5 Horne Road Parking

- **Email received December 1, 2016 from Aline Burlone and Peter Kennedy**
- **Email received December 6, 2016 from residents of Horne Road**

Council Discussion:

- Discussion of history of parking on Horne Road.
- Parking, property access and property egress need to be carefully considered as development occurs.

MOVED E. Logins – K. Reay

THAT the correspondence from Aline Burlone and Peter Kennedy, and the correspondence from residents of Horne Road, be received for information.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MOVED K. Reay - E. Logins

THAT staff be directed to leave the current parking signs, at the current location, along Horne Road.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Correspondence received November 25 - December 6 2016

Council Discussion:

- Discussion of CRD Regional Growth Strategy Bylaw.
- A report with staff feedback and recommendations for Council consideration will come forward to a January Council meeting.

- Extension of water lines to all District of Sooke boundaries must be included in the Regional Growth Strategy.

MOVED K. Reay – E. Logins

THAT the correspondence received November 25 - December 6 2016, be received and filed accordingly for the record.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED K. Reay – E. Logins

THAT this meeting be closed to the public under section 90(1)(i) and/or (l) of the *Community Charter* as it pertains to legal matters and preparation of the annual municipal report.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

ADJOURNMENT

MOVED

To adjourn the meeting at 10:47 p.m.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

Certified Correct:

Maja Tait
Mayor

Gabryel Joseph
Corporate Officer



PH-1

Public Hearing Information Package

January 9, 2017 at 7:00 pm

Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

2110 & 2120 Church Road

Proposed Bylaw:	Bylaw No. 641, <i>Zoning Amendment Bylaw (600-27)</i>
Zoning Amendment:	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purpose of amending the text of the CD11 Knox Centre CD Zone to allow for apartment buildings as a permitted use in Area A.

Information Package Contents:

1. Notice of Public Hearing published in Sooke News Mirror December 28, 2016 and January 4, 2017. 1
2. Bylaw No. 641, *Zoning Amendment Bylaw (600-27)* at second reading. 3
3. Council resolution dated December 12, 2016. 5
4. Staff Report to Council dated: December 12, 2016, including: 7
 - Application Summary
 - Referral Comments
 - Subject Property Map
 - Current CD11 Zone
 - Letter from Applicant dated Nov 18, 2016
 - Draft Bylaw No. 641
 - S. 219 Covenant & Modification

*Please note that written and verbal submissions will
become part of the public record.*



2205 Otter Point Road, Sooke
Phone: 250-642-1634 Fax: 250-642-0541
email: info@sooke.ca
website: www.sooke.ca

NOTICE OF PUBLIC HEARING

The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, January 9, 2017** commencing at 7:00 pm.

Application Information:

Bylaw: Bylaw No. 641, *Zoning Amendment Bylaw (600-27)*
File No: PLN01289
Properties Zoned CD11 (Area A):
Civic Address: 2110 & 2120 Church Road (shown outlined in black and hatched on the subject map)
Legal Description: Lot 1, Section 10, Sooke District, Plan VIP86034
Applicant: **Joe Newell, Architect, AIBC**
612 Yates Street, Victoria BC V8W 1K9

Proposal:

The purpose of Bylaw No. 641, *Zoning Amendment Bylaw (600-27)* is to amend the CD11 Knox Centre Zone to add 'apartment building' as a permitted principal use in Area A. The applicant intends to construct a 40-unit residential/mixed use building.

Further Information:

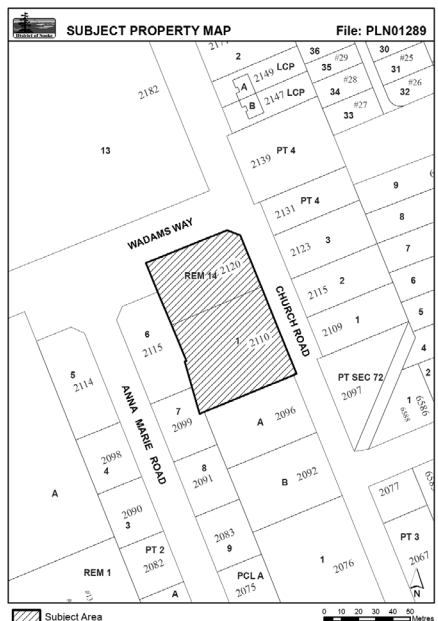
Copies of the bylaw(s), supporting written reports and any relevant background documentation may be viewed in the "Public Notices" section of the District of Sooke website www.sooke.ca or

inspected at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays) beginning December 28, 2016 up to and including January 9, 2017.

Public Input:

All persons who believe their interests in property are affected by the proposed bylaw(s) will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw(s). Should you have any concerns or comments you wish to convey to Council, please submit in writing by fax to 250-642-0541, email publichearing@sooke.ca or in person to the Corporate Officer at the District Municipal Offices no later than **Monday, January 9, 2017 at 12:00 pm**. Please be advised that submissions to Council will become part of the public record.

NOTE: Council cannot receive further information concerning this application after the Public Hearing has concluded.





**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW NO. 641**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the text of the CD11 Knox Centre CD Zone to allow for apartment buildings as a permitted use in Area A.

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 641(600-27)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, Schedule 811 – Knox Centre CD Zone (CD11), is amended as follows:
 - a. By adding the word “multi-family” after the words “assisted living” and before the word “commercial” to section 8.11.1.
 - b. By adding the words “c) Apartment Building” under the heading “Principal Uses, A:” to Section 811.2 “Permitted Uses: Area A”, and alpha re-numbering accordingly.
 - c. By adding the sentence, “The provisions of the RM4 zone apply to apartment buildings without commercial uses on the first storey.” to Section 811.7 “Conditions of Use”.

READ a FIRST and SECOND time the 12 day of December, 2016.

PUBLIC HEARING held the ____ day of _____, 2017.

READ a THIRD time the ____ day of _____, 2017.

APPROVED under the Transportation Act the ____ day of _____, 2017,
by the British Columbia Ministry of Transportation and Infrastructure.

ADOPTED the __day of _____, 2017.

Certified by:

Maja Tait
Mayor

Gabryel Joseph
Corporate Officer

BYLAWS

B-1 Bylaw No. 641, *Zoning Amendment Bylaw, 2016 (600-27)* - 2110/2120 Church Road

The Development Services department provided a powerpoint presentation and overview of the written staff report. The purpose of the bylaw is to amend the CD11 Knox Centre Zone to add 'apartment building' as a permitted use in the Area A category. The applicant intends to construct a 40-unit residential/mixed use building.

MOVED K. Reay - B. Parkinson

THAT Bylaw No. 641, *Zoning Amendment Bylaw, 2016 (600-27)*, be read a first time.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper

MOVED B. Parkinson – E. Logins

THAT Bylaw No. 641, *Zoning Amendment Bylaw, 2016 (600-27)*, be read a second time;

AND THAT staff be directed to schedule a Public Hearing for Bylaw No. 641, *Zoning Amendment Bylaw, 2016 (600-27)*.

CARRIED

In Favour:

Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay, Mayor Tait

Absent:

Councillor Berger, Councillor Kasper



File No. PLN01289

REQUEST FOR DECISION
REGULAR COUNCIL
Meeting Date: December 12, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services
Re: 2110/2120 Church Road – Knox Centre CD Zoning Amendment

RECOMMENDATION:

THAT COUNCIL give first and second reading to Bylaw No. 641, *Zoning Amendment Bylaw (600-27)*;

AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 641 in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

Executive Summary:

The applicant, Knox Vision Society, would like to include 'apartment building' to Area A of the CD11 Knox Centre Zone to facilitate a 40-unit residential development with commercial space on the main floor. The Society is focussing on providing affordable housing options for individuals and families.

The Society was recently awarded provincial funding for a mixed-use proposal, therefore it will be necessary to include the use 'apartment building' in Area A of the CD11 Knox Centre Zone for the proposal to move forward.

Frequently Asked Questions

What is currently allowed in Area A of the CD11 Zone?

- Assisted Living Facility



- Community Care Facility
- Several accessory uses including restaurant, office, institutional use, health services and assembly, including place of worship. (CD11 Zone Attached)

Background:

This text amendment affects Area A of the CD11 Knox Centre Zone, which includes 2110 and 2120 Church Road. The total site area impacted by this proposal is 1.3ac (0.53ha) of land. There is an existing church and parking lot on 2110 Church Road, while 2120 Church Road contains no structures and is treed on the north end of the site.

Initially, the Society was focussed on providing an Assisted Living or a Community Care Facility on the property, but have refocussed its' attention on providing affordable housing in the form of apartments.

Legal Impacts:

Rezoning applications must be consistent with the *Official Community Plan, 2010*.

Bylaw No. 400, Sooke Official Community Plan 2010 (OCP)

The OCP designates the property as *Town Centre* and it falls within the *Community Growth Area*. The Town Centre designation is the area within which medium to high density residential growth is encouraged to occur. Residential development is targeted towards the Community Growth Areas, where municipal services can be provided or accessed in an efficient manner. These subject properties are the north anchor of the Town Centre, and will bring more people into the town centre to live and work within walking distance to shopping, community services, and schools.

The following are relevant sections of the OCP that support this application:

3.2.1 SOOKE'S "THRIVABILITY"

- a) Supporting the provisions of health care, social services, education and daily living requirements;
- d) Allowing people to age in place;
- e) Providing opportunities for social support networks;
- i) Promoting, creating and supporting affordable housing for a variety of ages and financial capacities;

3.2.5 SOOKE SMART GROWTH

- c) Ensuring growth is fiscally, environmentally and socially responsible, and recognize the connections between development and quality of life;
- d) Prioritizing infill, redevelopment and densification strategies and mixed use;

4.6 HEALTH AND QUALITY OF LIFE

4.6.2.c) Promote a healthy corresponding built environment (housing, roads, pathways) in order to increase the opportunities for local residents and visitors to make healthy lifestyle choices;

d) Create safe, walkable neighbourhoods;

h) Reduce Sooke's travel dependence on the automobile;

4.7 HOUSING

4.7.1 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;

e) Secure and promote options for seniors' housing, including independent living and special needs;

4.7.3 m) Encourage multi-family residential developments in the Town Centre

5.4 TOWN CENTRE

5.4.1 Concentrate retail uses, services, personal services, facilities and entertainment within the Town Centre;

Ensure a mix of uses including high density residential;

5.4.3 i) Reduce the dominance of the automobile in the Town Centre;

Analysis:

This proposal will accommodate 40 apartment units. It is intended that the units will be rented at an affordable level for both individuals and families in Sooke. The project will be funded in partnership by the Knox Vision Society and BC Housing.

The proposal includes commercial space and amenity space on the ground floor, which will serve the larger neighbourhood and residents.

This amendment to the existing zoning brings more people into the Town Centre and increases opportunities for residents to live and work within walking distance to shopping, community services, and schools.

This site has excellent pedestrian connectivity in all directions. Since the original rezoning of this site, several road improvements have happened in this neighbourhood:

1. Wadams Way, including the multi use pathway on the south side of the street, has been completed, providing better pedestrian linkages to Town Centre services and transit options; and
2. Church Road provides excellent pedestrian access combining sidewalk and multi use pathway, and recent improvements at the corner of Throup and Church Roads.

The covenant registered to title requires that a transit stop locate in front of the site, so access to transit will be provided and improved in this area. Transit stops along Sooke Road are also within a reasonable walking distance from the site.

Covenants:

A Development Agreement (S.219 Covenant) was entered into as part of the rezoning application. These two lots will be consolidated as part of the Development Permit. The covenant has been attached for reference.

Development Permit:

Section 18.2 of the OCP requires that this proposal be reviewed in detail through the Development Permit to ensure that the Form & Character of the overall site and the building is addressed. Once a Development Permit is issued, a building permit approval will be necessary.

Strategic Relevance:

COMMUNITY PLANNING - The District will work towards streamlining planning processes to encourage investment and job growth in the community. Ensure our bylaws reflect community needs and values.

Financial Impacts:

The developer will pay all costs associated with site improvements and development, and are bound by District of Sooke Bylaws and the S.219 Covenant registered to title.

Attached Documents:

1. Application Summary
2. Referral Comments
3. Subject Property Map
4. Current CD11 Zone
5. Letter from Applicant dated Nov 18, 2016
6. Draft Bylaw No. 641
7. S.219 Covenant & Modification

Respectfully submitted,



Katherine Lesyshen, MCIP, RPP
Planner II

Approved for Council Agenda	
 Development Services	 Corporate Services
 Financial Services	 Fire Services
 CAO	

APPLICATION SUMMARY

Address	2110 & 2120 Church Road
Legal	Lot 1, Section 10, Sooke District, Plan VIP86034 and Lot 14, Section 10, Sooke District, Plan 1057, Except that part in Plan VIP86034
Existing Zoning	CD11 Knox Centre Zone
Parcel Size	0.53ha (1.3 ac)
Services	Water: CRD Water Sewer: Municipal Sewer Drainage: On-site
Adjacent Land Uses	North: Residential East: Residential South: Residential West: Residential

**SUMMARY OF COMMENTS RECEIVED FOR 2120/2110 Church Road
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT Nov 22, 2016**

EXTERNAL REFERRALS	
Agency	Comments
Sooke Building	No response
Sooke Fire	No response
Sooke Development Services	No concerns
Ministry of Transportation	No concerns



Knox Centre CD Zone

CD11

811.1 Purpose: This zone provides for assisted living, commercial and institutional uses within the District of Sooke.

811.2 Permitted Uses:
(amended by Bylaw No. 577 adopted October 14, 2013)

Principal Uses: Area A

- a) Assisted Living Facility
- b) Community Care Facility

Principal Uses: Area B

- a) Assisted Living Facility
- b) Community Care Facility
- c) Cooperative housing
- d) Health services
- e) Institutional use
- f) Office
- g) Personal services
- h) Restaurant
- i) Retail

Accessory Uses: Area A and Area B

- a) Assembly Use
- b) Cemetery
- c) Employee Housing
- d) Health Services
- e) Horticulture
- f) Institutional use
- g) Office
- h) Parking lot, parkade
- i) Personal services
- j) Place of worship
- k) Restaurant

811.3 Minimum Lot Size for Subdivision Purposes: 7000 m²

811.4 Maximum Height:

- a) Principal Buildings: 15 m
- b) Accessory Buildings: 9 m

811.5 Maximum Lot Coverage: 50% (added by Bylaw No. 577 adopted October 14, 2013)

811.6 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line
Principal Building or Structure	3 m	2 m	3 m	4.5 m
Accessory Buildings or Structures	4.5 m	4.5 m	1.2 m	4.5 m

811.7 Conditions of Use:

Recession plan rules may apply for buildings and structures more than 6 m in height. See General Regulations.

811.8

Subject Property Map: The official map for this CD zone is kept by the Corporate Officer, and forms part of this bylaw. The Subject Property Map is provided for information purposes only. *(added by Bylaw No. 577 adopted October 14, 2013)*





November 18, 2016

District of Sooke
2205 Otter Point Road
Sooke, B.C., V9Z 1J2

Attention: Mayor and Council

RE: 2110 / 2120 Church Road – Proposed Knox Vision Society Affordable Rental Housing

We are writing to request that the existing CD 11 Zone (Knox Centre CD Zone) be re-worded to permit Affordable Rental Multi-Family Residential, or simply Multi-Family Residential as a principal use.

The Knox Vision Society was established partially as a means of realizing a vision to provide affordable rental housing for the residents of Sooke and the surrounding area. The Society believes that their primary asset, in the form of the land upon which the existing Knox Presbyterian Church and cemetery is located, should also be used to develop an amenity that will benefit the community at large. To this end they wish to develop a multi-family residential project of affordable rental units for individuals and families. The Society has recently been notified that their application for funding to BC Housing under BC Housing's Partners In Affordable Housing program was successful, and they now wish to move ahead with the required municipal approvals to secure this funding.

Previously, the properties belonging to the Church and Society, were rezoned to permit assisted living housing. The zone specifically identifies Assisted Living Facilities and Community Care Facilities as principal uses with cemeteries and places of worship as accessory uses. In deciding on a way forward in their goal of providing a housing facility on a portion of the Knox Presbyterian Church property, the Society has determined that assisted living and community care facilities do not fit their mandate as well as providing affordable rental housing with BC Housing funding.

The Society is therefore submitting this application to have the CD 11 Zone re-worded to allow Affordable Multi-Family Rental Residential, or simply, Multi-Family Residential, as a permitted principal use, at least within Area A of the Zone.

The proposed project, preliminary drawings of which accompany this application, will contain 40 apartment style residential suites served by central corridors on 5 floors. The height of the building will conform to the maximum height requirement of the CD 11 zone by virtue of the sloped portion of the property on which it will be situated. The lowest floor will back into the slope and will have ground level, accessible, one-bedroom suites opening on to the new sidewalk along Waddam's Way. The remainder of the lowest floor will contain service rooms, storage cubicles, an enclosed waste and recycling collection station, and a small café with indoor and outdoor seating.

The 2nd floor will contain 1, 2 and 3 bedroom suites as well as an amenity space for use by the community. In addition there will be a small annex to replace the extension on the rear of the existing church building. This structure will be removed (leaving the church intact) to make space for the parking area.

The upper three floors will contain residential suites of 1, 2 and 3 bedrooms. The uppermost floor will step back from Wadam's Way by approximately 30 feet so that the building will present 4 storeys on the North side. Due to the rising land along Church Road, the building will present 4 storeys on the East side as well with the exception of the North East corner where the building steps down to appear as 3 storeys.

Parking will be provided to accommodate at least one car per suite plus visitor's spaces. In addition, the parking area to the South of the Church will be paved and marked to accommodate at least 15 cars for the Knox Presbyterian Church congregation.

The provision of affordable rental housing in Sooke is seen as a critical and worthy endeavor by the Society. Rising costs of accommodation both to purchase and to rent, make it increasingly difficult for low income individuals and families to find safe, affordable and comfortable accommodation close to employment. The partnership of the Knox Vision Society with BC Housing has provided the Society with the financial means to realize this goal of safe and affordable multi family housing. Revising the wording of the zone to allow additional uses to Assisted Living and Community Care facilities, will allow this important and much needed housing project to move forward.

Yours Sincerely,

JOE NEWELL ARCHITECT INC



Joe Newell, Architect.aibc



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW NO. 641**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the text of the CD11 Knox Centre CD Zone to allow for apartment buildings as a permitted use in Area A.

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 641(600-27)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, Schedule 811 – Knox Centre CD Zone (CD11), is amended as follows:
 - a. By adding the word “multi-family” after the words “assisted living” and before the word “commercial” to section 8.11.1.
 - b. By adding the words “c) Apartment Building” under the heading “Principal Uses:” to Section 811.2 “Permitted Uses: Area A”, and alpha re-numbering accordingly.
 - c. By adding the sentence, “The provisions of the RM4 zone apply to apartment buildings without commercial uses on the first storey.” to Section 811.7 “Conditions of Use”.

READ a FIRST and SECOND time the ____ day of December, 2016.

PUBLIC HEARING held the ____ day of _____, 2017.

READ a THIRD time the ____ day of _____, 2017.

APPROVED under the Transportation Act the ____ day of _____, 2017,
by the British Columbia Ministry of Transportation and Infrastructure.

ADOPTED the __ day of _____, 2017.

Certified by:

Maja Tait
Mayor

Gabryel Joseph
Corporate Officer

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Marvin William
Hallgren
4DNSBA

Digitally signed by Marvin William
Hallgren 4DNSBA
DN: cn=CA, cn=Marvin William Hallgren
4DNSBA, o=Lawyer, ou=Verify ID at
www.juricorl.com/LKLP.cdm?
id=4DNSBA
Date: 2013.10.16 14:57:25 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Hallgren & Faulkner

Barristers & Solicitors

#104-6739 West Coast Road, P.O. Box 939

Sooke

BC V9Z 1H9

Document Fees: \$147.00

File: 19381/Knox/nw

Phone (250)642-5271

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Peter G.V. Faulkner

Barrister & Solicitor

Box 939, 104-6739 West Coast Road

Sooke, BC

V9Z 1H9

Execution Date

Y	M	D
13	09	19

Transferor(s) Signature(s)

Knox Vision Society, by its
authorized signatory(ies)

Eleanor Shambrook

Lorna Hutchins

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 9 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Peter Nikolich
Barrister & Solicitor
202-1006 Fort Street
Victoria, BC
V8V 3K4

Y	M	D
13	10	01

Gregory Shane Burke

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

EXECUTIONS CONTINUED

PAGE 3 of 9 pages

Execution Date

Transferor / Borrower / Party Signature(s)

**Tina Hansen, Deputy Corporate Officer
Commissioner for Taking Affidavits in BC
2205 Otter Point Road,
Sooke, BC
V9Z 1J2**

Y	M	D
13	09	30

District of Sooke by its authorized signatory(ies)

Wendal Milne, Mayor

Gord Howie, CAO

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Page 22 of 44

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

027-757-439 LOT 1, SECTION 10, SOOKE DISTRICT, PLAN VIP86034

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

011-756-594 LOT A, SECTION 10, SOOKE DISTRICT, PLAN 47114

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**008-078-441 LOT 14, SECTION 10, SOOKE DISTRICT, PLAN 1057, EXCEPT THAT PART IN
PLAN VIP86034**

STC? YES ☐

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 5 OF 9 PAGES

NATURE OF INTEREST
Modification

CHARGE NO.
CA2524734

ADDITIONAL INFORMATION
Modification of Covenant CA2524734

NATURE OF INTEREST
Priority Agreement

CHARGE NO.

ADDITIONAL INFORMATION
granting Modification of Covenant priority over
Mortgage CA2590213 and Assignment of Rents
CA2590214

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 6 OF 9 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. Transferor(s):

Knox Vision Society, Inc. No. S-58118
2110 Church Road
Sooke, BC
V9Z 0W7

(the "Owner")

Gregory Shane Burke
c/o 283 Kerwood Street
Victoria, BC
V9B 1A2

6. Transferee(s)

DISTRICT OF SOOKE
2205 Otter Point Road,
Sooke, BC
V9Z 1J2

(the "Municipality")

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT MODIFICATION

THIS AGREEMENT, dated for reference 12th day of September, 2013, is made

BETWEEN:

Knox Vision Society, Inc. No. S-58118
2110 Church Road
Sooke, B.C. V9Z 0W7

(the "Owner")

AND:

DISTRICT OF SOOKE, a municipality incorporated under the Local Government Act, R.S.B.C. 1996, c.323 and having its office at 2205 Otter Point Road, Sooke, BC V9Z 1J2

(the "Municipality")

WHEREAS:

- A. The Owner and the Municipality entered into a Development Agreement forming part of an instrument in which the Owner granted to the Municipality a Covenant pursuant to S. 219 of the *Land Title Act* registered in the Victoria Land Title Office under No. CA2524734 (the "Covenant"):

Parcel Identifier: 008-078-441

Lot 14, Section 10, Sooke District, Plan 1057 Except that part in Plan VIP86034

Parcel Identifier: 027-757-439

Lot 1, Section 10, Sooke District, Plan VIP86034

Parcel Identifier: 011-756-594

Lot A, Section 10, Sooke District, Plan 47114

(the "Lands");

- B. The Owner wishes to modify the Covenant and the Municipality agrees to modify the Covenant.

NOW THEREFORE, pursuant to S. 219 of the *Land Title Act* and in consideration of the sum of one dollar (\$1.00) now paid to the Municipality by the Owner (the receipt and sufficiency whereof is hereby acknowledged) the Municipality and Owner agree to amend and modify the Covenant as follows:

1. Schedule A – Schedule of Restrictions is hereby amended by DELETING the following items as these items are no longer applicable:

Item 9

The Owner is to provide and dedicate a 5 metre right-of-way to the District of Sooke prior to Development Permit for the purposes of providing a pedestrian connection along the north property line connecting Anna Marie Road and Church Road.

2. Schedule A – Schedule of Restrictions is hereby amended by REPLACING Item 2 with the following wording:

Item 2

2110 and 2120 Church Road properties must be consolidated into one property prior to Development Permit issuance on these specific lots.

3. All other terms and conditions of the Covenant remain unchanged and shall continue to burden the Lands and be binding on all successors in title, pursuant to S. 219 of the *Land Title Act*.

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT Gregory Shane Burke (the "Chargeholder") is the holder of Mortgage and Assignment of Rents registered against the land legally described (the "Land") in the Modification of Covenant to which this Agreement is attached (the "Covenant"), which Mortgage and Assignment of Rents are registered in the Victoria land title office under instrument number CA2590213 and CA2590214(the "Charge"),

This Consent and Priority Agreement is evidence that in consideration of payment to it of \$1.00 by the transferee described in item 6 of Part 1 of the Form C to which this Agreement is attached (the "Transferee"), the Chargeholder agrees with the Transferee as follows:

- 1. The Chargeholder consents to the granting and registration of the Modification of Covenant and the Chargeholder agrees that the Modification of Covenant binds its interest in and to the Land.**
- 2. The Chargeholder grants to the Transferee priority for the Modification of Covenant over the Chargeholder's right, title and interest in and to the Land and the Chargeholder postpones the Charge, and all of its right, title and interest thereunder, to the Covenant as if the Modification of Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charge.**

As evidence of its agreement with the Transferee to be bound by this Consent and Priority Agreement, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed and delivered this Agreement by executing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

**LAND TITLE ACT
FORM DECLARATION**

Related Document Number:

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

Marvin William
Hallgren
4DNSBA

Digitally signed by Marvin William
Hallgren 4DNSBA
DN: c=CA, cn=Marvin William
Hallgren 4DNSBA, o=Lawyer,
ou=Verity ID at www.verity.com/
LQIP:cm?id=4DNSBA
Date: 2013.10.16 15:02:01 -0700

See attached Consent

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.



**CONSUMER
PROTECTION BC**

10 October 2013

Victoria Land Title Office
Suite 200 – 1321 Blanshard Street
Victoria BC V8W9J3

Attention: Registrar

Re: **PID: 027-757-439**
LOT 1 SECTION 10 SOOKE DISTRICT PLAN VIP86034

Consent is hereby given, pursuant to Section 27 of the *Cremation, Interment and Funeral Services Act*, to temporarily lift the restriction on title in order to allow the modification of title.

Once the modification of title has been filed, please reimpose the restriction on the above-noted property.

Yours truly,

A handwritten signature in black ink, appearing to read 'HMcCurdy', written over a horizontal line.

Heather McCurdy
Manager, Business Services

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Peter George
Vardy Faulkner
4QFZ7I

Digitally signed by Peter George Vardy
Faulkner 4QFZ7I
DN: cn=CA, o=Peter George Vardy
Faulkner 4QFZ7I, ou=Lawyer,
ou=Vardy ID at www.juncerl.com/
LKUP:dnfn=4QFZ7I
Date: 2012.05.03 15:50:23 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Hallgren & Faulkner

Barristers & Solicitors

#104-6739 West Coast Road, P.O. Box 939

Sooke

BC V9Z 1H9

File: 18832/KnoxChurch/nw

Phone (250)642-5271

Document Fees: \$145.00

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Peter G.V. Faulkner

Barrister & Solicitor

104-6739 West Coast Road, Box 939

Sooke, BC

V9Z 1H9

Execution Date

Y	M	D
12	04	19

Transferor(s) Signature(s)

The Trustees of the Congregation of
Knox Presbyterian Church, Sooke,
BC by its authorized signatory(ies)

Bob Greydanus

Lorna Hutchins

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Kerri Christensen

Commissioner for Taking Affidavits in BC

15117-101 Avenue

Surrey, BC

V3R 8P7

Y	M	D
12	04	26

Coast Capital Savings Credit Union by
its authorized signatory(ies)

Alix Ross

Jack Boyce

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Bonnie Sprinkling

Commissioner for Taking Affidavits in BC

2205 Otter Point Road,
Sooke, BC
V9Z 1J2

Y	M	D
12	05	03

District of Sooke by its authorized
signatory(ies)

Mayor, Wendal Milne

Evan Parliament, CAO

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

011-756-594 LOT A, SECTION 10, SOOKE DISTRICT, PLAN 47114

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

**008-078-441 LOT 14, SECTION 10, SOOKE DISTRICT, PLAN 1057, EXCEPT THAT PART IN
PLAN VIP86034**

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

027-757-439 LOT 1, SECTION 10, SOOKE DISTRICT, PLAN VIP86034

STC? YES ☐

NATURE OF INTEREST
Covenant

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST
Priority Agreement

CHARGE NO.

ADDITIONAL INFORMATION
Granting Covenant priority over Mortgage
CA527993 and Assignment of Rents CA527994

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. Transferor:

The Trustees of the Congregation of Knox Presbyterian Church, Sooke, B.C. of the Presbyterian Church
in Canada, In Pursuance of the Trustee (Church Property) Act
2110 Church Road
Sooke, BC
V9Z 0W7

(the Owner)

Coast Capital Savings Credit Union
Central Lending Administration
1900 13450 - 102 Avenue
Surrey, BC
V3T 5Y1

(the Chargeholder)

6. Transferee:

District of Sooke
2205 Otter Point Road,
Sooke, BC
V9Z 1J2

(the Municipality)

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT

THIS AGREEMENT, dated for reference April, 2012 is made

BETWEEN:

The Trustees of the Congregation of Knox Presbyterian
Church, Sooke, B.C. of the Presbyterian Church in Canada,
In Pursuance of the Trust
2110 Church Road
P.O Box 54
Sooke, BC V9Z 0W7

(the "Owners")

AND:

DISTRICT OF SOOKE, a municipality incorporated under
the Local Government Act, R.S.B.C. 1996, c.323 and having
its office at 2205 Otter Point Road, Sooke, BC V9Z 1J2

(the "Municipality")

GIVEN THAT:

- A. The Owners are the registered owners in fee simple of the land in Sooke, British Columbia, known as 2120, 2110 and 2096 Church Road, legally described as:

Parcel Identifier: 008-078-441

Lot 14, Section 10, Sooke District, Plan 1057 Except that part in Plan VIP86034

Parcel Identifier: 027-757-439

Lot 1, Section 10, Sooke District, Plan VIP86034

Parcel Identifier: 011-756-594

Lot A, Section 10, Sooke District, Plan 47114

(the "Land");

- B. The Owners propose to develop the Land for residential, commercial and institutional development;

- C. The Owners have requested the Municipality to adopt Bylaw No. 518, Zoning Amendment Bylaw (500-02) (the "Rezoning Bylaw") rezoning the Land to permit the development proposed by the Owners, and
- D. The Council of the Municipality has determined that the adoption of the Rezoning Bylaw would, but for the covenants contained in this Agreement, not be in the public interest; and the Owners therefore wish to grant pursuant to s.219 of the Land Title Act, and the Municipality wishes to accept, the covenants over the Land that are set out in this Agreement.

THIS AGREEMENT is evidence that in consideration of payment of \$1.00 by each of the Municipality to the Owner (the receipt of which is acknowledged by the Owners), the Owners grant to the Municipality in accordance with s.219 of the Land Title Act the following covenants:

1. The Owner covenants and agrees with the Municipality that:
 - (a) the Land must not be redeveloped beyond its current use;
 - (b) the Land must not be subdivided;
 - (c) development of the Land, including by construction or placement of any building or structure on the Land is prohibited;
 - (d) no building permit may be applied for, and the Municipality is not obliged to issue any building permit, in respect of the Land; and
 - (e) no occupancy permit may be applied for, and the Municipality is not obliged to issue any occupancy permit, in respect of the Land,unless the use, subdivision, development, building or occupancy is in accordance with the Schedule of Restrictions attached as Schedule A.
2. Any opinion, decision, act or expression of satisfaction of the Municipality provided for in this Agreement is to be taken or made by the Municipality's Municipal Engineer or his or her delegate authorized as such in writing, in each case acting reasonably.
3. The Municipality shall execute and deliver to the Owners a registerable discharge of the covenants granted in this Agreement in the event that the Rezoning Bylaw is not adopted by December 31, 2012. The Owners may, after the Rezoning Bylaw is adopted, request a discharge of any particular covenant granted in this Agreement in respect of any parcel into which the Land may be subdivided, and the Municipality shall execute and deliver a discharge in respect of any such covenant that has been, in the Municipality's opinions, fully satisfied by the Owners.

4. The Owners release, and must indemnify and save harmless, the Municipality, its elected and appointed officials and employees, from and against all liability, actions, causes of action, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owners, or anyone else, arising from the granting or existence of this Agreement, from the performance by the Owners of this Agreement, or any default of the Owners under or in respect of this Agreement.
5. The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
6. The rights given to the Municipality by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the Municipality to anyone, or obliges the Municipality to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.
7. Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owners agree that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.
8. This Agreement does not:
 - (a) affect or limit the discretion, rights or powers of the Municipality under any enactment (as defined in the Interpretation Act, on the reference date of this Agreement) or at common law, including in relation to the use of the Land,
 - (b) affect or limit any enactment related to the use of the Land, or
 - (c) relieve the Owners from complying with any enactment, including in relation to the use of the Land.
9. Every obligation and covenant of the Owners in this Agreement constitutes both a contractual obligation and a covenant granted under s.219 of the Land Title Act in respect of the Land and this Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated. The Owners are only liable for breaches of this Agreement that occur while the Owners are the registered owners of the Land.

