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REGULAR COUNCIL MEETING AGENDA

Closed Portion at 6:00 p.m. in Municipal Meeting Room

Open Portion at 7:00 p.m. in Council Chamber

July 11, 2016

2225 Otter Point Road, Sooke, B.C.

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)

CALL TO ORDER		
MOTION TO CLOSE THE MEETING TO THE PUBLIC:		
Motion to close the meeting to the public under section 90(1) of the <i>Community Charter</i> to discuss:		
<ul style="list-style-type: none"> 90(1)(e) The acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality. 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. 		
CALL TO ORDER - Open Portion		
INTRODUCTION OF NEW BUSINESS/SUPPLEMENTARY INFORMATION		
APPROVAL OF THE AGENDA		
<u>MOTION TO MOVE AGENDA ITEM RA-1 REMEDIAL ACTION – 6543 SOOKE ROAD TO IMMEDIATELY FOLLOWING DELEGATIONS – REQUESTS TO ADDRESS COUNCIL</u>		
ADOPTION OF COUNCIL AND COW MEETING MINUTES:		
June 27, 2016	Regular Council meeting	1
RECEIPT OF DRAFT COUNCIL COMMITTEE MINUTES FOR INFORMATION:		
June 7, 2016	Parks and Trails Advisory Committee	15
June 23, 2016	Climate Change Action Committee	19
June 29, 2016	Sooke Program of the Arts	23
DELEGATIONS – REQUESTS TO ADDRESS COUNCIL (or Presentations - 5 minute time limit each)		

D-1	Margarita Dominguez <ul style="list-style-type: none"> • Homelessness in Sooke • Whiffin Spit Dog Park 	25
D-2	Request for Funding, Sooke Philharmonic Society - Kathleen Campbell	41
<i>PUBLIC QUESTION AND COMMENT PERIOD (10 minutes – 2 minute time limit per person)</i>		
	2016 Statement of Financial Information <ul style="list-style-type: none"> • As per direction from Council June 27, 2016 • Link to SOFI Report - District of Sooke Website 	
<i>PUBLIC INPUT AND INFORMATION MEETINGS and Related Reports:</i>		
<i>BYLAWS</i>		
B-1	Bylaw No. 604, Official Community Plan Amendment Bylaw (400-7) & Bylaw No. 605, Zoning Amendment Bylaw (600-13) - Kennedy Closed Road <ul style="list-style-type: none"> • Report to Council • MoTI approval granted June 30, 2016 for Bylaw No. 605 • Council to consider Adoption of Bylaws 604 and 605 	47
B-2	Bylaw No. 636, Zoning Amendment Bylaw (600-24)- 7125 Grant Road <ul style="list-style-type: none"> • Report to Council • Council to consider First and Second Readings of Bylaw No. 636 • Council to direct staff to schedule a Public Hearing for Bylaw No. 636 	55
B-3	Bylaw No. 645, Sooke Core Sewer Specified Area Amendment Bylaw (147-27) – 7125 Grant Road West <ul style="list-style-type: none"> • Report to Council • Council to consider receipt of petition and First, Second and Third Readings of Bylaw No. 645 	71
B-4	Bylaw No. 642, Zoning Amendment Bylaw (600-28)- 7090 Grant Road/ 2105 Firwood Place <ul style="list-style-type: none"> • Report to Council • MoTI approval granted July 4, 2016 for Bylaw No. 642 • Council to consider Adoption of Bylaw No. 642 	83
B-5	Bylaw No. 644, Zoning Amendment Bylaw (600-30)- Silver Spray (Sooke Point) Water Lot W1 to W3 Rezoning <ul style="list-style-type: none"> • Report to Council • Council to consider Third Reading of Bylaw of Bylaw No. 644 	87
B-6	Bylaw No. 646, Zoning Amendment Bylaw (600-31) – A portion of 7021 Grant Road <ul style="list-style-type: none"> • Report to Council • Council to consider First and Second Readings of Bylaw No. 646 • Council to direct staff to schedule a Public Hearing for Bylaw No. 646 	99

B-7	Bylaw No. 647, Zoning Amendment Bylaw (600-32) – A portion of 6038 Sooke Road & Text Amendment to the RU3 Zone <ul style="list-style-type: none"> • Report to Council • Council to consider First and Second Readings of Bylaw No. 647 • Council to direct staff to schedule a Public Hearing for Bylaw No. 647 	111
B-8	Bylaw No. 638, Zoning Amendment Bylaw (600-33) – 6816 West Coast Road <ul style="list-style-type: none"> • Report to Council • Council to consider First and Second Readings of Bylaw No. 638 • Council to direct staff to schedule a Public Hearing for Bylaw No. 638 	127
REPORTS Requiring Action:		
RA-1	Remedial Action – 6543 Sooke Road <ul style="list-style-type: none"> • Report to Council • Opportunity to be heard • Council to consider recommendation 	145
RA-2	Recommendations from Parks and Trails Advisory Committee <ul style="list-style-type: none"> • Council to consider recommendation 	159
RA-3	Recommendation from Climate Change Action Committee <ul style="list-style-type: none"> • Council to consider recommendation 	163
RA-4	Award of Request for Quote – Grant Road Shoulder Widening <ul style="list-style-type: none"> • Report to Council • Council to consider recommendation 	165
REPORTS For Information – Council, Committees, COW and Commissions and Staff (CAO, Development Services)		
RI-1	Mayor and Council Reports (Verbal)	--
CORRESPONDENCE For Information:		
I-1	Correspondence received June 21 – July 5, 2016	169
REPORT OF IN CAMERA RESOLUTIONS		
ADJOURNMENT		



DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on June 27, 2016

5:30 p.m., In-Camera Portion, Meeting Room
7:00 p.m., Public Portion, Council Chamber

COUNCIL PRESENT

Mayor Maja Tait
Councillor Bev Berger
Councillor Rick Kasper
Councillor Brenda Parkinson
Councillor Kevin Pearson
Councillor Kerrie Reay

STAFF PRESENT (Open Portion)

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

ABSENT: Councillor Ebony Logins

CALL TO ORDER

Mayor Tait called the meeting to order at 5:34 p.m.

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)(c) labour relations or other employee relations;

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

CARRIED UNANIMOUSLY

CALL TO ORDER - OPEN PORTION

Mayor Tait called the open portion of the Regular Council meeting to order at 7:00 p.m. in the Council Chamber.

Mayor Tait read a statement regarding the District of Sooke's commitment to providing an environment free of bullying and harassment.

APPROVAL OF THE AGENDA

MOVED R. Kasper – K. Pearson

TO approve the agenda as circulated with secondary public hearing packages for PH-1< PH-2 and PH-4 added as Supplemental Information, and with Agenda Item PI-1 moved to immediately following Agenda Item PH-1.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

ADOPTION OF MINUTES

MOVED B. Parkinson – K. Pearson

THAT the minutes of the Committee of the Whole meeting held on June 13, 2016 be adopted as circulated.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

MOVED K. Pearson – K. Reay

THAT the minutes of the Regular Council meeting held on June 13, 2016 be adopted as circulated.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

DELEGATIONS

D-1 EMCS Student Art Bus Shelter Project – Community Grant Application

Sue Garat, representing the EMCS Student Art Bus Shelter Project spoke regarding their Category B Community Grant application.

MOVED R. Kasper – B. Parkinson

THAT staff provide a report clarifying the current process for Category A & B grants, including recommendations for process improvements

AND THAT all future arts related Community Grant applications be referred to the SPA Committee.

CARRIED

MOVED R. Kasper – B. Berger

THAT the EMCS Student Art Bus Shelter Project be awarded a Category B Community Grant in the amount of \$1,827.63

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

D-2 Welcome to Sooke – Gateway Project

John Farmer provided a PowerPoint presentation and provided an update regarding the Welcome to Sooke Gateway project.

PUBLIC QUESTION AND COMMENT PERIOD

Council heard from the following members of the public:

1. Britt Santowski, Sooke resident, spoke regarding the Statement of Financial Information Report and opportunities for Public Input.
2. Gail Hall, Sooke resident, spoke regarding the report on Shadow West Security.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – Kennedy Closed Road

- **Bylaw No. 604, *Official Community Plan Amendment Bylaw (400-7)***
- **Bylaw No. 605, *Zoning Amendment Bylaw (600-13)***

The Development Services department gave a PowerPoint presentation and summary of the proposed bylaws.

Mayor Tait called the Public Hearings for Bylaw No. 604 and Bylaw No. 605 to order at 7:28 p.m.

Mayor Tait 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. The Mayor called for public submissions a first time.

Public Submissions:

- Nafees Aidroos, Sooke resident, spoke regarding her concerns that the proposed zoning is too permissive, which leaves the property open for other uses than unenclosed parking.
- John Stinson, Sooke resident, suggested that Council consider a long-term lease rather than selling the property. Mr. Stinson stated that the adjacent property owner brought in fill in order to use the closed road and has been using it for more than a year. Additionally, Mr. Stinson stated that he would like to see screening or soundproofing fence along the south side of the property.
- Linda Batty, Sooke resident, provided a history of the property and stated that the neighbours have come to Council before regarding their concerns. Ms. Batty stated that the proposed zoning seems too permissive and that if the intention is that the

property will be used as a parking lot, it should be zoned as a parking lot. Ms. Batty questioned whether the proposed zoning would open the door for future development on the property and expressed concerns regarding the loss of viewsapes and increased on-street parking as a result of development.

- Gail Hall, Sooke resident, spoke regarding the ability to vary the use of a property once permissive zoning is granted. Ms. Hall suggested a covenant could be placed on the property to make sure that it doesn't become part of an adjacent development that has been proposed, which was rejected by Council as it required more space. Ms. Hall stated that allowing the closed road to be used for additional development may appear as though Council is granting assistance to a business.
- Michael Mackasey, Sooke resident, spoke regarding the state of the adjacent property and suggested that future development may also be derelict. Mr. Mackasey asked Council to consider the future of the neighbourhood.

Mayor Tait called two additional times for submissions to the Public Hearings for Bylaw No. 604 and Bylaw No. 605. Hearing none; she closed the public hearing at 7:43 pm.

