



DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on January 11, 2016
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Acting Mayor Kerrie Reay
Councillor Bev Berger
Councillor Rick Kasper
Councillor Ebony Logins
Councillor Brenda Parkinson
Councillor Kevin Pearson

STAFF PRESENT (Open Portion)

Teresa Sullivan, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Elisabeth Nelson, Municipal Engineer
Brent Blackhall, Acting Director of Finance
Katherine Lesyshen, Planner II
Danica Rice, Planner II
Nikki Lewers, Land Development Technician
Sarah Temple, Finance and Administration Asst.

CALL TO ORDER

Acting Mayor Reay called the meeting to order at 6:01 pm.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

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

90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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].

CARRIED UNANIMOUSLY

CALL TO ORDER - OPEN PORTION

Acting Mayor Reay called the open portion of the Regular Council meeting to order at 7:08 p.m. in the Council Chambers.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda with the removal of item RA-2: Public Greenspace Maintenance Contract 2016-2018 & Public Trails and Walkways Maintenance Contract 2016-2018 Request to Subcontract

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Special Council meeting held on December 7, 2015 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on December 7, 2015 be adopted as circulated.
CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on December 12, 2015 be adopted as circulated.
CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Regular Council meeting held on December 14, 2015 be adopted as circulated.
CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Ellen Lewers, Sooke resident, addressed Council and spoke to the RCMP Monthly Mayor Report, and requested the reporting of alcohol and drug related incidents under the "assault" category. Ms. Lewers also spoke regarding the minutes of the December 7, 2015 Committee of the Whole meeting and noted that the minutes did not reflect Council's comments as to Councillor Parkinson contacting the Sooke Lion's Club.

Gail Hall, Sooke resident, addressed Council and spoke regarding the minutes of the December 14, 2015 Regular Council meeting and specifically the Public Hearing for 2182 Church Road – Wadams Way Comprehensive Development Zone. Ms. Hall stated that the minutes did not accurately reflect her comments, as the specifics of her concerns were not included. Ms. Hall stated that she believes by removing the specifics, her statements as to the rezoning were not reflected. Ms. Hall further stated that she did not express an opposition to the rezoning of 2182 Church Road.

Action Item: Ms. Sullivan will ensure that Ms. Hall's concerns are addressed in the December 14, 2015 minutes.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 2017 Idlemore Road

- **Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)***
- **Bylaw No. 628, *Zoning Amendment Bylaw (600-21)***

Danica Rice gave a Powerpoint presentation and summary of the rezoning application for 2017 Idlemore Road.

MOVED and seconded that Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)* be amended.
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 628, *Zoning Amendment Bylaw (600-21)* be amended.
CARRIED UNANIMOUSLY

Acting Mayor Reay called the Public Hearings for Bylaw No. 627 and Bylaw No. 628 to order at 7:35 p.m.

Acting Mayor Reay advised that any person who believes that their interest in property is affected by the proposed bylaws would be given a reasonable opportunity to be heard or to present written submissions at the public hearings.

Public Submissions:

Paulette Cawley, Sooke Resident and adjacent property owner, addressed Council to express her opposition to the rezoning application and OCP amendment. Ms. Cawley stated that while she has no objection to Mr. Peters using the property as a storage facility, she objects to the rezoning as it would permit subsequent owners to use the property for less-desirable purposes that would detrimentally affect her property value. Ms. Cawley provided a written submission.

Roger Temple, Sooke resident, addressed Council and spoke in support of the rezoning application and OCP amendment. Mr. Temple is a member of both the Sooke Community Choir and the Sooke Rotary Club and stated that Sooke Moving and Storage has provided great assistance to these and other community groups for many years. Mr. Temple stated that storage space in the community is essential and that Mr. Peters provides excellent service.

Mark Layton, Sooke resident, read his public submission in support of the rezoning application and OCP amendment.

Matthew Peters, Sooke resident, read public submissions on behalf of Emmett O'Sullivan and Ray Coffey in support of the rezoning application and OCP amendment.

Kate Armitage, Sooke resident and Office Manager for Sooke Moving and Storage, read public submissions from Hugh and Linda Audet and Larry Lloyd in support of the rezoning application and OCP amendment.

Jane Jowett, Otter Point Resident, read a public submission on behalf of Neil Flynn and Roger Temple of the Rotary Club of Sooke in support of the rezoning application and OCP amendment.

Rob Peters, applicant, addressed Council and stated that the subject property has been used for industrial purposes since 1974. Mr. Peters stated that he believes the proposed changes will enhance the neighbourhood and the community in general, and he looks forward to operating his business on the property long-term, growing with and supporting the community.

Ellen Lewers, Sooke Resident, addressed Council and spoke regarding the proposed C3 zoning and the Technical Industrial OCP designation. Ms. Lewers stated that she feels neither category is a good fit for Mr. Peter's proposed storage facility and she encouraged Council to revisit both the Zoning bylaw and the OCP to create classifications that better represent the intended uses. Ms. Lewers further stated she appreciates Mr. Peter's good citizenry and his willingness to assist with the Sooke Fall Fair.