10. The Owners agree to do everything reasonably necessary, at the Owners' expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement.
11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
13. This Agreement is the entire agreement between the parties regarding its subject.
14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.
15. The Owners must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instrument.
16. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C that is attached hereto and forms part of this Agreement.

SCHEDULE "A"

SCHEDULE OF RESTRICTIONS

1. Frontage dedication required from 2110 and 2120 Church Road to line up with existing front property line of 2096 Church Road and perpendicular to the front property line of the properties on the east side of Church Road prior to Development Permit issuance.
2. 2110, 2120 and 2096 Church Road properties must be consolidated into one property prior to Development Permit issuance.
3. Complete a detailed erosion and sediment control plan for implementation prior to commencement of any construction. The erosion and sediment control plan must take into account the best management practices outlined within the letter from Swell Environmental Consulting Ltd dated February 20, 2012 for the Streamside Protection and Enhancement Area (SPEA) and Riparian Assessment Area (RAA) located in the North West portion of the property.
4. Construct frontage improvements along Church Road as per Bylaw 65, Road cross section SDD-R01 complete with concrete sidewalk (where none currently exists), 2.5m parallel parking area and street lighting (Cyclone – model specification #NEL3001) prior to Building Permit issuance.
5. Sanitary sewer is to be designed and constructed as per the Sewer Serviceability Study that is to be completed prior to adoption of rezoning. All costs related to upgrading/installing sewer systems will be borne by the developer.
6. As per the Traffic Impact Assessment prepared by Boulevard Transportation group, the developer is to provide a bus stop with a waiting area (sign/seating/shelter) at the frontage of Church Road prior to occupancy permit. The bus stop location must be approved by BC Transit.
7. All driveways within public property are to be hard surfaced to the property line.
8. Install screening fence along the south property line of 2096 Church Road, west property line of 2096, 2110 and 2120 Church Road and the north property line of 2120 Church Road.
9. The Owner is to provide and dedicate a 5 metre right-of-way to the District of Sooke prior to Development Permit for the purposes of providing a pedestrian connection along the north property line connecting Anna Marie Road and Church Road.

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT Coast Capital Savings Credit Union (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents registered against the land legally described (the "Land") in the Covenant to which this Agreement is attached (the "Covenant"), which Mortgage and Assignment of Rents are registered in the Victoria land title office under instrument numbers CA527993 and CA527994 (the "Charge"),

This Consent and Priority Agreement is evidence that in consideration of payment to it of \$1.00 by the transferee described in item 6 of Part 1 of the Form C to which this Agreement is attached (the "Transferee"), the Chargeholder agrees with the Transferee as follows:

1. The Chargeholder consents to the granting and registration of the Covenant and the Chargeholder agrees that the Covenant binds its interest in and to the Land.
2. The Chargeholder grants to the Transferee priority for the Covenant over the Chargeholder's right, title and interest in and to the Land and the Chargeholder postpones the Charge, and all of its right, title and interest thereunder, to the Covenant as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charge.

As evidence of its agreement with the Transferee to be bound by this Consent and Priority Agreement, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed and delivered this Agreement by executing Part 1 of *the Land Title Act* Form C & D to which this Agreement is attached and which forms part of this Agreement.

**LAND TITLE ACT
FORM DECLARATION**

Related Document Number: CA2524734

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

**Peter George
Vardy Faulkner
4QFZ7I**

Digitally signed by Peter George
Vardy Faulkner 4QFZ7I
DN: c=CA, cn=Peter George Vardy
Faulkner 4QFZ7I, o=Lawyer,
ou=Verify ID at www.juricert.com/
LKJP.cdn?id=4QFZ7I
Date: 2012.05.22 10:17:33 -0700

Consent from Consumer Protection BC attached hereto

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Page 43 of 44

Fee Collected for Document: \$32.00



**CONSUMER
PROTECTION BC**

18 May 2012

VICTORIA Land Title Office
200 - 1321 BLANSHARD ST
VICTORIA BC V8W 9J3

Attention: Registrar

Re: **PID: 027-757-439**
Lot 1, Section 10, Sooke District, Plan VIP86034

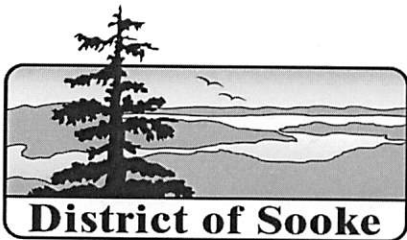
Consent is hereby given, pursuant to Section 27 of the *Cremation, Interment and Funeral Services Act*, to temporarily lift the restriction on title in order to file a development covenant.

Once the development covenant has been filed, please reimpose the restriction on the above-noted property.

Yours truly,

A handwritten signature in black ink, appearing to read 'Timothy Monaghan'.

Timothy Monaghan
Manager, Operations Licensing



File No. PLN00978

REQUEST FOR DECISION

Regular Council
Meeting Date: January 9, 2017

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services Department
Re: **1781 Minnie Road & 7057 West Coast Road**

RECOMMENDATION:

THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 558 in accordance with the requirements of the *Community Charter* and the *Local Government Act*; and

THAT COUNCIL direct that prior to final adoption of Bylaw No. 558, the owner enter into a Development Agreement by way of a section 219 covenant with the District of Sooke and that Council authorize the Mayor and Chief Administrative Officer to execute the section 219 Covenant;

AND FURTHER THAT COUNCIL direct that the 5% parkland dedication be in the form of cash-in-lieu at time of subdivision.

1. Executive Summary:

The applicant has applied to rezone 1781 Minnie Road and 7057 West Coast Road from Rural Residential (RU4) to Small Lot Residential (R3) with the intent of creating 11-14 lots. The subject properties were included into the Sewer Specified Area (SSA) on November 14, 2016.

The area to be rezoned is approximately 10,650m² (1.065 ha/2.6 acres).

2. Background:

The zoning amendment Bylaw No. 558 received 1st and 2nd reading on May 27, 2013. The sewer inclusion Bylaw No. 560 received 1st, 2nd and 3rd reading on May 27, 2013 and was adopted on November 14, 2016.

The lands surrounding the subject properties are zoned Rural Residential (RU4) with lot sizes varying from 700 m² to 4000 m². The subject properties have access to Highway 14



and Minnie Road. Less than 1 km to the east there is a low density and medium density multi-family development (Heron View), as well as twenty three 350 m² small family lots along Wright Road.

There is a single family dwelling on 7057 West Coast Road and a single family dwelling on 1781 Minnie Road. The applicant proposes to keep both houses and to design the future subdivision to allow each house to be located on a lot.

The applicant's professional archaeologist has determined that a full archaeological impact assessment is not required and this information has been forwarded to T'Sou-ke Nation and the Archaeology Branch at Ministry of Natural Resource Operations.

3. Servicing:

Ministry of Transportation and Infrastructure (MOTI) requires a group access for lots using West Coast Road and will not consider individual accesses. Prior to subdivision approval, MOTI requires frontage road dedication along West Coast Road to align with neighbouring properties, along with design and construction of frontage improvements.

All costs associated with the sewer main extension installation and associated lift stations are the responsibility of the developer. At time of subdivision, a Works and Services Agreement will include a signed and sealed design and cost estimate by a professional engineer for the agreed cost of the works.

4. Environmental

The applicant has submitted a Riparian Areas Regulation Assessment Report (RAR) prepared by a Qualified Environmental Professional (QEP). Wright Road Creek bisects the property west to east, and there is a drainage ditch that discharges to a mid-point of Wright Road Creek from a culvert on West Coast Road. The minimum Streamside Protection and Enhancement Area (SPEA) setback requirement has been determined by the QEP to be 10 m from the high water mark of Wright Road Creek and a 2 m SPEA around the drainage ditch.

There is a flood plain covenant registered to the property. The covenant requires a 1.5 m flood construction level and a 15 m setback from the natural boundary of Wright Road Creek. Sooke's Floodplain Regulation Bylaw No. 561 requires the same 15 m setback and 1.5 m flood construction level. If a developer wishes to reduce these requirements, there is a procedure to obtain a site specific floodplain exemption and this is outlined in Sooke's Floodplain Regulation Bylaw.

5. Analysis:

A. OFFICIAL COMMUNITY PLAN 2010 (OCP)

The OCP designates the property as *Community Residential* (CR) and it falls within the *Community Growth Area* (CGA). The goals of this designation are to ensure sustainable single family and multiple family construction, reduction of sprawl, and providing or accessing municipal services in an efficient manner so that there is minimal impact on municipal infrastructure. The following are relevant sections of the OCP that support this rezoning application:

4.7 HOUSING

4.7.2 Objectives

- (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;

4.7.3

- (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;
- (f) Require that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivision are affordable housing lots as defined by the District of Sooke. Affordable housing lots shall be sold at an affordable rate through tools such as covenants and housing agreements.

5.1 COMMUNITY RESIDENTIAL

5.1.2 Policies

- (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 area; and,
- (k) Allow for a variety of housing options within new and existing residential area.

The subject properties are large properties that are undeveloped except for two existing single family dwellings. The area surrounding the subject property consists mostly of low density single family residential lots. Adding more single-family development on these properties would be compatible with surrounding development.

The OCP has specific policies regarding affordable housing. The applicant can contribute 10% of the lots proposed for the site as affordable housing lots, or can provide cash in lieu per affordable housing unit. In lieu of providing tangible affordable housing units, the applicant is asking that affordable housing be considered as part of their amenity contribution which has been detailed in the section 219 covenant.

The subject properties fall within an environmentally sensitive area as identified on Map 5 within the OCP therefore a Development Permit for environmental protection will be required prior to subdivision.

B. ZONING BYLAW 2013

Under the proposed zone of R3, the minimum lot size permitted is 350m². The applicant has provided a concept plan for 11-14 lots but until the applicant goes through the subdivision process, the number of proposed lots cannot be finalized.

6. Amenity Contribution

The Sooke Community Amenity Contribution Policy 13.3 is applied to rezoning applications for residential use where an increase over the base density is proposed. The amenities received can be used by the District to address costs associated with growth and/or aid in affordable housing opportunities.

The base density for this property is calculated at 12 dwelling units. Due to the size of the properties and the minimum lot size within the R3 zone, the maximum density could be greater than 12 dwelling units. A duplexable lot (600m² lot) is counted as two dwelling units.

As per Policy 13.3, in lieu of providing a tangible amenity, the value of the amenity may be contributed. Outside the Town Centre, the value of an amenity is \$5,000 per dwelling unit. The value of the amenities is determined at time of subdivision when a final subdivision layout has been approved.

The applicant is concerned about contributing amenities on "duplexable lots" because there is no way of knowing if a duplex will be built by a future purchaser. To address this concern, the applicant has an option of entering into a separate covenant as a condition of subdivision to prohibit the construction of a "duplex" and prohibit further subdivision *until the terms and conditions of the amenity covenant are complied with*. This means that if a future purchaser of a lot wants to build a duplex or subdivide the lot further, the amenity contribution would be applicable.

7. Legal Impacts:

Prior to 4th reading of this proposed zoning amendment, the applicant will be required to enter into a section 219 covenant for road dedications and upgrades outside of Bylaw 404 as well as amenity contribution provisions.

8. Financial Impacts:

The developer will pay for all costs associated with offsite improvements and development, including sewer main extensions and associated lift stations and is bound by District of Sooke Bylaws and regulations.


9. Implication of Recommendation:

The OCP supports this rezoning proposal for the following reasons:

- This rezoning is within an area designated for growth;
- This rezoning will be compatible with the surrounding neighbourhood.

Attached Documents:

1. Application Summary
2. Referral Agency Comments
3. Subject Property Map and aerial photo
4. Zoning Amendment Bylaw No. 558
5. Small Lot Residential Zone information
6. Concept Plan showing RAR setbacks
7. Draft S. 219 covenant


Tara Johnson, MCIP, RPP
Planner II

Approved for Council Agenda	
 Development Services	 Corporate Services
 Financial Services	 Fire Services
 CAO	

Application Summary

Address	1781 Minnie Road 7057 West Coast Road
Legal	Lot 2, Section 4, Sooke District, Plan VIP52401 Lot 6, Section 4, Sooke District, Plan 1282, Except that Part in Plan 118 RW and Plan 29880
Existing Zoning	Rural Residential (RU4)
Proposed Zoning	Small Lot Residential Zone (R3)
Existing OCP	Community Residential
Proposed OCP	n/a
Parcel Size	1781 Minnie Road – 1.66 acres 7057 West Coast Road – 0.96 acres
DP Area	A DP will be required for environmental under DPA #2 in OCP
Services	Water: CRD Water Sewer: to be hooked into Municipal Drainage: On-site
Adjacent Land Uses	North: Highway 14 South: single family residential East: single family residential West: single family residential

Summary of Referral Agency Comments [originals are in the file]

IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT OCTOBER 3, 2012

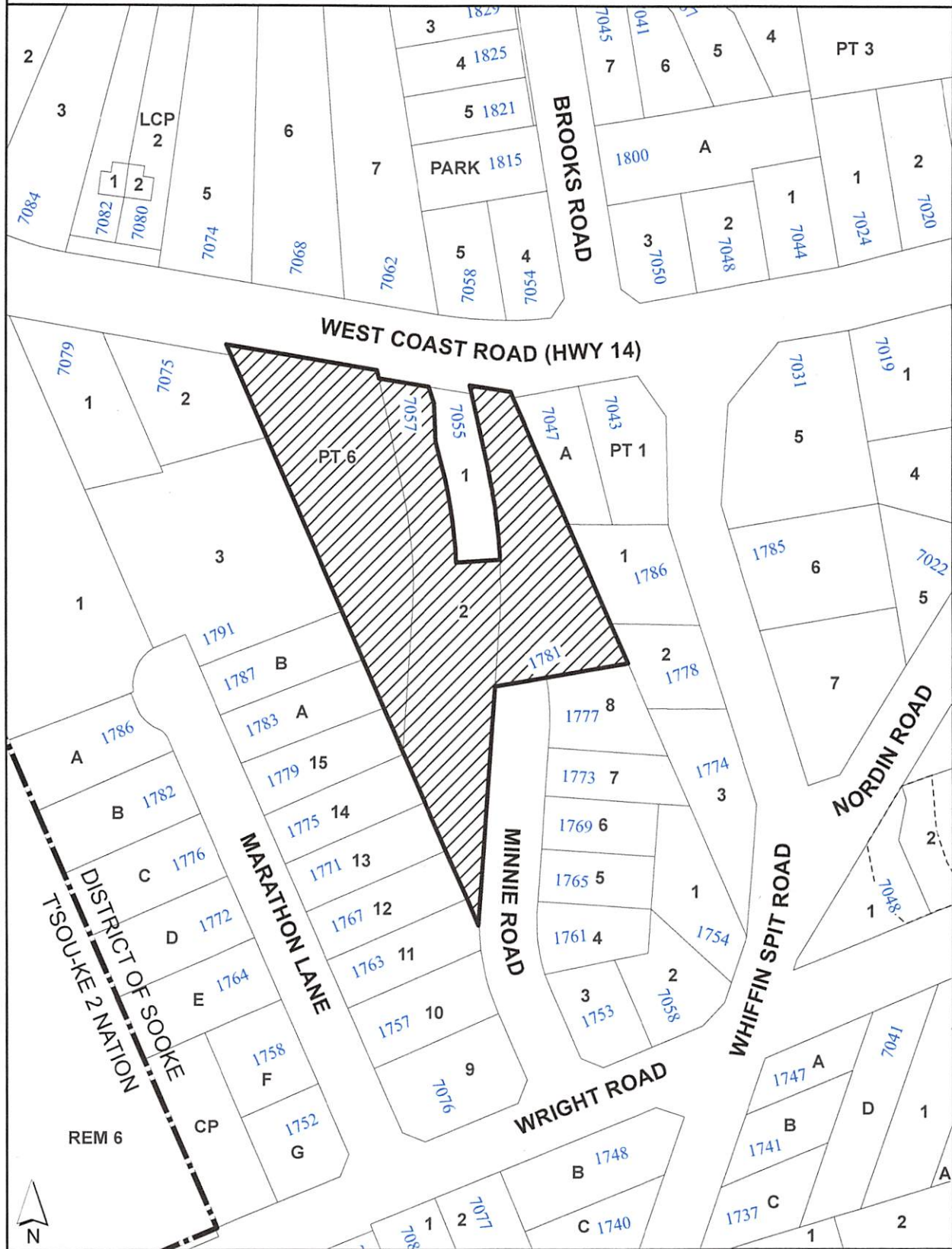
EXTERNAL REFERRALS		
Date Rec'd	Agency	Comments
Oct. 5	Shaw Cable	No concerns
Oct. 3	BC Hydro	BC Hydro does not own any equipment on this property. BC Hydro does not require that a Statutory Right-of-Way Agreement (SRW) be registered against the property title at this time.
October 16	Ministry of Transportation and Infrastructure	<p>The Ministry has no objections in principle to the proposed rezoning. At this time the Ministry will not enforce any conditions on the rezoning phase of this proposal. Ministry requirements will be enforced at the time of subdivision.</p> <p>Primary areas of concern to be addressed during the subdivision application will most likely include, but are not limited to:</p> <ul style="list-style-type: none"> The SPEA areas in the middle of the property constrict available space for interior access roads; forcing access for northern lots directly to Highway 14. The Ministry will require a group access for lots using West Coast Road as access. Individual access to Highway 14 will not be approved. Any proposed access to Highway 14, for any lots, will require an approved permit from the Ministry prior to construction. Dedication of property lines to match neighbouring properties. Developer will be responsible to ensure that drainage ditch, and drainage from proposed lot layout/building spaces, does not negatively impact Highway 14. A drainage report will be required and possibly a storm water management plan – based on an agreed preliminary layout.
	Canada Post	No response
	BC Transit	No response
	Beecher Bay	No response
	CRD Water	No response
	SEAPARC	No response
Jan 16 2013	T'souke Nation	Spoke to Bonnie English who has noted that she is pleased to know that an archaeological overview assessment was completed and that she has received a copy.
Jan 16 2013	Archeological Branch	We will keep the report from the archaeologist on file. The Archaeology Branch has no further concerns.
	RCMP	No response.
Oct 24	School District	No Concerns

	#62	
October 3	Fortis BC	FortisBC has no objections to the Development. Gas pipelines exist within the Road Allowance(s) fronting the development on West Coast Rd .
Oct 5	Shaw Cable	No concerns
Oct. 16	Telus	Does not conflict with TELUS regulations or policies.
INTERNAL REFERRALS		
	Building	Will review at time of building permit.
	Fire	At time of subdivision, a fire hydrant meeting the minimum Fire Underwriters Survey and CRD Water specifications will be required near the northern end of Minnie Road in order to meet hydrant spacing requirements. A street light should be placed at or adjacent to this hydrant.
	Engineering	Service the new development in accordance with the District of Sooke Subdivision and Development Standards Bylaw 404. Road dedication required along Highway 14 frontage to line up with 7047, 7055, 7057 and 7075 West Coast Road (Highway 14). A sewer serviceability study has been completed for this project, to review the capacity of downstream sewers. The costs related to upgrading/installing the downstream system, as detailed in the report, will be borne by the developer.



SUBJECT PROPERTY MAP

File: PLN00978



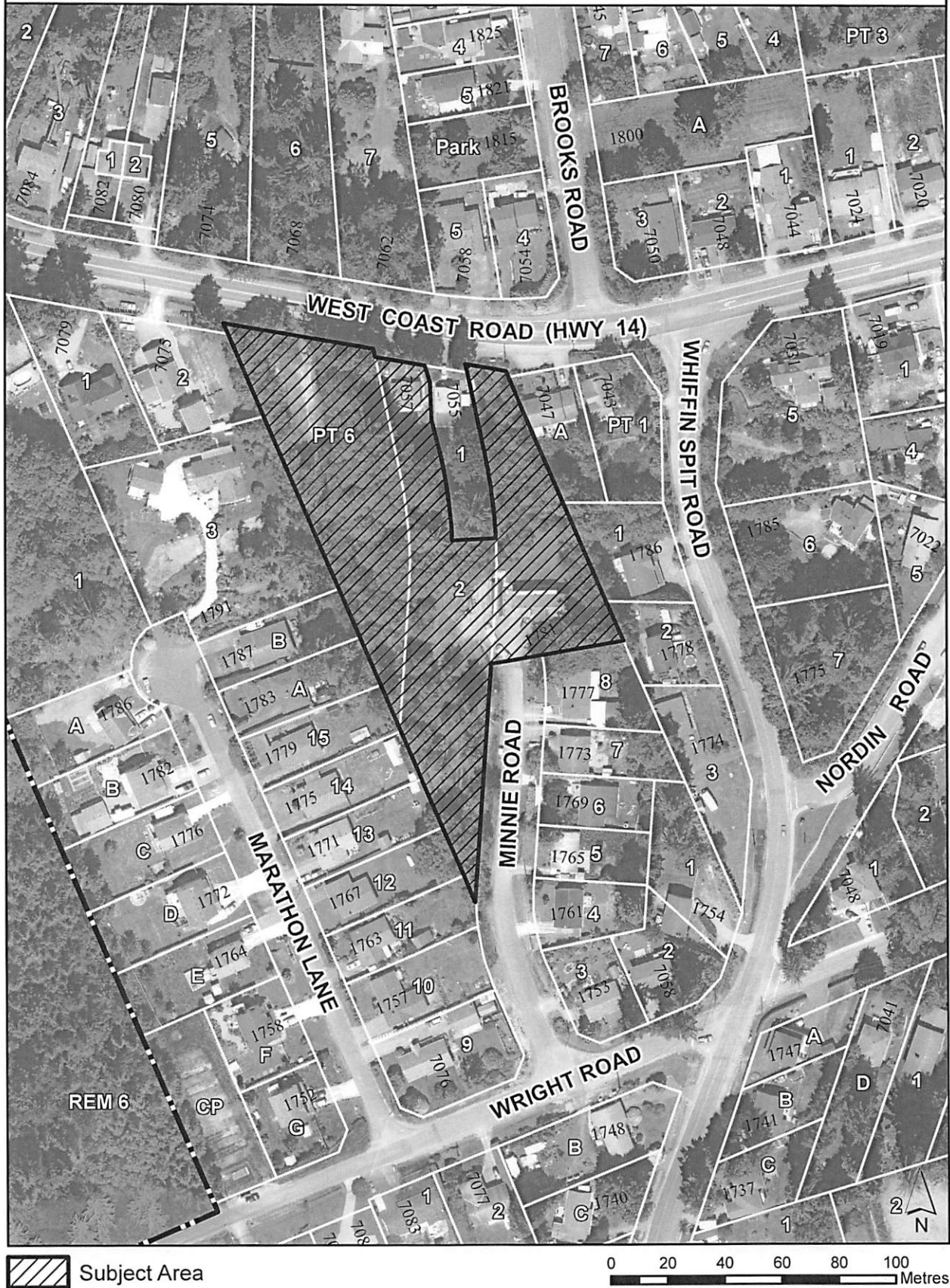
Subject Property

0 25 50 75 100 125 Metres



SUBJECT PROPERTY MAP

File: PLN00978





**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW No. 558**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on 1781 Minnie Road and 7057 West Coast Road from Rural Residential (RU4) to Small Lot Residential (R3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-3)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as *Lot 2, Section 4, Sooke District, Plan VIP52401* and *Lot 6, Section 4, Sooke District, Plan 1282, Except That Part in Plan 118 RW and Plan 29880* as shown shaded on Schedule A to this bylaw from Rural Residential (RU4) to Small Lot Residential Zone (R3).

Introduced and read a first time the 27th day of May, 2013.

Read a second time the 27th day of May, 2013.

Public hearing held the day of , 2017.

Read a third time the day of , 2017.

Approved by Ministry of Transportation and Infrastructure the day of , 2017.

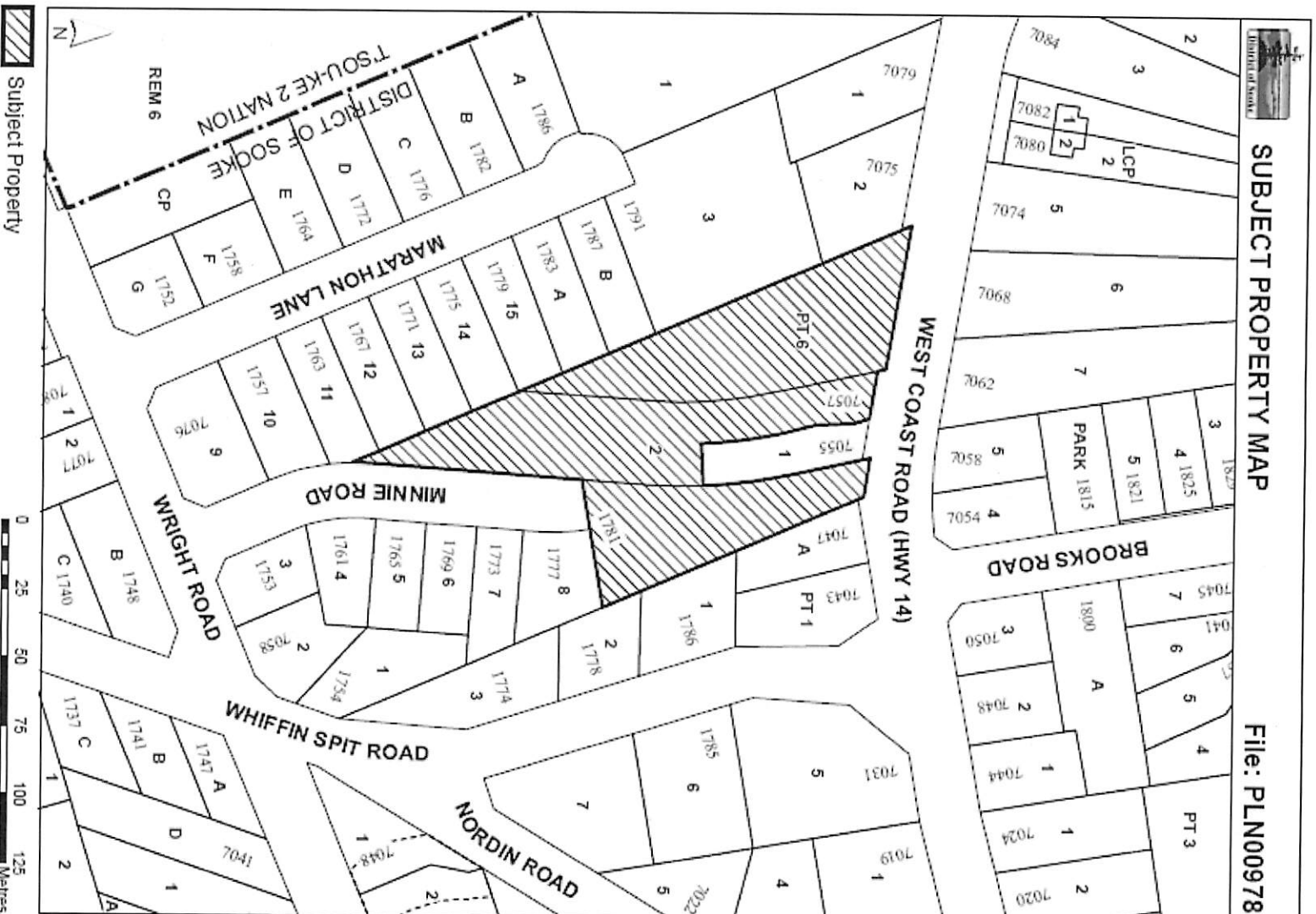
Adopted on the day of , 2017.

Maja Tait
Mayor

Gabryel Jospheh
Corporate Officer

FOR INFORMATION ONLY: Section 219 Covenant registered the day of , 20 in the Victoria Land Titles office under number .

SCHEDULE A



Small Lot Residential

R3

203.1 Purpose: This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Sewer Specified Area.

203.2 Permitted Uses:

Principal Uses:

- a) Horticulture
- b) Single family dwelling or one duplex per lot*

*See conditions of use.

Accessory Uses:

- c) Bed and breakfast*
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

203.3 Minimum Lot Size for Subdivision Purposes*: 350 m²

203.4 Minimum Width for Subdivision Purposes: 11 m

203.5 Maximum Height:

- a) Principal Buildings: 10.5 m
- b) Accessory Buildings: 4 m

203.6 Maximum Lot Coverage: 45%

203.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 6 m – garage/ carport portion	2 m	1.2 m	3.5 m	1 m
Accessory Building or Structure – 1 storey	7.5 m	2 m	1.2 m	1.2 m	0 m

Schedule 203 – Small Lot Residential (R3)

203.8 Conditions of Use:

- a) Bed and breakfast permitted on lots 600 m² or larger;
- b) Duplex permitted on lots 600 m² or larger;
- c) No panhandle lots permitted;
- d) Notwithstanding the permitted uses on R3 zoned properties, on the property identified as PID 000-133-817 (as Parcel A (DD 143706I), Section 24, Sooke District, Except Plans 5572, 11961, 27456, 40462, VIP52601, VIP59223, VIP79955, VIP79956 and Part in Red on 610RW, an amenity area for assembly use is permitted as an accessory use. *(added by Bylaw No. 584 adopted February 11, 2014)*

PROPOSED DEVELOPMENT PLAN OF LOT 6, PLAN 1282, EXCEPT PART IN
PLAN 118 RW AND PLAN 29880, AND LT 2, PLAN VIP52401,
BOTH OF SECTION 4, SOOKE DISTRICT.

DRAFT CONCEPT PLAN.

SCALE=1:500 All distances are in metres
0 10 20 30 40 50

NOTE: Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.

Lot 6, Plan 1282 is subject to Restrictive Covenant 55014G.
Lot 2, Plan VIP52401 is subject to Covenant EE46885.

Field survey dated August 20, 2012.

SL Denotes Strata Lot



10m SPEA from Creek
2m SPEA from drainage ditch

LOT AREAS

Lot	Area
1	807.6 m ²
2	812.0 m ²
3	1154.6 m ²
4	966.1 m ²
5	993.8 m ²
Total Fee Simple= 4734.1 m ²	
SL 1	809.3 m ²
SL 2	706.3 m ²
SL 3	912.8 m ²
SL 4	806.6 m ²
SL 5	800.0 m ²
SL 6	1406.9 m ²
Total Strata Lot= 5441.9 m ²	
Road Dedication	481.2 m ²
Total= 10,657.2 m ²	

File: W170-BEFUS-MN3C

Date: September 13, 2013

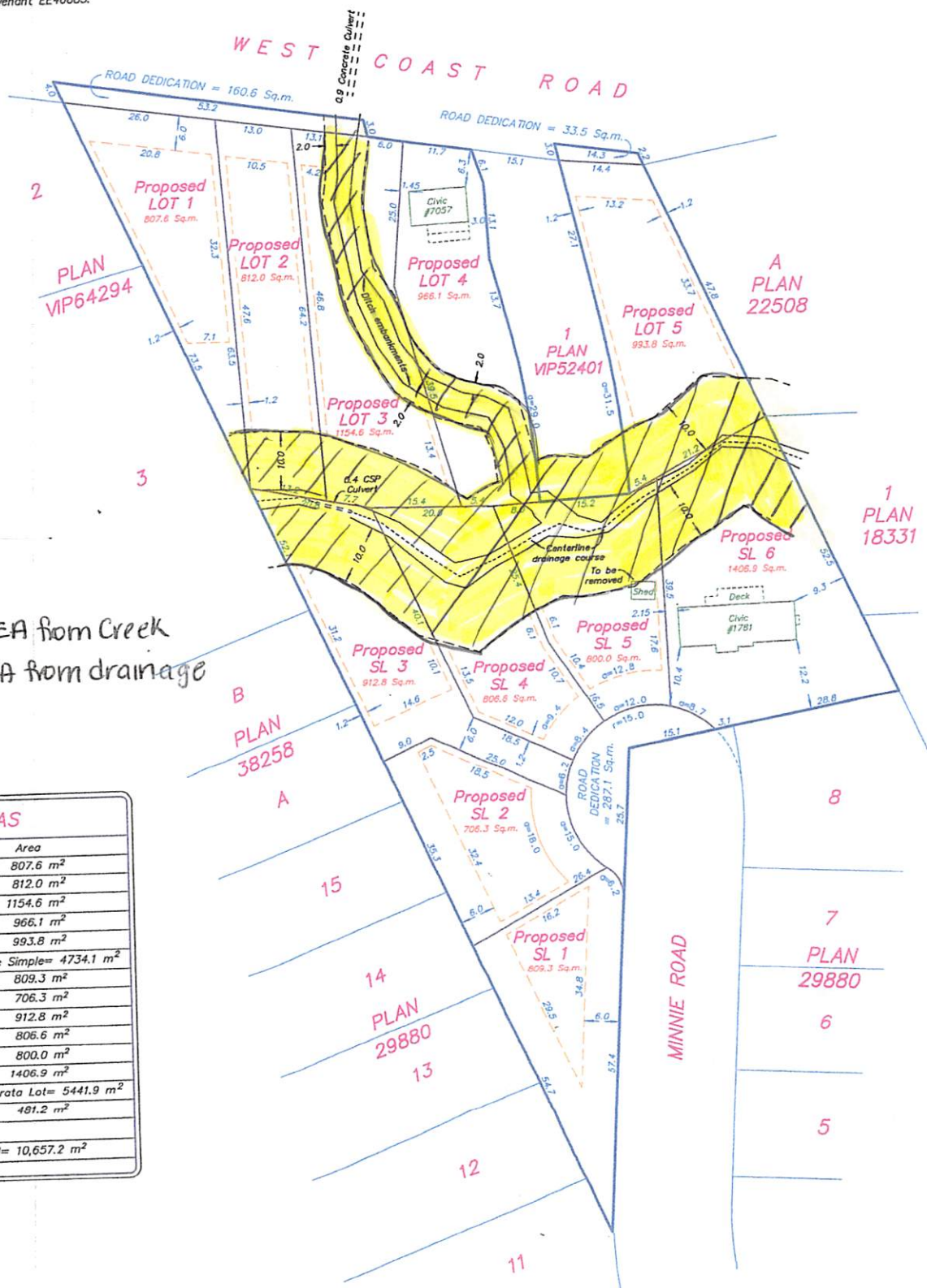
Island Lend Surveying Ltd.