Council consider third reading of Bylaw No. 604 and Bylaw No. 605

Council discussion:

- Clarification that language in the draft bylaw restricts use to landscaping and unenclosed parking and that any changes in use would require rezoning and additional public process.
- Discussion of covenants as added restrictions.
- Discussion of derelict property and issue of fill having been brought in. Site clean up could be encouraged through the Development and Building permit processes.
- Adjacent proposed development was stalled due to a need for more parking spaces.
- Road access was purposefully shut off by the Ministry of Transportation prior to the District of Sooke incorporation.
- Sale of the property is at fair market value based on restricted uses.

MOVED R. Kasper – B. Parkinson

THAT Bylaw No. 604, *Official Community Plan Amendment Bylaw (400-7)* & Bylaw No. 605, *Zoning Amendment Bylaw (600-13)* be read a third time.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

PH-2 Report of Public Hearings – 7090 Grant Road/ 2105 Firwood Place

- **Bylaw No. 642, *Zoning Amendment Bylaw (600-28)***

The Development Services department gave a PowerPoint presentation and summary of the proposed bylaws.

Mayor Tait called the Public Hearings for Bylaw No. 642 to order at 8:07 p.m.

Mayor Tait 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. The Mayor called for public submissions a first time.

Public Submissions:

- None.

Mayor Tait called two additional times for submissions to the Public Hearings for Bylaw No. 642 Hearing none; she closed the public hearing at 8:09 pm.

Council consider third reading of Bylaw No. 642

MOVED B. Berger – K. Reay

THAT Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* be read a third time.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

PH-3 Report of Public Hearings – 7135 Grant Road

- **Bylaw No. 643, *Zoning Amendment Bylaw (600-29)***

The Development Services department gave a PowerPoint presentation and summary of the proposed bylaw.

Mayor Tait called the Public Hearings for Bylaw No. 643 to order at 8:14 p.m.

Mayor Tait 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. The Mayor called for public submissions a first time.

Public Submissions:

- None.

Mayor Tait called two additional times for submissions to the Public Hearings for Bylaw No. 643 Hearing none; she closed the public hearing at 8:17 pm.

Council consider third reading of Bylaw No. 643

MOVED K. Pearson – K. Reay

THAT Bylaw No. 643, *Zoning Amendment Bylaw (600-29)* be read a third time;

AND FURTHER THAT prior to adoption of Bylaw No. 643, staff ensure that a Section 219 Covenant be registered on the property to address amenity contributions towards the proposed development of the site;

AND FURTHER THAT the Mayor and Chief Administrative Officer be authorized to execute the Section 219 Covenant.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

PH-4 Report of Public Hearings – Silver Spray (Sooke Point) Water Lot Rezoning

- **Bylaw No. 644, *Zoning Amendment Bylaw (600-30)***

The Development Services department gave a PowerPoint presentation and summary of the proposed bylaw.

Council discussion:

- Clarification on postponing the Public Hearing vs. postponing third reading of the bylaw.
- Clarification on the history of the Silver Spray (Sooke Point) development.
- Discussion of the implications of the application to the provincial government for a foreshore licence to occupy.

Mayor Tait called the Public Hearings for Bylaw No. 644 to order at 8:30 p.m.

Mayor Tait 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. The Mayor called for public submissions a first time.

Public Submissions:

- Michael Thornton, Sooke resident, gave a history of the application and the zoning of the Silver Spray development. Water access is planned for two areas of the development, a 115 berth marina, which will require a separate rezoning application and this application, which is referred to as “the dock”. Mr. Thornton stated that the dock has always been proposed in this location and that purchasers were aware of the dock as it is specifically mentioned in covenants registered on all properties in the area. Mr. Thornton added that previous zoning permitted the dock in this location, but that changes to the zoning bylaw blanketed the area with W1 zoning.
- Gail Hall, Sooke resident, stated her agreement that the Silver Spray Water Lots’ previous zoning was changed with the creation of the new zoning bylaw and that previous, permissive zoning was removed. Ms. Hall also inquired as to the contents of the secondary supplemental information package.
- Jozef Jachniak, speaking on behalf of Krzysztof Kotecki, Sooke resident, spoke regarding the proposed location of the dock, and provided a PowerPoint presentation outlining safety concerns of the proposed location of the dock. Additionally, Mr. Jachniak stated that the adjacent waterfront properties were sold without the owners being told there would be a dock constructed in this location, and that the existing strata plan prohibited construction of docks in front of

residential properties. Mr. Jachniak further stated that the dock is not being constructed in conjunction with the hotel, as it is in the adjacent bay; and that the proposed marina location on the Whiffin Spit side of the development is a safer alternative for water access. Mr. Jachniak played a video depicting high winds and swells in the bay during March 2016, suggesting the site was unsafe for a dock.

- Chris Lott, Lawyer for Mr. Kotecki, stated that he has been retained to make a submission to the Ministry of Lands regarding the License of Occupation for the dock. Mr. Lott stated that Mr. Kotecki and neighbouring properties will likely have lowered property values should the proposed rezoning be successful, which would have a negative economic impact on the District due to lowered property tax revenues. Mr. Lott stated that pollution should also be a consideration when boats are moored in areas with high seas. Mr. Lott spoke to challenges he anticipates in the License of Occupation application, as well as case law regarding riparian rights.

Mayor Tait called a second time for public submissions:

- Michael Thornton, clarified that the dock takes up less than 10% of the bay as it is a 60 foot by 10 foot floating dock, not a large marina. Mr. Thornton stated that the dock is designed with safety, accessibility and functionality in mind and that if the weather is rough, the boats will be moved. Mr. Thornton added that the dock is built off the resort land and is not in front of any other neighbouring property and further that the planned 115 berth marina is no longer owned by the resort, so the dock is the only opportunity for the resort to access the water. Mr. Thornton stated that the application is for a rezoning, it is actually for the incorrect zoning to be removed.
- RJ Wilkens, Langford resident and purchaser at Sooke Point, stated that there are economic and environmental benefits to the dock. Residents and guests will be able to travel to Sooke via water taxi to support local business, rather than potentially losing this business to Langford, which is a nearly equal distance by road. Local whale watching and fishing businesses will also be able to pick up customers at the dock. Mr. Wilkens additionally stated that the onus is on the resort to protect the safety of their guests, and that the reputation of the resort will be at stake if the dock facility is not safe.

Mayor Tait called a third time for public submissions:

- Kyrsyztof Kotecki, Sooke resident, stated that he and his wife moved to the area to enjoy the quiet and to be close to nature. Should the dock be permitted, there will be pollution and noise, often starting very early in the morning. Mr. Kotecki stated that the proposed changes are not what he was told the area would look like when he purchased his property.
- Ricky Welsby, purchaser at Sooke Point, stated that the owners of neighbouring properties should have been aware of the proposed dock as it has always been included in development plans.

Mayor Tait called for public submissions to the Public Hearings for Bylaw No. 644. Hearing none; she closed the public hearing at 9:28 pm.

Council consider third reading of Bylaw No. 644

Council Discussion:

- Clarification as to whether a Council decision is needed in order to further the foreshore license to occupy application?
- Clarification that if the foreshore license to occupy is denied, Council would need to determine if any rezoning and bylaw would be revoked.
- Discussion of the need for upland zoning to be consistent with water lot zoning. The Silver Spray CD-3 Zone allows for rentals, but the W1 water lot zoning does not.
- Discussion of similar applications and the history of water lot zoning in relation to changing Zoning Bylaws 500 and 600.
- Clarification on ability to receive new information from the province after the closing of the Public Hearing. Council is able to hear new information from the province via staff; they are not able to receive new information from the public.
- Staff to determine:
 - Is upland zoning a consideration when issuing a license to occupy?
 - Is there a timeframe for the province to make a decision on the license to occupy application?

MOVED B. Parkinson – R. Kasper

THAT Council postpone third reading of Bylaw No. 644, *Zoning Amendment Bylaw (600-30)* until the July 11, 2016 Regular Meeting of Council.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 Kennedy Road Disposition

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

Mayor Tait advised that any person who has an interest in the item will have an opportunity to make a submission to Council.

Public Input:

- Michael Mackasey, Sooke resident, stated that he believes development is planned for an adjacent property and that the sale of the Kennedy Closed Road will allow for additional parking for this development. Mr. Mackasey stated that the developer will make money on this building and asked what the community gets out of the transaction.
- Nafees Aidroos, Sooke resident, asked Council to consider a long-term lease, rather than selling the property. Ms. Aidroos stated this would provide a level of comfort to the residents of the neighbourhood and allow for further consideration on the future of the property.

- Linda Batty, Sooke resident, asked if the value of preserving viewsapes was documented in any community plans, or in legislation.
- Gail Hall, Sooke resident, stated that a development proposed for an adjacent property was denied due to lack of space. Ms. Hall stated that she believes selling the Kennedy Closed Road is providing assistance to a business.

MOVED B. Berger – K. Reay

THAT Council approve the Offer to Purchase received from Harbour View Centre Ltd. (Inc. No. BC0795774) and E.J. Charters Buildings Ltd. (Inc. No. BC0175257) for *“That part of Section 14, Sooke District Shown as Closed Road on Plan VIP78310”* also known as Kennedy Closed Road (Closed Road), for a value of \$37,062 for Lot A and \$31,860 for Lot B subject to the conditions of the Offer to Purchase including the rezoning of the Closed Road;

AND TO authorize the Mayor and the CAO to execute the Offer to Purchase agreement in substantially the form attached and all other documents required for the completion of the sale of Kennedy Closed Road;

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

PI-2 District of Sooke 2015 Annual Report

Mayor Tait read a statement advising of the municipality's requirements to release an Annual Report and advised that any person who has an interest in the item will have an opportunity to make a submission to Council.

Public Input:

- None.

MOVED B. Parkinson – K. Reay

THAT Council approve the District of Sooke 2015 Annual Report.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

PI-3 Agricultural Land Reserve Exclusion Application – 2249 Sooke River Road

Discussion:

- Clarification that an Exclusion Application is required due to the preparation of the land for the artificial turf, which renders the land unusable for farm purposes.