Gail Hall, Sooke Resident, addressed Council to speak to the history of the rezoning application and OCP amendment. Ms. Hall stated that the application was brought forward as new business at the December 14, 2015 Regular Council meeting and therefore she felt that there was not sufficient time for the public to research questions and receive answers.

Ms. Hall spoke further as to procedural concerns regarding the proposed amendment of Bylaw No. 400 and regarding requirements of the *Local Government Act*, which require Zoning to be consistent with the OCP. Ms. Hall stated that in her opinion, C3 zoning does not fit with a Technical Industrial designation and that such a designation should not be required for Mr. Peters to expand his current business. Ms. Hall stated her concerns that the amenity contributions discussed do not meet legislative requirements. Ms. Hall concluded that she is not opposed to Mr. Peter's expansion of his business and encouraged Council to help him do so, without presenting unnecessary challenges.

Acting Mayor Reay called three times for submissions to the Public Hearings for Bylaw No. 627 and Bylaw No. 628. Hearing none, the public hearing closed at 8:02 pm.

Council Discussion:

- Clarification of rear set-back requirements.
- Discussion of proposed amenity contribution. Clarification that Mr. Peter's first choice was to have streetlights installed in the area, which has recently been ordered by the Engineering department.
- Discussion of various uses for the amenity contribution, including a trail.
- Ms. Sullivan stated that the *Community Amenity Contribution Policy* will be reviewed.

Council consider third reading of Bylaw No. 627 and Bylaw No. 628

MOVED and seconded that Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 628, *Zoning Amendment Bylaw (600-21)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that prior to final adoption of Bylaw No. 627 and 628, the Owner enter into a Section 219 Covenant with the District of Sooke to address an amenity contribution towards the construction of a trail along Idlemore Road;

AND TO authorize the Acting Mayor and Chief Administrative Officer to execute the Section 219 Covenant.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Bylaw No. 622, *Zoning Amendment Bylaw (600-19)* – 2182 Church Road – Wadams Way Comprehensive Zone

MOVED and seconded that Bylaw No. 622, *Zoning Amendment Bylaw (600-19)* be read a third time.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 623, *Zoning Amendment Bylaw (600-20)* – 7000 Melrick Place

MOVED and seconded to rescind third reading of Bylaw No. 623, *Zoning Amendment Bylaw (600-20)*.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 623, *Zoning Amendment Bylaw (600-20)* be read a third time.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Residential Strata Title Conversion Application for 2072 Dover Street

MOVED and seconded to provide Approval in Principle for the strata title conversion of a property legally described as Lots 5 and 6, Block 16, Section 14, Sooke District, Plan 217 (2072 Dover Street) to allow for approval of a strata plan following the conversion of an existing two dwelling unit structure into a strata titled duplex, subject to all technical requirements being satisfactorily addressed

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 RCMP Monthly Mayor Report – November 2015

MOVED and seconded to file the RCMP Monthly Mayor Report for November 2015.

CARRIED UNANIMOUSLY

RI-2 Mayor and Council Reports (Verbal)

Councillor Logins reported that a student from EMCS had recently been awarded an opportunity to go to Ottawa to learn about legislation and politics.

Councillor Kasper reported CRD Regional Planning will consider Sooke schools when identifying 25 schools in the region for improved pedestrian access. Councillor Kasper further reported that the first meeting of the new CRD Board of Directors is on January 13th and that the Chair will be announcing Committee duties.

Councillor Pearson reported that he attended the Juan de Fuca Water Commission meeting on January 4 and that the water line extension down Otter Point will be on the next agenda. Councillor Pearson also reported that a large development is planned for the North side of the Trans-Canada Highway, near Bear Mountain. Councillor Pearson attended the Saltwater Salmon Series wind-up dinner along with other Sooke Councillors and reported it was a great event, celebrating three fishing derbies. All of which take place in the fishing off-season, generating economic development in less prosperous seasons.

Councillor Berger reported that she attended South Vancouver Island Regional Economic Development Association. The website is up and running at www.vyiproprosperity.ca. Councillor Berger reported on the Associations progress so far, including recruitment efforts for an industry-led Board of Directors.

REPORT OF IN CAMERA RESOLUTIONS

Acting Mayor Reay announced the appointment of the following members to the Sooke Fire Services Commission:

- Kenneth Ebbs-Canavan
- Cameron MacIntyre
- Murray Lambert

ADJOURNMENT – OPEN PORTION

MOVED and seconded to adjourn the open portion of the Regular Council meeting at 8:28 p.m.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:50 p.m.

Certified Correct:

Acting Mayor Kerrie Reay

Tina Hansen
Deputy Corporate Officer