1-15 Cadillac Avenue

Victoria, B.C. V8Z 1T3

TEL 250.475.1515 FAX 250.475.1516

www.islandsurveying.ca



TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT

THIS AGREEMENT, dated for reference _____, 201__ is made

BETWEEN:

Beverly Wade Befus and Sherri Lynn Befus
1781 Minnie Road
Sooke, BC V9Z 0S5

(the "Owner")

AND:

DISTRICT OF SOOKE, a municipality incorporated under the
Local Government Act, R.S.B.C. 1996, c.323 and having its office
at 2205 Otter Point Road, Sooke, BC V9Z 1J2

(the "Municipality")

GIVEN THAT:

- A. The Owner is the registered Owner in fee simple of the land in Sooke, British Columbia, legally described as:

Lot 2, Section 4, Sooke District, Plan VIP52401 (PID 017-349-966) and,

Lot 6, Section 4, Sooke District, Plan 1282, Except That Part in plan 118 RW and Plan 29880 (PID 005-887-895)

(the "Land");
- B. The Owner proposes to develop the Land for a residential use;
- C. The Owner has requested the Municipality to adopt Bylaw No. 558, *Zoning Amendment Bylaw (600-3)* (the "Rezoning Bylaw") rezoning the Land to permit the development proposed by the Owner, and
- D. The Council of the Municipality has determined that the adoption of the Rezoning Bylaw would, but for the covenants contained in this Agreement, not be in the public interest; and the Owner therefore wishes to grant pursuant to s.219 of the *Land Title Act*, and the Municipality wishes to accept, the covenants over the Land that are set out in this Agreement;

THIS AGREEMENT is evidence that in consideration of payment of \$1.00 by each of the Municipality to the Owner (the receipt of which is acknowledged by the Owner), the Owner grants to the Municipality in accordance with s.219 of the Land Title Act the following covenants:

1. The Owner covenants and agrees with the Municipality that:
 - (a) The Land must not be redeveloped beyond its current use;
 - (b) The Land must not be subdivided;
 - (c) Development of the Land, including by construction or placement of any building or structure on the Land is prohibited with exception of a show home;
 - (d) No building permit may be applied for, and the Municipality is not obliged to issue any building permit, in respect of the Land with exception of a show home; and
 - (e) No occupancy permit may be applied for, and the Municipality is not obliged to issue any occupancy permit, in respect of the Land,unless the use, subdivision, development, building or occupancy is in accordance with the Schedule of Restrictions attached as Schedule A.
2. Any opinion, decision, act or expression of satisfaction of the Municipality provided for in this Agreement is to be taken or made by the Municipality's Director of Development Services or his or her delegate authorized as such in writing, in each case acting reasonably.
3. The Owner may, after the Rezoning Bylaw is adopted, request a discharge of any particular covenant granted in this Agreement in respect of any parcel into which the Land may be subdivided, and the Municipality shall execute and deliver a discharge in respect of any such covenant that has been, in the Municipality's opinion, fully satisfied by the Owner.
4. The Owner releases, and must indemnify and save harmless, the Municipality, its elected and appointed officials and employees, from and against all liability, actions, causes of action, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner, or anyone else, arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement, or any default of the Owner under or in respect of this Agreement.
5. The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
6. The rights given to the Municipality by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the Municipality to anyone, or

obliges the Municipality to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

7. Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.
8. This Agreement does not:
 - (a) affect or limit the discretion, rights or powers of the Municipality under any enactment (as defined in the Interpretation Act, on the reference date of this Agreement) or at common law, including in relation to the use of the Land,
 - (b) affect or limit any enactment related to the use of the Land, or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use of the Land.
9. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s.219 of the Land Title Act in respect of the Land and this Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated. The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered Owner of the Land.
10. The Owner agrees to do everything reasonably necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement.
11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
13. This Agreement is the entire agreement between the parties regarding its subject.
14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.
15. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instrument.

16. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C that is attached hereto and forms part of this Agreement.

SCHEDULE "A"

SCHEDULE OF RESTRICTIONS

1.0 AMENITIES

- 1.1 The Developer covenants and agrees to provide, to the satisfaction of the District's Director of Development Services, and at its sole cost the Amenities, prior to approval of subdivision of the Lands in accordance with section 1.0 of this Schedule "A".
- 1.2 The amenities to be provided are one or more of the following: parks and trail development, waterfront walkway, affordable housing, open space (in addition to statutory park dedications), day care facilities (not for profit), public art, park equipment, Agricultural Land Reserve acquisitions, community gardens, parking structures, performing arts facility, green infrastructure, beautification projects, affordable housing and preservation of heritage structures, having in the aggregate a market value not exceeding \$5,000 for each additional dwelling unit in excess of the 12 dwelling unit Base Density on the land, in the locations and in accordance with standards approved in writing by the District's Director of Development Services.
- 1.3 Despite section 1.2 of this Schedule, in lieu of provision of these amenities, the Developer may at the Subdivision stage pay the District \$5,000 for each additional dwelling unit in excess of the 12 dwelling unit Base Density on the land, and the District must use the amount paid only for provision of the amenities to be collected at time of subdivision.
- 1.4 The amenity contribution shall be based on the maximum residential density.

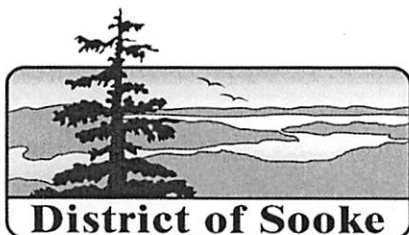
2.0 SERVICING

- 2.1 The Developer covenants that it shall not subdivide the Lands and that it shall not construct any buildings, improvements or structures on the Lands except for the Amenities, improvements and enhancements required under the sections 1.0 and 2.0, and except for structures such as roads, pipes, mains, pumps, and all related facilities and equipment as may be necessary to provide water, sanitary sewer, stormwater/rainwater management and fire suppression services to the Lands, in accordance with all required permits and approvals, until the conditions outlined in this section are fulfilled.
 - 2.2 The Developer shall at its sole cost design, install, plant and construct the following works, services and other things:
 - a. Prior to subdivision approval, frontage road dedication required along Highway 14 to align with neighboring properties 7057, 7055, and 7075 West Coast Road.
 - b. Prior to subdivision approval, Highway 14 frontage is to be designed and constructed as per Ministry of Transportation and Infrastructure requirements.
- 3.0 Prior to approval of a subdivision in respect of the Lands authorizing the construction and installation or other provision of the Servicing required under section 2.0, and the Subdivision and Development Standards Bylaw, the Developer must provide to the District security in the form of an irrevocable letter of credit, or in a form satisfactory to the District, and in the amount of one hundred ten (110%) percent of the estimated cost of constructing and installing and otherwise providing the Servicing required under both the Subdivision and Development Standards Bylaw

and section 2.0, as estimated by a Professional Engineer and accepted by the Director of Development Services acting reasonably, which security will be released to the Developer upon completion of the works and services and upon final acceptance by the District's Director of Development Services.

- 4.0 The Owner may request a discharge of any particular covenant granted in this Agreement, for which, either sufficient security was posted by the Owner and accepted by the Municipality, or the work has been completed and accepted by the Municipality, therefore deemed to be fully satisfied by the Owner, and the Municipality shall execute and deliver a discharge in respect of any such covenant.

END OF DOCUMENT



File No. 3900-01

REQUEST FOR DECISION
REGULAR COUNCIL
Meeting Date: January 9, 2017

Re: **Future Policing Costs Reserve Bylaw No. 653**

RECOMMENDATION:

THAT COUNCIL adopt *The District of Sooke Future Policing Costs Reserve Bylaw No. 653*.

This Bylaw is to establish a reserve fund for the purpose of covering costs related to policing expenditures.

The District of Sooke Future Policing Costs Reserve, upon adoption of the Bylaw, will have an amount of \$43,869 transferred to its respective account.

Excess traffic fine sharing revenue not utilized with the annual policing operations and savings from the policing operational budget will also be transferred to this Reserve Fund, annually.

The Bylaw received 1st and 2nd Readings on October 11, 2016 and Third Reading on December 12, 2016, as amended.

Attached Documents:

1. Bylaw No. 653 at Third Reading


Patti Rear
Deputy Corporate Officer

Approved for Council Agenda	
 Development Services	 Corporate Services
 Financial Services	 Fire Services
 CAO	



**DISTRICT OF SOOKE
FUTURE POLICING COSTS RESERVE
BYLAW No. 653**

A bylaw to establish a reserve fund for future policing costs.

WHEREAS Section 188 (1) of the *Community Charter*, S.B.C. 2003, c. 26, as amended, authorizes a local government to establish by bylaw reserve funds for a specified purpose and direct that money be placed to the credit of the reserve fund; and

WHEREAS Section 189 (1) of the *Community Charter* authorizes the local government to provide for the expenditure of money in a reserve fund and interest earned on it for the purposes specified in the bylaw establishing the reserve fund.

THEREFORE, BE IT RESOLVED THAT the Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This Bylaw is cited for all purposes as *The District of Sooke Future Policing Costs Reserve Bylaw No. 653*.
2. There shall be and is hereby established a Policing Costs Reserve Fund for the purpose of offsetting the cost of future per capita population threshold increase and/or policing expenditures, including, but not limited to, special policing and major crimes investigations.
3. An amount totalling \$43,869 from an internal Future Policing Reserve Fund will be transferred into its respective account immediately upon adoption of this Bylaw.
4. Deposit of Money into the Policing Costs Reserve Fund ("the Fund"):
 - (a) Excess traffic fine sharing revenue not utilized within the annual policing operations.
 - (b) Savings realised from policing operational budget.

- (c) The Fund's credit balance will be kept at a minimum level of 10% of policing contract expenditures and a maximum of 20% of policing expenditures, either rounded to the nearest \$100,000.
- (d) All interest earned from the money held in the Fund shall be deposited into its respective account.
- (e) Money paid into the Fund may, until required to be used, be invested in the manner provided in the *Community Charter* for the investment of Municipal funds.

5. Expenditure of Money in the Fund:

- (a) By resolution of Council, any money, including the accrued interest in the Fund, may be expended for the purpose of policing expenditures.

Read a FIRST time the 11th day of October, 2016.

Read a SECOND time the 11th day of October, 2016.

Read a THIRD time the 11th day of October, 2016.

RESCINDED THIRD Reading on the 12th day of December, 2016.

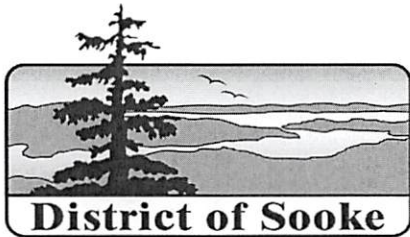
Re-Read a THIRD time on the 12th day of December, 2016.

ADOPTED on the _____ day of _____, 2016.

Certified Correct:

Maja Tait
Mayor

Gabryel Joseph
Corporate Officer



File No. 1690-01

REQUEST FOR DECISION
Regular Council
Meeting Date: January 9, 2017

To: Teresa Sullivan, Chief Administrative Officer
From: Financial Services Department
Re: **Revenue Anticipation Borrowing Bylaw No. 660, 2017**

RECOMMENDATION:

THAT COUNCIL grant first, second and third reading to Bylaw No. 660, *Revenue Anticipation Borrowing Bylaw, 2017*.

Background:

As part of the banking agreement with CIBC, the District of Sooke is required to adopt a borrowing bylaw each year. The bylaw is intended to provide the ability to borrow funds from Canadian Imperial Bank of Commerce (CIBC) to meet current expenditures.

While this bylaw has been updated and adopted every year, the District has not needed to draw upon this line of credit, and there is no intention to do so in the future. The amount that can be borrowed under s.177 of the *Community Charter* is 75% of all property taxes imposed for all purposes in the preceding year. The actual amount used in this bylaw is calculated as 75% of all municipal taxes imposed for all purposes in the preceding year (2016).

Strategic Relevance:

Fiscal Sustainability
Excellence in Management and Governance

Financial Impacts:

None – acts as a line of credit only. Revenue from property taxes must be used as necessary to repay money, if borrowed, as per section 177 of the *Community Charter*.

Attached Documents:

1. *Revenue Anticipation Borrowing Bylaw No. 660, 2017.*

Respectfully submitted,

Brent Blackhall, CA, CPA
Director of Financial Services

Approved for Council Agenda	
 Development Services	 Corporate Services
 Financial Services	 Fire Services
 CAO	



DISTRICT OF SOOKE REVENUE ANTICIPATION BORROWING BYLAW No. 660

A bylaw to provide for the borrowing of money in anticipation of revenue.

Under section 177 of the *Community Charter*, the Council may, by bylaw, provide for the borrowing of money that may be necessary to meet current lawful expenditures.

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

1. This bylaw is cited as *Revenue Anticipation Borrowing Bylaw No. 660, 2017*.
2. The Council is empowered and authorized to borrow upon the credit of the municipality from a financial institution an amount or amounts not exceeding the sum of \$5,407,544, and to pay interest thereon at a rate not to exceed prime plus two percent (2%).
3. The form of obligation to be given as acknowledgement of the liability must be an overdraft or promissory notes bearing the corporate seal and signed by the authorized Signing Officer(s), together with the Mayor or Acting Mayor.
4. Bylaw No. 632, *Revenue Anticipation Borrowing Bylaw, 2016*, is hereby repealed.

Read a FIRST time the ____ day of January, 2017.

Read a SECOND time the ____ day of January, 2017.

Read a THIRD time the ____ day of January, 2017.

ADOPTED on the ____ day of January, 2017.

Certified correct:

Maja Tait
Mayor

Gabryel Joseph
Corporate Officer



REQUEST FOR DECISION
REGULAR COUNCIL
Meeting Date: January 9, 2017

Re: Local Government Leadership Academy Annual Leadership Forum

RECOMMENDATION:

THAT COUNCIL authorize Councillor Kasper to attend the *Local Government Leadership Academy Annual Leadership Forum* to be held February 1, 2017, to February 3, 2017, in Richmond, BC;

AND THAT the costs for the Forum be expended from the *2017 Council Travel/Conferences/Education* budget.

Executive Summary:

In accordance with the District of Sooke Council Expenses Policy, Council members require approval by resolution of Council to attend meetings, courses, seminars, conferences, and conventions.

Councillor Kasper has expressed interest to attend the Local Government Leadership Academy Annual Leadership Forum to be held February 1, 2017, to February 3, 2017, in Richmond, BC.

Background:

The *Local Government Leadership Academy Leadership Forum* provides local government and First Nation elected officials and senior administrators with comprehensive, timely, and dedicated leadership development opportunities in the interest of improving governance at the local level.

This year's Leadership Forum entitled "Communication: Listening, Connecting, Leading", will be held February 1-3, 2017, in Richmond, BC.

Analysis:

Costs associated with registration, accommodation, travel, and meals will be at the expense of the District once approved by resolution of Council, in accordance with the *Council Expenses Policy, 1.5*.

The estimated expense to the District, for the Forum (per person), for travel, accommodation, registration, and associated costs is approximately \$862.00

Legal Impacts:

Council Expenses Policy, 1.5

Council members require approval by resolution of Council to attend meetings, courses, seminars, conferences, and conventions to receive reimbursement in regards to costs associated with the "function".

Strategic Relevance:

Excellence in Management and Governance

Financial Impacts:

Costs for this event would be expended from the *2017 Council Travel/Conferences/Education* budget. The 2017 budget has not yet been adopted by Council. The proposed amount for the *2017 Council Travel/Conferences/Education* budget is \$27,600.

Attached Documents:

1. Council Expenses Policy, 1.5
2. LGLA Annual Leadership Forum Summary
3. Summary of Expenses for Forum



Policy 1.5

ADOPTED October 14, 2008
EFFECTIVE December 1, 2008

Council Expenses Policy, 2008

POLICY STATEMENT:

The purpose of this policy is to provide guidelines for Council members as to the attendance at conferences and other District of Sooke related business and to provide for reimbursement of expenses incurred.

1. The Mayor, and the Acting Mayor when acting on behalf of the Mayor, is entitled to reimbursement of expenses incurred for the entertainment of guests of the District of Sooke or to promote the interest of the District of Sooke.
2. Council members are authorized to attend the following:
 - (a) The annual Union of British Columbia Municipalities ("UBCM") convention;
 - (b) The annual Association of Vancouver Island and Coastal Communities ("AVICC") convention;
 - (c) The annual Federation of Canadian Municipalities ("FCM") convention;
 - (d) Meetings, courses, seminars, conferences, conventions and any other District of Sooke related function ("functions") approved by resolution of Council.
3. When Council members are authorized by Council to attend functions:
 - a. **Within the boundaries of the District of Sooke**, Council members are entitled to reimbursement of expenses, not including meals, alcohol and mileage.
 - b. **Outside the District of Sooke boundaries, but within the boundaries of the Capital Regional District area**, Council members are entitled to reimbursement of meals (not including alcohol) and mileage expenses as set out in section 1.2(i) and 4.3 of Schedule A of this policy.

- c. **Beyond the boundaries of the Capital Regional District area that require an overnight stay**, Council members are entitled to reimbursement of travel expenses during their absence from the District of Sooke ("Travel Expenses") in accordance with Schedule "A" – **Travel Expenses** of this Policy.
- 4. Expenses for a Council member's spouse (or partner) are not reimbursable, except when a spouse is formally representing the government and a written invitation has been issued to the spouse (or partner). When a Council member's spouse (or partner) is authorized to attend a function, reimbursement of expenses is limited to Travel Allowance as set out in section 1.2 of Schedule A of this policy.
- 5. An Expense Claim attached as Schedule B to this bylaw must be completed and signed by the Mayor or member of Council with all receipts and a copy of the function schedule or agenda attached prior to payment being authorized. Expense claims must be submitted by the 15th of each month for expenses incurred in the previous month.
- 6. From time to time, Council may review the meal, mileage and travel expense rates in comparison with the rates set out in the provincial *Financial Administration Act – Official Duties Expense Regulation*.

SCHEDULE A

TRAVEL EXPENSES

Travel Allowance

- 1.1 To be eligible for the travel allowance, travel must include an overnight stay and on the date of departure, travel must start before 7:00 am to claim breakfast; before 12:00 noon to claim lunch; and on the date of return, travel must end after 6:00 pm to claim dinner.
- 1.2 Members of Council who are entitled to reimbursement of travel expenses are entitled to a travel allowance of \$73.50 per day as follows:
- | | | | |
|-----|--|-----------|---------|
| i. | Meals (not including alcohol): | Breakfast | \$14.00 |
| | | Lunch | \$17.00 |
| | | Dinner | \$30.00 |
| ii. | Incidentals: (gratuities, dry cleaning, local telephone calls and other miscellaneous costs) | | \$12.50 |
- 1.3 Meals provided at functions without charge are to be deducted from the travel allowance at the rates in Section 1.2(i) of this Schedule.

Registration

- 2.1 Registration and membership fees will be paid.

Accommodation

- 3.1 The full costs of actual commercial accommodation (single standard rate), substantiated by receipts will be reimbursed.
- 3.2 Members of Council who arrange for private accommodation will be reimbursed \$50.00 per night in lieu of commercial accommodation costs.

Transportation

- 4.1 Actual airfare at economy rate, substantiated by receipts will be paid. If travel is by car, equivalent airfare or mileage may be claimed, whichever is the lesser.
- 4.2 Actual airport limousine costs, taxis, tolls and long distance telephone calls for District of Sooke business, substantiated by receipts, will be reimbursed.
- 4.3 A council member will be reimbursed for the use of their own vehicle at the rate of \$.52/kilometre.

**DISTRICT OF SOOKE
COUNCIL EXPENSE CLAIM**

DATE: _____

DESTINATION: _____ **TRAVEL DATES:** _____

TRANSPORTATION (personal or other):

Signature of Claimant: _____ **Date:** _____

Approved by: _____ **Date:** _____



2017 LGLA Leadership Forum

The annual, province-wide LGLA Leadership Forum is a unique opportunity for BC local government and First Nations elected officials and senior administrators to learn from fellow leaders, experienced practitioners and subject experts and to connect with one another. Read on for a taste of the program and plan to join us for an inspiring and informative event!

Plenary Highlights

We begin our event with an engaging keynote address on **The Power of Storytelling** delivered by acclaimed author, journalist, and truth & reconciliation speaker **Richard Wagamese**. Later on opening day, LGLA and the Local Government Management Association bring you a joint session on **Communication Styles** where we explore the critical importance of effective communications to successful leadership. We wrap up our first day with an evening **Networking Reception** where delegates will have an opportunity to continue the conversation one-on-one with colleagues from around the province. On Thursday evening, those with an artistic bent are invited to join Sam Bradd, our Forum Graphic Recorder, for a hands-on **Introduction to Graphic Recording**.

Special Guests

The **Honourable Peter Fassbender**, Minister of Community, Sport and Cultural Development, will address delegates Friday morning; and **MLA Selina Robinson**, Opposition Spokesperson for Local Government, will join us on opening day. **UBCM President Councillor Murry Krause** will attend and participate and we also hope to welcome representatives from the host communities of Richmond and the Musqueam First Nation.

Stream #1 – Listening

Under the first main topic stream, we welcome **Robert Laboucane** of **Aboriginal Awareness Canada** who will introduce tools for gaining awareness and understanding and ultimately building trust through respectful relationships and much improved communications between local governments and Indigenous communities. In the afternoon, the **SFU Centre for Dialogue's Civic Engage Team** will explore diversity and inclusion in government decision making.

Stream #2 – Connecting

We begin this stream with a session on **Bullying and Bad Behaviour** by the ever-engaging **Tracey Lorenson**, who will explore how to have significant and meaningful discussions around contentious issues without getting personal. We follow this up in the afternoon with a presentation on **Collaborative Conversations** by **Carol Ann Fried** – who looks at how to connect and work together even under difficult circumstances.

Stream #3 – Leading

This is a special two-part offering by **The Humphrey Group** focusing exclusively on **Speaking as a Leader** – providing practical tools participants can implement immediately to communicate clearly and inspirationally. Participants will learn to organize their thoughts, craft a key message, and use their physical and vocal presence to keep their audience engaged. *Space limited!*

Friday Sessions

Plan to stay until the end! We bring you timely and engaging presentations by **Dr. Gordon McIntosh** (Leadership at the Apex), **Jerry Berry** (Ethics & Communications), **Gordon Ruth** (Connecting with Local Government through Performance Audits) and **Todd Pugh** (11 Ways to Get the Most from CivicInfo BC).

Forum Registration: <https://www.civicinfo.bc.ca/event/2017/LGLA-LeadershipForum> (\$310+GST)

Program, Accommodation, Event Notices: <http://lgla.ca/events/2017-leadership-forum-2/>

About the Local Government Leadership Academy

The mission of the Local Government Leadership Academy is to provide local government and First Nations elected officials and senior administrators with comprehensive, timely and dedicated leadership development opportunities in the interest of improving governance at the local level. Visit our website to learn more about **LGLA Certification** opportunities: <http://lgla.ca/programs/>.

LGLA Forum (Feb 1 – 3, 2017) - Communication: Listening, Connecting, Leading

Summary of Expenses (per person)

Course Registration \$310.00

BC Ferries	Feb 1, 2017	\$71.50	<i>(Standard Vehicle \$54.80 and one Adult fare \$16.70)</i>
	Feb 3, 2017	<u>\$71.50</u>	<i>(Standard Vehicle \$54.80 and one Adult fare \$16.70)</i>
		\$143.00	

Mileage \$.52/km

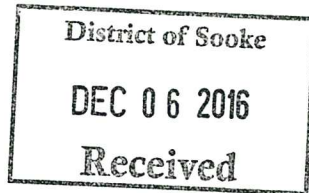
Sooke – Swartz Bay	63.9 km
Tsawwassen – Richmond	<u>27.8 km</u>
	91.7 km

\$47.68 (x2) = \$95.36

Hotel	Radisson Hotel Vancouver, Richmond	
Feb 1-3	<u>\$125.00</u> per night (x2)	* Wi-Fi & Parking included
	\$250.00	* Coffee & tea in room

Meals	Wednesday, February 1, 2017	Dinner included	(Lunch \$17.00)
	Thursday, February 2, 2017	Breakfast & lunch included	(Dinner \$30.00)
	Friday, February 3, 2017	Breakfast included	(Lunch \$17.00)

COSTS	
Registration	\$310.00
Ferry	\$143.00
Mileage	\$95.36
Hotel	\$250.00
Meals	\$64.00
	\$862.36



SOOKE ELDERLY CITIZENS' HOUSING SOCIETY

6764 AYRE ROAD, SOOKE, BC, CANADA V9Z 1K1

Non-profit Society, Owner and Operator of Ayre Manor Lodge & Cottages

Web site: www.ayremanor.ca

September 5th, 2015

Mayor Maja Tait,
District of Sooke,
2205 Otter Point Road,
Sooke, BC V9Z 1J2

Dear Mayor Tait:

Re: Sooke Elderly Citizens' Housing Society operating Ayre Manor

In 2007 SECHS was granted Permissive Tax Exemption for the property known as Ayre Manor for a period of ten (10) years. We are not just sure when that time expires, but it will be coming up in the next couple of years.

As we plan and budget several years in advance, we need to know the status of our Exemption.

Would you please supply us with the dates that you have on file and advise how we go about applying for an extension.

We do pay sewer fees for the property based on a formula of water useage.

Sincerely,

Sandy Pedneault,
Chair, SECHS

Original to File No. 1970-03	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	Maja <input checked="" type="checkbox"/>
Council <input checked="" type="checkbox"/>	Council <input checked="" type="checkbox"/>
CAO <input checked="" type="checkbox"/>	Teresa <input checked="" type="checkbox"/>
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

Supporting Quality of Life for the Ayre Manor Community

Reception

District of Sooke

DEC 06 2016

Received

From: FCM Communiqué <communiqué@fcm.ca>
At: Monday, December 05, 2016 1:28 PM
To: Info
Subject: Request for Proposals: 2019 Board of Directors Meetings|2020 Sustainable Communities Conference

December 5, 2016



FCM is seeking proposals from member municipalities interested in hosting one of the following events:

- The March 12–15, 2019, Board of Directors Meeting
- The September 10–13, 2019, Board of Directors Meeting
- The Fall 2020 Sustainable Communities Conference

These events hold economic benefits and prestige for the host communities. All proposals submitted will be evaluated and graded clearly and transparently, based on established criteria approved by the Board. Municipalities can [express their interest by email](#), requesting the “**FCM Board Meeting RFP Package**” or the “**2020 Sustainable Communities Conference RFP Package**”. These packages include information for presenting a proposal to FCM such as Guiding Principles, Selection Process and Criteria for Selection.

Schedule:

Call for RFPs: Monday, December 5, 2016
RFP Closing Date: Friday, February 10, 2017
RFP Evaluations (staff): February 13-17, 2017
Decision by the Board: March 17, 2017

Find us:



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24 Clarence Street, Ottawa, Ontario K1N 5P3 | T. 613-241-5221 | F. 613-241-7440

This newsletter was sent to info@sooke.ca.
To opt-out, follow this link: [Unsubscribe](#) | [Privacy Policy](#)
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December 2, 2016

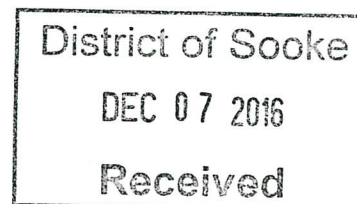
Mayor Maja Tait
Sooke Municipal Hall
2205 Otter Point Road
Sooke, BC V9Z 1J2

Original to File No. 0400-90	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	Maja
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	Teressa
Corporate Services <input checked="" type="checkbox"/>	Gabriel
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	Medea

File: 0400-50

Dear Mayor Tait:

RE: 2016 RGS Bylaw 4017 – Referral for Municipal Acceptance



At its November 23, 2016 meeting, the Capital Regional District (CRD) Board gave first and second reading to a revised Bylaw 4017 "Capital Regional District Regional Growth Strategy Bylaw No.1, 2016". The Board directed that the Regional Growth Strategy (RGS) bylaw (Bylaw 4017) be referred to municipal councils for acceptance or rejection. This letter is to refer RGS Bylaw 4017 to municipal councils.

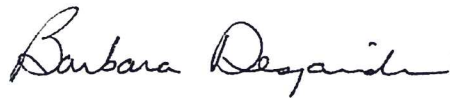
RGS Bylaw 4017 will replace the 2003 RGS. This updated RGS bylaw includes: population projections to the year 2038, new content to address the changing global climate, a new section on food systems and a new criteria-based water servicing policy. Urban containment remains a key growth management policy, updated with refined land use designations. New principles now guide compact growth in urban communities and protection of rural character in rural communities. The RGS also includes objectives and policies on environment and infrastructure, safe and complete communities, transportation and economic development. The RGS reflects input from municipalities and the Juan de Fuca Land Use Committee submitted as part of an informal referral in the spring of 2016.

All municipalities must accept the RGS bylaw before it can be adopted. The *Local Government Act* (section 436) sets out requirements for municipal acceptance. Municipalities have a 60-day period beginning upon receipt of this letter to either accept or reject the RGS bylaw by resolution of council. Municipalities who reject the RGS bylaw must specify which provision(s) they reject and the reason(s) for the rejection. Should any municipality reject the RGS bylaw, the Minister of Community, Sport and Cultural Development must direct a process to reach acceptance. The legislative provisions for the acceptance and settlement processes are included as an attachment.

The CRD is currently processing an amendment to the 2003 RGS (Bylaw 4124), at the request of District of Metchosin, the City of Langford and the Beecher Bay First Nation (Sc'ianew). The concurrent process was requested to ensure that the amendment – an extension to the Regional Urban Containment and Servicing Policy Area – would be effective in the event that adoption of the 2016 RGS is delayed. Therefore, there is some overlap in the timing of the referrals. A separate letter, dated November 10, 2016, provides information about the referral relating to the 2003 RGS amendment. Two resolutions of council, one for each bylaw, are needed from your municipality.

On behalf of the CRD Board, thank you for your municipality's ongoing participation in the RGS update. I look forward to receiving your letters of acceptance for RGS Bylaw 4017 by February 2, 2017.

Yours truly,



Barbara Desjardins
Chair, Capital Regional District Board

Attachment(s): *Local Government Act* provisions for Acceptance and Settlement of a
Regional Growth Strategy

Bylaw 4017 "Capital Regional District Regional Growth Strategy Bylaw
No.1, 2016"

cc: Bob Lapham, MCIP, RPP, Chief Administrative Officer, Capital Regional District
 Teresa Sullivan, Chief Administrative Officer, Sooke

ATTACHMENT 1: *LOCAL GOVERNMENT ACT* PROVISIONS FOR ACCEPTANCE AND SETTLEMENT OF A REGIONAL GROWTH STRATEGY

Facilitation of agreement during development of regional growth strategy

- 435** (1) The minister may appoint facilitators for the purposes of this Part, whose responsibilities are
- (a) to monitor and assist local governments in reaching agreement on the acceptance of regional growth strategies during their development by
 - (i) facilitating negotiations between the local governments,
 - (ii) facilitating the resolution of anticipated objections,
 - (iii) assisting local governments in setting up and using non-binding resolution processes, and
 - (iv) facilitating the involvement of the Provincial and federal governments and their agencies, first nations, boards of education, greater boards and improvement district boards, and
 - (b) to assist local governments in entering into implementation agreements under section 451.
- (2) On being notified that a regional growth strategy has been initiated, the minister may designate a person appointed under subsection (1) as the facilitator responsible in relation to the regional growth strategy.
- (3) At any time until the end of the period for acceptance or refusal of the proposed regional growth strategy under section 436 (4) (b), the facilitator is to provide assistance referred to in subsection (1) (a) of this section if requested to do so
- (a) by the proposing board or an affected local government, or
 - (b) by an electoral area director of the proposing board, if the request is supported by at least 2 other directors.
- (4) Once a facilitator becomes involved under subsection (3), the proposing board and affected local governments must provide information as requested by the facilitator and must otherwise cooperate with the facilitator in fulfilling his or her responsibilities.