MOVED K. Pearson – R. Kasper

THAT Council forward the ALR Exclusion Application to the Agricultural Land Commission with regard to a portion of Lot 2, Sections 15, Sooke District, Plan 17066, except that Part in Plan 19346 in order to accommodate artificial sports field use on the subject property.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

PI-4 Development Variance Permit – 6250 Sooke Road

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

Mayor Tait advised that any person who has an interest in the item will have an opportunity to make a submission to Council.

Public Input:

- Karl Linell, Sooke resident, stated that the septic field for the businesses located at 6250 Sooke Road creates soggy conditions in one corner of the adjacent sports field and that increased gathering places will increase the use of the septic system.

MOVED K. Reay – K. Pearson

TO issue Development Variance Permit No. PLN01262 for an outdoor deck roof shelter located at 6250 Sooke Road as per the Planner's report to Council dated June 27, 2016.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

MOVED K. Pearson – R. Kasper

THAT staff provide a report on options to streamline the Development Permit process.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

REPORTS REQUIRING ACTION

RA-1 Remedial Action - 6978 West Coast Road

The Bylaw Enforcement Officer provided an overview of the written staff report and history of the property.

The owner of the subject property was given an opportunity to be heard and was not present.

MOVED R. Kasper – B. Parkinson

THAT Council direct staff to proceed with remedial action pertaining to the unsightly premises located at 6978 West Coast Road, including entering and coordinating the effective removal of these materials;

AND THAT charges for this work be at the expense of the owner/occupier, and if unpaid on December 31st of this year, shall be added to and form part of the taxes payable in respect of the real property in question, as taxes in arrears.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

RA-2 Shadow West Security

The Chief Administrative Officer provided an overview of the written staff report.

MOVED K. Reay – R. Kasper

THAT Council focus on security patrols for public properties for which the District is responsible, combining options #1 and #2 for a total monthly amount of \$700; subject to staff provide a report outlining an agreed upon Terms of Reference following consultation with the District of Sooke, Shadow Security and the RCMP for community security options.

CARRIED

In favour:

Mayor Tait, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

Opposed:

Councillor Berger

RA-3 2015 Statement of Financial Information

MOVED R. Kasper – K. Reay

THAT Council approve the 2015 Statement of Financial Information and authorize staff to publish it on the District website and forward it to the Ministry of Community, Sport and Cultural Development;

AND TO add the Statement of Financial Information to the July 11, 2016 Regular Council meeting agenda to allow for public question and comment.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

Mayor Tait reported on:

- Meeting with UBCM representatives.
- Meeting with representatives from the Vancouver Island Major Crime Unit.

Councillor Reay thanked staff for opening the District office on June 28 and June 30 until 8pm to allow for property tax payments.

Councillor Parkinson reported on:

- Attending the Sooke Food Bank Open House.
- Attending the T'Souke Nation Memorandum of Understanding (MOU) meeting.
- Attending the Sooke Region Chamber of Commerce Mixer.
- Meeting with the Sooke Seniors Drop In Society.
- Attending a meeting on the 50th Anniversary Regional Quilt Project.
- Attending the Capital Regional District Arts Development Services Art Plan Implementation.
- Attending Legion Week.
- Attending the Sooke Region Museum Open House.

Councillor Kasper reported on:

- The Capital Regional Board is meeting on June 29 to discuss results of the informal referral of the Regional Growth Strategy, as well as a session on Regional Governance issues.

RI-2 CAO Update

The Chief Administrative Officer had nothing to report.

CORRESPONDENCE FOR INFORMATION

I-1 Correspondence received June 7 – June 20, 2016

MOVED K. Pearson – B. Berger

To file the correspondence received June 7 – June 20, 2016

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

ADJOURNMENT

MOVED B. Parkinson – K. Reay
TO adjourn the meeting at 10:50 p.m.

CARRIED

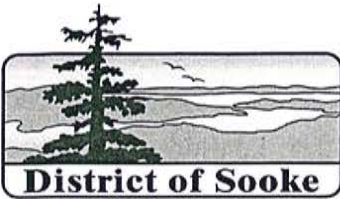
In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, Councillor Reay

Certified Correct:

Mayor

Corporate Officer



MEETING MINUTES

Phone: (250) 642-1634 Fax: (250) 642-0541 Email: info@sooke.ca Website: www.sooke.ca

Committee:	Parks and Trails Advisory Committee		
Date:	June 7, 2016	Call to Order Time:	1:05 pm

Attendees:

John Boquist, Chair	P	Laura Hooper, Staff	P
Councillor Brenda Parkinson	P		
Jim Bouthillier	P		
Debbie Clarkston	P		
Ross Reid	P		
Mark Zeigler	A		

P-Present, A-Absent, G-Guest

Approval of the Agenda:	As circulated	Moved	√	Carried	√
Amendments	Addition of Bike BC update – Maple Ave.				
Approval of Minutes:	As circulated	Moved	√	Carried	√
Amendments					

Agenda Topic:	Delegation: Juan de Fuca Community Trails Society: Invasive Species in Parks
Presenter:	Rosemary Jorna
Discussion:	<ul style="list-style-type: none"> • Since 2006, 8 events Scotch Broom removal events have occurred at Whiffin Spit • Society is looking for another project • Ed MacGregor Park Ivy removal required, Daphne Laurel – also in Stoneridge rain water park • Society would like to give 1 or more day per year for invasive species removal • Could put out notice for additional volunteers • Move towards a date for Ed MacGregor Park Invasive Species removal in Fall of 2016

Agenda Topic:	CRD Water Conservation Bylaw
Presenter:	Laura Hooper

<p>Discussion:</p> <ul style="list-style-type: none"> • CRD has a new water conservation bylaw • Watering permitted in public parks on Monday and Friday between 1:00 am – 10:00am and 7:00 pm – 10:00pm • Discussion of setting positive example by watering less and keeping irrigation on lawns that have a recreational purpose.
<p>Motion:</p> <p>To recommend the elimination of watering of park lawns, with the exception of Ed MacGregor Park during Stage 2 and Stage 3 watering restrictions.</p>

Agenda Topic:	Update on Broomhill Park Equipment
Presenter:	Laura Hooper
<p>Discussion:</p> <ul style="list-style-type: none"> • Rusting bars and missing caps on equipment • Discussion of options, including fencing off areas and determining replacement plan • Staff will remove unsafe equipment from Broomhill Park and implement a public consultation plan for its replacement in 2017. 	
<p>Motion:</p> <p>To recommend that Council investigate the safety of equipment at Broomhill Park.</p>	

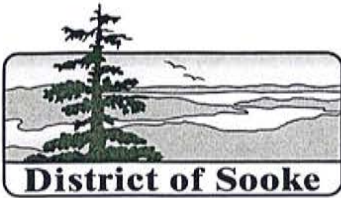
Agenda Topic:	<p>Updates related to Committee Priority Projects</p> <ul style="list-style-type: none"> • Eustace Road Trail Connection • Walk through - Demamiel Creek to Ecole Poirier – June 20 • Brownsey Boulevard multi-use trail • John Phillips Memorial Park – next steps
Presenter:	Laura Hooper
<p>Discussion:</p> <p>Eustace Road Trail Connection</p> <ul style="list-style-type: none"> • Letter to property owners re: right of way • Negative response from owners <p>Walk through - Demamiel Creek to Ecole Poirier – June 20</p> <ul style="list-style-type: none"> • Scheduled <p>John Phillips Memorial Park</p> <ul style="list-style-type: none"> • Washrooms - Need for more information on costs for washrooms • Loop Trail – Tuesday, June 14th at 1pm to walk possible route • Picnic Tables – Tuesday, June 14th <p>Sunriver Staircase</p> <ul style="list-style-type: none"> • RFP has been issued for replacement of staircase and closes June 29, 2016 <p>Goodmere to Horne pedestrian linkage</p> <ul style="list-style-type: none"> • Recommended that a formal report be brought forward to Council for direction 	

Motion:

To recommend that Council investigate a pedestrian linkage between Horne Road and Goodmere Road.

Agenda Topic:	Committee Roundtable				
Discussion:	<ul style="list-style-type: none"> • Bike BC <ul style="list-style-type: none"> ○ To be completed by June 30, 2016 • Water Access in Town Centre <ul style="list-style-type: none"> ○ Parks and Trails Master Plan highlights the need for pedestrian access to the water. There are several in the Town Centre that should be prioritised for improvements. 				
Next Meeting:	September 6, 2016				
Adjournment Time:	2:50	Moved	√	Carried	√

 Committee Chair



MEETING MINUTES

Phone: (250) 642-1634 Fax: (250) 642-0541 Email: info@sooke.ca Website: www.sooke.ca

Committee:	Climate Change Action Committee		
Date:	June 23, 2016	Call to Order Time:	3:04pm

Attendees:

Jeff Bateman, Chair	P	Dan Skidmore (left at 3:15 pm)	G
Councillor Ebony Logins	A	Mark Ziegler	G
Brent Blackhall, Staff	P	Michael Tacon	A
Gabryel Joseph, Staff	A		
Laura Hooper, Staff	P		
Steve Sorensen, Staff	P		
Katherine Lesyshen, Staff	P		

P-Present, A-Absent, G-Guest

Approval of the Agenda:		Moved	√	Carried	√
Amendments	<ul style="list-style-type: none"> • Discussion of Advanced Gasification moved to beginning of meeting • Addition of Tom Hackney, BC Sustainable Energy Association 				
Approval of Minutes:	March 17, 2016	Moved	√	Carried	√
Amendments					

Agenda Topic:	Discussion of proposed projects: <ul style="list-style-type: none"> • Advanced Gasification of Waste
Presenter:	Dan Skidmore
Discussion:	<ul style="list-style-type: none"> • Dan Skidmore provided an overview of opportunities for Advanced Gasification of Waste as a follow-up to the April 25 council presentation by Pivotal IRM's Graeme Bethell. • The current volume of waste per day in Sooke is 2 tonnes and the smallest available gasification plant requires 8 tonnes per day. • While the "jury is still out" on the impacts of gasification plants, there is future potential. A number of concerns would need to be addressed, including location of infrastructure, environmental impacts, volume, feedstock supply, etc.

Agenda Topic:	BC Sustainable Energy Association – Tom Hackney <ul style="list-style-type: none"> • Presentation
Discussion:	<ul style="list-style-type: none"> • The BC Sustainable Energy Association's senior policy director Tom Hackney made a presentation to the Committee which included information on the following:

- The BCSEA's Victoria Chapter has launched a south island campaign with the goal of 100% renewable energy by 2050.
- Saanich has approved municipal funding for a BCSEA report on how the District can take step-by-step actions to achieve this goal. Funds cover a detailed report and public town hall consultation with Saanich residents and staff.
- The City of Victoria is now considering following Saanich's lead while also staying focused on its recent "state of the environment" report.
- Nine hundred people (including 75 from Sooke) have signed a newly launched "Say Yes to Renewable Energy Now" petition that urges south island municipalities to "join the global movement for 100 percent renewable cities."
- BCSEA hopes to make a presentation at UBCM this fall.

Action:

- Once Mr. Hackney's Saanich feasibility study is complete later this year, the committee suggested the BCSEA Victoria Chapter present its proposal to District of Sooke Council/COW.

Agenda Topic:	Discussion of proposed projects: <ul style="list-style-type: none"> ● Opportunities for local yard waste composting facilities/programs
Discussion: <ul style="list-style-type: none"> ● No advancement of this issue following council directive of March 29 ● Changes to Parks operations may open up additional options for District-run yard and waste collection. 	

Agenda Topic:	Discussion of proposed projects: <ul style="list-style-type: none"> ● Opportunities for commercial composting facility
Discussion: <ul style="list-style-type: none"> ● Discussion of last fall's presentation to council by Net Zero Waste regarding a regional compost facility located in Sooke ● Might the District operate its own compost facility to handle yard waste, kitchen scraps and bio-solids? Advantages: 1. Significant public savings would result from not having to transport these wastes elsewhere; 2. Residents could purchase a ready supply of organic made-in-Sooke compost for garden and farm use. ● An estimated 2-6 acres would be required for such a facility ● Funding for study and/or a business plan would also be required 	
Motion: J. Bateman To recommend that Council allocate funding in the 2017 – 2020 Five Year Financial Plan to develop a feasibility study for a municipally run commercial compost facility utilising bio-solids and yard waste. CARRIED	

Agenda Topic:	Discussion of proposed projects: <ul style="list-style-type: none"> ● RFP for Alternate Energy Solutions
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Discussion:

- Completion of an energy audit for the municipal hall will be required before a determination of best alternate energy solutions is possible.
- Bring forward to subsequent meeting.

Agenda Topic:**Other Business****Discussion:**

- Invite Veridian Energy's Steve Unger to present for information at September 15th meeting regarding Alternate Energy Solutions for the municipal hall
- Discussion of current provincial, federal and private-sector grant opportunities for Electric Vehicles and related infrastructure as well as Clean Energy projects, re-greening projects, oil to heat-pump incentive programs and others.
- Transition Sooke is planning an EcoHome tour in the fall that will showcase energy efficient private homes, Harbourside Cohousing and the T'Sou-ke Nation solar project.

Action: J. Bateman to forward generic solar-readiness bylaws from Natural Resources Canada to K. Lesyshen.

Next Meeting:

September 15, 2016 at 3pm

Adjournment Time:

4:52 pm

Moved

√

Carried

√

 Committee Chair



MEETING MINUTES

Phone: (250) 642-1634 Fax: (250) 642-0541 Email: info@sooke.ca Website: www.sooke.ca

Committee:	SPA Committee		
Date:	June 29, 2016	Call to Order Time:	9:35 am

Attendees:

Drew Johnston, Chair	P	Lorna Cospser	A
Councillor Brenda Parkinson (left at 10:05 am)	P	Linda Bristol	A
Bob Tully	A	Danica Rice, Staff	P
Brianna Shambrook	P		
Frederique Philip	A		
John David Russell	P		
Linda Anderson	P	Mary Brooke, Media	G

P-Present, A-Absent, G-Guest

Approval of the Agenda:		Moved	√	Carried	√
Amendments	Addition of Council Update and Terms of Reference				
Approval of Minutes:	May 25, 2016	Moved	√	Carried	√
Amendments	Addition of Mary Brooke as guest at May 25, 2016 meeting				

Agenda Topic:	Communities in Bloom Update
Discussion:	<ul style="list-style-type: none"> • Business certificates and decals printed. The awareness and availability of the business nomination forms was discussed and improvements were suggested such as a press release, on-line forms, on-line submission and deadline stated. Drew and Danica will address. • Gift bags for judges prepared and receipt for payment submitted. Staff to add some items still. • Submission report being prepared -expected to be ready July 5 or 6. Will be distributed to members for quick comment. It has to be ready for judges before they arrive. • Apparent that recommendations from 2 years ago were not addressed. • Itinerary was outlined. Need to hear back about staff and acting mayor availability. Suggestion to add wasabi greenhouses at T'sou-ke nations. They will be contacted and tour schedule revised and sent out.
Motion:	

Agenda Topic:	Council Motion/Terms of Reference and Project Ideas
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Discussion:

Council Motion/Terms of Reference

- It was noted that at the Monday June 27 council meeting a motion was passed that “all future arts related grant applications be referred to the SPA committee”. It was noted that this type of activity was encompassed by the draft terms of reference. Members agreed that it made sense for the committee to play this advisory role to council as other arts committees have done in other municipalities such as Victoria. Administration has advised that the district's committees are to be examined in the fall 2017 so it is premature for the proposed terms of reference to be approved. It was agreed that Drew would contact district staff to clarify future role of committee in light of motion and what “arts” were included. In the interim the committee should function as if its new terms of reference have been approved, that is, initiate ideas for council review and advise on submissions to council.

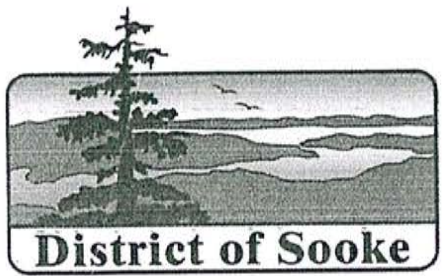
Project Ideas

- The various ideas raised at the last meeting were raised again for discussion. Members indicated support a review of policy. A copy of Victoria's policy was distributed. An inventory (internal and external to city hall) was viewed as a positive idea especially since some external art works are in declining condition. An overview of the Gateway project was provided by Danica as it may be a 150th anniversary idea the committee may want to get involved in.

Next Meeting:	July 27, 2016				
Adjournment Time:	11:50 am	Moved	√	Carried	√

Committee Chair

July 11



2205 Otter Point Road
Sooke, BC V9Z 1J2
Tel: (250) 642-1634
Fax: (250) 642-0541
Email: info@sooke.ca

REQUEST TO APPEAR AS A DELEGATION

In order to appear before Council as a delegation at a Council Meeting, you need to submit a written request to the Corporate Officer by 4:30 pm on the Tuesday before the scheduled Council Meeting. The request can either be by way of this form or a separate letter that you have written which contains the information requested on this form. You can submit your request in person, by mail or by fax at 250-642-0541. The Corporate Officer will let you know when you are scheduled to appear before Council. Council meetings take place at 7:00 p.m. in the Municipal Hall Council Chambers located at 2225 Otter Point Road. Delegations are usually scheduled near the beginning of the meeting. You are limited to a maximum of five (5) minutes to present your material. You may speak on more than one (1) topic or have more than one (1) speaker but you must keep your presentation within the five (5) minute time limit. Please attach to this form any material that you wish Council to review in advance of the meeting.

DATE: JUNE 20, 2016 REQUESTED MEETING DATE: JULY 11, 2016

NAME: MARGARITA DOMINGUEZ

ORGANIZATION NAME (if): VICTORIA PET FOOD BANK & FERAL CAT REHABILITATION SOCIETY

ADDRESS: [REDACTED]

CONTACT NUMBER: [REDACTED]

EMAIL ADDRESS: SAFARS.ORG@HOTMAIL.COM WHIFFIN SPIT

(2) TOPIC: HOMELESSNESS IN OUR COMMUNITY; OFF LEASH PARK

Due to the fact that our society has been serving the street pet owner population downtown Victoria for the last four years we would like to address our concerns for homeless individuals in our community to Council. The booming house market is every day putting at risk the stability of low income families and the lives of house pets and we are really worried about it. Losing a pet can lead a person to depression and we consider that our community needs to start thinking about the less fortunate individuals in our society.

AUDIO/VISUAL NEEDS (if any):


Patti Rear

From: SAFARS - Feral Cat Rehabilitation Center <safars.org@hotmail.com>
Sent: Monday, June 20, 2016 3:52 PM
To: Patti Rear
Cc: editor@westshorevoicenews.com
Subject: Re: Delegation form to appear at Council meeting
Attachments: Request to Address Council - June 20.jpg

Dear Patti:

Attached you will find our request to appear as a delegation. You will receive the rest of our documents on July 6 and perhaps separate letters from other organizations working with homelessness.

Thank you very much for you help!

Margarita Dominguez, President & Founder
Victoria Pet Food Bank & Feral Cat rehabilitation Society


From: Patti Rear <prear@sooke.ca>
Sent: June 20, 2016 9:52 AM
To: 'safars.org@hotmail.com'
Subject: Delegation form to appear at Council meeting

Hello Margarita,

Please refer to the link to download the delegation form.
<http://sooke.ca/applicationforms/request-to-appear-as-a-delegation/>

Request To Appear As A Delegation | Welcome to the District of Sooke

sooke.ca

District of Sooke

Please note that you are limited to 5 minutes to present your information to Council. It does indicate to have the delegation form in by Tuesday at 4:30 pm and if you could provide the supporting information to us by Wednesday am, as discussed over the phone, that would be fine.

Thanks,

Patti Rear

Sooke, July 6th, 2016

Dear Council

We have requested to see you due to the alarming booming housing market hurting the most vulnerable individuals in our cities and in our town. We would like to ask you to create an action plan to apply for some of the recently announced federal, provincial and Capital Regional District grant money. At the same time, we would like you to create a committee and a task force for the community to get involved in the planning of a soup kitchen, a micro housing project for the hard-to-house citizens and a temporary emergency shelter. The rental cost of a suite are now out of reach to those who only have a six or nine hundred dollar welfare or disability cheque per month.