Acceptance by affected local governments

- 436** (1) Before it is adopted, a regional growth strategy must be accepted by the affected local governments or, failing acceptance, become binding on the affected local governments under section 440 (6) [*settlement of regional growth strategy in acceptance not otherwise reached*].
- (2) Acceptance of a regional growth strategy by an affected local government must be done by resolution of the local government.
- (3) For the purposes of this section, before third reading of the bylaw to adopt a regional growth strategy, the board must submit the regional growth strategy to the following:
- (a) the council of each municipality all or part of which is covered by the regional growth strategy;
 - (b) the board of directors of the South Coast British Columbia Transportation Authority if the regional growth strategy is for the Greater Vancouver Regional District;
 - (c) the board of each regional district that is adjoining an area to which the regional growth strategy is to apply;
 - (d) the facilitator or, if no facilitator for the regional growth strategy has been designated, the minister.
- (4) After receiving a proposed regional growth strategy under subsection (3), each affected local government must
- (a) review the regional growth strategy in the context of any official community plans and regional growth strategies for its jurisdiction, both those that are current and those that are in preparation, and in the context of any other matters that affect its jurisdiction, and
 - (b) subject to an extension by the facilitator under section 438 (3), within 60 days of receipt either
 - (i) accept the regional growth strategy, or
 - (ii) respond, by resolution, to the proposing board indicating that the local government refuses to accept the regional growth strategy.
- (5) An acceptance under subsection (4) (b) becomes effective

(a) when all affected local governments have accepted the regional growth strategy, or

(b) at the end of the period for acceptance or refusal under that subsection if, at the end of that period, all affected local governments have not accepted the regional growth strategy.

(6) If an affected local government fails to act under subsection (4) (b) within the period for acceptance or refusal, the local government is deemed to have accepted the regional growth strategy.

(7) In the resolution under subsection (4) (b) (ii), the affected local government must indicate

(a) each provision to which it objects,

(b) the reasons for its objection, and

(c) whether it is willing that a provision to which it objects be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction, as referred to in section 432 (2).

(8) An affected local government is deemed to have accepted any provision of the regional growth strategy to which it does not indicate an objection under subsection (7).

(9) All affected local governments are entitled to participate in any non-binding resolution processes used to resolve an objection or anticipated objection by an affected local government.

(10) If an area in a regional district is incorporated as a new municipality and the regional district has adopted a regional growth strategy for all or part of the area of the new municipality, the regional growth strategy is binding on that new municipality.

Resolution of anticipated objections

438 (1) Before the end of the 60 days referred to in section 436 (4) (b) [*time for acceptance or refusal*], the facilitator may require the proposing board and the affected local governments to identify any issues on which they anticipate that acceptance may not be reached.

(2) If an issue is identified under subsection (1),

- (a) the facilitator may require the proposing board and the affected local governments to send representatives to a meeting convened by the facilitator for the purpose of clarifying the issues involved and encouraging their resolution, and
- (b) the proposing board and the affected local governments must provide information as requested by the facilitator and must otherwise cooperate with the facilitator in fulfilling his or her responsibilities.

(3) For the purposes of this section, the facilitator may extend the period for acceptance or refusal under section 436 (4) (b) before or after the end of that period.

Resolution of refusal to accept

- 439** (1) The proposing board must notify the minister in writing if an affected local government refuses to accept a proposed regional growth strategy.
- (2) After being notified under subsection (1), the minister must
- (a) require a non-binding resolution process to attempt to reach acceptance on the regional growth strategy, or
 - (b) if satisfied that resolution using a non-binding resolution process under paragraph (a) is unlikely, direct that the regional growth strategy is to be settled under section 440.
- (3) If requiring a non-binding resolution process under subsection (2) (a), the minister
- (a) must, at the time of requiring the non-binding resolution process, specify a time period within which the parties must begin the resolution process, and
 - (b) may, before or after the resolution process has begun, specify a time period within which the parties must conclude the resolution process.
- (4) The choice of non-binding resolution process under subsection (2) (a) is to be determined by agreement between the proposing board and the affected local government or governments that refused to accept the regional growth strategy but, if the minister considers that these parties will not be able to reach agreement, the minister must direct which process is to be used.
- (5) Any affected local government may participate in a non-binding resolution process under this section.
- (6) Unless otherwise agreed by these parties, the fees of any neutral person participating in the non-binding resolution process and the administrative costs of the process, other

than the costs incurred by the parties participating in the process, are to be shared proportionally between the proposing board and the affected local governments that participate in the process on the basis of the converted value of land and improvements in their jurisdictions.

(7) An affected local government is deemed to have accepted the provisions of the regional growth strategy that were not changed as a result of a resolution process under subsection (2) (a).

(8) The following apply if changes to a regional growth strategy are proposed as a result of a resolution process under subsection (2) (a):

(a) the regional growth strategy must be submitted again to the affected local governments for acceptance, subject to paragraph (b) of this subsection, in accordance with section 436;

(b) an affected local government may not indicate an objection to a provision it is deemed to have accepted under section 436 (8) *[no previous objection to provision]* or subsection (7) of this section.

(9) If acceptance is not reached within 60 days after a non-binding resolution process under this section is concluded, the regional growth strategy must be settled in accordance with section 440 unless the proposing board and the affected local governments can reach agreement on the provisions of the regional growth strategy before the settlement process is completed.

Settlement of regional growth strategy if acceptance not otherwise reached

440 (1) If acceptance by affected local governments cannot otherwise be reached under this Part, the regional growth strategy is to be settled by one of the following:

(a) peer panel settlement in accordance with section 441 (1);

(b) final proposal arbitration in accordance with section 441 (2);

(c) full arbitration in accordance with section 441 (3).

(2) If more than one affected local government has refused to accept a regional growth strategy, whether the refusals are in relation to the same or different issues, the regional growth strategy is to be settled for all affected local governments in the same settlement proceedings.

(3) The choice of process for settlement is to be determined by agreement between the proposing board and the affected local government or governments that refused to accept the regional growth strategy but, if the minister considers that these parties will not be able to reach agreement, the minister must direct which process is to be used.

(4) Any affected local government may participate in a settlement process under section 441.

(5) During the 60 days after the provisions of a regional growth strategy are settled under section 441, the proposing board and the affected local governments may agree on the acceptance of a regional growth strategy that differs from the one settled.

(6) At the end of the period under subsection (5), unless agreement is reached as referred to in that subsection, the provisions of a regional growth strategy as settled under section 441 become binding on the proposing board and all affected local governments, whether or not they participated in the settlement process.

Options for settlement process

441 (1) As one option, the provisions of a regional growth strategy may be settled by a peer panel as follows:

(a) the panel is to be composed of 3 persons selected from the applicable list prepared under section 442 (1);

(b) the selection of the panel is to be done by agreement between the proposing board and the affected local government or governments that refused to accept the regional growth strategy or, if the minister considers that these parties will not be able to reach agreement, by the minister;

(c) subject to the regulations, the panel may conduct the proceedings in the manner it determines;

(d) the panel must settle the disputed issues of the regional growth strategy and may make any changes to the provisions of the regional growth strategy that it considers necessary to resolve those issues;

(e) the panel must give written reasons for its decision if this is requested by the proposing board or an affected local government before the panel retires to make its decision.

(2) As a second option, the provisions of a regional growth strategy may be settled by final proposal arbitration by a single arbitrator as follows:

(a) the arbitrator is to be selected from the applicable list prepared under section 442 (1);

(b) the selection of the arbitrator is to be done by agreement between the proposing board and the affected local government or governments that refused to accept the regional growth strategy or, if the minister considers that these parties will not be able to reach agreement, by the minister;

(c) subject to the regulations, the arbitrator must conduct the proceedings on the basis of a review of written documents and written submissions only, and must determine each disputed issue by selecting one of the final written proposals for resolving that issue submitted by one of the participating parties;

(d) the provisions of the regional growth strategy will be as settled by the arbitrator after incorporation of the final proposals selected by the arbitrator under paragraph (c);

(e) no written reasons are to be provided by the arbitrator.

(3) As a third option, the provisions of a regional growth strategy may be settled by full arbitration by a single arbitrator as follows:

(a) the arbitrator is to be selected from the applicable list prepared under section 442 (1);

(b) the selection of the arbitrator is to be done by agreement between the proposing board and the affected local government or governments that refused to accept the regional growth strategy or, if the minister considers that these parties will not be able to reach agreement, by the minister;

(c) subject to the regulations, the arbitrator may conduct the proceedings in the manner he or she determines;

(d) the provisions of the regional growth strategy will be as settled by the arbitrator, who is not restricted in his or her decision to submissions made by the parties on the disputed issues;

(e) the arbitrator must give written reasons for the decision.

General provisions regarding settlement process

442 (1) Lists of persons who may act on a panel under section 441 (1), as an arbitrator under section 441 (2) or as an arbitrator under section 441 (3) are to be prepared by the

minister in consultation with representatives of the Union of British Columbia Municipalities.

(2) Persons who may be included on a list for a panel under section 441 (1) are persons who are or have been elected officials of a local government or who, in the opinion of the minister, have appropriate experience in relation to local government matters.

(3) In the case of a specific regional growth strategy, a person may not be appointed to a panel or as an arbitrator if the person is, or was at any time since the regional growth strategy was initiated, an elected official of the proposing board or of an affected local government for the regional growth strategy.

(4) Subject to a direction by the panel or arbitrator or to an agreement between the parties, the fees and reasonable and necessary expenses of the members of a peer panel or arbitrator and the administrative costs of the process, other than the costs incurred by the parties participating in the process, are to be shared proportionally between the proposing board and the affected local governments that participate in the process on the basis of the converted value of land and improvements in their jurisdictions.

(5) The directors of the electoral areas to which the regional growth strategy is proposed to apply and the Provincial government may make representations in the settlement process, subject to any conditions set by the panel or arbitrator.

(6) The time limit for bringing any judicial review of a decision of a panel or arbitrator under section 441 is the end of the period for agreement under section 440 (5) *[60 days after provisions settled by panel or arbitrator]*.

(7) The minister may make regulations regarding settlement processes under section 441, which may be different for different settlement processes, including regulations

- (a) respecting matters that a panel or arbitrator may or must consider,
- (b) respecting the authority of a panel or arbitrator to settle a regional growth strategy, and
- (c) respecting the authority of a panel or arbitrator to require the cooperation of local governments in relation to the settlement processes.

Regional Growth Strategy

Capital Regional District

November 2016

CAPITAL REGIONAL DISTRICT

BYLAW NO. 4017

A BYLAW TO ADOPT A REGIONAL GROWTH STRATEGY FOR THE CAPITAL REGIONAL DISTRICT

WHEREAS Part 13 of the *Local Government Act* provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy;

AND WHEREAS the Board of the Capital Regional District by resolution dated July 13, 2011 initiated the review of "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002", pursuant to Section 433 of the *Local Government Act*;

AND WHEREAS the Board of the Capital Regional District has given notice to each affected local government; and has obtained the acceptance of each affected local government to the proposed amendment, pursuant to Section 436(3) and Section 437(3) of the *Local Government Act*;

NOW THEREFORE the Board of the Capital Regional District, in open meeting enacts as follows:

1. Bylaw No. 2952 "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002" is hereby repealed.
2. Schedule "A" attached to and forming part of this Bylaw is hereby designated as the "Regional Growth Strategy for the Capital Regional District."
3. This Bylaw, Bylaw No. 4017, may be cited as the "Capital Regional District Regional Growth Strategy Bylaw No.1, 2016" and takes effect on the date adopted.

READ THE FIRST TIME this 13th day of September, 2016

READ THE SECOND TME this 13th day of September, 2016

FIRST AND SECOND READING RESCINDED this 12th day of October, 2016

READ THE FIRST TIME this 12th day of October, 2016

READ THE SECOND TME this 12th day of October, 2016

PUBLIC HEARING CONDUCTED PURSUANT TO PART 13, SECTION 434 of the LOCAL
GOVERNMENT ACT this 19th day of October, 2016

FIRST AND SECOND READING RESCINDED this 23rd day of November, 2016

READ THE FIRST TIME this 23rd day of November, 2016

READ THE SECOND TME this 23rd day of November, 2016

READ THE THIRD TIME this ____ day of _____, ____

ADOPTED this ____ day of _____, ____

Chair

Corporate Officer

The Capital Regional District
Regional Growth Strategy
(Schedule "A" to Bylaw No. 4017)

Prepared by

Regional and Strategic Planning
Capital Regional District

Contents

Vision	1
Context.....	2
Objectives	8
1. Managing and Balancing Growth.....	9
1.1 Keep Urban Settlement Compact.....	9
1.2 Protect the Integrity of Rural Communities.....	15
2. Environment and Infrastructure.....	16
2.1 Protect, Conserve and Manage Ecosystem Health	16
2.2 Manage Regional Infrastructure Services Sustainably	18
3. Housing and Community.....	21
3.1 Create Safe and Complete Communities.....	21
3.2 Improve Housing Affordability.....	23
4. Transportation.....	25
4.1 Improve Multi-Modal Connectivity and Mobility.....	25
5. Economic Development	27
5.1 Realize the Region's Economic Potential.....	27
6. Food Systems.....	29
6.1 Foster a Resilient Food and Agriculture System.....	29
7. Climate Action.....	31
7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions	31
Implementation Measures	33
Appendix A: Community Profiles	37
Appendix B: Framework for Our Future Guiding Principles.....	41
Appendix C: The Regional Green/Blue Spaces Vision	43
Appendix D: Glossary.....	45

Maps

Map 1: Regional Growth Management Planning Area	3
Map 2: Salish Sea	5
Map 3: Growth Management Concept Plan.....	12
Map 4: Renewable Resource Lands - Detail	13
Map 5: Municipal Boundary Adjustment - Detail.....	14

Tables

Table 1: Population, Dwelling Unit and Employment Forecast.....	4
Table 2: 2038 Targets by Priority Area and Objective.....	35

Figures

Figure 1: Regional Growth Strategy Interconnections.....	7
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Vision

In 2038, Capital Regional District residents enjoy a healthy and rewarding quality of life. We have a vital economy, livable communities and steward our environment and natural resources with care. Our choices reflect our commitment to collective action on climate change.

Fundamental to this vision is a commitment to work toward regional sustainability. Simply defined, sustainability means that actions taken to meet needs today do not compromise the ability of future generations to meet their needs, ensure the ongoing health of the natural processes that sustain life, and support the social and economic arrangements that create prosperity and wellbeing. Further, sustainability is critical to addressing head-on the myriad effects of a changing global climate. Whether in the context of compact growth, multi-modal transportation, greenhouse gas emissions reductions, environmental conservation, protection of human and ecosystem health or safe and complete communities, decisions at the local and regional level play an important role in addressing climate change.

The purpose of the Regional Growth Strategy is to help realize the region's vision, through the commitment of the Capital Regional District, the Juan de Fuca Electoral Area and local municipalities to guide growth and change toward common objectives.

Objectives:

- Keep urban settlement compact;
- Protect the integrity of rural communities;
- Protect, conserve and manage ecosystem health;
- Deliver services consistent with RGS objectives;
- Create safe and complete communities;
- Improve housing affordability;
- Increase transportation choice;
- Strengthen the regional economy;
- Foster a resilient food and agriculture system; and
- Significantly reduce community-based greenhouse gas emissions.

Context

A regional growth strategy is a framework, developed by municipalities and the regional district in partnership, for identifying social, economic and environmental objectives. Its purpose, under Part 13 of the *Local Government Act*, is to "... promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources." A regional growth strategy expresses how communities will work together to enhance regional quality of life and social well-being. As of 2008, regional growth strategies must also include policies, actions and targets for the reduction of greenhouse gas emissions.

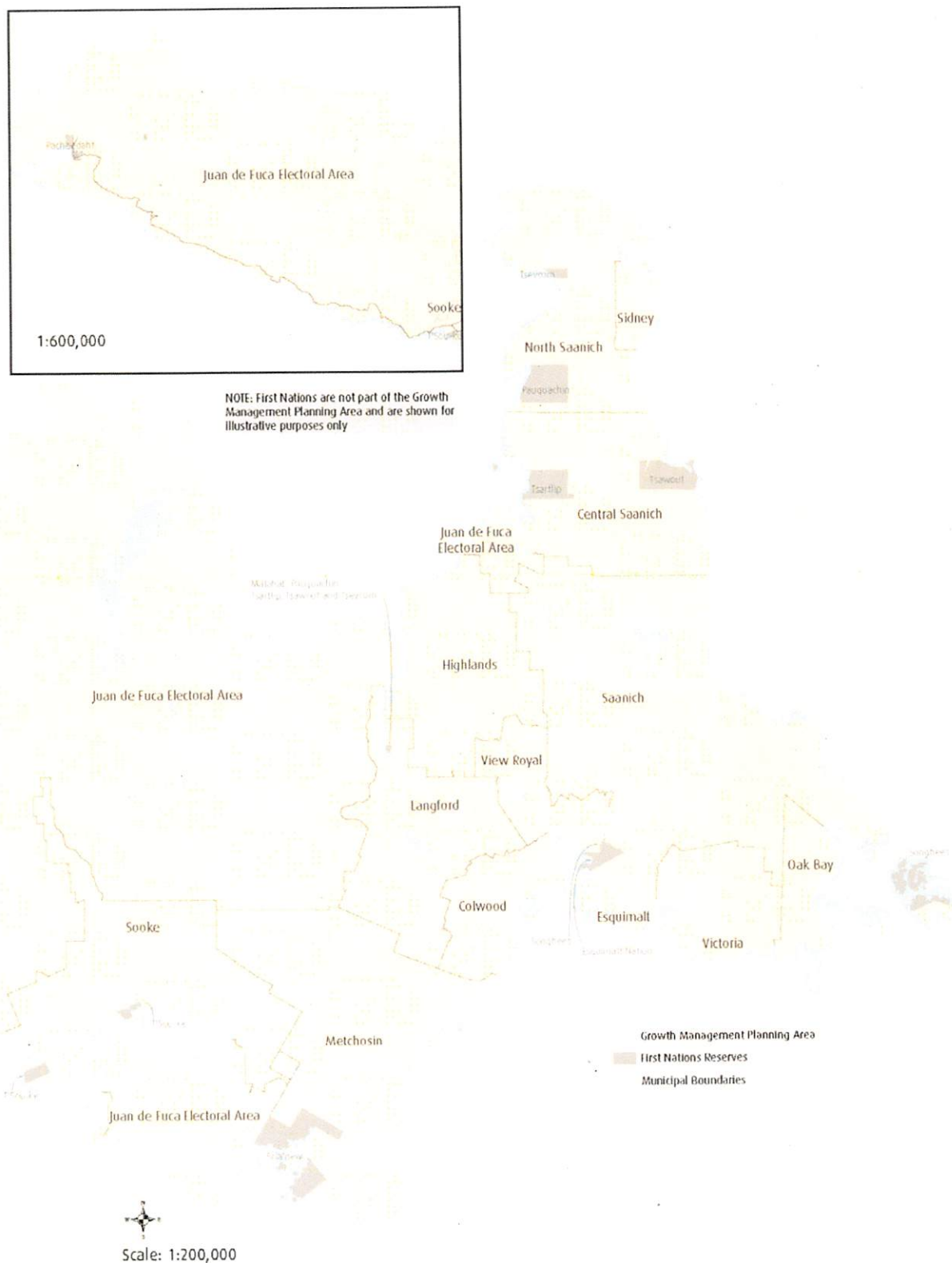
The Capital Regional District adopted a Regional Growth Strategy bylaw in 2003. In 2011, the Capital Regional District Board in partnership with local municipalities initiated the required five year review of the Regional Growth Strategy (2003). The 2016 update to the Regional Growth Strategy follows considerable public and intergovernmental discussion and consultation. Map 1 shows the Regional Growth Management Planning Area. At the present time, the Capital Region's ten First Nations are not partners in the regional growth strategy, nor does it apply to the Salt Spring Island and the Southern Gulf Islands Electoral Areas, which fall under the planning jurisdiction of the Islands Trust (see Map 1).

Citizens, local governments, First Nations, school district boards, stakeholders, and provincial and federal agencies have been involved in the Strategy's update through a regional sustainability planning process. This process determined that many of the policies of the Regional Growth Strategy (2003) are achieving desired objectives, notably, increasing compact and complete communities, acquiring green space, and substantially completing the regional trail network. Further, key complementary planning documents identified as actions to implement the Regional Growth Strategy (2003) are complete, including:

- 2007 Regional Housing Affordability Strategy; and
- Regional Transportation Strategy (completed as the 2014 Regional Transportation Plan and the 2011 Pedestrian and Cycling Master Plan).

Input and feedback have affirmed the desire for a strong growth management framework rooted in the 2003 Regional Growth Strategy objectives and emphasized the importance of mitigating and adapting to the effects of climate change. Updates integrate recommendations from completed planning documents and address the requirements for policies, actions and targets for greenhouse gas reductions.

MAP 1: REGIONAL GROWTH MANAGEMENT PLANNING AREA



The Capital Region is located at the southern-most end of Vancouver Island, in the Cascadia/Salish Sea bio-region (see Map 2). The bio-region runs north-south along a coastal corridor stretching from Campbell River south to Olympia, Washington and east to Hope. The Capital Region's present settlement pattern is characterized by a diverse mix of urban and rural communities, with a concentration of population in the Core Area located along key transportation corridors. The West Shore and Saanich Peninsula feature smaller urban centres, with forestry lands to the west throughout the Juan de Fuca Electoral Area. Agricultural lands are concentrated on the Saanich Peninsula, with some slightly more dispersed lands on the West Shore.

In this context, modest population growth is forecast for the Capital Region. Table 1 highlights existing and forecasted population, dwelling units and employment.

TABLE 1: POPULATION, DWELLING UNIT AND EMPLOYMENT FORECAST

	2011			2038			Population Share	
	Population	Dwellings	Employment	Population	Dwellings	Employment	2011	2038
Core <ul style="list-style-type: none"> • Esquimalt • Oak Bay • Saanich • Victoria • View Royal 	238,900	111,400	141,900	276,700	137,400	164,900	68.9%	62.6%
Saanich Peninsula <ul style="list-style-type: none"> • Central Saanich • North Saanich • Sidney 	38,400	16,100	20,300	47,300	20,900	24,900	11.1%	10.7%
West Shore <ul style="list-style-type: none"> • Colwood • Highlands • Juan de Fuca Electoral Area • Langford • Metchosin • Sooke 	69,600	26,700	21,500	117,800	46,600	42,700	20.0%	26.7%
TOTAL	346,900	154,200	183,700	441,800	204,900	232,500	100%	100%

Source: Urban Futures, 2014

Please note that First Nations populations are not included in Table 1, as First Nations Reserves fall outside the GMPA.

MAP 2: SALISH SEA



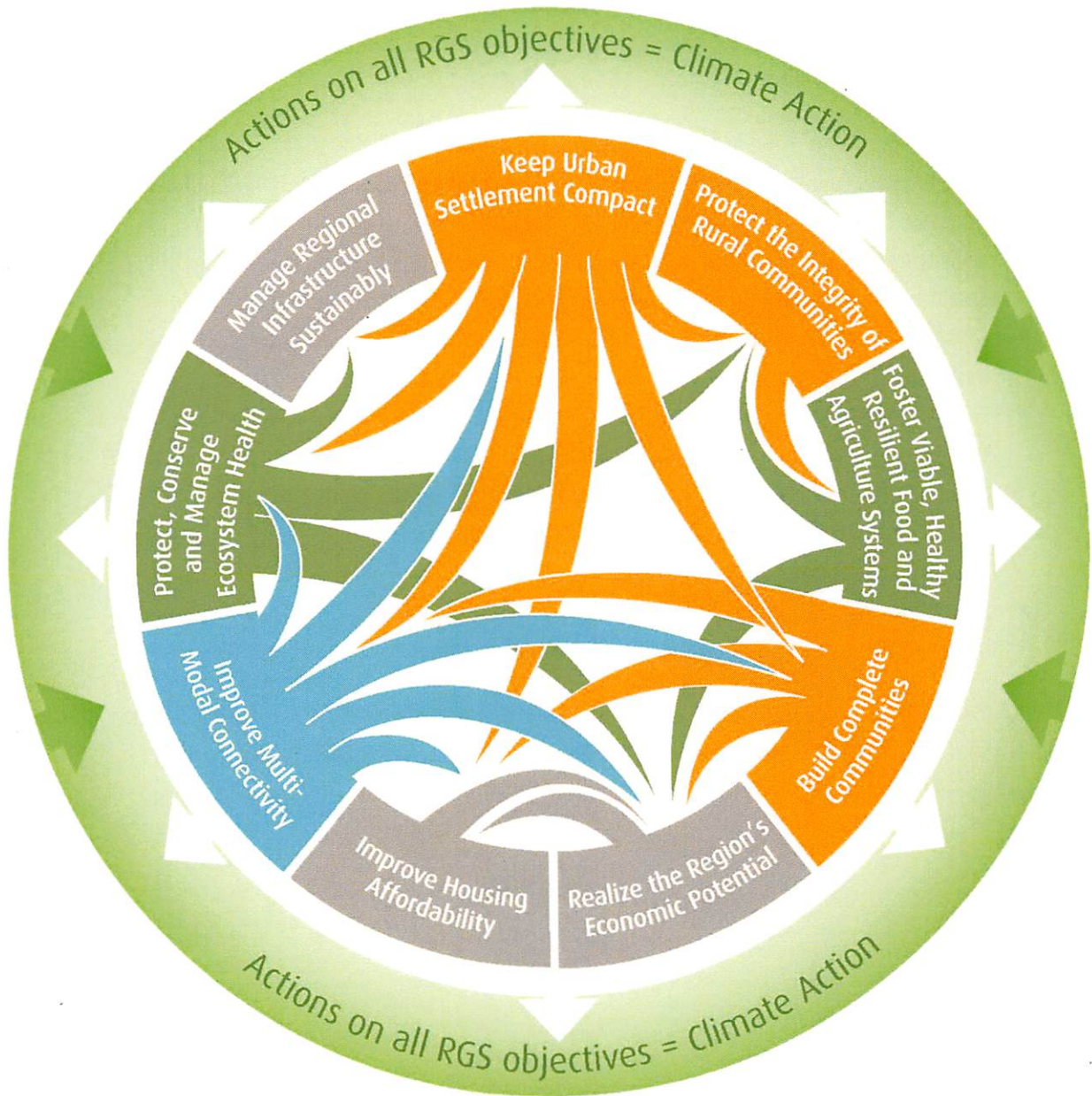
From a 2011 base of approximately 346,900, the region's population is forecast to increase by approximately 94,900 people to 441,800 in 2038, an approximate 1% average annual population increase. The slow aging of the region's population continues as a significant trend, with the proportion of residents 65 years and older expected to rise from 18% in 2011 to 26% by 2038. Further, although the workforce (ages 15 to 64) is projected to grow by 31,900, the proportion of workforce to total population is projected to decline from 69% to 61% by 2038. Serving the needs of an aging population in the context of a proportionately smaller workforce will affect all aspects of the region's social, economic and physical development.

It continues to be clear, however, that even modest population growth would undermine the regional vision if it were accommodated as it has been since the 1950s, through further urban expansion into farms, forests and countryside. Further, an expanded regional footprint would significantly contribute to increased greenhouse gas emissions. Achieving the regional vision requires a concerted effort to largely shift to policies that encourage investment and development in complete communities within the designated growth area. Paramount to success is coordinated and consistent decision-making that focuses on how people, land use, transportation, infrastructure and technology can mitigate and adapt to a changing climate.

The Regional Growth Strategy supports the regional vision by making this policy shift, through objectives that aim to: keep urban settlement compact; protect the integrity of rural communities; protect, conserve and manage ecosystem health; deliver services consistent with RGS objectives; build safe and complete communities; improve housing affordability; increase transportation choice; strengthen the regional economy; and, foster a resilient food and agriculture system. Realising these objectives is critically important for successfully reducing greenhouse gas emissions.

Figure 1 illustrates the interconnections among the Regional Growth Strategy objectives and between these objectives and climate change. The objectives are colour-coded to reflect how different elements of sustainability are represented in the Regional Growth Strategy and how together, these elements provide for a climate action lens. *Keeping urban settlement compact* and *increasing transportation choice* have a high degree of interdependence with other objectives. These strong links illustrate that achieving these two objectives will be particularly important for the realization of the regional vision. Further, the graphic illustrates that the Regional Growth Strategy objectives will support climate action and that taking action on climate change will, in turn, impact each objective.

FIGURE 1: REGIONAL GROWTH STRATEGY INTERCONNECTIONS



LEGEND

	Built / Social Elements		Financial / Other Elements		Climate Action Lens
	Transportation Elements		Natural Environment Elements		

Objectives

The Regional Growth Strategy includes integrated objectives, incorporating policies, targets, maps and guidelines that together express a program of joint action by the Capital Regional District and local municipalities to achieve the regional vision.

- Objectives define a desired future on matters of regional interest.
- Policies are provided under the “policy” heading for each objective. The Capital Regional District will implement policies and undertake actions for regionally-delivered services and programs. Local municipalities will identify how their Official Community Plan aligns to each policy in a Regional Context Statement.
- Maps showing the Growth Management Concept Plan (Map 3) and details of the Renewable Resource Lands (Map 4) provide spatial definition for policy.
- Targets for each objective are provided in Table 2 at the end of the document. Targets are aspirational in nature. It is unlikely that they will be achieved by the CRD and municipalities alone. Achieving the targets will require concerted effort on the part of the CRD and municipalities as well as senior governments, local residents and businesses, utilities, community groups and others.
- Actions for the Capital Regional District to implement the Regional Growth Strategy are provided in the Implementation Measures section.

Subject to the *Local Government Act* and the articulation of policies in the Regional Growth Strategy document, the CRD and local municipalities recognize that the Regional Growth Strategy is intended as a planning policy document to serve as a guide for future decision making.

1. Managing and Balancing Growth

1.1 Keep Urban Settlement Compact

A designated Growth Policy Area aims to keep urban areas compact and to keep growth largely contained within its boundaries. Fundamental to growth management are four related approaches that aim to increase the capacity of urban areas, particularly in the Core Municipalities and the urban West Shore, to accommodate new growth.¹

Approaches

- I. Establish a strong mix of uses focused around Victoria's downtown core area as the primary regional employment, business and cultural centre;
- II. Focus employment and population growth primarily in complete communities, located in areas that meet criteria described in Objective 3.1, that will encourage the development of walkable, bikeable and transit-focused areas with a dense mix of housing, employment, services and public open space;
- III. Increase the proportion of apartments, row houses and other attached housing types within the Growth Policy Area, especially within complete communities; and,
- IV. Locate a minimum of 95% of the region's new dwelling units to 2038 within the Growth Policy Area.

The aim of keeping urban settlement compact is to concentrate growth within a firm Growth Policy Area Boundary that will over time result in the creation of centres and connecting corridors that can be effectively served by express-bus transit. This lays the foundation to achieve a longer term objective of connecting the downtown Victoria-Douglas Street-Uptown corridor with Colwood and Langford by high-capacity public transit running in a dedicated right-of-way.

To support quality of life and community character in rural areas, urban containment directs growth into complete communities to reduce development pressures in the Saanich Peninsula, rural West Shore, Sooke and the Juan de Fuca Electoral Area. Growth outside the growth boundary is to be kept to 5% or less of the regional total.

A Growth Management Concept Plan and four land use policy designations will help keep urban settlement compact. Map 3 sets out the Growth Management Concept Plan and Map 4 provides additional detail for the Renewable Resource Lands Policy Area.

¹ Table 1 provides a general forecast, for information only, of population, dwelling units and employment in 2038 by sub-region that could be expected under the Regional Growth Strategy.

Land Use Designations

Capital Green Lands Policy Area: Includes Ecological Reserves, Capital Regional District Water lands, and Parks. The Regional Growth Strategy sets out in policy 2.1(1) the continued long-term use of these lands for these purposes.

Renewable Resource Lands Policy Area: Includes lands within the Agricultural Land Reserve (ALR), the Private Managed Forest Lands and Crown Forest Lands. The Regional Growth Strategy sets out in policy 5.1(4) the continued long-term use of these lands as renewable resource working landscapes.

Growth Policy Area: Includes residential, general employment, commercial and industrial lands, as well as other associated land uses. The Growth Policy Area is intended to accommodate 95% of the region's new dwelling units, and is where major new transportation infrastructure investments will be directed. The Regional Growth Strategy restricts extension of urban-standard sanitary sewerage services beyond the Growth Policy Area Boundary as set out under policy 2.2(5).