We are aware that "the District of Sooke waived \$80,000 in development cost charges for the Hope Centre, (Sooke Voice News, December 19th, 2014) http://www.sookevoiceneews.com/printnews-online/2014-V4N48-Dec1914-MerryChristmasEdition_COPYRIGHT2014-SookeVoiceNews-SubscribeToday.pdf , believing that with this contribution you could prevent homelessness in our area. However, although Council's intentions were noble and in the right direction the lack of community involvement was one of the reasons why perhaps this project is not suitable for the most vulnerable members of our society. Unfortunately, the Hope Center is not a place for those who have little in life, a hard mental illness, or pets. Those who have tried to rent a room at Hope Centre say that only a small number of units are subsidized.

After talking to the Hope Center - M'akola Society 's CEO, Mr. Kevin Albers, he confirmed that the mentioned rumors are true. Only twelve of the twenty five units they have are subsidized and the rent of some of the other units can attain the eight hundred dollars. It is also true that residents of the Hope Center are not allowed to keep their furry friend companions and the administration is not willing to change their pet policy either. As you may understand, pets are the only family some people have when they have lost everything in life. Sending their animals to one of Victoria's kill shelters is not an option for them and people prefer to become homeless than to murder their furry friends.

On the other hand, on December 23, 2015, the Sooke News Mirror editorial "Sooke Issues are not Victoria's issues" states that "Only three people from [the] Sooke area were helped last winter in the Victoria homeless shelters". We are witness that this statement is one hundred percent false. For the last four years, our group has been visiting Our Place Society and the Victoria Cool Aid Society's Rock Bay Landing emergency shelter and interacting with its residents. During our visits we have seen and known dozens of men and women from Sooke getting a room, hot meals and help at these locations.

One of the reasons why it is difficult to identify Sooke people living in emergency shelters is drug addiction. The drug rehabilitation centers are located in different metropolis and in many occasions the patient relapses in that city when they come out of the center before coming back to Victoria. Mental illness, jail and losing a BC Housing suite are other reasons why people have to leave Sooke and end downtown.

Therefore, it is for the simple reason of our experience in this environment during the last four years that we feel the necessity of expressing our concerns. Our previous and present Council have been working hard to transform our town into a city and with a city come high rents and the division of social classes, the rich and the poor. With cities also come hunger, homelessness, tent cities, and crime and we need to be prepared for the change. The criminality demographics do not play in our town's favor; transit crime studies show that the cities located on transit routes; especially at the end of the route, are the most affected by homelessness and crime. These studies have been conducted in the major cities in Canada and in the United States and it has been proven that tourism plays an important role in the life of a homeless person.

- New York Times's article, April 18, 2016: "Among Travelers and Commuters, the Homeless Stop In and Stay"<http://www.nytimes.com/2016/04/19/nyregion/among-travelers-and-commuters-the-homeless-stop-in-and-stay.html? r=0>
- Buckley, Jennifer Barbara's Thesis "Public Transit and Crime: A Routine Activities/ Ecological Approach" University of Ottawa/ Simon Fraser University, July, 1992.
- Statistics Canada. "The National Crime Prevention Centre at Public Safety Canada's studies, examine the relationships between the spatial distribution of crime and neighborhood characteristics [in Toronto and other large cities]".
<http://www.statcan.gc.ca/pub/85-561-m/2009018/part-partie1-eng.htm>

Consequently, over the last two years it was with great admiration that we observed the professional similarities between Mayor Lisa Helps and Mayor Maja Tait. Both ladies love bikes and seem to share the same passion for helping the homeless. Thanks to them bikers are now safer in Victoria and they also have lots of new trails to play and ride in Sooke.

Fortunately, while Mayor Tait was on maternity leave Mayor Helps worked very hard to attract the attention of the entire nation to the homeless' affordable housing need. Her focus in micro housing have proven to be successful in Oregon with a project called, the Opportunity Village Eugene<http://www.opportunityvillageeugene.org/> The wonderful Victoria Mayor got thirty million dollars from the Capital Regional District, another thirty million from our provincial government and another thirty from our federal government. In addition, on June 16, 2016, the federal government announced an extra one hundred and fifty million dollar investment for affordable housing in BC: CBC News's article "Federal government invests \$150 million for affordable housing in BC" <http://www.cbc.ca/news/canada/british-columbia/federal-goverment-150-million-affordable-housing-bc-1.3653748>

Although our two Mayors have many things in common we cannot agree less to Mayor Tait's statement on September 23, 2016, "...putting a large [housing] facility in Victoria be of benefit to those people in Sooke that are in these situations? No, likely not,": Sooke News Mirror "Local politicians lukewarm on \$50 million homeless plan". <http://www.sooke.newsmirror.com/news/328688981.html>

We were really pleased to see that even before the \$150 million federal house investment announcement was released Mayor Tait showed that she and Council are ready to bring some of those millions home, as she did with the bike trials. Now that she is back from her maternity leave and back on the CRD's board we really hope that she and our devoted Council can work together in improving the lives of the less fortunate men and women in our fast growing city.

We are convinced that with all of Mayor Tait's past and present involvement on the following boards: on the previous Mayor's Panel on Economic Development, CRD's Regional Housing Fund Trust, Greater Victoria Coalition to End Homelessness, the Victoria Women Sexual Assault Center, and Capital Regional District she can wonderfully lead our hard working councilors to the simple construction of a soup kitchen, a micro housing project and a temporary emergency shelter in our town. We have several trustful construction companies in our town to make this dream a reality so that our women and men do not have to die under a bridge like it recently happened to Gregory Wood.

In conclusion, we cannot forget that in our new city where millions of dollars were recently invested in parks and trails tent cities can be also erected. The cost of maintaining and removing a tent city has been recently proved to be expensive. It cost \$1.6 million to Victoria to maintain it and \$350.000 plus the court fees to dismantle it.

Because as our Mayor says "[a] healthy community is a strong one" we need to work all together to help those who cannot help themselves.

A handwritten signature in black ink, appearing to read 'Margarita Dominguez', written in a cursive style.

Margarita Dominguez, President and Founder

Victoria Pet Food Bank and Feral Cat Rehabilitation Society

OBITUARY

LETTER – JUNE 23, 2016 – In remembrance of a local homeless man, by Herb Haldane.

REMEMBERING A HOMELESS FRIEND

A homeless man – long of Sooke – died today, his body found riddled with advanced cancer. For 12 years Gregory Wood was without a home, but was watched over by various people in the local community. This letter of remembrance was submitted by long-time Sooke resident Herb Haldane:

"I write this letter to somehow remind myself what friendship truly means and how we can take for granted some seemingly insignificant experiences.

My friend, Gregory Wood, has died today and all the years he has been part of life are now gone with him. Greg was a real friend but I can't help but wish that I had talked more or done more. You see, Greg was homeless for the 12 years I knew him.


And as much as he had struggles or disappointments, he was happy and kind to everyone around him. He lived in vans and tents as well as conditions impossible to describe because words are not enough. Greg helped me understand the human condition of homelessness firsthand and how to appreciate and tolerate people from his humble position in life. To put it simply, I miss him dearly already and can't begin to explain the profound effects he had in my life.

All I can do now is to say: "Goodbye my friend, I am much better off in this life having known you."

Weekly news insights
www.westshorevoicenews.com

Happy pets, happy people
.....
We distribute your donations of pet food and supplies to pet owners in need.

We love your pets!



Victoria Pet Food Bank and Feral Cat Rehabilitation Society
Drop off your donations at our next weekend collection event:
www.safars.org/events

Wednesday, July 6 ~ SOOKE. “No good deed goes unpunished,” as the saying goes. But here in Sooke one helper of the needy continues the good deeds, regardless.

With the Victoria Pet Food Bank & Feral Cat Rehabilitation Society (aka SAFARS), Margarita Dominguez has for several years now orchestrated the helping of pets, in many cases through the helping of the owners of those pets.

It is well documented by socio-psychological observation that caring for a pet – whether dog, cat, or any other – brings a sense of relaxation to the pet owner. That bears witness to the power of companionship.

The work of SAFARS particularly focuses on the needs of low income or challenged individuals and families. For that clientele even the smallest gesture goes a long way.

A case in point, when a local woman needed to vacate her rented premises for lack of funds to pay her rent, Margarita helped by taking care of the woman's cat. Along with the cat came fleas. Then at Margarita's home there was an inquiry by BC SPCA about fleas on the premises. An inspection one day last month turned up nothing. All in the clear.

Pet food drives are the most visible way that the community sees the committed volunteer work of SAFARS. From Sooke to Sidney, the day-long pet food collection booths set up by SAFARS serve to accept donations of pet food and supplies, and donations by cash or cheque.

The last one held in Sooke was on June 18. Coming up on the pet food drive event roster at www.safars.org/events is a drop-off opportunity at Save On Foods on Blanshard Street in Victoria (11am to 5pm) on Saturday July 30.

The gratitude expressed by people who receive extra food for their dog or a bag of litter for their cat is payment enough, it seems, for this group of dedicated volunteers who just keep on doing what they do. **WSV**



July 2016

Sooke Mayor and Council
c/o SAFARS

Support for Cool Aid Services

The Victoria Cool Aid Society builds homes, lives and community. We create opportunities for people who are homeless or living in poverty.

We make a difference through housing, health care, support and emergency shelters. Founded in 1968, Cool Aid helps over 9,000 people in the Capital Region every year, at 15 locations in Langford, Victoria and Saanich.

Among our clients are people who are homeless and from Sooke but have come into Victoria in order to access services such as emergency shelters and specialized health care. As well, Cool Aid is able to provide many of our clients with pet food thanks to the efforts of Sooke's SAFARS organization.

Providing food to pets in need who are homeless with their owners is something that is only possible through the good work of SAFARS and donors who care. Such services are not supported by senior government funding.

Margarita Dominguez suggested I write you a note to let you know that Cool Aid would appreciate any financial support you can provide to our organization to help us better support locals who have become homeless and their pets in need.

Thank you for your consideration.

Sincerely,

Alan Rycroft, MA
Community Relations
arycroft@CoolAid.org



Saving Animal Lives

Did you know?