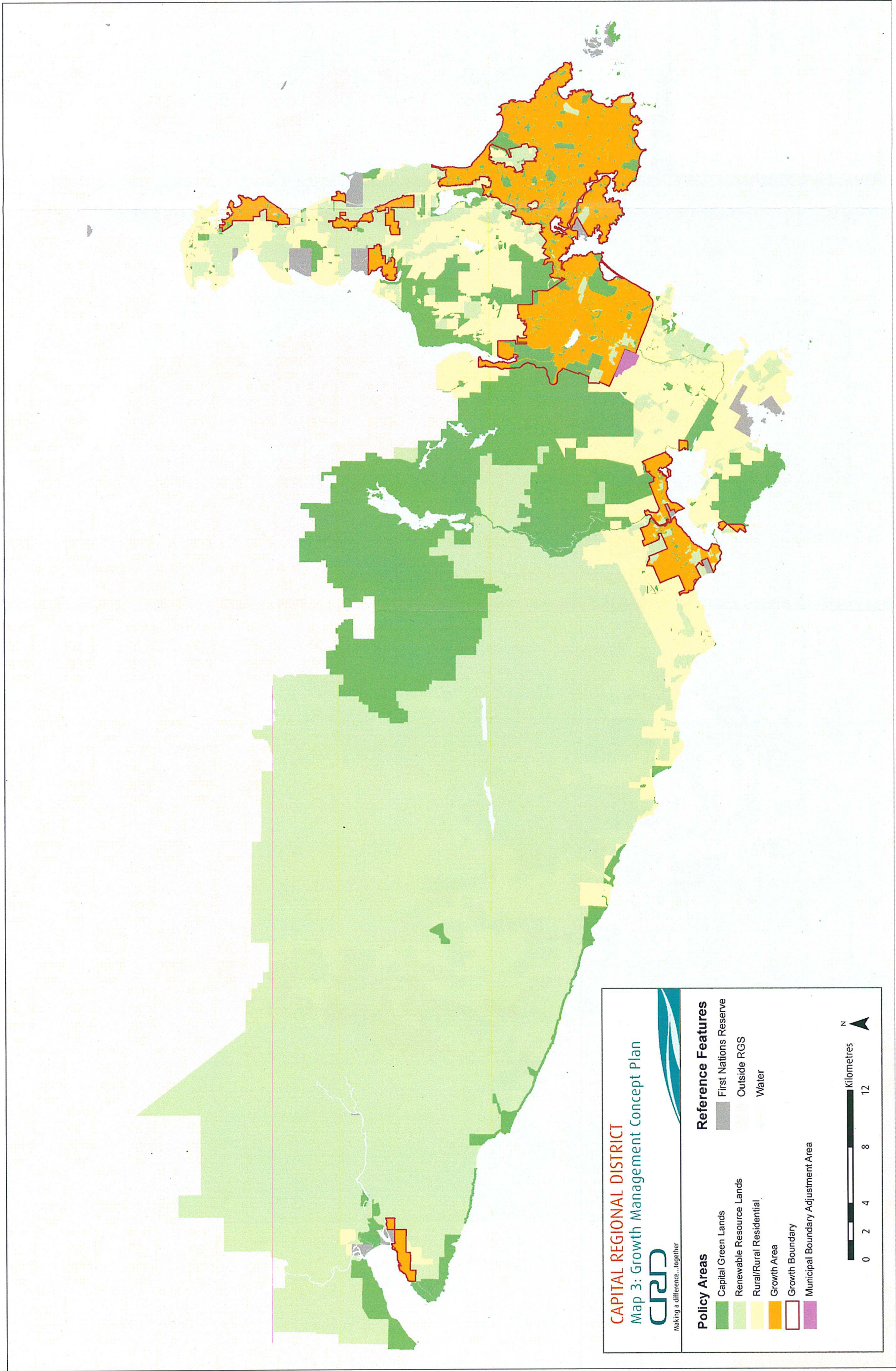
Within the Growth Policy Area, employment and population growth is to be directed to areas that meet criteria set out in Objective 3.1, for complete communities. Complete communities are intended to accommodate housing, jobs and services at densities that will support transit. Focusing growth in complete communities is central to reducing community-based greenhouse gas emissions, reducing development pressure on rural and resource lands and keeping infrastructure affordable.

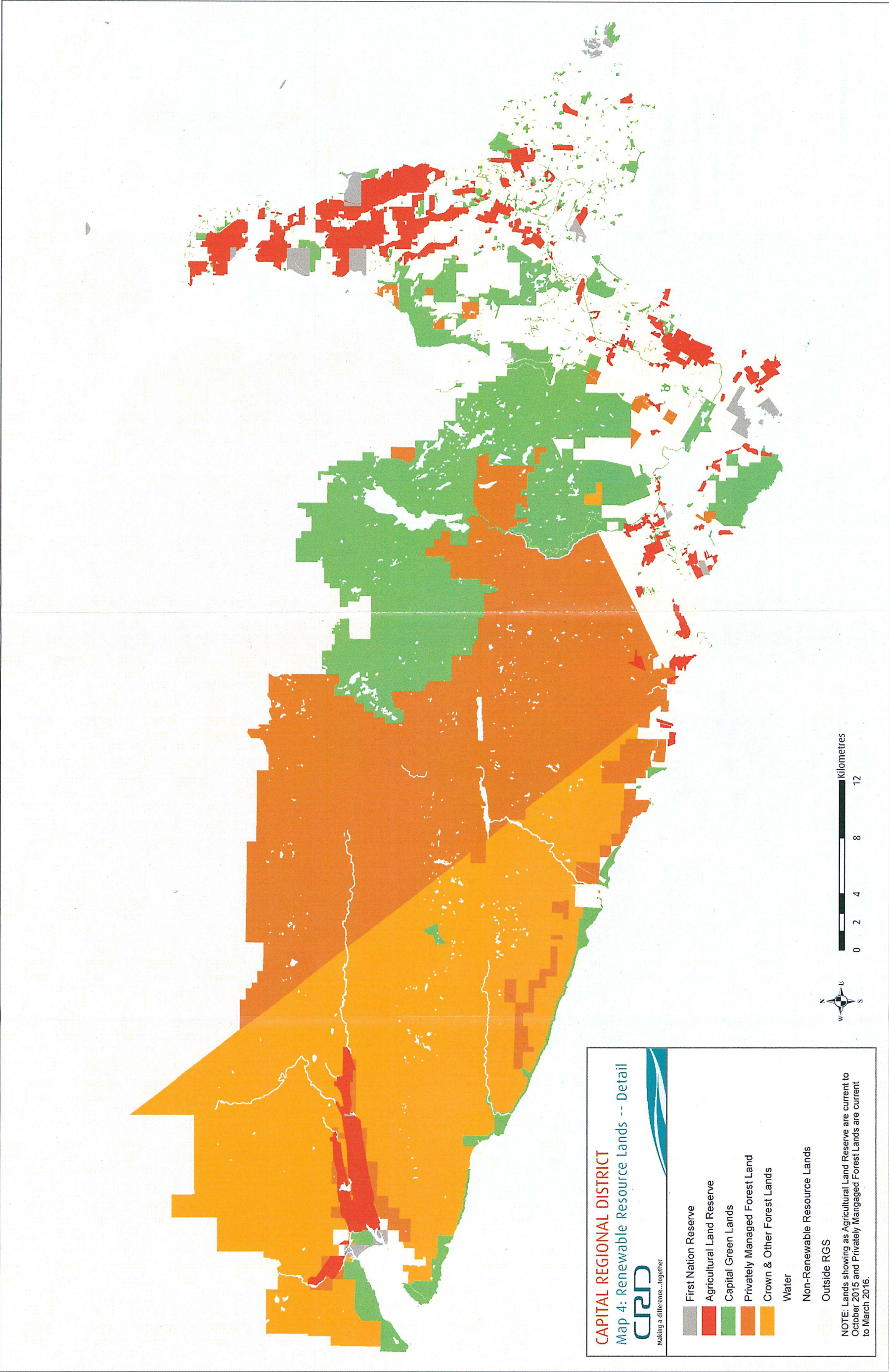
Where Capital Green Lands and Renewable Resource Lands Policy Areas overlap with the Growth Policy Area, the land use policy for the Capital Green Lands and Renewable Resource Lands Policy Areas shall take precedence. Liquid waste service may be provided to such lands within the Growth Policy Area provided it is for a purpose consistent with the land use designations for the Capital Green Lands and Renewable Resource Lands Policy Areas.

Rural/Rural Residential Policy Area: Includes lands to be used for rural and rural residential purposes and the Victoria International Airport (with development potential as established through approved Memorandum of Understanding). The Regional Growth Strategy sets out in policy 1.1(1) and 1.2(1) that Rural/Rural Residential lands are not intended to become future urban areas requiring extensive services. Residential uses are of a form, density and character that support rural working landscapes. Commercial uses are local serving and such uses and other employment opportunities result in minimal impact to the surrounding community and to the environment. Low-impact tourism uses complement rural character. The policy area also includes lands with ecosystem benefits to be identified and protected through means such as development permit areas, conservation covenants, or acquisition and designation as a park or ecological reserve.

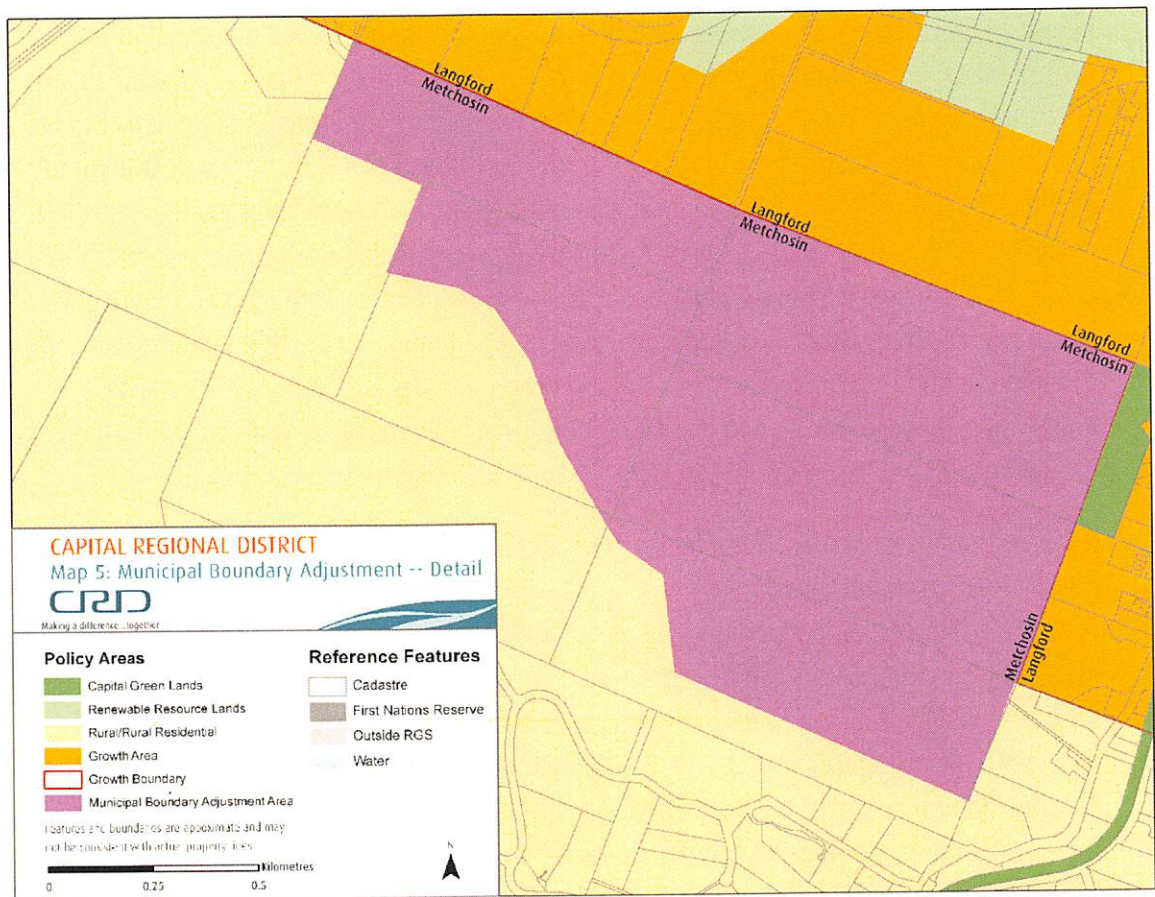
Municipal Boundary Adjustment Area: Includes approximately 380 acres of land, as shown in Map 3: Growth Management Concept Plan and Map 5: Municipal Boundary Adjustment - Detail, in the northwest portion of the District of Metchosin. The land within the Municipal Boundary Adjustment Area is designated as Rural/Rural Residential Policy Area, as per the land use designation set out in Objective 1.1. The Municipal Boundary Adjustment Area land is part of a municipal boundary adjustment proposal that, if approved, would result in the land being removed from the District of Metchosin and included within the City of Langford. In the event that the Province of British Columbia amends by Letters Patent the boundaries of the District of Metchosin and the City of Langford to include all or part of the Municipal Boundary Adjustment Area within the City of Langford, the land within the City of Langford will be designated Growth Policy Area, as per the land use designation set out in Objective 1.1, within the Growth Policy Area Boundary.

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MAP 5: MUNICIPAL BOUNDARY ADJUSTMENT - DETAIL



Policies

1. Provide for land uses consistent with the Growth Management Concept Plan depicted on Map 3 and adopt policies to implement the Growth Management Concept Plan consistent with the land use policy designations described in Objective 1.1.
2. Adopt policies regarding the protection, buffering and long term maintenance of the Growth Policy Area Boundary.
3. Permit amendment to the Growth Policy Area designation generally, only as an outcome of a comprehensive 5-year review of the Regional Growth Strategy, recognizing that municipal councils and the Capital Regional District Board are free to initiate at any time amendments to official community plans and the regional growth strategy they deem necessary, through statutory processes established in the *Local Government Act*.
4. Maintain Victoria as the primary regional employment, business and cultural centre.
5. Enhance or develop major employment and population centres in areas that meet criteria, as set out in Objective 3.1, for complete communities.

1.2 Protect the Integrity of Rural Communities

Keeping urban settlement compact will help protect the character and quality of rural communities, ensure that they remain strongly rooted in the agricultural and resource land base, and allow the rural countryside and natural landscape to remain a durable fact of life in the Capital Region. The protection of rural communities starts with clearly defining and distinguishing between urban and rural areas. The Regional Growth Strategy does this by designating for long term protection as Capital Green Lands and Renewable Resource Lands those natural assets including parks, ecological reserves, forests, farmland and watersheds that make up the region's green infrastructure and contribute to the regional economy. The designation of a Growth Policy Area reinforces the protection of Capital Green Lands, Renewable Resource Lands and Rural/Rural Residential Policy Areas and has the further benefit of supporting the long-term effort to keep urban settlement compact.

Rural and rural-residential communities offer a choice of rural lifestyles and outdoor recreation opportunities that complement the surrounding working landscapes and preserve ecological diversity. New development in the Rural/Rural Residential Policy Area is not intended to exceed 5% of the region's new dwelling units. Policy 1.1 protects rural communities by requiring that local municipalities and the Juan de Fuca Electoral Area provide for land uses consistent with the Growth Management Concept Plan and adopt policies that would prevent lands designated as Rural/Rural Residential from becoming future urban areas. Strengthening the character and quality of rural communities can be achieved by planning for development in accordance with the principles set out below.

Principles

- I. Maintain working landscapes including agriculture, forestry and outdoor recreation activities that contribute to the region's economy;
- II. Avoid the creation of future urban areas through development patterns that complement rural form, density and character;
- III. Minimize impacts to the natural environment and surrounding working landscapes; and
- IV. Accommodate a slow to moderate rate of growth, contributing to no more than 5% of the region's new residential units.

Policies

1. Plan for development in the Rural/Rural Residential Policy Area depicted on Map 3 in a manner that is consistent with the principles set out in Objective 1.2.

2. Environment and Infrastructure

2.1 Protect, Conserve and Manage Ecosystem Health

The Capital Region has a rich inheritance of natural lands and waters of great beauty and biophysical diversity. Residents of the Capital Region enjoy a healthy environment where environmental quality is improved and the inheritance of renewable and non-renewable natural resources is carefully stewarded. Many of the region's terrestrial, fresh water and marine environments – its green and blue spaces – are of provincial, national and international significance.² The system of green and blue spaces that make up the region's natural environment spans a diverse range of ecosystems and land uses and requires integrated, collaborative and co-operative management of land and water resources. The Regional Growth Strategy aims to protect the landscape character, ecological heritage and biodiversity of the Capital Region by protecting, conserving and managing lands according to the principles set out below.

Principles

- I. Waste discharges of all types should not exceed the assimilative capacity of the natural environment (including land, air and water);
- II. Depletion rates for natural resources should not exceed the regenerative capacity of the ecosystems that produce them;
- III. Consumption of scarce renewable and non-renewable resources should be minimized through conservation, efficiency and application of technology and reduce, reuse and recycle practices;
- IV. Benefits derived from healthy ecosystems should be recognized and integrated into land use management and service delivery decisions; and,
- V. Decision-making should give first priority to options that maintain ecosystem and population health and support the ongoing ability of natural systems to sustain life.

Parkland acquisition protects lands for conservation and recreation by establishing a connected system of natural areas. Central to this system is the protection of a sea to sea green/blue belt running from Saanich Inlet south to Juan de Fuca Strait, and the development of an integrated system of parks and trails linking urban areas to rural green space areas. By applying these principles, it will be possible to improve human health,

² The Regional Green/Blue Spaces Strategy was a foundational document for the development of the 2003 Regional Growth Strategy. The Strategy has been superseded by subsequent planning initiatives such as the Regional Parks Strategic Plan, the Integrated Watershed Management Program Plan, the Regional Parks Land Acquisition Strategy and park management plans for the Sooke Hills Wilderness and Sea to Sea Regional Parks.

reduce negative impacts on the natural environment and mitigate and adapt to the impacts of climate change.

Policies

1. Ensure the long-term protection of Capital Green Lands depicted on Map 3. This could include policies for buffering and land use transition between Capital Green Lands and adjacent settled areas (i.e., lands within the Rural/Rural Residential Land Use Policy Area as well as the Growth Policy Area), as well as policies aimed at enhancing, restoring or naturalizing Capital Green Lands.
2. Prioritize community and regional park land acquisition, public and private land stewardship programs and regional trail network construction that contributes to completion of the sea to sea green/blue belt running from Saanich Inlet south to Juan de Fuca Strait.
3. Identify, protect, enhance and restore healthy ecosystems using tools that may consist of policies, regulations, development permit area guidelines, incentives, initiatives and education and outreach delivered at the local level consistent with the principles set out in Objective 2.1.
4. Protect the ecological integrity of watersheds and marine areas through collaborative initiatives consistent with the principles set out in Objective 2.1.
5. Manage surface water, drainage and groundwater in non-catchment watersheds throughout the region using an integrated watershed planning approach consistent with the principles set out in Objective 2.1.
6. Plan for the long term strategic resource needs in the Capital Region – including food (paying specific attention to local food production), energy, water, and aggregate materials consistent with the principles set out in Objectives 2.1 and 7.1. Plans will consider long term demand, security of supply and potential impacts of factors such as long term climate change, fossil fuel depletion and water reclamation where feasible, and make policy and program recommendations to ensure that future needs are successfully anticipated and met.

2.2 Manage Regional Infrastructure Services Sustainably

Regional servicing infrastructure includes drinking water, liquid and solid waste. These services must be efficiently and cost-effectively managed for the long-term in order to accommodate the anticipated population increase.

The Sooke reservoir, managed and operated by the CRD, is the drinking water supply for the Capital Region. The CRD provides treated bulk water to multiple distribution systems around the region. The distribution systems differ by municipality and require ongoing cooperation for the planning and management of the service. Private wells and community water systems supply water to many residents in rural areas.

The Hartland Landfill provides solid waste disposal services for the Capital Region. The CRD sees waste as a commodity and seeks the highest and best use for these resources by applying the 5R hierarchy of Reduce, Reuse, Recycle, Resource Recovery and Residual Management. This includes a focus towards zero waste in our landfill, recycling programs, organics diversion, landfill gas capture and emerging opportunities.

The Saanich Peninsula Wastewater Treatment Plant provides secondary wastewater treatment to residents in the Saanich Peninsula. At the time of writing the Regional Growth Strategy, a planning process is underway to identify wastewater management strategies for the Core Area. Private septic fields treat liquid waste for residents in rural areas.

Infrastructure services may be impacted not only by an increased demand for the service as the population grows, but also by the form, pattern and location of new development. Servicing new development with limited or low density, which adds fewer new users per unit length of water or sewer pipe than the system average, would generally be more expensive than in denser areas. The costs of operating and maintaining this infrastructure over its lifecycle require consideration beyond the one-time capital investment. Keeping urban settlement compact will help create the densities needed to create efficient servicing infrastructure. It is also necessary to acknowledge and plan for the effects of a changing climate on regional infrastructure.

Managing regional infrastructure services according to the principles below and as outlined in Objective 2.1 will help minimize social, environmental and financial costs of providing regional infrastructure.

Principles

- I. Promote settlement patterns that are cost-effective and efficient to service;
- II. Minimize negative financial impacts to those currently serviced (impacts to consider system life cycle costs); and

- III. Avoid negatively impacting the long-term availability of the service for existing development and planned growth within the growth boundary, recognizing the impacts of climate change.

Policies

1. Manage infrastructure services, including water supply and distribution, in accordance with the principles set out in Objectives 2.1 (Protect, Conserve and Manage Ecosystem Health) and 2.2 (Manage Regional Infrastructure Services Sustainably).
2. Provide new water system services (public or private) only to areas where:
 - a. For a municipality, the areas to be serviced are shown on RGS Map 3 as either Growth Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with OCP servicing provisions and an accepted Regional Context Statement identifies the population to be serviced and how growth in water demand will be addressed. Before approving a new water service bylaw, the full CRD Board must review the request for the new bylaw as it relates to the Regional Growth Strategy and deem the new bylaw consistent with the Regional Growth Strategy. This review is to include a detailed analysis of costs and cost recovery implications, including implications, related to parcel taxes, fees, charges and grants, and subject to the principles as noted above.
 - b. For the Juan de Fuca Electoral Area, the areas to be serviced are shown on RGS Map 3 as either Growth Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with OCP servicing provisions and the applicable OCP identifies the population to be serviced and how growth in water demand will be addressed. Where new water system services are provided to the community of Shirley-Jordan River, areas to be serviced may also include lands shown on RGS Map 3 as Renewable Resource Lands Policy Area and designated in the OCP as Coastal Uplands subject to limiting development potential of serviced parcels to a density of *one parcel per four hectares*, as set out in the OCP.
3. Notwithstanding policy 2.2(2), the CRD may extend water service if required to address a pressing public health, public safety or environmental issue relating to *existing* units or to service agriculture.
4. Where water service is extended to service agriculture in Policy 2.2(3), water service may be provided to residential units along the serviced line on lands within the Agricultural Land Reserve as long as an OCP is in place that prevents further subdivision or an increase in permitted residential density.

5. Do not further extend urban sewer services outside the Growth Policy Area Boundary depicted on Map 3.
6. Notwithstanding policies 2.2(2) and 2.2(4), evaluate requests for services from jurisdictions outside of Capital Regional District membership with a view towards supporting mutually beneficial relationships and fostering development consistent with all RGS objectives and policies.

3. Housing and Community

3.1 Create Safe and Complete Communities

The Regional Growth Strategy supports the development of complete communities within the Growth Policy Area that enable residents to undertake a wider range of daily activities closer to home. It does this by supporting the development of communities that offer a variety of housing types and tenures in proximity to places of work, schools, shopping, recreation, parks and green space. Complete communities provide a better balance and distribution of jobs and housing, a wider choice of affordable housing types, a better distribution of public services and more opportunity to walk, cycle, and use public transit conveniently. Complete communities, are safe, socially diverse, openly accessible, livable and attract economic investment, thereby enhancing social sustainability and health and well-being.

The characteristics of a complete community are highly dependent on context. In some locations, the addition of employment opportunities or commercial services may be required while in others it may be the provision of a greater mix of housing types. In still others, the development of a park, footpaths or cycling facilities may help create a complete community. The criteria for a complete community within the Growth Policy Area are listed below. Outside the Growth Policy Area, the notion of what makes a community complete may be yet different and the criteria set out for complete communities does not apply to the Rural/Rural Residential Policy Area.

Complete Communities Criteria

- I. Multiple modes can be used to move to, from and within the community;
- II. Places of work, shopping, learning, recreation and parks and green space can be easily accessed by a ten minute walk or a fifteen minute bike ride;
- III. A range of housing types and tenures across the housing spectrum is available for people through all stages of their lives; and
- IV. The community is demographically diverse, with a mix of people of all ages, incomes and abilities.

Lands vulnerable to natural hazards risks may be located throughout the Growth Management Planning Area. Risks may limit or eliminate development.

Policies

1. Identify locations within the Growth Policy Area that support the wellbeing of residents, consistent with the Complete Communities Criteria outlined in Objective 3.1, and adopt policies to direct growth to these locations.
2. Create complete communities consistent with the criteria in Objective 3.1 by adopting policies, developing regulations or pursuing strategies focusing on matters such as densification, mix of uses, diverse housing types and tenures and multi-modal transportation.
3. Avoid locating new development in the Growth Management Planning Area in areas with high seismic hazard associated with ground-motion amplification, liquefaction, slope instability or in areas prone to flooding, or incorporate appropriate engineering and planning measures to mitigate risk.
4. Design, manage and construct climate change-adaptive and risk-adaptive infrastructure and utilities in the Growth Management Planning Area.

3.2 Improve Housing Affordability

Maintaining a broad range of affordable housing types and forms is necessary for individual quality of life, community health, and economic competitiveness. Central to affordability is the provision of housing along a broad spectrum that acknowledges different market and non-market tenures, ranging from shelters to social housing, assisted and market rental to home ownership.

Growth management may have mixed results for housing affordability. In urban areas, increased residential densities and an expanded stock of attached housing may enhance affordability by expanding choice and by reducing the need to rely on travel by car to reach services. In rural areas, mobile homes, secondary suites and detached accessory suites may provide more affordable housing.

Growth management measures could have the effect of limiting the supply of new lands for the urban housing market, thereby putting upward pressure on housing prices, particularly for single detached homes. The provision of affordable housing to accommodate the anticipated population increase is the responsibility of many stakeholders including the Capital Regional District, local and senior levels of government, industry and the not-for-profit sector.

The Capital Region Housing Corporation will continue to provide affordable housing to meet the needs associated with anticipated population growth, recognizing that implementation relies on funding and partnerships with other stakeholders. In addition to the provision of affordable housing, the Regional Housing Affordability Strategy has been developed to support all residents of the Capital Region – especially low and moderate-income households, the elderly, youth, those with special health and other needs, and the homeless – to have reasonable choice of housing by type, tenure, price and location. Five approaches to housing affordability underlie the Regional Housing Affordability Strategy.

Approaches to Housing Affordability

- I. Work across the housing spectrum when identifying the current and anticipated future issues concerning market and non-market housing affordability for no, low and middle income and special needs households;
- II. Analyze the extent of present issues and forecast future problems;
- III. Focus on developing practical policies, and gaining commitments to action to address identified needs and problems in the short, medium and long term across the Capital Region;
- IV. Involve the broader community in the development of the strategy and its recommended solutions; and,
- V. Act as a catalyst for activities to improve housing affordability in the Capital Region.

Policies

1. Provide for an adequate, accessible and diverse supply of affordable housing across the housing spectrum.

4. Transportation

4.1 Improve Multi-Modal Connectivity and Mobility

The Regional Growth Strategy supports the development of a balanced and sustainable transportation system providing residents with reasonable and affordable transportation choices that enhance overall regional quality of life. Increasing congestion and travel delays and desires for a more effective, connected, sustainable and multi-modal transportation system are of central concern to regional residents. The majority of transportation movements in the region cross municipal boundaries. Although some transportation issues can be addressed at the local level, resolution of most transportation challenges will require collaborative, multi-jurisdictional, region-wide action.

To improve multi-modal connectivity and mobility, the Regional Growth Strategy relies on two related initiatives. First, the coordination of land use and transportation so that the majority of regional residents do not have to rely solely on travel by automobile to meet their daily needs. The Regional Growth Strategy's aim to keep urban settlement compact and build complete communities (Objectives 1.1 and 3.1) will tend to increase average urban densities and put people and their activities (homes, jobs, services) closer together. Creating communities where housing is close to activities will enhance opportunities for using walking, cycling, and public transit to meet daily needs.

Secondly, transportation choice will be enhanced with the planning, development and implementation of the Regional Multi-Modal Network identified in the Regional Transportation Plan. The Regional Transportation Plan provides actions and outcomes to develop an effective inter-municipal arterial road network that provides travel choices and supports smart growth and livable, complete communities. Implementing the Regional Multi-Modal Network is the responsibility of many actors, including the Capital Regional District, local and senior levels of government and BC Transit. Seven principles guide the Regional Transportation Plan and support the multi-modal and connected approach to transportation across the region.

Principles

- I. Take a coordinated and engaged approach to transportation and land use planning;
- II. Prioritize strategic investments that serve regional mobility needs;
- III. Reduce greenhouse gas emissions and prepare for climate change;
- IV. Integrate transportation and land use planning;
- V. Capitalize on the potential for alternatives to driving alone;
- VI. Enhance the role for public transit; and
- VII. Maximize efficiency of existing transportation corridors for multiple modes.

Policies

1. Implement the Regional Transportation Plan in accordance with the principles outlined in Objective 4.1.
2. Locate growth and major trip-generating uses where such can be efficiently serviced by transit and active transportation.
3. Prioritize transit and active modes in community planning and in the design and implementation of infrastructure, facilities and programs.

5. Economic Development

5.1 Realize the Region's Economic Potential

For residents of the Capital Region, economic prosperity is a foundation of high regional quality of life. Economic sustainability means the production and distribution of wealth to meet present and future generations' needs for goods and services in ways that ensure the long-term promotion of a satisfying and high quality of life for all residents. A sustainable economy is one that exhibits diverse and viable economic opportunities and is resilient and responsive to changing circumstances. Further characteristics of a sustainable economy are the involvement of a broad range of parties and interests in economic decision-making and contribution to the achievement of environmental and social sustainability.

The Capital Region already has a highly diversified economy. Current strengths include the internationally significant tourism industry, agri-tourism, colleges and universities, provincial capital services and functions, major national defense headquarters and facilities, a growing high technology sector, health services, small business, environmental consulting, retirement services, the film industry and a natural environment and livable communities that attract others to live here. These advantages notwithstanding, significant regional growth management and quality of life considerations remain un-addressed.

Economic Development Considerations

- I. Finding ways to achieve a minimum jobs/population ratio of:
 - i. 0.60 in the Core Area
 - ii. 0.53 in the Saanich Peninsula
 - iii. 0.36 in the West Shore;
- II. Finding ways to work collaboratively on regional economic development considerations, including cooperation with First Nations;
- III. Finding ways to expand and diversify the economy of formerly resource-dependent communities in Sooke and the Juan de Fuca Electoral Area, such as through low-impact recreation and tourism;
- IV. Finding ways to ensure the long term, affordable supply of strategic economic resources such as water, aggregate and energy;
- V. Finding ways to increase economic activity in forestry and agriculture including high-value and specialized agriculture and value-added forestry;
- VI. Finding ways to address the shortage of designated space-extensive industrial/business land in the region in locations consistent with overall goals regarding community completeness, transportation balance, and a network of major centres within an urban containment boundary;

- VII. Finding ways to enhance established employment centres;
- VIII. Finding ways to integrate high-value, clean industry and business in complete communities;
- IX. Finding ways to attract, develop and maintain a highly skilled workforce; and,
- X. Finding ways to reduce poverty in the Capital Region.

Policies

1. Collaboratively build on the region's economic, environmental and quality of life advantages to position the region as a highly desirable location for investing in existing and new businesses, working to address the economic development considerations identified in Objective 5.1.
2. Provide for land development patterns that maintain an adequate supply of employment land, industrial land, transportation infrastructure and services to support a diverse regional economy.
3. Prioritize the attraction of new businesses and investment that will support climate action.
4. Ensure the long-term protection of Renewable Resource Lands depicted on Maps 3 and 4. This could include policies aimed for buffering and land use transition between Renewable Resource Lands and settled areas (i.e., lands within the Rural/Rural Residential Land Use Policy Area as well as the Growth Policy Area), and policies that support farming within the Agricultural Land Reserve, and forestry, silviculture, forestry-related industrial uses and low-impact tourism within the Private Managed Forest Land and Crown and other forest lands.

6. Food Systems

6.1 Foster a Resilient Food and Agriculture System

Food and agriculture are part of a food system which includes planting, irrigation, harvesting, processing, distribution, preparation and marketing and consumption, in addition to food waste management and soil betterments.

A viable and resilient local food and agriculture system is important to the Capital Regional District's health, sustainability, security and visual/cultural identity.

Changes in climate, energy costs and water availability will impact agricultural production and will draw greater attention to regional food system resiliency.