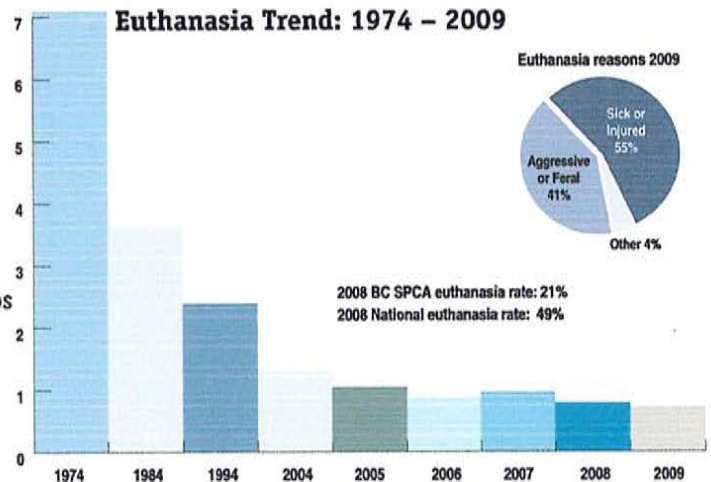
The BC SPCA has found loving homes for more than 226,000 animals during the past 10 years! In addition, SPCA branches rescue and reunite thousands of lost animals with their anxious guardians every year.

New spay/neuter clinics

In 2004, more than half of the animals surrendered to the SPCA and other rescue groups in Prince George had to be euthanized because no homes could be found for them. But on Oct. 29, 2005, the BC SPCA ushered in a new era of hope for animals in the north with the opening of the Prince George Spay Neuter Clinic, followed by the Kamloops Spay Neuter Clinic four years later, in April 2009. More than 10,000 affordable spay/neuter operations are now performed annually through donor-funded BC SPCA clinics in Prince George, Kamloops and the BC SPCA Vancouver Animal Hospital, which opened in 1976. Fighting pet overpopulation through affordable spay/neuter programs has dramatically reduced the number of abandoned and surrendered animals who die needlessly in B.C.

Tackling pet overpopulation

BC SPCA shelters across the province became 100 per cent spay/neuter compliant for dogs and cats on Jan. 1, 2009, and for rabbits on Jan. 1, 2010. This was an incredible feat, considering the shortage of



veterinary services in many regions. It couldn't have happened without the persistence and dedication of staff, volunteers, donors and the veterinary community. The annual amount spent on spay/neuter services has grown steadily from \$1.2 million in 2003 to more than \$2 million in 2009, and is expected to reach \$2.1 million in 2010.

Featured



Coroner links some suicides in B.C. to gambling addiction



Nanaimo pub used in Superman movie burned down



Smoldering fire: Team coverage on Burns Bog blaze



Canada Post tables final offer, issues lockout notice



'Careless but not criminal:' FBI on Clinton email scandal



CTV News at Six for July 4: Trestle stunt

Tent city and homelessness costing Victoria taxpayers \$1.6M

CTV Vancouver Island

Published Sunday, June 5, 2016 4:56PM PDT

Last Updated Sunday, June 5, 2016 6:24PM PDT

A report heading to Victoria councillors this week shows the cost of homelessness and outdoor shelters, like tent city, are costing taxpayers in the city more than a million dollars.

For the past 12 months the costs add up to \$1.6 million - \$567,000 of that going to tent city alone.

The report states costs will keep adding up as the city's resources continue to go towards issues pertaining to the encampment – at a rate of \$92,700 a month.

RELATED STORIES

[B.C. launches new injunction to dismantle Victoria's tent city](#)

[Safety issues, increased crime reasons to shut down tent city: B.C. government](#)

According to the city's mayor, homelessness is much more expensive than the cost of housing.

"I think we shouldn't be spending \$0.01 on homelessness because I think everybody should be out," Lisa Helps said over the phone. "If you look at Victoria's costs for 12 months - \$ 1.6 million - and then let's look at the costs of homelessness in every Canadian city for the last year. Let's add up all that money and then let's look at how many houses we could've built for that much money. That's the issue."

The staff update heading to council states issues relating to homelessness in the city are of "significant concern."

"The courthouse encampment itself has been, and continues to be, a substantial draw on the city's resources," it said.

The city has increased its support in neighbourhoods impacted by outdoor shelters, in particular the neighbourhood around tent city.

Council recently approved up to \$113,000 for additional police resources to monitor areas around the courthouse encampment.

"Six-hundred thousand has been spent on tent city so that's the single largest chunk, but then there's park clean-up, there's bylaw – there's all of these things that need to be paid for when people are unfortunate enough to live in public space," Helps said.

PHOTOS



For the past 12 months the costs add up to \$1.6 million - \$567,000 of that going to tent city alone.

The province has filed another application to the courts hoping for an injunction to dismantle the camp.

On Friday, Housing Minister Rich Coleman said the province is purchasing another two buildings in Victoria, providing another 140 housing units.

Coleman added if the injunction goes through, the province will be ready to support those living in the encampment.

"If we get the injunction, anybody that's there that legitimately in need of housing that's homeless will have a place to go along with support and meals to help them," Coleman said.

The injunction application will be heard in court on June 27 and 28.

You can read more of the report [here](#).

MOST WATCHED

1 2 3 4

OPPORTUNITY VILLAGE - EUGENE



Opportunity Village turns 1 year old—and looks forward to the next! Opportunity Village turned one year old at the end of August!

The microhousing community has provided a home to more than 60 people for various lengths of time since opening. Check out the video below to see what we have been up to the past year, and how it all came together: [Building Opportunity Village 7/6/2016 Opportunity Village Eugene](#)

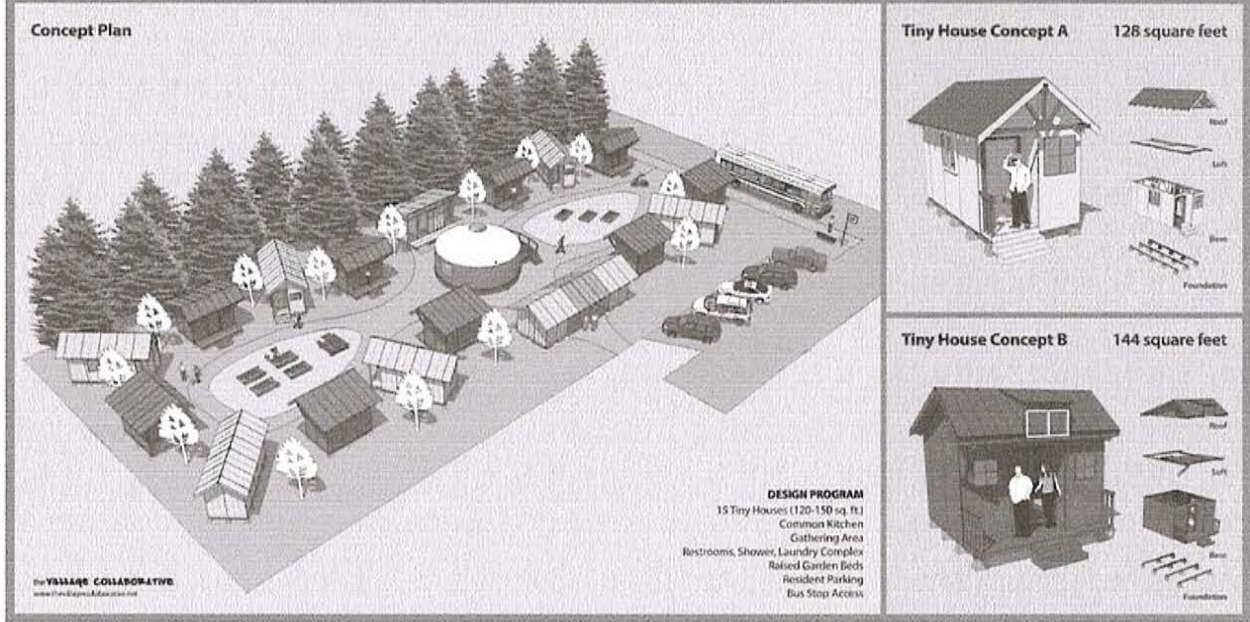
"The village opened last August. City officials had proposed extending the agreement until Oct. 1, 2015. However, the council decided to keep it in place longer, until June 1, 2016. The later date was suggested by south Eugene Councilor Betty Taylor, who didn't want the village to be possibly disbanded just before winter. Councilors said they are impressed with how the village has operated since it opened, particularly that police only have been called there a handful of times. 'This model is working really well,' said south central Councilor George Brown." With Opportunity Village receiving more stability, we can continue to focus on moving forward with plans for our next village, Emerald Village. Also, I wanted to share the narrative we submitted in our most recent Quarterly Report to the city: "The completion of the village was celebrated at an open house on May 31 with approximately 200 people from the community stopping in for a tour or joining the opening ceremony with Mayor Piercy, OVE Board members and villagers. While 30 units were originally planned for the village, the Board has opted to leave one space open for future use. With the construction phase complete and the village near capacity, we can now show our cost for this innovative shelter. The entire project was completed with just under \$100,000 in cash donations and nearly an equal amount in materials and inkind donations. If the village were closed today, the cost of operating the village would amount to \$12/bed night. But if

OPPORTUNITY VILLAGE - EUGENE

you amortize the construction cost over five years, assume the same operating costs as our last quarter for the remaining four years, the cost of operating the village comes to less than \$3/bed night. In other words, for less than \$3/night, we are providing safe and decent shelter for 35 members of our community. Subtract from that the \$30/monthly utility fee which each villager pays, the actual cost paid by our donors comes to less than \$2/night for each person. This is an amazingly affordable model for providing basic shelter. Not surprisingly, we continue to see strong interest around the country in similar models. Work is about to begin in Austin, Texas, on a project with 200 tiny houses very similar to OVE. Josh Alpert, with the City of Portland, recently announced plans to begin a microhousing project on public property in Portland early next year. Eugene can take pride in being a leader in this creative solution to a continual crisis in our nation. The OVE Board is most appreciative of our working relationship with the city and various community partners to bring to fruition the vision we first articulated two years ago for a self-managed model community of tiny houses to provide shelter and support for people experiencing homelessness. The OVE Board, however, is not content to rest on these laurels. We want to go a step further. The problem of homelessness is complex but common to all without shelter is lack not just of income but of assets. Many of the villagers have income but not enough to pay rent in current housing market and without other assets, their very modest income does not enable them to find any other housing. Therefore, OVE is planning to build a second village, named Emerald Village, of 15 larger units which will be cloned by the villagers, enabling them to build equity which will become an asset that they can use in the future to further improve their situation. Similar to OVE, there will be a common bathhouse, kitchen and gathering space. Unlike OVE, the units in Emerald Village will have electricity and heat. Residents will be required to show ability to make payments of \$200 to \$250/month. A portion of these payments will go into their equity accounts providing them with an asset they can use if and when they choose to move out of the village. Rules for living in Emerald Village will be similar to that of Opportunity Village. Residents who currently are at Opportunity Village and who have sufficient income will become the first residents of Emerald Village, thereby freeing up space for other at Opportunity Village. Those chosen for Emerald Village will also participate in its construction, putting in an minimum of 50 hours towards completion of the project. OVE has already received \$130,000 in gifts and pledges toward Emerald Village. We will be seeking to raise another \$200,000 to \$250,000, depending on land costs. We look forward to working with the city on this next ground breaking project to demonstrate yet another way we can work together to make life better, not only for many who currently live on the street, but to improve the well being of our entire community in the process."