The widespread impact of food and agriculture and the nature of the challenges likely to be faced in coming years make food and agriculture a matter of regional interest. Challenges include loss of farmland, lack of farm profitability and financial sustainability, increasing average age of farmers, increasing food prices, limited (72 hour) supply of fresh food in an emergency, food wastage, need to revitalize indigenous food systems, lack of knowledge of how to grow and prepare healthy food, increasing rates of food insecure people and increasing rates of diet-related chronic disease. Regional alignment will strengthen the food and agricultural sector.

The Regional Food and Agriculture Strategy recommends actions to create a viable, healthy and resilient food system. Regional Growth Strategy policies are intended to work in tandem with the Regional Food and Agriculture Strategy to guide future decisions.

Achieving a healthy, viable and resilient local food and agriculture system will require adherence to the following related principles:

Principles

- I. Support First Nations food interests and rights;
- II. Protect and enhance the region's food and farmlands;
- III. Avoid urban/agricultural land use conflict; mitigate where avoidance is not possible;
- IV. Enhance access to nutritious, safe and culturally-appropriate food;
- V. Expand food system economic opportunities;
- VI. Encourage food system education and agri-tourism; and
- VII. Foster resiliency in the face of an unpredictable climate, increased pest resistance, and declining, increasingly expensive water and energy supplies.

Policies

1. Implement initiatives in accordance with the principles outlined in Objective 6.1.
2. Enable food production, processing and distribution that will foster a place-based food economy that increases access to local, nutritious, safe and culturally appropriate food.
3. Support food waste management that is environmentally sustainable, benefits the regional economy and improves residents' connections to rural and agricultural landscapes.

7. Climate Action

7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

The Regional Growth Strategy supports the reduction of community-based greenhouse gas emissions to address the effects of a changing climate. In the Capital Region, community greenhouse gas emissions come from the transportation system, the heating, cooling and energizing of buildings, waste, energy production, the production of goods and agriculture.³

The Capital Regional District and local governments have long-standing commitments to make decisions, target investments and build capacity for reducing the use of fossil fuels and expanding the clean energy economy. Further, the Regional Growth Strategy's aim to keep urban settlement compact, protect, conserve and manage ecosystem health, build safe and complete communities, increase transportation choice, strengthen the regional economy and foster a resilient regional food and agriculture system will support the low-carbon built form that is the foundation for reducing energy demand.

Reducing community greenhouse gas emissions requires action on many fronts and is the responsibility of many actors including the Capital Regional District, local and senior levels of government, industry, institutions, businesses and residents. It requires coordinated, consistently applied action focusing on people, land use, transportation, infrastructure and technology. Achieving community greenhouse gas reduction targets means following four related principles.

Principles

- I. Create a low-carbon built form to reduce energy demand;
- II. Increase energy efficiency and recovery from retrofits and new development;
- III. Promote energy efficiency and the use of renewable, clean energy to reduce reliance on fossil fuels; and
- IV. Protect the carbon sequestration value of natural systems, including forested lands and wetlands.

³ Source: Community Energy and Emissions Inventory (CEEI). Province of BC.

Policies

1. Prioritize investment that will provide for a low-carbon built form that supports efficient energy use, the provision of clean and renewable district energy, active transportation modes, transit service, and low/zero emissions vehicles.
2. Design, manage, fund and operate programs, services and infrastructure to reduce greenhouse gas emissions in keeping with the principles outlined in Objective 7.1.
3. Strategically acquire protected areas that contribute to climate change mitigation.

Implementation Measures

The Capital Regional District Board, working in partnership with local municipalities, the Province, the Federal Government and others, will undertake the following implementation measures to realize the vision, objectives and policies of the Regional Growth Strategy:

- I-1a. Maintain a collaborative regional strategic planning program directed to work towards achievement of the long term objectives of the Regional Growth Strategy.
- I-1b. At least once every five years, consider whether the Regional Growth Strategy should be reviewed for possible revision and amendment.
- I-2. Monitor, evaluate and annually report on trends and progress towards achievement of Regional Growth Strategy vision and objectives.
- I-3(a) Prepare a Climate Action Strategy to support the implementation of community-based greenhouse gas reduction initiatives.
- I-3(b) Support local governments and the Juan de Fuca Electoral Area through regional capacity building, education and projects that reduce greenhouse gas emissions.
- I-4(a) Work to reach agreement with local municipalities on Regional Context Statements within two years of the adoption of the Regional Growth Strategy. Regional Context Statements, adopted within the applicable Official Community Plan, set out how each municipality will address Regional Growth Strategy objectives and policies.
- I-4(b) Adopt Official Community Plans in the Juan de Fuca Electoral Area that are consistent with the Regional Growth Strategy. The Official Community Plans will identify how they are consistent with the objectives and policies of the Regional Growth Strategy.
- I-5. Establish a mechanism to ensure that the vision, goals and objectives of the Regional Growth Strategy cascade to Capital Regional District plans, bylaws, services, funding applications and spending.

- I-6. Coordinate the review and update of regional planning documents to inform future updates to the Regional Growth Strategy and guide CRD action on housing, transportation, regional district services, parks and natural areas and economic development. Documents may include, but are not limited to:
- Housing Affordability Strategy
 - Regional Transportation Plan
 - Pedestrian and Cycling Master Plan
 - Liquid Waste Management Plan
 - Integrated Watershed Management Plan
 - Solid Waste and Resource Management Plan
 - Regional Parks Strategic Plan
 - Food and Agriculture Strategy*
 - Climate Action Strategy*
- I-7. Implement the Regional Growth Strategy without prejudice to any aboriginal rights or title that may currently exist, or be defined further through treaty or other processes. The Board will do this with the full recognition that Capital Region First Nations have asserted within their traditional territories, aboriginal rights and title and treaty rights currently undergoing formal definition through the modern treaty and other processes. The Board recognizes that First Nations Councils are neighbouring governments in the Capital Region, with a shared interest in managing long term development to enhance regional quality of life.
- I-8. Coordinate with the Cowichan Valley Regional District and the Islands Trust to ensure that long term planning and development policies and initiatives in those jurisdictions are compatible with the vision and objectives of the Capital Region's Regional Growth Strategy.
- I-9. The Capital Regional District will work with the Province, agencies such as the Vancouver Island Health Authority and BC Transit, and the federal government to coordinate implementation of the Regional Growth Strategy while respecting the authority of each jurisdiction.

* At the time of writing, the Food and Agriculture Strategy and the Climate Action Strategy are under development.

TABLE 2: 2038 TARGETS BY PRIORITY AREA AND OBJECTIVE

PRIORITY AREA	OBJECTIVE	TARGETS BY 2038
1) Managing and Balancing Growth	1.1 Keep Urban Settlement Compact	<ul style="list-style-type: none"> Accommodate a minimum of 95% of the region's new dwelling units within the Growth Policy Area.
	1.2 Protect the Integrity of Rural Communities	
2) Environment and Infrastructure	2.1 Protect, Conserve and Manage Ecosystem Health	<ul style="list-style-type: none"> Acquire 100% of the sea-to-sea green/blue belt. Complete 100% of the Regional Trail Network. Reduce contaminants to fresh and marine water bodies.
	2.2 Deliver Services Consistent with RGS Objectives	<ul style="list-style-type: none"> Prepare long-term capital plans for Capital Regional District utilities and major infrastructure improvements necessary to address the impacts of climate change and natural hazards.
3) Housing and Community	3.1 Create Safe and Complete Communities	<ul style="list-style-type: none"> Municipal targets for the number of people living in complete communities to be identified by municipalities in Regional Context Statements.
	3.2 Improve Housing Affordability	<ul style="list-style-type: none"> Increase the supply of more affordable housing. Reduce the number of people in core housing need. Reduce the number of people who are homeless.⁴
4) Transportation	4.1 Improve Multi-Modal Connectivity and Mobility	<ul style="list-style-type: none"> Achieve a transportation system that sees 42% of all trips made by walking, cycling, transit.
5) Economic Development	5.1 Realize the Region's Economic Potential	<ul style="list-style-type: none"> Achieve a jobs/population ratio of: <ul style="list-style-type: none"> 0.60 in Core Area 0.53 in Saanich Peninsula 0.36 in West Shore
6) Food Systems	6.1 Foster a Resilient Food and Agriculture System	<ul style="list-style-type: none"> Increase the amount of land in crop production by 5,000 ha.
7) Climate Action	7.1 Significantly reduce community-based	<ul style="list-style-type: none"> Reduce community greenhouse gas emissions by 33% (from 2007 levels) by 2020, and by 61% by 2038.

⁴ Numeric targets will be identified in an updated Regional Housing Affordability Strategy. At the time of writing, the targets in the approved Regional Housing Affordability Strategy are inconsistent with the legislated timeline of the Regional Growth Strategy.

PRIORITY AREA	OBJECTIVE	TARGETS BY 2038
	greenhouse gas emissions	

Appendix A: Community Profiles

Spanning coastal, forest and agricultural landscapes, communities in the capital region range from seaside towns to rural farms, to suburban and downtown neighbourhoods. This diversity is our strength. Residents can access a variety of lifestyles thanks to the commitments of municipalities and the Juan de Fuca Electoral Area to protect and perpetuate our natural environments and to foster shared regional amenities and resources. This is made possible by our communities working together as a region, creating a whole that is greater than the sum of its parts.

The Regional Growth Strategy champions a collaborative approach to realizing our vision and objectives. It supports decision-making that takes a regional perspective while valuing the community characteristics of the 13 local municipalities and the Juan de Fuca Electoral Area.

Community profiles/vision statements are described below.

Central Saanich

The community of Central Saanich, including the Tsartlip and Tsawout First Nations, spans the centre of the Peninsula. The municipality includes the greatest concentration of agricultural production in the region, along with light industrial land, residential areas with rural and suburban character, and compact village centres. In order to maintain rural character and protect the function of natural ecosystems, slow and managed growth is accepted within defined urban settlement areas and outside of rural and agricultural lands. The intensification of high quality knowledge-based and light industrial business and industrial growth is encouraged in the Keating Industrial area.

Colwood

Colwood will become a more urban community while retaining its exceptional heritage resources and natural areas. Colwood Corners is transformed into an attractive, welcoming town centre. Royal Bay, Olympic View and Colwood Corners have expanded as complete communities. Hatley Park Estate is the home of Royal Roads University and features extensive public open space.

Esquimalt

Esquimalt exhibits a more sustainable model of urban development where the quality of the natural and built environment passed on to the next generation is healthier than at present. Through infrastructure investment and redevelopment, Esquimalt Road will transition into a vibrant, urban environment. It is Esquimalt's intention to strengthen its commercial/retail

sector to service the expanding needs of the community and to market our central location to businesses and high-tech industries. The Esquimalt graving dock and CFB/BFC Esquimalt are an important contributor to the regional economy.

Highlands

The Highlands will continue to preserve large areas of natural green space protecting elements of the regional ecosystem and providing outdoor recreational opportunities for CRD residents and visitors. Lands retained in a natural state preserve diversity of plant and animal life. Development remains primarily residential on rural acreages or large lots, with no role as an area for urban development.

Juan de Fuca Electoral Area

The Juan de Fuca Electoral Area comprises approximately 151,189 hectares or about 61% of the CRD land area. It contains significant provincial, regional and locally controlled parks and trail systems, ecological reserves and the CRD Water Supply area. The Rural Resource Lands comprise approximately 132,000 ha or 83% of land in the Juan de Fuca Electoral Area and is primarily Crown Forest or Private Managed Forest Land. These lands are preserved for renewable resource working landscapes, and provide for natural green space and outdoor recreational and eco-tourism opportunities for residents and visitors to the Capital Region. Port Renfrew, a tourism and forestry based community provides for small-lot tourism-oriented urban development. Five small community areas, East Sooke, Otter Point, Malahat, Shirley/Jordan River and Willis Point maintain the rural character while providing rural residential choices.

Langford

The City of Langford has a cohesive town centre with pedestrian areas, commercial districts, and convenient vehicle access, providing a central community focus and an enhanced regional role. An open space system made up of treed areas, lakes and streams links and defines neighbourhoods.

Metchosin

Metchosin is a community of rural character with a choice of rural lifestyles. The vibrant and locally-supported agricultural industry continues to thrive and diversify with a range of products and organic crops. Our natural areas, shorelines, sensitive ecosystems and biodiversity are valued, preserved and protected. There is an expanded system of local and regional parks and natural open spaces linked with multi-use trails, along with improved access to shoreline areas, allowing increased recreational opportunities and fostering active healthy lifestyles. Metchosin village continues to be the community hub and primary

commercial centre for local businesses and retailers, with some limited room for expansion. Metchosin's rural character is an integral component of, and valued contributor to the broader complete regional community.

North Saanich

Situated in the northerly tip of the Saanich Peninsula approximately 27 kilometres north of downtown Victoria, the District of North Saanich is a collection of coastal focused neighbourhoods which surround agricultural lands. The community's long term development plans are based on the desire of residents to retain rural character and safeguard environmental qualities. The District's policies reflect a strong commitment to preserve the agricultural land base and agricultural activities in the municipality.

Oak Bay

Oak Bay continues to be a green, landscaped, quiet residential community with a mix of housing types and neighbourhood commercial centres with a special emphasis on heritage preservation. Oak Bay village is a strong shopping area and the historical, cultural, community and business core of the municipality. Public access to waterfront amenities including clean safe beaches is maximized.

Saanich

Environmental integrity is paramount to ensuring social wellbeing and economic vibrancy. Saanich remains a series of community focused neighbourhoods, within an urban containment boundary that clearly separates the urban area from the rural portion of the municipality. This growth framework is based on principles of sustainability and livability. Rural Saanich forms part of the peninsula farm lands. Population increases are managed within the context of the local area planning process, where land use, density and development policies direct growth to "Centres" and "Villages" to build complete communities that encourage diversity of lifestyle, housing, economic and cultural opportunities.

Sidney

Sidney remains the commercial centre for the north Peninsula and the economic competitiveness of Sidney is maintained and enhanced. Commercial/industrial lands are available and there are growing knowledge-based industries. Orientation between the town and the ocean is strong, including enhanced ocean-side amenities.

Sooke

Sooke, located on the Sooke Harbour and Basin, will become a complete, vibrant community with a mix of businesses, affordable housing, services and public open spaces. The highest population densities and commercial growth occur in the Town Centre, serving the growing population base and the surrounding coastal communities. Residential growth will continue within the designated Community Growth Area. Large parcel sizes will maintain the rural ambiance, and limit the development outside the town's core.

Victoria

Victoria is an urban sustainability leader inspiring innovation, pride and progress towards greater ecological integrity, livability, economic vitality, and community resiliency confronting the changes facing society and the planet today and for generations to come, while building on Victoria's strengths as a harbour-centred, historic, capital city that provides exceptional quality of life through a beautiful natural setting, walkable neighbourhoods of unique character, and a thriving Downtown that is the heart of the region.

View Royal

View Royal will have a series of economic centres providing expanded retail, professional financial and convenience services. Single family detached housing will remain the predominant housing form with some provision made for other types of housing. A network of foot and cycle paths will provide neighbourhoods with access to shopping, recreation and natural open space. Natural amenities associated with shorelines, streams, estuaries, hillsides and forested areas will be protected.

Appendix B: Framework for Our Future Guiding Principles

On July 15, 1998 the Capital Regional District Board resolved to adopt the *Framework for Our Future Agreement* to guide the development of a regional growth strategy for the Capital Region. The Framework Agreement provided general guiding principles for the preparation of the Regional Growth Strategy. Over 15 years later, in 2016, this framework endures as the foundation of the Regional Growth Strategy.

1. The Capital Region's Growth Management Strategy is based on four fundamental principles:

Sustainability: actions to meet our needs today do not compromise the ability of future generations to meet their needs, and ensure the ongoing healthy functioning of the natural systems that sustain life.

Appropriateness: actions are appropriate to the aspirations and local conditions of the Capital Region, and do not simply reflect the uncritical application of ideas developed for other places and situations.

Continuity: the strategy will build on work that has already been undertaken by the Capital Regional District and its member municipalities, and will consider the thoughts and ideas contributed by individual residents and community associations.

Cooperation, Collaboration and Coordination: the Capital Regional District, local municipalities, provincial ministries and agencies, and regional residents will work together to develop and implement the strategy. First Nations, the Islands Trust, and the Cowichan Valley Regional District are neighbouring governments and will be invited to participate.

2. In addition, the development and evaluation of alternative solutions will pay due regard to the following 14 provincial goals set out in the *Local Government Act*:
 - a. Avoid urban sprawl;
 - b. Minimize automobile use and encourage walking, cycling and efficient public transit;
 - c. Move goods and people efficiently, making effective use of transportation and utility corridors;
 - d. Protect environmentally sensitive areas;
 - e. Maintain a secure and productive resource base, including the agricultural land reserve;

- f. Encourage economic development that supports the unique character of communities;
- g. Reduce and prevent air, land and water pollution;
- h. Ensure adequate, affordable and appropriate housing;
- i. Ensure adequate inventories of suitable land and resources for future settlement;
- j. Protect the quality and quantity of ground and surface water;
- k. Minimize the risks to settlement associated with natural hazards;
- l. Preserve, create and link urban and rural open space including parks and recreation areas;
- m. Plan for energy supply and promote efficient use, conservation and alternative sources of energy; and,
- n. Ensure good stewardship of land, sites and structures with cultural heritage value.

Appendix C: The Regional Green/Blue Spaces Vision

The Green/Blue Spaces Strategy set out a comprehensive, long-term strategy for maintaining, conserving, rehabilitating and restoring green/blue spaces on public and private lands in the region, including areas with ecological, aesthetic, renewable resource, outdoor recreation and greenways values. The Board adopted the Green/Blue Spaces vision on November 26, 1997 as a guide for the preparation of the 2003 Regional Growth Strategy. This vision – Our Essential Nature – formed part of the *Framework for Our Future Agreement* adopted by the Board on July 15, 1998 to guide the development of the Regional Growth Strategy. The Regional Green/Blue Spaces Strategy has been superseded by subsequent planning initiatives such as the Regional Parks Strategic Plan, the Integrated Watershed Management Program Plan, the Regional Parks Land Acquisition Strategy and park management plans for the Sooke Hills Wilderness and Sea to Sea Regional Parks.

There are times when we just want to roam the Gowlland Range and listen to the sound of air stirred up by eagles' wings. Or stroll the Swan Lake boardwalk and watch a family of proud ducklings parade past our feet.

Then there are days when splashing about with our children in the cool, clean waters of Thetis Lake is the only thing worth doing. Or maybe it's kicking up the warm, soft sand of Willows Beach.

Perhaps it's walking along the Colquitz Creek that makes our world come alive. Or taking a second, reflective look at a rare old Douglas-fir on the grounds of Royal Roads.

Whether it is the pastoral splendour of the Saanich Peninsula Farmlands, or the stark and wild beauty of the Juan de Fuca coastline, our ability to appreciate nature begins with whatever captivates our senses. It then expands to values we feel deeply but rarely capture in words.

All of us who live in the Capital Regional District cherish the natural environment that is so essential to our quality of life, and we are determined that it never be compromised.

So although we already enjoy a diverse network of protected areas that stretches from the southern Gulf Islands to Port Renfrew, we cannot be complacent. As the region's population continues to grow, we must ensure

that the stewardship of the natural environment remains integral to all forms of urban, suburban and rural development.

But we don't protect nature just so we can hike, relax and contemplate. We must also safeguard endangered species and sensitive ecosystems such as Garry Oak meadows and stands of old growth Douglas-fir. And we need to give Pacific salmon a fighting chance to return to urban streams.

To that end we envision the development of a regional green/blue space system that will protect and maintain the full range and diversity of the natural environment that surrounds us, including significant green spaces, the marine environment, wetlands, fish and wildlife habitat, and unique ecosystems.

We are also committed to protecting and maintaining the last remnants of ecosystems that flourished here before the time of Captain Cook, and to restore natural systems we have altered.

This is neither a park plan nor a policy document, but a vision of cooperative stewardship that integrates the contributions of citizens, landowners, businesses, communities, and all levels of government. It is a vision of sustaining the essential nature of our region, of continually creating and protecting a livable and healthy community – and passing on that legacy to future generations.

The objectives of the Regional Green/Blue Spaces Strategy were to:

- Conserve rare, threatened or endangered ecosystems and species in the Capital Regional District;
- Maintain biological diversity by protecting and enhancing a variety of habitats;
- Conserve ecologically valuable areas in large, diverse, contiguous units and connect them with greenways;
- Maintain the character and diversity of green/blue spaces in the Capital Regional District;
- Enhance and restore areas that could have green/blue space values;
- Develop a comprehensive set of priorities for the conservation of green/blue spaces in the Capital Regional District;
- Educate people about the value of protecting green/blue spaces in the Capital Regional District; and,
- Foster partnerships for the conservation and stewardship of green/blue spaces.

Appendix D: Glossary

Attached housing Any form of housing where more than two individual dwellings are structurally attached including townhouses, apartments regardless of tenure, stacked townhouses and the like.

Climate Change A change of climate which is attributed directly or indirectly to human activity.⁵

Complete Community Multiple-use urban community that contains within its boundaries the full range of facilities and activities necessary to meet typical household needs for employment, shopping, personal services, recreation, housing, education and other goods and services. Complete communities typically are defined by what they are not, that is, single-use residential areas that serve a largely dormitory function to a larger centre, with few local opportunities to meet the broad range of household needs described.

Core Municipalities The Capital Region sub-region that includes the municipalities of Victoria, Esquimalt, Oak Bay, Saanich and View Royal.

Density A measure of the intensity of occupancy and use of the land, generally described in terms of persons per hectare, or dwelling units per hectare, or a ratio of the built floor area of a structure to the area of the lot it occupies.

Framework For Our Future Agreement An agreement approved by the Capital Regional District Board on July 15, 1998 that set out the scope, overall vision, priority areas and guiding principles for the preparation of the Regional Growth Strategy.

Greenhouse Gas (GHG) Gases in the earth's atmosphere that absorb and re-emit infrared radiation. These gases occur through both natural and human-influenced processes. GHG emitted through human activities include carbon dioxide (CO₂), nitrous oxide (N₂O), methane (CH₄), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulphur hexafluoride (SF₆).

Growth management Implementation of government regulations that control the type, location, quality, scale, rate, sequence or timing of development. More generally, the whole range of policies designed to control, guide or mitigate the effects of growth. By attempting to guide growth rather than react to its effects, communities engaged in growth management assume a proactive stance in ensuring that the very qualities that attract growth are not destroyed for existing residents and future generations.

⁵ Based on the United Nations Framework Convention on Climate Change definition.

Healthy ecosystems Terrestrial, riparian and shoreline areas with high ecological value that support habitat and biodiversity, support rare, threatened or endangered plant and animal species and contribute to the continued functioning of natural processes such as groundwater infiltration, water purification, air filtration, carbon sequestration and soil nutrient management. Healthy ecosystems could be on developed, partly developed or undeveloped public and private spaces.

Housing affordability Generally describes a condition in which housing costs consume no more than 30% of gross household income (unless by choice); including taxes and insurance (for owners) and utilities (for owners and renters). Applies to both market and non-market (subsidized) dwellings.

Infrastructure The physical capital and associated services considered basic and necessary to the functioning of the built environment. These include such things as: sanitary sewers, treatment plants, and water pipelines and distribution/collection systems; roads, signals, sidewalks and other components of the transportation system including transit vehicles, ferries and airports; solid waste management facilities including transfer stations and landfills; and, energy supply and distribution systems including hydroelectric and natural gas transmission and distribution systems. More generally, infrastructure can refer to other tangible public and private assets necessary to support the development of a modern urban settlement, such as hospitals, schools and recreation facilities. In some cases, preserved green space and natural areas including forests, wetlands, and stream corridors have been described as a “green infrastructure”, essential to the vitality of healthy human communities.

Metropolitan Victoria or Victoria Metropolitan Area (VMA) That portion of the Capital Region from, Otter Point in the west to Swartz Bay in the north, defined by Statistics Canada as the Victoria Census Metropolitan Area.

Mixed-use Land use regulations that permit a variety of different uses and activities either on one legal parcel or within one defined land use zone. The classic example of a mixed use district is a historical downtown core that contains a wide range of residential, business, service, institutional, cultural, recreational and industrial uses within a relatively small area; in many cases, a wide range of different uses within individual buildings or on single sites.

Official Community Plan (OCP) Under Section 471 of the *Local Government Act*, a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan.

Peninsula The sub-region of the Capital Regional District including the municipalities of Central Saanich, Sidney, and North Saanich.

Regional Context Statement Under Section 446 of the *Local Government Act*, a statement, accepted by the regional district board, included in a municipal official community plan within two years of the adoption of the Regional Growth Strategy, that explains the relationship between the official community plan and the Regional Growth Strategy.

Regional Growth Strategy (RGS) Under Part 13 of the *Local Government Act*, a regional agreement (including a vision, goals, policies and actions) that commits affected municipalities and regional districts to a course of action to meet common social, economic and environmental objectives. It is initiated and adopted by a regional district and referred to all affected local governments for acceptance.

Regional Multi-Modal Network The interconnected transportation corridors defined in the Regional Transportation Plan. The multi-modal network provides for connectivity across modes (walking, cycling, transit and driving) and describes the backbone of the region's transportation system. The corridors that comprise the network are prioritized based on expected demand for two or more transportation modes.

Sea to Sea Green/Blue Belt A band of watersheds running between Saanich Inlet and Sooke Basin that includes major parks and Capital Regional District Water lands.

Target A desired level of performance set for a specific situation in a plan or program. The time horizon for all targets is 2038.

Growth Policy Area Boundary The area contained within a regulatory boundary (an urban containment boundary) marking the limit between a defined urban growth and servicing area and other areas such as rural and resource areas, where urban growth is discouraged.

Walkable In urban design, a community is walkable when it is scaled, dimensioned and provided with facilities and a mix of uses and activities that make walking an easy, convenient way to get around. A general rule of thumb is that most people will not walk much more than 10 to 15 minutes to shop or reach services such as libraries and schools. To meet this standard, a walkable community would have a shopping and service centre no more than 400–600 metres from most residences, with a sidewalk and street environment scaled to be interesting and inviting to people on foot.

West Shore The sub-region of the Capital Regional District that includes the municipalities of Colwood, Langford, Metchosin, Highlands, Sooke, and the Juan de Fuca Electoral Area.

DEC 14 2016

Received

Reception

From: [REDACTED]
 Sent: Tuesday, December 13, 2016 12:59 PM
 To: CRD DirectorSSI; Info
 Subject: Derelict Boats

Hello Wayne and Mayor and Council Sooke

This is something that we need to participate in, this a regional issue not just a core area issue

CRD /Derelict Vessels

Having removed dozens of boats over the years both in the Gulf Island, Sooke, the Harbour and Gorge in Victoria. Kicking them out is not the answer, they just move around. Some thought needs to go into this, as quite a few are using these boats as life style and or affordable housing. There is a solution we just need input.

Thank you
 John R Roe

--
 John R Roe

Veins of Life Watershed Society

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Original to File No. 0400-90	
For Action by:	Copy to:
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Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	Teresa
Corporate Services <input type="checkbox"/>	
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Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	



**REPORT TO CORE AREA LIQUID WASTE MANAGEMENT COMMITTEE
MEETING OF WEDNESDAY, DECEMBER 14, 2016**

SUBJECT Long-term Anchorage of (Derelict) Vessels in Regional Harbours

ISSUE

To provide information regarding the concern for derelict and long-term anchorage of vessels.

BACKGROUND

There is complicated jurisdictional oversight for near-shore waters. Derelict and long-term anchorages are evident in all embayments across the capital region and many municipalities across coastal British Columbia have struggled to deal with the same issue.

In the Gorge Waterway (surrounded by City of Victoria, District of Saanich, Town of View Royal and Township of Esquimalt), there are currently 4 anchored wharves, 22 vessels and 12 small vessels (i.e., dinghies) anchored in the Selkirk Waters area. Between 5-8 of these vessels are used for living aboard and the remainder appear to be anchored there as a means of storage. The seaworthiness and condition of some of these vessels is poor and there are also 2 sunken vessels (wrecks). Additionally, there are more than 50 boats anchored in Tsehum Harbour and more than 30 boats anchored in Oak Bay.

The Gorge Waterway Initiative (GWI), a community-based initiative through the CRD Harbours Environmental Action Program service, supports the 4 affected municipalities. In 2014 and 2015, the GWI provided support to the City of Victoria on its proposed zoning amendments to prohibit/limit anchoring in the Gorge Waterway and in obtaining a Licence of Occupation over the Selkirk Waters water lot from the provincial government. In November 2015, the GWI organized a special meeting with staff from the 4 municipalities to discuss the issue of long-term anchored boats and to encourage a consistent approach to ensure the problem would not simply move to another part of the waterway. Staff agreed that they needed to adopt a common approach and share information. All 4 municipalities now have zoning bylaw provisions that can be applied to the issue; however, there are inconsistencies between them.

ALTERNATIVES

Alternative 1

That the Core Area Liquid Waste Management Committee recommend to the CRD Board:

That staff be directed to initiate and coordinate discussions at a local government staff level with the intent to develop a consistent approach and/or a model bylaw for the region to deal with problem vessels.

Alternative 2

That the Committee receive this report for information and direct staff to continue to support local governments on an as-needed basis.

ENVIRONMENTAL IMPLICATIONS

The proliferation of long-term anchored boats in the Selkirk Water area of the Gorge Waterway has environmental implications, such as:

- discharge of sewage effluent and garbage from live-aboard vessels.
- discharge of fuels and lubricants from unseaworthy vessels or from dumping bilge water overboard.
- abandonment or sinking of unseaworthy vessels and vessel debris.
- erosion and degradation of shoreline and riparian habitats from boat occupant access routes; and
- potential impact to habitat (e.g. eelgrass) and the overall marine environment, especially by dragging anchors.

SOCIAL IMPLICATIONS

Use of the Gorge Waterway for the long-term storage of vessels is not compatible with neighbouring land uses in the area or the recreational nature of the waterway near Banfield Park. The following additional concerns have been raised regarding these boats:

- noise and nuisance activities from live-aboard vessel residents; and
- obstruction of the waterway that affects recreational use by the public.

In a 2013 public input survey conducted on the 5 core area harbours by the CRD Harbours Environmental Action Program, the most common topic of concern expressed in the comments section was anchored boats in the Gorge Waterway. The majority of comments received on this topic (58 of 67) were opposed to the anchored boats.

INTER-JURISDICTIONAL IMPLICATIONS

Dealing with the issue of long-term anchored and moored boats is exacerbated due to the multiple jurisdictions at the federal, provincial and municipal levels that may need to be involved. The federal government, through Transport Canada, has authority over navigation (which includes anchorage and moorage) in all navigable waterways. The Province has administration and control over Provincial Crown Land (including land covered by water) and can convey land uses to the public for community, industrial and business use through the granting of land and the issuance of Crown land tenure in the form of leases, licences, permits and rights-of-way.

As such, most of the seabeds in the Province, including the Gorge Waterway, are managed by Ministry of Forest, Lands and Natural Resources. Two notable exceptions to this are Victoria Harbour and Esquimalt Harbour, where the seabed is under the administration of Transport Canada and Department of National Defence, respectively. Municipal governments have the authority to enact zoning regulations over all lands within their jurisdictions, including land covered by water (i.e., water lots).

The Canadian Coast Guard has sole jurisdiction over polluting vessels. Transport Canada may authorize a willing third party to take possession of and remove abandoned or derelict vessels and wrecks; the costs for removal are often borne by the willing third party but some costs may be recovered through the Receiver of Wrecks. Otherwise, the removal of vessels is not undertaken by any other agency.

The Gorge Waterway is not the only marine area in the capital region where there is a proliferation of long-term anchored boats. For example, the public raised concerns about anchored boats in Brentwood Bay, which prompted the Saanich Inlet Protection Society to hold a meeting with officials from Transport Canada to determine what could be done.

Unless there is a coordinated and consistent approach, the issue will persist and boat owners will likely move their vessels around the region to avoid accountability. Staff can initiate and coordinate discussions at a local government staff level to discuss strategies for a consistent approach. A model bylaw may be one potential tool for other municipalities that are considering how to address their own problems with vessels without adequate regulations in place.

FINANCIAL IMPLICATIONS

City of Victoria staff estimate that legal costs and costs to remove the remaining vessels in the Gorge Waterway could exceed \$100,000 (excluding potential costs related to enforcement). The District of Saanich has experienced costs upwards of \$50,000 to remove derelict boats. There will continue to be costs to local governments that need to address the issue.

There are currently 2 submerged wrecks in the Gorge Waterway. The City of Victoria is pursuing options to have these vessels removed and costs are not completely known at this time. In at least 3 cases in this region, local governments have assumed the responsibility and costs for the removal of floating, beached and sunken (non-polluting) vessels.

CONCLUSIONS

Dealing with the issue of long-term anchored and moored boats is exacerbated due to the multiple jurisdictions, at the federal, provincial and municipal levels, that may need to be involved. Finding solutions to the issue involves the participation of several jurisdictions and, to be effective, needs a consistent, multi-jurisdictional approach.

RECOMMENDATIONS

That the Core Area Liquid Waste Management Committee recommend to the Capital Regional District Board:

That staff be directed to initiate and coordinate discussions at a local government staff level with the intent to develop a consistent approach and/or a model bylaw for the region to deal with problem vessels.

Submitted by:	Glenn Harris, Ph.D., R.P.Bio., Senior Manager, Environmental Protection
Concurrence:	Larisa Hutcheson, P.Eng., General Manager, Parks & Environmental Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

JW:cam

DEC 14 2016

Received

Reception

From: [REDACTED]
 Sent: Tuesday, December 13, 2016 2:17 PM
 To: Salish Sea Info
 Cc: Info
 Subject: Re: Derelict Boats

Original to File No. 0400-90	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	Mayor <input checked="" type="checkbox"/>
Council <input checked="" type="checkbox"/>	Council <input checked="" type="checkbox"/>
CAO <input checked="" type="checkbox"/>	CAO <input checked="" type="checkbox"/>
Corporate Services <input type="checkbox"/>	Corporate Services <input type="checkbox"/>
Development Services <input type="checkbox"/>	Development Services <input type="checkbox"/>
Financial Services <input type="checkbox"/>	Financial Services <input type="checkbox"/>
Fire <input type="checkbox"/>	Fire <input type="checkbox"/>
Other <input type="checkbox"/>	Other <input type="checkbox"/>

Agree this is a serious matter environmentally as well as many other issues and costly to address ubiquitously Wayne

Sent from my iPhone

On Dec 13, 2016, at 1:00 PM, Salish Sea Info <[REDACTED]> wrote:

Hello Wayne and Mayor and Council Sooke

This is something that we need to participate in, this a regional issue not just a core area issue

CRD /Derelict Vessels

Having removed dozens of boats over the years both in the Gulf Island, Sooke, the Harbour and Gorge in Victoria. Kicking them out is not the answer, they just move around. Some thought needs to go into this, as quite a few are using these boats as life style and or affordable housing. There is a solution we just need input.

Thank you
 John R Roe

--
 John R Roe

Veins of Life Watershed Society
www.salishsea.ca
 Follow us on Facebook

<https://www.facebook.com/veinsoflifewatershedsociety>

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District of Sooke

DEC 22 2016

Received

Date: December 15, 2016

File: 0400-50-CAP-18727

Mayor and Council
District of Sooke
2205 Otter Point Road
Sooke, BC V9Z 1J2

Original to File No. 0400-50.	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	Maia
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	Teresa
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

Dear Mayor and Council:

Re: CRD Service Review

Two recent announcements of diverting resources from existing functions to support new initiatives at the Capital Regional District has my Council calling into question why we were paying into the existing functions if they no longer served a purpose, raising the question of a service review.

Council passed the following resolution:

That Staff be directed to investigate the feasibility of initiating a CRD service review and that the information be circulated to other municipalities in the Capital Regional District.

At this time we are advising all the local municipalities in the capital region of our intent to initiate a service review, which is intended to identify and generate discussion about any existing CRD service budgets that are, or appear to be, inactive and unnecessary.

Please let us know if the District of Sooke is interested in working on this initiative.

Sincerely,

Carol Hamilton
Mayor

COLWOOD CITY HALL
3300 Wishart Road
Colwood, BC V9C 1R1

CONTACT

Phone: 250.478.5999
Fax: 250.478.7516
mayor@colwood.ca

OFFICE HOURS

8:30 am – 4:30 pm
Monday – Friday
except stat holidays

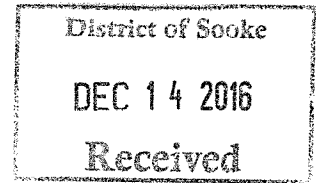
www.colwood.ca

Correspondence for INFORMATION
December 14, 2016 – January 3, 2017

Date Received	Description
Dec 14, 2016	UBCM Re: Marijuana Legalization, RCMP Contract, Liquor Policy
Dec 14, 2016	CRD Re: Board Approves Regional Food and Agriculture Strategy
Dec 15, 2016	CRD Re: Board Approves 2017 Wholesale Water Supply Rate
Dec 15, 2016	Honour House Society Re: Honour Ranch Facility
Dec 20, 2016	Letter Joe Daniels Re: General Inquiries
Dec 22, 2016	Deputy Minister, Ministry of Community, Sport, and Cultural Development Re: Invitation for Rural Education Strategy
Dec 28, 2016	UVIC Re: Information
Jan 3, 2017	VIHA Re: Supervised Consumption Services Application Submitted
Jan 3, 2017	Great Canadian Gaming Corporation Re: Community Highlights Report

Reception

From: Maja Tait
Sent: Wednesday, December 14, 2016 2:57 PM
To: Info
Subject: Fwd: Marijuana Legalization, RCMP Contract, Liquor Policy



Daily mail please and thanks

Maja Tait
Mayor, District of Sooke

Original to File No. 0390 - 20	
For Action by:	Copy to:
Mayor <input type="checkbox"/>	
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	Terrell
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

----- Forwarded message -----

From: "Union of BC Municipalities" <ubcm@ubcm.ca>
Date: Wed, Dec 14, 2016 at 2:48 PM -0800
Subject: Marijuana Legalization, RCMP Contract, Liquor Policy
To: "Maja Tait" <mtait@sooke.ca>

Having trouble viewing this e-mail? [Click here](#)

THE COMPASS

News and information from the Union of BC Municipalities

Marijuana Legalization Task Force Releases Report

December 14, 2016

The federal government's Task Force on Marijuana Legalization and Regulation has released its final report, *A Framework for the Legalization and Regulation of Cannabis in Canada*. The report provides over 80 recommendations to guide the federal government in the creation of a new legislative framework to legalize and regulate marijuana. [Read more](#)



RCMP Contract Management Committee Update

On November 3, 2016, the Local Government Contract Management Committee (LGCMC) met with provincial and RCMP representatives to discuss issues related to the RCMP contract and policing in British Columbia. The following summary highlights key issues discussed at the meeting. [Read more](#)



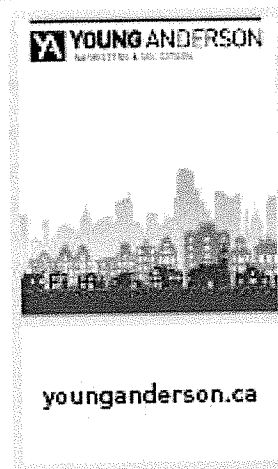
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Liquor Policy Working Group Update

On October 24, 2016, the Local Government Working Group on Liquor Policy, co-chaired by UBCM and the Province, met to discuss recent changes in provincial liquor policy, including the timeline for implementing the remaining Liquor Policy Review (LPR) recommendations and the new *Liquor Control and Licensing Act*. [Read more](#)

Seasons Greetings

This is the final issue of the The Compass for 2016. We wish all the best of the Season to our subscribers and will be back again with our next issue on January 11, 2017.



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Union of BC Municipalities, 60 - 10551 Shellbridge Way, Richmond, BC V6X
2W9 Canada

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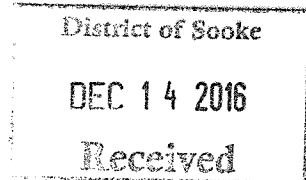
Try it free today

Reception

From: Maja Tait
Sent: Wednesday, December 14, 2016 2:57 PM
To: Info
Subject: Fwd: Media Release: CRD Board Approves Regional Food and Agriculture Strategy
Attachments: 2016-12-14-MR-food-agriculture-strategy-approved.pdf; 2016-12-14-MR-food-agriculture-strategy-approved.pdf

Daily Mail please and thanks.

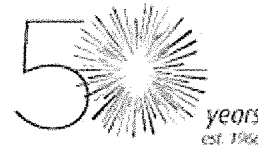
Maja Tait
Mayor, District of Sooke



Original to File No. 0400-90	
For Action by:	Copy to:
Mayor <input type="checkbox"/>	
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	12/14/16
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

----- Forwarded message -----

From: "Media" <media@crd.bc.ca>
Date: Wed, Dec 14, 2016 at 2:52 PM -0800
Subject: Media Release: CRD Board Approves Regional Food and Agriculture Strategy
To: "Media" <media@crd.bc.ca>



Media Release

For Immediate Release
December 14, 2016

CRD Board Approves Regional Food and Agriculture Strategy

Victoria, BC— The Capital Regional District (CRD) Board has approved the Regional Food and Agriculture Strategy. The Strategy identifies the top issues facing the region's food and agriculture sector and provides recommendations for addressing challenges. The Strategy aims to enhance awareness of local agricultural issues and opportunities and increase local food production. The Strategy has been developed with the intent of complementing existing local agricultural area plans and provincial legislation/policy.

"Local food production is very important to our food security, local economy and environment. The Regional Food and Agriculture Strategy recognizes the benefits of developing local food systems and sets out concrete steps to support individuals, businesses and First Nations in accessing and adopting local options." said CRD Board Chair, Barbara Desjardins.

The Strategy identifies approaches to key issues such as increasing access to farm land through a potential land bank or farmland trust, increasing farmers' awareness of tools to address wildlife damage, working with partners to increase economic development opportunities, and addressing storm water and drainage issues.

The first step in implementing the Strategy is the formation of a regional food and agriculture task force. The task force will provide input to the Planning Transportation and Protective Services Committee to help set priorities and advance the Strategy recommendations. The task force members will represent non-profits,

municipalities with significant agricultural land holdings or interests in food and agriculture, First Nations and the Ministry of Agriculture. Task force appointments are intended to reflect the geographic and sectoral diversity of the Capital Region food and agriculture economy.

The Strategy was developed with strong support and input from the agricultural sector, with the intent of complementing existing local agricultural area plans and provincial legislation and policy. First Nations interests were strongly represented throughout the development of the Strategy.

For more information, please visit www.crd.bc.ca/project/food-agriculture

Celebrating 50 years! The CRD delivers regional, sub-regional and local services to 13 municipalities and three electoral areas on southern Vancouver Island and the Gulf Islands. Governed by a 24 member Board of Directors, the CRD works collaboratively with First Nations and all levels of government to enable sustainable growth, enhance community well-being, and develop cost-effective infrastructure while continuing to provide core services to residents throughout the region.

-30-

For media inquiries, please contact:

Andy Orr, Senior Manager

CRD Corporate Communications

Tel: 250.360.3229

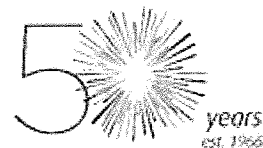
Cell: 250.216.5492



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Making a difference...together



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Cell: 250.216.5492



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-30-

For media inquiries, please contact:

Andy Orr, Senior Manager
CRD Corporate Communications
Tel: 250.360.3229
Cell: 250.216.5492



Reception

District of Sooke

DEC 15 2016

Received

From: Maja Tait
Sent: Wednesday, December 14, 2016 3:58 PM
To: Info
Subject: Fwd: Media Release: CRD Board Approves 2017 Wholesale Water Supply Rate
Attachments: 2016-12-14-BG-Regional-Water-Supply-System.pdf; 2016-12-14-MR-wholesale-water-rate-approved.pdf; 2016-12-14-BG-Regional-Water-Supply-System.pdf; 2016-12-14-MR-wholesale-water-rate-approved.pdf

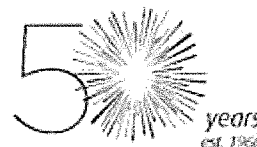
Daily mail please

Maja Tait
Mayor, District of Sooke

Original to File No. 0400-90	
For Action by:	Copy to:
Mayor <input type="checkbox"/>	
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	Refera
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

----- Forwarded message -----

From: "Media" <media@crd.bc.ca>
Date: Wed, Dec 14, 2016 at 3:42 PM -0800
Subject: Media Release: CRD Board Approves 2017 Wholesale Water Supply Rate
To: "Media" <media@crd.bc.ca>



Media Release

For Immediate Release
December 14, 2016

CRD Board Approves 2017 Wholesale Water Supply Rate

Victoria, BC— The Capital Regional District (CRD) Board has approved the 2017 wholesale water supply rate, which will remain the same as the 2016 rate at \$0.6375 per cubic metre as recommended by the Regional Water Supply Commission.

The 2017 wholesale water supply rate recommendation was driven by the following key factors:

- There is an estimated \$1.82 million in additional water sale revenue in 2016, resulting from higher than budgeted water consumption in the spring and summer.
- The additional revenue from 2016 will be used to fund current and upcoming capital projects, reducing some operating expenses and the amount of funding required through loans and long-term debt.
- Water demand in 2017 is not expected to decrease considering warm and dry weather projections and indications that growth-related demand is beginning to outpace the impact of declining indoor demand.

- Minor increases in operating expenses associated with water supply system operation, maintenance and repair costs.
- Staff initiatives to realign or reallocate resources, identify potential synergies or efficiencies between departments and services, and an ongoing review of service levels and efficiency opportunities through the service planning and budget development process.

“As a result of many years of infrastructure investments and responsible financial management of resources, the Regional Water Supply System is not facing the severe infrastructure deficit that many local government utilities are facing across Canada,” said Barbara Desjardins, Chair of the CRD Board. “Careful consideration of the Regional Water Supply operating and capital budgets, and the wholesale rate, is given annually by the Commission.”

Feedback can be provided via email at financialplan@crd.bc.ca. Comments will be correlated and provided to the Board as part of the budget planning process.

Attachment: Backgrounder

Celebrating 50 years! The CRD delivers regional, sub-regional and local services to 13 municipalities and three electoral areas on southern Vancouver Island and the Gulf Islands. Governed by a 24 member Board of Directors, the CRD works collaboratively with First Nations and all levels of government to enable sustainable growth, enhance community well-being, and develop cost-effective infrastructure while continuing to provide core services to residents throughout the region.

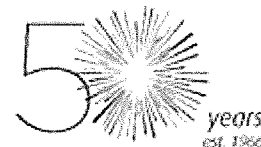
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For media inquiries, please contact:

Ted Robbins, General Manager
CRD Integrated Water Services
Tel: 250.360.3061
Cell: 250.217.9084



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-30-

For media inquiries, please contact:

Ted Robbins, General Manager
CRD Integrated Water Services
Tel: 250.360.3061
Cell: 250.217.9084



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Backgrounder: Regional Water Supply System

The Regional Water Supply System is comprised of 20,549 hectares of water supply area, 6 lake reservoirs and 11 dams, primary and secondary disinfection facilities and 110 kilometres of water transmission mains, delivering on average, 130 million litres of water across Greater Victoria every day.

The Regional Water Supply Commission has been proactive in confronting water supply system infrastructure challenges and has invested more than \$130 million into infrastructure renewal projects and programs since 1995, to ensure an adequate source of water and a safe and reliable water disinfection and transmission system. In addition, the \$65 million purchase of the Leech Water Supply Area lands in 2007/2010 provides a sustainable future water supply area for Greater Victoria.

- Of this investment, \$20 million was used to raise the dam in 2002 to increase storage capacity of Sooke Lake Reservoir to provide adequate supply during drought conditions, such as those that were experienced this past summer throughout BC.
- Over the next five years, \$27 million in infrastructure upgrades are currently planned.

As a result of many years of infrastructure investments and responsible financial management of the resources, the Regional Water Supply System is not facing the severe infrastructure deficit that many local government utilities are facing across Canada.

Water conservation and demand management continue to be important components of the management of the water supply. The benefits of lower demand are:

- Capital project delay – Less water being used by the community can delay the need to build new water infrastructure that would be necessary to provide increased capacity if demand continued to increase.
- Fisheries releases – In addition to the water used by customers, water from CRD water reservoirs is released to enhance fish habitat in the Sooke River, Charters River and Goldstream River.
- Buffers against the unknown – Having as much water storage in the reservoir as possible, provides the assurance that not only will there be a sufficient quantity of drinking water for the year, but it also provides the flexibility to deal with changing weather and precipitation patterns.
- Water quality – Less annual fluctuation in Sooke Lake Reservoir water level contributes to a more biologically stable reservoir, through less opportunity for sediment re-suspension and nutrient loading, and longer water detention time within the reservoir (which has a number of resulting benefits such as lower turbidity, low colour, neutral pH, low bacteria, and low parasites).

Media Release

For Immediate Release

December 14, 2016

CRD Board Approves 2017 Wholesale Water Supply Rate

Victoria, BC- The Capital Regional District (CRD) Board has approved the 2017 wholesale water supply rate, which will remain the same as the 2016 rate at \$0.6375 per cubic metre as recommended by the Regional Water Supply Commission.

The 2017 wholesale water supply rate recommendation was driven by the following key factors:

- There is an estimated \$1.82 million in additional water sale revenue in 2016, resulting from higher than budgeted water consumption in the spring and summer.
- The additional revenue from 2016 will be used to fund current and upcoming capital projects, reducing some operating expenses and the amount of funding required through loans and long-term debt.
- Water demand in 2017 is not expected to decrease considering warm and dry weather projections and indications that growth-related demand is beginning to outpace the impact of declining indoor demand.
- Minor increases in operating expenses associated with water supply system operation, maintenance and repair costs.
- Staff initiatives to realign or reallocate resources, identify potential synergies or efficiencies between departments and services, and an ongoing review of service levels and efficiency opportunities through the service planning and budget development process.

“As a result of many years of infrastructure investments and responsible financial management of resources, the Regional Water Supply System is not facing the severe infrastructure deficit that many local government utilities are facing across Canada,” said Barbara Desjardins, Chair of the CRD Board. “Careful consideration of the Regional Water Supply operating and capital budgets, and the wholesale rate, is given annually by the Commission.”

Feedback can be provided via email at financialplan@crd.bc.ca. Comments will be correlated and provided to the Board as part of the budget planning process.

Attachment: Backgrounder

Celebrating 50 years! The CRD delivers regional, sub-regional and local services to 13 municipalities and three electoral areas on southern Vancouver Island and the Gulf Islands. Governed by a 24 member Board of Directors, the CRD works collaboratively with First Nations and all levels of government to enable sustainable growth, enhance community well-being, and develop cost-effective infrastructure while continuing to provide core services to residents throughout the region.

-30-

For media inquiries, please contact:

Ted Robbins, General Manager

CRD Integrated Water Services

Tel: 250.360.3061

Cell: 250.217.9084





7th December 2016

Honour House Society

District of Sooke
DEC 15 2016
Received

Mayor Maja Tait
Sooke City Hall
2205 Otter Point Road,
Sooke, B.C.
V9Z 1J2

Original to File No. 0230-01	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	Maja <input checked="" type="checkbox"/>
Council <input checked="" type="checkbox"/>	Council <input checked="" type="checkbox"/>
CAO <input checked="" type="checkbox"/>	TEESA <input checked="" type="checkbox"/>
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input checked="" type="checkbox"/>	Russ <input checked="" type="checkbox"/>
Other <input type="checkbox"/>	

Dear Mayor Tait

As you know, on October 22nd this year, following the phenomenal success of Honour House, we were proud to be able to launch our second non-profit project, Honour Ranch, in Kamloops, BC. This beautiful 25 acre property will be a place of healing and respite for first responders and military personnel who are suffering from the effects of operational stress injuries.

As a community leader and visionary, we would be grateful if you could reach out to those organisations in your municipality who may be able to benefit from spending time at the facility where they will be able to receive the help that they so rightly deserve at absolutely no cost to them or their respective organisations.

Therapy programs will be in place in the late Spring of next year and we'll be connecting with emergency services and armed forces executives in Sooke and the surrounding area shortly to find out how we can help their members.

With your leadership we will be able to support the men and women in uniform in your community who put their lives on the line to keep us safe, unconditionally each and every day.

Please don't hesitate to contact me to discuss this opportunity further as I'd be delighted to speak to you about this exciting initiative directly.

Yours sincerely,

Allan De Genova

President – Honour House Society
Hon. Lt. Col. 15th Field Artillery Regiment

Original to File No.	0220-01
For Action by:	Copy to:
Mayor	<input checked="" type="checkbox"/> Mayor
Council	<input checked="" type="checkbox"/> Council
CAO	<input checked="" type="checkbox"/> CAO
Corporate Services	<input type="checkbox"/> Corporate Services
Development Services	<input type="checkbox"/> Development Services
Financial Services	<input type="checkbox"/> Financial Services
Fire	<input type="checkbox"/> Fire
Other	<input type="checkbox"/> Other

To: Sooke City Hall & Mayor
From: Bob Daniels

Where do you register a political party?
City Hall? Courthouse? Parliament?

In order for Sooke to get a Walmart, Costco & Canadian Tire it needs a certain population. But if Sooke had bus transit to Jordan River & Port Renfrew (2 Zones), then the population would be East Sooke, Matcheman, Sooke, Shirley, Jordan River & Port Renfrew and that could get the Walmart, Costco and Canadian Tire. The Walmart & Costco could go in the fields on other Port Road in front of City Hall.

Dist. of Sooke
DEC 20 2016
Received

Trail, Nelson & Hope B.C. have a small population, just a few traffic lights but they have a hospital. I was thinking a 3 floor 28 room hospital. It would be located in the field near John Mun School or in the area near the ballpark near the school.

Other franchises: Dollarama (is a better dollar store than Great Canadian Dollar Store) more food choices like Rusty & Tomato Sauce & Juice.

Starbucks, m3m Marts, Kestrel Fried Chicken, Red Robyn's, Taco Bell, and Movie Gully (I think people still want to rent movies.)

Another couple businesses that small cities have is a 5 p.m. banking alley & a movie theatre.

As far as a hospital, people's home value would sky rocket so you might get a deer to deer donation of a \$1,000 per resident to build the hospital.

Transit wages & fuel could be covered with $\frac{1}{50}$ of \$8 of property tax. Murals like Osquias & Trail can bring up property values ~~more~~ wood sculptures like Hope B.C.

As far as registering a political party, I'm 42
now, I thought age 52 I'll run for mayor
of Sooke & see if I even like politics.

I'm just getting the money together to own
a Bassett Horn breeding business.

First Nations Police share the contract with RCMP in LMart, Pemberton.

Thanks for your time

Joe Daniels

P.S. IF I had the money I'd buy
2 transit buses cash & you don't
have to pay me back. \$200,000 each?

SCREENPLAYS ~ MOVIES

DOCUMENTARY FOOTAGE 95%

1. Dr. Martin Luther King
2. Jim Henson
3. Mel Blanc
4. Walt Disney
5. Bruce Springsteen
6. The Beatles
7. The Rolling Stones
8. Dale Earnhardt
9. Sam Giancana
10. Al Capone
11. Mother Theresa
12. Jim Pattison
13. Led Zepplin
14. CCR
15. Pink Floyd
16. Tragically Hip
17. Pearl Jam
18. Jack Nicholson
19. Tom Hanks
20. Robert De Niro
21. Arnold Schwarzenegger
22. Harrison Ford
23. Sylvester Stallone
24. Al Pacino
25. Joe Pesci
26. John Travolta
27. Michelle Pfeiffer
28. Steven Spielberg
29. Martin Scocese
30. Clint Eastwood

ORIGINAL

31. Billyjack Gus and the Satan's Killers
32. Narl: The Conqueror
33. My Brother's Keeper
34. Babe Magnet
35. Mesmer
36. The Richest Poor Man
37. Damian Hitler
38. Calvin & Hobbes
39. The Late Night Living Room Dancer
40. A Darn Good Step Dad
41. Dilbert
42. The Boxing Nazi's
43. Ted the Tuna Fisherman

** 1st Film – First Film

Made for TV - \$45,000 to \$200,000

Feature Film or Movie Theatre –

\$200,000to \$900,000

Prosperity Alliance-Political Party

Prime Minister-Joe Daniels

Year 2035-- Age 60

AGENDA

1) 15% Flat Tax-Any businesses netting less than \$100,000 are entitled to any and all tax breaks from year 2016

2)NSL-National Surplus Lottery

***Daily 50/50 lottery—50% to winner—50% to National Debt
(70 years National Surplus)

3)Minimum Wage \$15/hour

4)Every Langford BC, Abbotsford BC, every city in NAFTA, Canada, America and Mexico...

5)Tourism & Property Value-Renaissance—Per City-20 Murals/20 wood sculptures/ 15 hot rods behind plexy glass/ 3 glass sculpture fountains/ stain glass windows/ bush sculptures..

6)Theatraplex-Theater Complex-Canada, America, England, Ireland, Scotland, New Zealand, Australia, some countries Africa...

Movies play at 7pm, 9pm and 11pm

Film Companies-Tuke & Brew, Kanada, Great North Films

DVD Companies

Video Rentals---Movie Gallery

7)Full Time Working Hours---4days, 3days—32hours, 24 hours

8)Government Owned-Hotel/Motels, Apartments, Mobile Home parks

9)Legalize-Marijuana, Hash, Hash Oil, Steroids, Prostitution

10)50,000 new police officers-CPF-Canadian Police Force

Travel in 3's—Mountain Bike and foot patrols

11)Buy Alaska for 50 billion dollars—Plus incur state debt.—Better trade relations with Russia, India and China(Bering Straight Bridge)

Tuna , Oil, Tourism-----Elderly Canadian Medicare

12)Government Owned-Chicken farms, Turkey Farms, Inland Salmon farms

13) Millitary Superpower—Stronger Coalition Ally

14)Canada/American Border---15 foot chainlink fence and razor wire---
10 feet wide ditch with steel bungy pegs then another 15 foot fence and
8 foot ditch with steel bungies—2weeks to build- Heli-freight-24/7

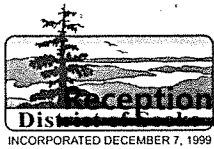
15)Government Owned --Retirement Homes

****Political party or contributor to Political Science Major****

CPF- CANADIAN POLICE FORCE

*** MUNICIPAL POLICING CONTRACTS ***

- 1) Kevlar Knights
- 2) Mountain Bike and Foot Patrols
- 3) Door to Door Law Books
- 4) Seminars-Home Based Businesses
- 5) World Hunger, World Medicare--Do it Like Canada's Best**Every Victoria, Abbotsford franchise every city on the planet
- 6) Laws in newspapers permanently(Life, Liberty, Security of Person)
- 7) Photograph speeding tickets
- 8) Film on poles--downtown
- 9) Strictly Women
- 10) Strictly Women
- 11) Ownership/co-Ownership/ of inner city apartment complexes-4 or 5 police own one building
- 12) 4 days, 3 days-32 hours, 24 hours
- 13) Dog Breeding mandatory-Rottweillers, Bull terriers, British Bulldogs, Dobermans
- 14) Stock portfolio Income
- 15) Medical marijuana--Stress/Sexual Tension, Steroids, Prostitution Legal
- 16) Officers never Constables
- 17) Weekly report to city hall and nearest courthouse
- 18) Pro Writers---Newspapers & Magazines



2205 OTTER POINT ROAD
SOOKE, B.C. V9Z 1J2
PH (250) 642-1634
FAX (250) 642-0541

INCORPORATED DECEMBER 7, 1999

From: Deputy Minister, CSCD:EX <CSCD.deputyminister@gov.bc.ca>
Sent: Wednesday, December 21, 2016 3:38 PM
Cc: Byng, Dave A EDUC:EX; Farkas, George EDUC:EX
Subject: 170113: Feedback Invitation for Rural Education Strategy
Attachments: 170113 News Release Attachment.pdf; 170113 All Local Governments Signed Final.pdf
Importance: High

Good afternoon,

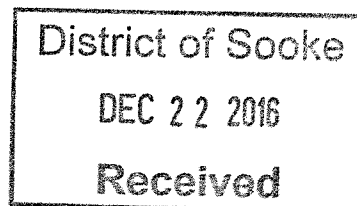
Please find attached a Signed Letter and News Release regarding the Province of British Columbia's Rural Education Strategy.

Local government participation is invited/encouraged in an online discussion forum at:
<http://engage.gov.bc.ca/ruraleducation/> - open until January 31, 2017, at 4:00 pm.

Thank you,

Jacqueline Dawes
Deputy Minister
Ministry of Community, Sport and Cultural Development,
and Responsible for TransLink

Original to File No. 0400-20	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	Mayor
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	Teresa.
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	





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SOOKE, B.C. V9Z 1J2
PH (250) 642-1634
FAX (250) 642-0541



BRITISH
COLUMBIA

NEWS RELEASE

For Immediate Release
2016EDUC0256-002463
Nov. 21, 2016

Ministry of Education

Public input sought on rural education

VICTORIA – The Province is seeking public input on rural education as part of a strategy being created by Parliamentary Secretary for Rural Education Linda Larson to better understand the needs of students, parents, schools and communities in rural B.C.

Until Jan. 9, 2017, British Columbians can join in the online discussion to share stories on rural education and thoughts around community development at:

<http://engage.gov.bc.ca/ruraleducation>

A draft discussion paper will then be developed and posted online for further public comment, followed by several regional meetings that will be hosted by Larson. Stakeholder groups may also submit formal submissions to government, which will be posted online.

All feedback received will help government shape a final report on an integrated rural education strategy, including recommendations for the future. The strategy will aim to find long-term solutions for the unique challenges facing rural school districts and communities, including looking at the important social, cultural and economic roles that schools play in small communities.

Quotes:

Mike Bernier, Minister of Education –

“We are looking at the role education and schools play in rural communities to create an education strategy that will better serve families and schools. We want to hear from all British Columbians on how to improve rural education services and create a full and integrated strategy that will help move our province forward.”

Linda Larson, Parliamentary Secretary for Rural Education –

“Families living in rural communities have different needs than those living in high-density areas. Over the next several months, I will be traveling to each region within the province, listening to families and educators and working on a new strategy for rural education that will help find long-term solutions for the unique challenges rural communities and schools face every day.”

Donna Barnett, Minister of State for Rural Economic Development –

“Schools are a lifeline in B.C. communities. This is especially evident in smaller towns where one elementary school may be used before and after class for childcare, on the weekends by a local theatre company and in the evenings for a local sports team. I encourage all citizens to



2205 OTTER POINT ROAD
SOOKE, B.C. V9Z 1J2
PH (250) 642-1634
FAX (250) 642-0541

engage in this important conversation.”

Quick Facts:

- In British Columbia, approximately 32% of the students in the K-12 education system attend schools located outside of the greater Victoria, Lower Mainland and Kelowna areas – many in very small communities that use school facilities as a hub for community activities.

Learn More:

In June 2016, Premier Christy Clark announced the new Rural Education Enhancement Fund:
<https://news.gov.bc.ca/releases/2016PREM0067-001044>

The Ministry of Education has also launched a new parent engagement process to better understand how parents want to be informed of their student’s success from kindergarten to Grade 9. Participate in this process by visiting: <http://engage.gov.bc.ca/yourkidsprogress>

Media Contact:

Government Communications and Public
Engagement
Ministry of Education
250 356-5963

Connect with the Province of B.C. at: www.gov.bc.ca/connect



December 21, 2016

Ref: 170113

Dear Mayors/Chief/Chairs:

It is my pleasure to inform you that the Ministry of Education is undertaking a review of rural education practices and rural education funding, led by Parliamentary Secretary Linda Larson. The Ministry of Education has made a request to gather input from a range of stakeholder groups, including local government and other community organizations, to inform the development of a new Rural Education Strategy by the end of the 2016/17 school year.

All feedback received will help shape the final report and the development of recommendations for the future. The main goal is to find long-term solutions for the unique challenges facing rural school districts, while considering the important social, cultural, and economic roles that schools play for small communities.

As you know, the relationships between school districts, community organizations, and local governments are critical in helping to ensure the success of students across rural British Columbia. With respect to this goal in mind, I hope that you will spread the word amongst your communities, and encourage participation in an online discussion forum at: <http://engage.gov.bc.ca/ruraleducation/>—open until January 31, 2017, at 4:00 pm.

As well, submissions from local governments and other community organizations are welcome to help outline their specific feedback on rural education and rural schools by sending them to the Ministry of Education at: rural.education@gov.bc.ca, or Attention: Jonathan Foweraker, Resource Management and Corporate Services Division, PO Box 9151, Stn Prov Govt, Victoria BC V8W 9H1.

Should you choose to provide a submission, please note:

- There is no standard format or template to follow; it is up to your organization to determine the format and approach that works best for you;
- Be sure to outline your organization's views on the greatest challenges and barriers in rural education, such as funding, facilities, educational programming, and human resources including any thoughts or feedback on future improvements;

.../2

- Highlighting best practices, innovative research, specific examples of successes and challenges are encouraged;
- A list of organizations invited to participate and their final submissions will be posted on the rural engagement website; and
- Deadline is January 31, 2017, at 4:00 pm.

On behalf of the Ministry of Education and Linda Larson, Parliamentary Secretary for Rural Education, thank you for taking the time to ensure that communities have an opportunity to share their input as part of this important project. If you require further information, you can reach George Farkas, Assistant Deputy Minister, Resource Management and Corporate Services Division, by telephone at: 250 356-1883, or by email at: George.Farkas@gov.bc.ca, and he will be pleased to assist you.

Sincerely,



Jacqueline Dawes
Deputy Minister

Enclosure

pc: Dave Byng
Deputy Minister
Ministry of Education

George Farkas
Assistant Deputy Minister
Resource Management and Corporate Services Division
Ministry of Education

Here's to 2017...