EMERALD VILLAGE

A PROJECT BY **opportUNITYvillage**
EUGENE



Emerald Village Fundraising Opportunity Village Eugene

Emerald Village will provide a grassroots model for permanent, affordable housing. The community will include 15 tiny houses (140250 sq. ft. with a small kitchen and bathroom) supported by common gathering and gardening areas. Residents will make monthly payments of around \$200 to \$250 toward utilities and a share of the village—allowing very low income individuals the opportunity to earn equity.

Sooke, July 6, 2016

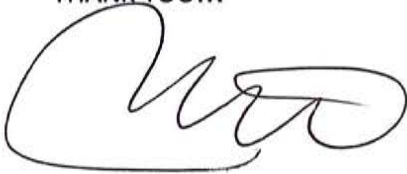
Dear Council:

We are here today in the name of all those pet owners who since 2011 has been asking Council to provide us with a off-leash dog park. Those who have large dogs who need exercise really need to have a place where to take their furry friends. The problem of dogs or any other animal not getting the necessary exercise to maintain their good health causes anxiety, depression and sadness in the animal and; consequently, the dog gets bored and breaks things in the house.

Therefore, because during all these past years a solution was not taken by Council we would like to request you to convert the half of Whiffin Spit in a off-leash park as Victoria Council just did. Dog owners we are humans as the rest of those who do not have pets and we also like to enjoy the ocean during our walks. Moreover, the salt water has a healing effect in the skin of our pets when they have hot spot or allergies irritation.

Last, in the meantime for your decision to be taken and during the construction of the requested fence we would like Council to transform the Whiffin Spit Park in an off-leash park from 8 pm to 8 am.

On behalf of all those who we love animals and love the ocean and on behalf of our pooches,
THANK YOU!!!



Margarita Dominguez
Victoria Pet Food Bank & Feral Cat Rehabilitation Society

1

TIMES COLONIST

Amid people-dog conflicts along Dallas Road, a pitch for a fence

Bill Cleverley / Times Colonist

July 5, 2016 06:01 AM



Oscar, a three-month-old Boston terrier, out for a walk along Dallas Road. July 2016 Photograph By BRUCE STOTESBURY, Times Colonist

Victoria city staff hope to lessen conflicts between dogs, their owners and people just out for a stroll if more fencing is installed in the leash-free area along Dallas Road.

It would cost \$60,000 to install a split-rail fence along Dallas Road near the road between Beacon Hill and Clover Point.

The off-leash area at Dallas Road is a destination for both dog owners and non-dog owners, attracting hundreds of people daily. But with the high use comes conflict.

The hope is that with fencing to keep dogs off the road, more people might be encouraged to use more of the dog park instead of crowding along the walkway.

"There has been quite a bit of conflict at times between dogs and people — especially perhaps seniors. So dogs playing and not being cognizant of people around them and just having a lot of fun sometimes running into or jumping up on seniors," said Coun. Charlayne Thornton-Joe.

City staff looked at a variety of options, including installing fencing on the north side of the pathway making it for pedestrians only but worried it would be unattractive and create a "corral" type of experience especially during busy periods. They also considered creating a couple of fully fenced areas for dogs but said that would be unlikely to address problems on pathways.

"But we also heard when people are playing with their dog they don't use the side closest to the road as much because they're afraid the dog is going to run off into the road," Thornton-Joe said, noting that there have been several near misses between cars and dogs in the area.

"So I think the staff's intention is that by putting the split-rail fencing along the roadway, separating the roadway from the

play area, it will help owners to feel more comfortable recreating with their dogs a little closer to the north side [of the park] and then perhaps that will keep dogs off the pathway unless they are just walking," she said.

Coun. Chris Coleman, council liaison for Fairfield/Gonzales, wonders how effective the new fencing will be given there will be openings at pedestrian entry points.

"If we're going to do fencing, then I think you make it complete. You don't leave gaping holes in the middle of it," Coleman said.

Thomton-Joe said that hopefully the fencing acts as a barrier to slow down dogs and prevent injuries.

"Dogs tend to want to be with their owners. So if the owners have control of their dog and are keeping their dog focused on playing with the ball or whatever, they tend to stay," Thomton-Joe said.

"The major issue, of course is responsible dog ownership, and making sure you have control of your dog."

According to the city website, dog owners who don't have proper control of their pet or who do not follow the dogs off-leash rules, can face a fine ranging from \$100 to \$300.

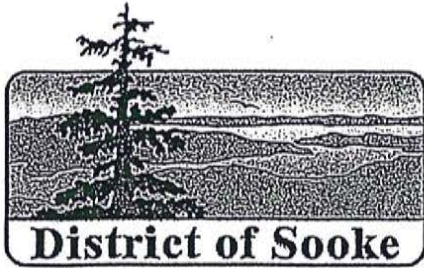
Increased patrols are underway and will continue until the end of September, during the time when the area is most popular.

Rules for off-leash areas include: dogs must wear a current year's licence tag on their collar; dog waste must be picked up and disposed of in a garbage can; dogs must remain outside of play area boundaries; dogs must be under control at all times — leash or no leash; fill in any holes your dog has created; dogs are not to jump up on people; puppies and adolescent dogs should be closely monitored when around mature dominant dogs as territorial aggression can occur.

bcleverley@timescolonist.com (<mailto:bcleverley@timescolonist.com>)

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July 11



2205 Otter Point Road
Sooke, BC V9Z 1J2
Tel: (250) 642-1634
Fax: (250) 642-0541
Email: info@sooke.ca

REQUEST TO APPEAR AS A DELEGATION

In order to appear before Council as a delegation at a Council Meeting, you need to submit a written request to the Corporate Officer by 4:30 pm on the Tuesday before the scheduled Council Meeting. The request can either be by way of this form or a separate letter that you have written which contains the information requested on this form. You can submit your request in person, by mail or by fax at 250-642-0541. The Corporate Officer will let you know when you are scheduled to appear before Council. Council meetings take place at 7:00 p.m. in the Municipal Hall Council Chambers located at 2225 Otter Point Road. Delegations are usually scheduled near the beginning of the meeting. You are limited to a maximum of five (5) minutes to present your material. You may speak on more than one (1) topic or have more than one (1) speaker but you must keep your presentation within the five (5) minute time limit. Please attach to this form any material that you wish Council to review in advance of the meeting.

DATE: July 5, 2016 REQUESTED MEETING DATE: July 11, 2016

NAME: Kathleen Campbell

ORGANIZATION NAME (if applicable): Sooke Philharmonic Society

ADDRESS:

CONTACT NUMBER: [REDACTED]

EMAIL ADDRESS:

TOPIC: Donation Request - Sooke Philharmonic Fling
July 10, 2016.

AUDIO/VISUAL NEEDS (if any):

DISTRICT OF SOOKE - COMMUNITY GRANT PROGRAM

APPLICATION

Name of Organization: Sooke Philharmonic Society
Address: Box 767, Sooke, BC V9Z 1H7

Phone: [REDACTED] **E-mail:** info@sookephil.ca

Contact Persons: Kathleen Campbell, President
Sharon Johnson, SPS Coordinator

Category	Grant eligibility area:
B: Bi-Annual Grant	Fine Arts and Culture

Amount Requested: \$5,000 **Budget:** \$11,208 cash budget (as attached)

Have you applied before: Yes **When:** 2013, 2014 **Grants Received:** Yes

Have you submitted a final report for previous grants: Yes (copies attached)

Incorporation number and date of incorporation:

Society number: S 39026
Incorporated: November 05, 1998.

Organization mandate and programs: The mandate of the Sooke Philharmonic Society is to support an orchestra and chorus which benefit the Community through providing a high standard of musical performances, encouraging music appreciation and supporting the development of young musical talent. It is supported by a Board of Directors and 20 to 30 local volunteers. The orchestra has more than 60 members, from 13 to 88 years old. The concert season includes four programs (eight concerts), special events and Philharmonic Fling . Small orchestral ensembles perform regularly at community events and fundraisers. The Sooke Philharmonic Society also sponsors the annual Concerto Competition for Young Musicians; the winner of which performs with the orchestra at the Celebration of Young Artists concerts in the fall. The Orchestra has been recognized as "one of Canada's finest community orchestra's".

Project Description: The Sooke Philharmonic Society is seeking funding support for the *Philharmonic Fling!*, its admission-free annual concert in Macgregor Park. The concert has always been very popular, attracting approximately 400 to 500 attendees.

Purpose of Project: The purpose of the concert is to provide the residents of Sooke and its environs with an pleasurable afternoon of music while they picnic and enjoy the scenery and facilities of Macgregor Park. The concert introduces the orchestra and its music to a wider audience than normally attend its other concerts, particularly children and financially constrained families.