UVIC



DE22V

...from the Edge of what's next

In 2016, UVic researchers, students, staff and alumni tackled issues that matter to people, places and the planet. We did it working with leaders and supporters like you, using the UVic Edge—research-inspired dynamic learning, vital impact and extraordinary academic environment—to:

- create a new social app for children on the autism spectrum to learn faces and recognize emotions,
- establish the world's first Chair in Transgender Studies to help make a difference to some of the most vulnerable people in society,
- garner a global award for providing Aboriginal entrepreneurs with the skills, knowledge and mentorship to start their own businesses,
- work on low-cost saliva strips that detect the presence of the Zika virus, so on-the-ground health workers can identify infections, and
- revitalize Indigenous languages through partnerships with First Nations communities.

Just imagine what we can do together this year...

uvic.ca/partners | uvic.ca/whatsnext
Carmen Charette, VP External Relations
vper@uvic.ca



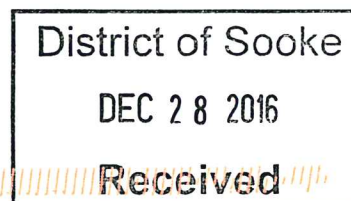
Front: Indigenous Governance master's graduate Melina Laboucan-Massimo of the Lubicon Cree First Nation planned the Pitapan Solar Installation, a beacon of hope and change for Indigenous and environmental issues in her community.



RETURN POSTAGE GUARANTEED
PORT DE RETOUR GARANTI

Original to File No. 0400-70	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	MAJ <input checked="" type="checkbox"/>
Council <input checked="" type="checkbox"/>	COUNCIL <input checked="" type="checkbox"/>
CAO <input checked="" type="checkbox"/>	TERESA <input checked="" type="checkbox"/>
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

Ms. Teresa Sullivan
Chief Administrative Officer, District of Sooke, Municipal Hall
2205 Otter Point Road,
Sooke BC V9Z 1J2
Canada



SCANNED

District of Sooke

JAN 03 2017

Received

Reception

From: Maja Tait
Sent: Tuesday, January 03, 2017 2:48 PM
To: Info
Subject: Fwd: Island Health News: Supervised Consumption Services Application Submitted

Daily mail please and thanks.

Mayor
District of Sooke

Original to File No. 0400-80	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	Maja
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	Teresa
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

----- Forwarded message -----

From: "Hudson, Kellie" <Kellie.Hudson@VIHA.CA>
Date: Tue, Jan 3, 2017 at 2:39 PM -0800
Subject: Island Health News: Supervised Consumption Services Application Submitted
To: "Hudson, Kellie" <Kellie.Hudson@VIHA.CA>

viha.ca/news



NEWS RELEASE

FOR IMMEDIATE RELEASE
January 3, 2017

Supervised Consumption Services Application Submitted

Victoria – Island Health has submitted the first of three planned applications for supervised consumption service locations in Victoria. Work continues to finish the other two applications with a second application expected to be completed in a few weeks.

"Island Health is committed to establishing a distributed, multi-site model of supervised consumption services in Victoria, with a range of harm reduction, public health and mental health and substance use programs embedded with supervised consumption service provision," said Dr. Richard Stanwick, Chief Medical Health Officer with Island Health. "While Island Health is pleased we have been able to establish and fund two – and soon to be three – overdose prevention sites in Victoria, the long-term objective has always been to deliver a more integrated, client-centred supervised consumption service."

The application for 941 Pandora Avenue was couriered to Federal Health Minister Jane Philpott on January 3. The building is owned by Island Health and already delivers a range of public health and mental health and substance use services, including street outreach nursing and Assertive Community Treatment (ACT) teams. With the addition of supervised consumption services, the new service location will be called the Pandora Community Health Centre. Programming will be done in conjunction with the health and social services operated by Our Place Society, which is located immediately adjacent to 941 Pandora Avenue.

Extensive renovations will be required to the site to accommodate the new service. This includes the creation of additional and separate access and exit doors, a consumption area that will accommodate up to 10 consumptions booths, a waiting/reception area and post-use area. Further changes will take place to better accommodate the existing services while some of these services will likely have to be relocated.

"Island Health anticipates it will be several months before the Pandora Community Health Centre will offer supervised consumption services," said Dr. Stanwick. "In the meantime, we will continue to partner with community service providers on the overdose prevention sites as well as on the range of outreach and education services designed to reduce the risk of overdose and save lives."

While Island Health had hoped to complete at least two applications by the end of 2016, the recent need to significantly increase access to naloxone, provide the associated training and to get the emergency overdose prevention sites up and running diminished Island Health's internal capacity to complete two applications by December 31, 2016.

Island Health anticipates the services and learnings from the overdose prevention sites at Our Place, 844 Johnson Street and a location in Rock Bay that will open in January will be incorporated into the permanent, multi-site supervised consumption service.

Public feedback sessions on these proposed locations took place in November, and Island Health will continue to work with the City of Victoria, Victoria Police and neighbours to ensure the services meet the needs of clients as well as the surrounding community.

As of November 30, 755 individuals have died in British Columbia in 2016 from illicit drug overdose. One hundred thirty-nine of those deaths occurred within Island Health's geographic service area, including 60 deaths in Victoria alone. Island Health has had a higher per capita rate of death from illicit drug overdoses than any other region in the province in 2016. While other initiatives, including increased education, outreach services, naloxone distribution, more treatment beds and overdose prevention sites have been implemented, a supervised consumption service is a crucial component of a comprehensive response to the overdose crisis.

Island Health is working with other communities across the region to assess the need for supervised consumption services and temporary overdose prevention sites.

In July 2016, Premier Christy Clark appointed a Joint Task Force on Overdose Response, headed by Provincial Health Officer Dr. Perry Kendall and Director of Police Services Clayton Pecknold. The task force is providing expert leadership and advice to the Province on additional actions to prevent and respond to overdoses in British Columbia. As part of the response, law enforcement is working at all levels of government to interdict the supply of toxic drugs, and health officials are working to address the immediate and longer-term health needs. To that end, B.C. is expanding access to life-saving naloxone, supervised consumption services, and opioid addiction treatment medications and services.

Under the task force, the Province launched a broad campaign to alert people of how to prevent, identify and respond to overdoses. It is also investing in research, education and training through the new B.C. Centre on Substance Use to make sure addiction treatment is effective and evidence-based. Ongoing work to support and treat British Columbians with substance use issues is also a key part of the province's response. Government is

committed to meeting the goal of opening 500 new substance use treatment beds in 2017. In the past three years, more than 300 new beds have been opened as part of this commitment to provide better access to appropriate substance use supports.

Central/North Island media inquiries

Valerie Wilson
Manager, Regional Communications
250.739.6303
valerie.wilson@viha.ca

South Island media inquiries

Kellie Hudson
Media Relations Manager
250.370.8908
kellie.hudson@viha.ca

This Island Health notice has been sent to media, MPs, MLAs, mayors, Island Health leaders, foundations and regional hospital district chairs on Vancouver Island. View online at viha.ca/news.

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NEWS RELEASE

FOR IMMEDIATE RELEASE
January 3, 2017

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GREAT CANADIAN GAMING CORPORATION

November 21, 2016

2205 Otter Point Road, Sooke, BC, V9Z 1J2

Dear Teresa Sullivan - CAO-, District of Sooke

Original to File No. 0510-01	
For Action by:	Copy to:
Mayor <input checked="" type="checkbox"/>	MAIA
Council <input checked="" type="checkbox"/>	Council
CAO <input checked="" type="checkbox"/>	TERESA
Corporate Services <input type="checkbox"/>	
Development Services <input type="checkbox"/>	
Financial Services <input type="checkbox"/>	
Fire <input type="checkbox"/>	
Other <input type="checkbox"/>	

On behalf of Great Canadian Gaming Corporation, I am pleased to share with you the company's first annual *Community Highlights Report*. For over 30 years, Great Canadian has been recognized as Canada's leading gaming, entertainment and hospitality operator and developer with properties in British Columbia, Ontario, New Brunswick, Nova Scotia and Washington State.

As a company that currently owns and operates 21 gaming properties with a staff base of 5,800, we are driven by our commitment to operate in a socially conscious manner. The enclosed report provides an overview of our social and economic footprint across the Canadian jurisdictions we operate in, and provides benchmarks for us exceed in future years.

As you review the enclosed details, I thank you for taking the time to learn more about our economic development and social responsibilities which are embedded in community outreach, responsible gambling and environment.

Sincerely,

Chuck Keeling,
Vice President, Stakeholder Relations and Responsible Gaming
ckeeling@gcgaming.com

The annual Great Canadian Community Highlights Report is one of the ways in which Great Canadian demonstrates its commitment to its stakeholders, communities and the environment – a commitment that deepens from year to year as the company grows its footprint in the gaming, entertainment and hospitality industry. And as the company continues to grow, so will its efforts in relation to community outreach, economic impact, environment and responsible gambling that make up the annual Community Highlights Report.

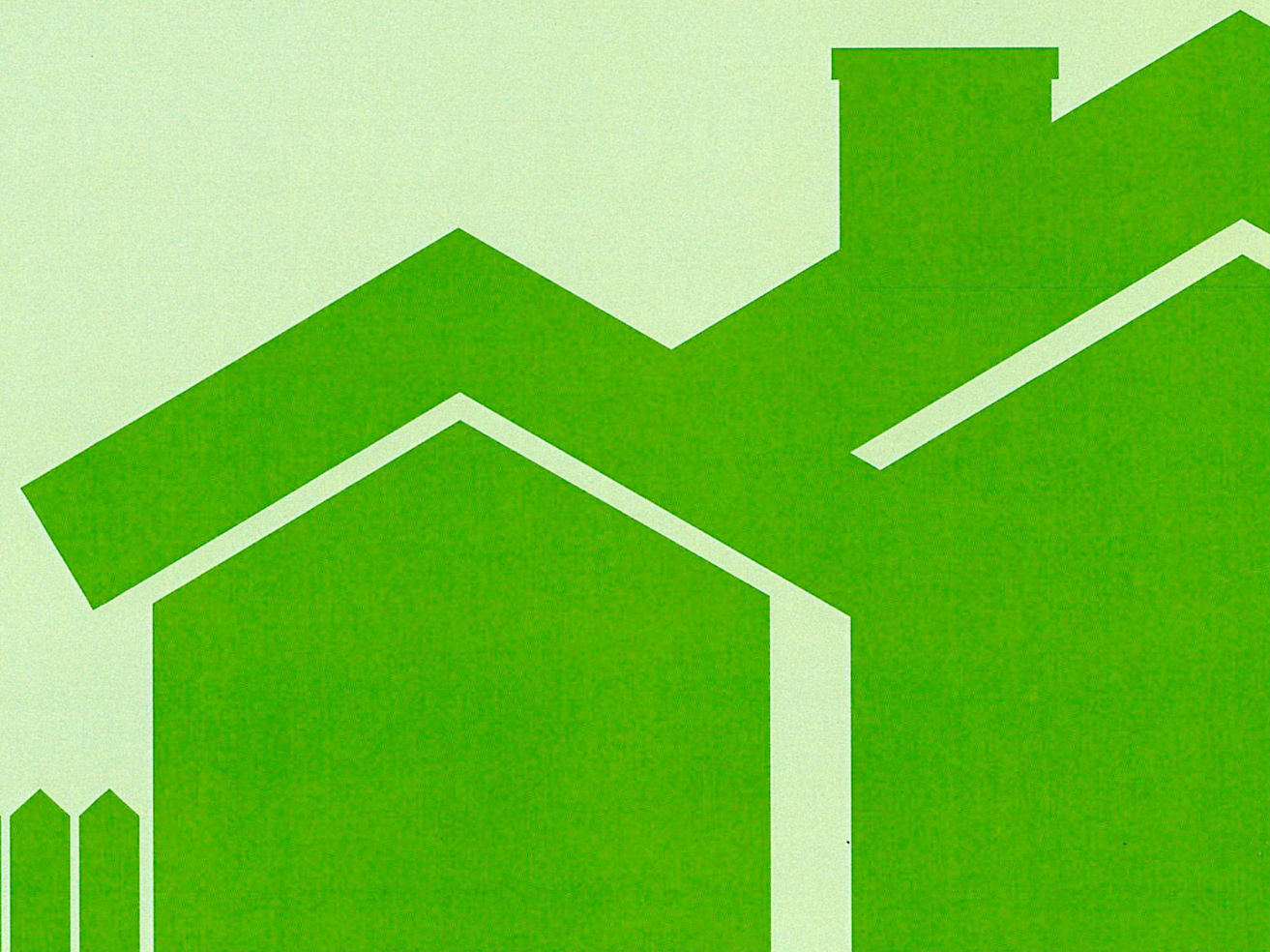


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Community Highlights Report 2015



For over 30 years, Great Canadian Gaming Corporation has been Canada's leading gaming, entertainment and hospitality operator and developer with properties in British Columbia, Ontario, New Brunswick, Nova Scotia, and Washington State. The Company has 21 gaming properties which consist of 13 casinos, including two with a four Diamond resort hotel, three 1,000+ seat theatres, four horse racetrack casinos, three community gaming centres and one commercial bingo hall. Driven by a commitment to social responsibility, a key element of Great Canadian's business model is our PROUD brand and program. *PROUD of our people, our business, our community* is Great Canadian's brand that unifies all of our company's community, volunteering and social responsibility efforts. Under the PROUD program, Great Canadian annually invests over \$2.5 million in our communities, and in 2015, over 3,600 charitable organizations were supported.

In everything we do as Great Canadians, we ask ourselves if we are being true to our values: **integrity, service excellence, drive to succeed, team engagement and citizenship**. Whether we are serving a guest, interacting with a team member, or supporting a PROUD charitable initiative, we strive to embody our values to the highest of standards. As a way to hold ourselves accountable, we are sharing our initiatives and their results in our first ever Great Canadian Community Highlights Report. The purpose of this Report is to illustrate the efforts and activities of the company across multiple jurisdictions in relation to **community outreach, economic impact, responsible gambling and environment**. Each of these areas is pivotal in the success of our business and together, they reinforce our vision which is to be the leading gaming, entertainment and hospitality company in Canada, and to provide outstanding experiences to our guests, rewarding opportunities for our team, and superior value to our shareholders.

SETTING THE STAGE - INDUSTRY CONTEXT

Page 219 of 221

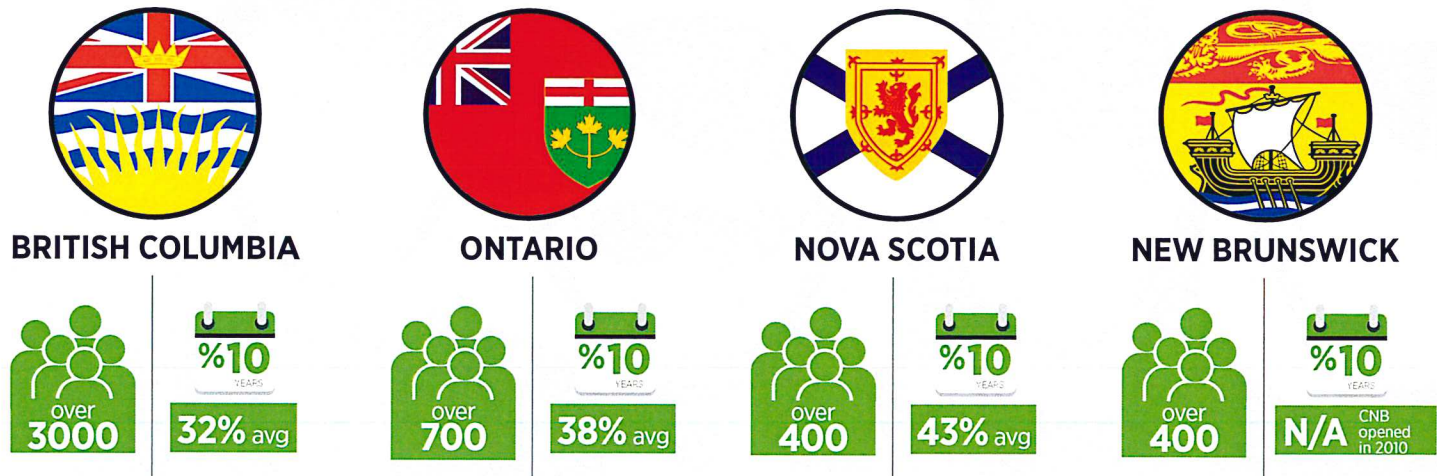


- 1 Organizations that regulate all gaming activity in the province.
- 2 Provincial crown corporations that conduct and manage gaming in a socially responsible manner.
- 3 Private companies like Great Canadian, that own and/or lease gambling facilities such as casino and racetracks, while maintaining the day-to-day facility operations. Service providers hire the staff at facilities, provide surveillance and security behind the scenes and operate to the standards set out by provincial regulators.
- 4 Casinos, racetracks and non-gaming amenities including show theatres, conference facilities, dining outlets.

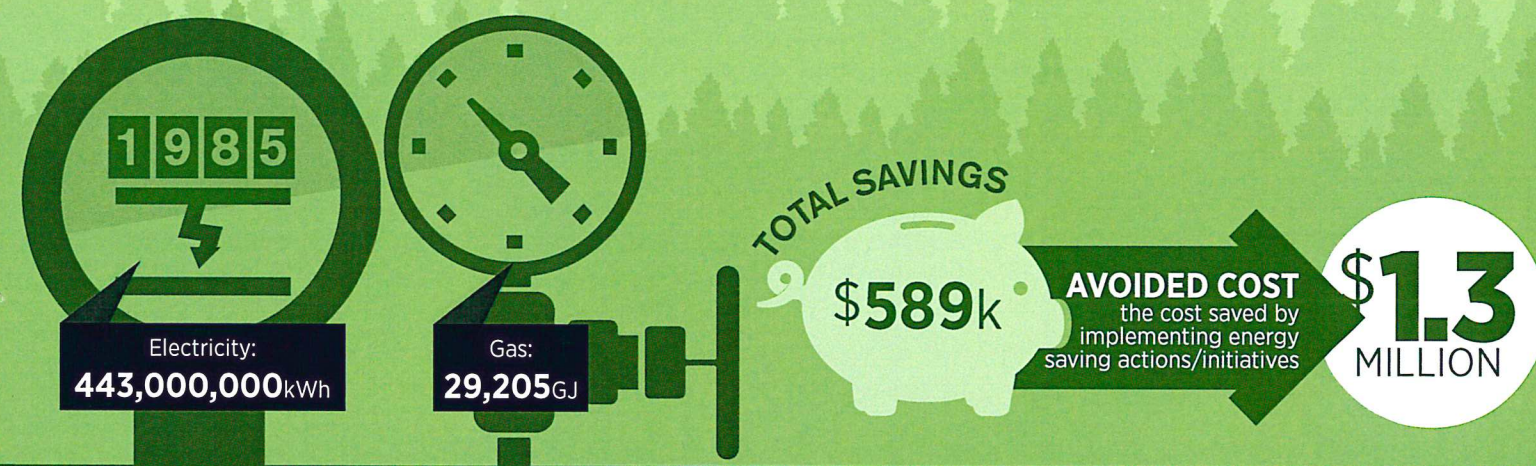
OUR PEOPLE

Our people and all of their diversity are the greatest asset to the success of our business in the gaming, entertainment and hospitality industry. On a daily basis, they are committed to going above and beyond to deliver world-class customer service and provide our valued guests with Great Experiences and Memories. We are proud to call them Great Canadians. Here is a snapshot of our employee statistics from 2015.

Number of employees (as of Feb 2016) % of staff that have worked for over 10 years



ENERGY MANAGEMENT SAVINGS FROM 2009 TO 2015 AT GREAT CANADIAN BC PROPERTIES



ENVIRONMENT

Great Canadian strives to limit the amount of waste produced and energy consumed. From coast to coast, our properties are committed to engaging in and applying innovative ways to reduce, reuse and recycle. To effectively measure our environmental impact and so we can set and achieve energy reduction and conservation targets, we have initiated the tracking of energy usage at our nine BC properties. Energy usage in Ontario, Nova Scotia and New Brunswick will be defined in the next issue of this report.

RG RESPONSIBLE GAMING

Great Canadian and each of its properties are mandated to adhere to provincial regulations related to responsible gambling programs, but also work actively to manage and develop initiatives that are over and above any compliance programs.

In most jurisdictions where Great Canadian operates across Canada, 75-80% of people have gambled once in the last 12 months. While gambling is a non-harmful form of entertainment for the majority of guests, Great Canadian recognizes that some players may need assistance in keeping gambling fun. To mitigate the risks of problem gambling, various programs and strategies have been and continue to be developed and implemented at each Great Canadian property to help reduce gambling related harm to players and promote gaming in a fun, safe and responsible way. These responsible gambling initiatives provide outlets of support for guests who need it, and engage team members in ongoing training and education so they're equipped with the latest information, advancements and best practices surrounding responsible gambling.

In accordance with the Responsible Gambling Council, an independent non-profit organization dedicated to problem gambling prevention, the majority of Great Canadian properties have completed and received RG Check accreditation, which involves an independent review against a comprehensive set of responsible gambling standards and best practices. This external certification allows us to validate as well as continually improve our responsible gambling programs and processes.



Also developed in 2015 was the company's first ever Responsible Gambling Blueprint. This resource highlights the requirements and responsibilities that all of our properties and all of our employees are accountable for as it relates to the responsible gambling programs and protocols activated to ensure the health and well-being of our players.



RG initiatives in each jurisdiction where Great Canadian operates

RG Features	British Columbia	Nova Scotia	New Brunswick	Ontario Racetracks	Ontario Casinos
RG Policies and Procedures				In progress	
VSE				Guests referred to OLG's VSE program	
Employee Training				in progress	
ResponsibleGambling Kiosks, Information Centres and Advisors				Guests referred to OLG kiosks and centres	
RG Literature					
Problem Gambling Help Line Assistance					
Marketing Standards				Not currently	
Involvement and Awareness					
RG Check Accreditation			n/a	n/a	
Appropriate Service of Alcohol					

In a 2015 employee survey regarding responsible gambling



*who participated in the survey

PROUD

of our people, our business, our community

There are a variety of ways in which Great Canadian demonstrates regular and impactful community support through our PROUD brand and program:



This program provides financial assistance to Great Canadian team members and eligible dependents in an effort to recognize their community involvement while supporting their post-secondary educational pursuits. Every year, five PROUD scholarships worth \$1,000 each, are available to be awarded.



Great Canadian's Signature Charitable Partnership program creates a lasting relationship between a given property and a particular charity or community group (a "charity of choice"), where the property supports that organization through in-kind, volunteer and financial means in a way that is meaningful and unique to them.



During the PROUD National Week of Caring, all properties dedicate one day during the chosen week to host or participate in a fundraising activity all in support of a charity of their choice.



Seasonal events such as food and clothing drives are regularly initiated by staff and management teams in support of local organizations.



With a focus on providing volunteer hours versus financial support, the PROUD Day of Caring encourages all Great Canadian properties to choose an activity through which they will as a team contribute volunteer hours for a period of one day.



Under the WE'RE PROUD program, a Great Canadian employee who has volunteered a minimum of 40 hours of unpaid work on personal time in the last 12 consecutive months for a charitable or nonprofit organization, is eligible to receive up to a maximum of \$500 for the organization they have volunteered for.



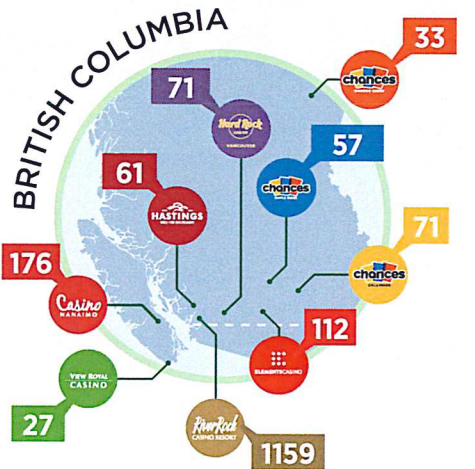
This program recognizes a community leader who has proven to support various charitable initiatives and causes. The PROUD Champion receives \$2,500 in cash, and another \$2,500 for their charity or non-profit organization of their choice.



Great Canadian properties are encouraged to take ownership of the PROUD program at their location and establish its presence in the local community. As a requirement of the PROUD Challenge, each property identifies a charity they wish to support and plans a number of fundraising and volunteer initiatives throughout the year in support of that group. The winning property receives \$5,000 that goes towards their total amount raised for their charity.

COMMUNITY OUTREACH

By tracking our community outreach efforts, Great Canadian is able to set goals and best practices from one year to the next. Here are the numbers of charities supported by each property in 2014/2015.

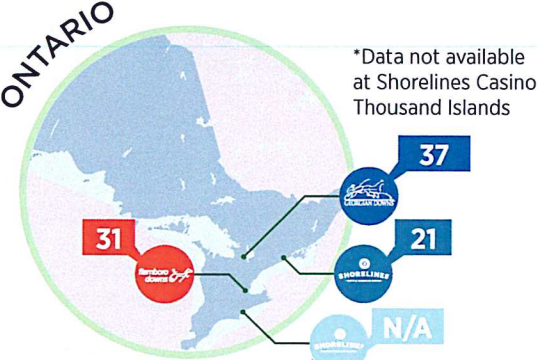
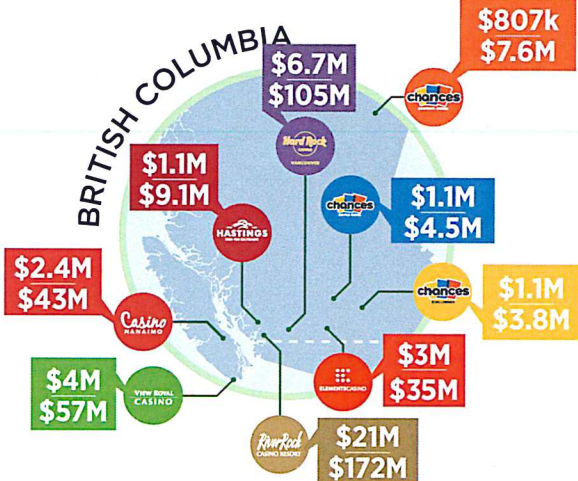


WHERE DOES GAMING REVENUE GO?

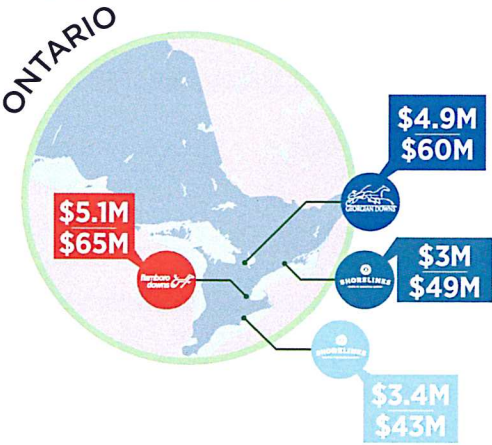
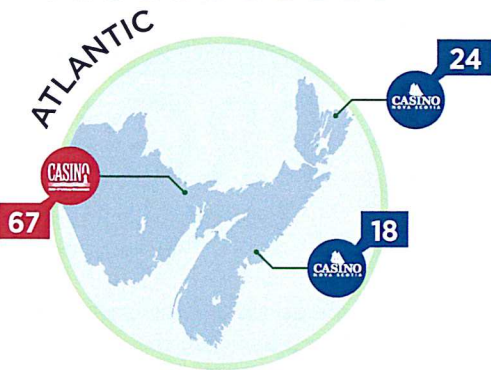
Gaming revenue to the host city in 2014/2015
Gaming revenue to the host city since opening

In each Canadian gaming jurisdiction, a significant portion of gross gaming revenue from gaming facilities is retained by our crown partners on behalf of their provincial government for the purpose of supporting programs like healthcare, education and social services. Each year, local governments that host casinos or community gaming centres receive a share of gaming revenue generated at those facilities. Below are payments made by Great Canadian properties to their host city in 2014/2015 as well as since opening of the facility.

Casino New Brunswick and our two Casino Nova Scotia properties (Sydney and Halifax) provide gaming revenue to their respective provinces through the NBLGC and the NSPLCC. This share of gaming revenue goes back to the community to support important government programs.



*Data not available at Shorelines Casino Thousand Islands



ECONOMIC IMPACT

To help support, stimulate and grow local economies, wherever possible, Great Canadian utilizes local vendors and suppliers in the community.

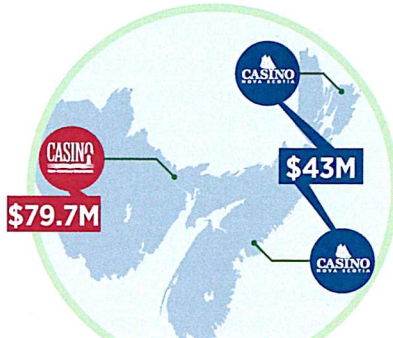
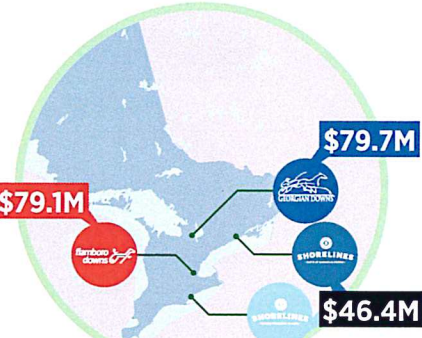
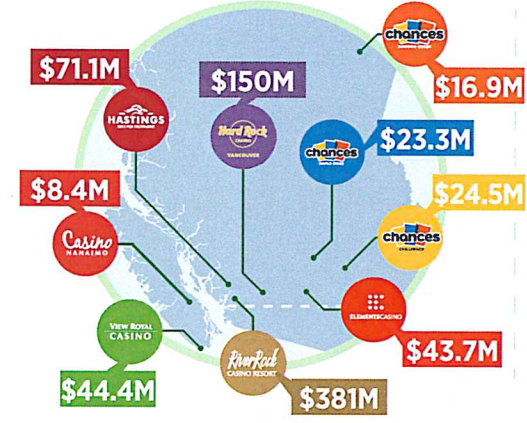
Municipality	Total amount Great Canadian and its subsidiaries spent with local vendors	Number of local vendors utilized
Maple Ridge	\$543K	60
Chilliwack	\$1.1M	70
Dawson Creek	\$420K	33
Vancouver	\$27.8M	461
Nanaimo	\$389K	46
Greater Victoria	\$8.7M	90
Coquitlam	\$91M	84
Richmond	\$11.7M	205
Surrey	\$6.2M	182

Municipality	Total amount Great Canadian and its subsidiaries spent with local vendors	Number of local vendors utilized
Gananoque and Kingston	\$448K	4
Peterborough	\$72K	4
Innisfil	\$1.1M	16
Dundas and Hamilton	\$361K	52
Sydney	\$1.1M	67
Halifax	\$7.3M	154
Moncton	\$320K	4

Data from 2015 Great Canadian Vendor Summary report

CAPITAL INVESTMENTS/ACQUISITION COSTS

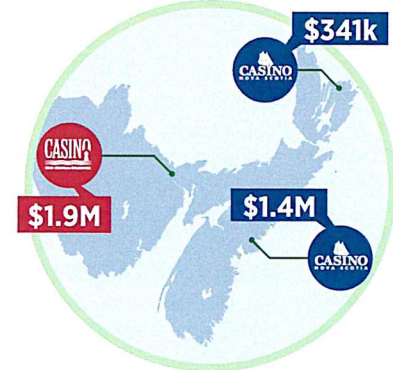
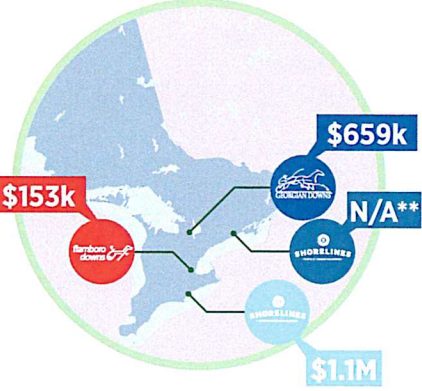
As a leader in the gaming, entertainment and hospitality industry, Great Canadian has invested a significant amount in capital projects and property acquisitions which allows us to enhance, refresh and expand our offerings and amenities so we can better serve our guests.



PROPERTY TAXES

Each Great Canadian property pays municipal taxes annually (with the exception of Hastings Racecourse and Shorelines Slots at Kawartha Downs, which are leased facilities). This share of taxes is available to be used for local initiatives, and contributes to the overall improvement of communities.

*space leased from the City of Vancouver
**Kawartha does not pay property taxes, as it is included in the monthly lease



- Alisa's Wish
- Bowls for Hope Society
- Dawson Creek SPCA
- Kiawassa Neighbourhood House

- Nanaimo Child Development Centre
- Our Place Society
- Share Society
- Richmond Family Place

- Sophie's Place
- Gananoque Humane Society for Thousand Islands
- Peterborough Regional Health Centre Foundation
- Cape Breton YMCA (Sydney)
- Parker Street Food & Furniture Bank (Halifax)