Names of those involved in carrying out the project: See attached list of Board of Directors

Date and Place of Project: July 10, 2016 Macgregor Park, Sooke, BC

Sooke Philharmonic Society
Executive and Board of Directors
2015 - 2016

Music Director and Conductor	Norman Nelson
Choral Director	Nicholas Fairbank
President	Kathleen Campbell
Past Presidents	Bob Whittet Sue Hyslop
Treasurer	Jim Mitchell
Directors	Marilyn Cudmore Stephen Cudmore Michael Howard Dr. Leslie King Kathryn Mainguy Derek Wakefield
SPS Coordinator	Sharon Johnson
Librarian	Jenny Nelson
Chorus Liaison	Lynda Rose
Orchestra Liaison	Mary Jane Watson

DISTRICT OF SOOKE: COMMUNITY GRANT PROGRAM

Date:	July 10, 2016				
Organization Name:	Sooke Philharmonic Society				
	Other funders				Notes
	Confirmed	Pending	In-Kind	Total	
Revenues					
<i>Grants:</i>					
District of Sooke Request		5000			
Sooke Community arts Council	1500				
Village Food Market			140		lawn chairs for raffle
Sooke Moving and Storage			200		
Parking Space Donations			260		13 businesses and home owners
On-site Volunteers			900		60 hours @ \$15/hour
Volunteer Organizers			2250		150 hours @ \$15/hour
<i>Admissions / Fees:</i>					
On Site Donations	1700				
<i>Other:</i>					
50/50 draw / raffle	500				
Total Revenues	3700	5000	3750	12450	
Expenses					
Rehearsal venue rental	375				
Macgregor Park rental		500			Damage deposit
Sooke Community Hall		300			Rain back-up
Venue insurance	366				
Venue set-up & take down	150				Boy scouts (10 hrs @ \$15/hour)
Security	315				
Porta Potty Rental	300				
Sound System	644				
Music and copies	400				
Music Director Honorarium	3333				
Conductor Honorarium	1200				
Soloist & Guest Performers' Honoraria	1250				
Principals' Honoraria	600				
Media Advertising	975				
Printing & Design (signs, banners, posters, programs)	1100				
Administrative expenses	200				
In-kind expenses (detailed above)			3750		
Total Expenses	11208	800	3750	15758	
Net Cash Income (Loss)				-3308	

SOOKE PHILHARMONIC SOCIETY
FINANCIAL REPORT - SOOKE FLING JULY, 2014

	\$	
Grants - District of Sooke	2,000	
- Sooke Community Arts Council	1,500	
Donations	1,667	
MSO Draw	<u>399</u>	
	5,566	
	\$	
Music director	3,333	
Conorariums - Principals	1,850	
Violists and Guest Performers	1,250	
Advertising	585	
Ball rentals for rehearsals	200	
Insurance	225	
Music and copies	717	
Orta Polty rentals	285	
Printing	364	
Security	448	
Set up crew	100	
Signs	286	
Sound system and equipment rentals	<u>616</u>	<u>10,267</u>
Expenditures over Receipts		<u><u>(4,701)</u></u>

SOOKE PHILHARMONIC SOCIETY
FINANCIAL REPORT - SOOKE FLING JULY, 2013

		\$	
Receipts	- Donations	1,895	
	- 50/50 draw	450	
	- Sponsors -District of Sooke	3,000	
	-Sooke Community Arts Council	<u>1,250</u>	
		<u>6,595</u>	
Expenditures		\$	
	- Music Director	3,333	
	- Honorariums - Principals	525	
	- Soloist and Guest Performers	3,265	
	- Printing	633	
	- Signs	447	
	- Hall rentals for rehearsals	200	
	- Insurance	225	
	- Sound System, technician and equipment rentals	922	
	- Transport	175	
	- Flowers for Performers	95	
	- Security	446	
	- Music and copies	766	
	- Advertising	567	
	- Porta Potty rentals	<u>273</u>	
		<u>11,872</u>	
Excess of Expenditures over Receipts			<u>(5,277)</u>



File No. PLN01244

REQUEST FOR DECISION
REGULAR COUNCIL
Meeting Date: July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer

From: Corporate Services Department

Re: **Bylaw No. 604, *Official Community Plan Amendment Bylaw (400-7)* & Bylaw No. 605, *Zoning Amendment Bylaw (600-13)* – Kennedy Closed Road**

RECOMMENDATION:

THAT COUNCIL adopt Bylaw No. 604, *Official Community Plan Amendment Bylaw (400-7)*
AND THAT COUNCIL adopt Bylaw No. 605, *Zoning Amendment Bylaw (600-13)*

1. Executive Summary:

On June 13, 2016 Council gave first and second reading to Bylaw No. 604, *Official Community Plan Amendment Bylaw (400-7)* and to Bylaw No. 605, *Zoning Amendment Bylaw (600-13)* and directed staff to schedule a Public Hearing.

On June 27, 2016, a Public Hearing was held for Bylaw No. 604, *Official Community Plan Amendment Bylaw (400-7)* and for Bylaw No. 605, *Zoning Amendment Bylaw (600-13)* and Council gave third reading to both bylaws.

The Ministry of Transportation and Infrastructure gave approval of Bylaw 605 on June 30, 2016.

It is now in order for Council to consider adoption of both bylaws.

Attached Documents:

1. Bylaw No. 604 at third reading
2. Bylaw No. 605 at third reading

Respectfully,



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



DISTRICT OF SOOKE

BYLAW No. 604

A bylaw to amend Bylaw No. 400, *Official Community Plan, 2010* for the purpose of amending the "Park" land use designation that covers a portion of the property legally described as a portion of *THAT PART OF SECTION 14 SOOKE DISTRICT SHOWN AS CLOSED ROAD ON PLAN VIP78310* to "Community Residential".

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

1. This Bylaw is cited as *Official Community Plan Amendment Bylaw (400-7)*.
2. Bylaw No. 400, *Official Community Plan Bylaw, 2010* is amended by deleting from the Park (P) designation and adding to the Community Residential (CR) designation the property shown outlined in black and hatched on Schedule A to this bylaw and legally described as a portion of:

THAT PART OF SECTION 14 SOOKE DISTRICT SHOWN AS CLOSED
ROAD ON PLAN VIP78310

Introduced and read a first time the 13 day of June, 2016.

Read a second time the 13 day of June, 2016.

Public Hearing held the 27 day of June, 2016.

Read a third time the 27 day of June, 2016.

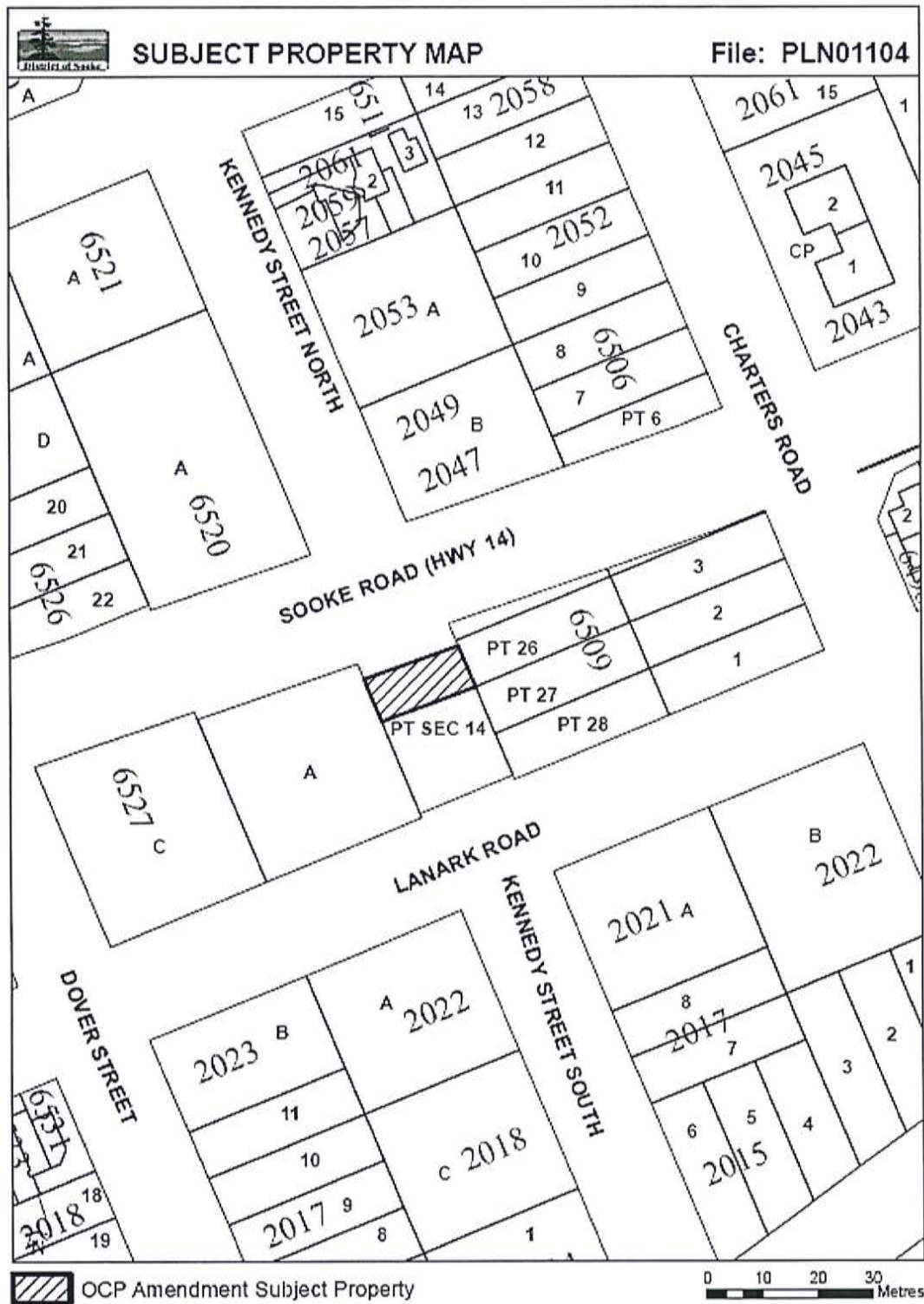
Adopted on the day of , 2016.

Certified by:

Mayor

Corporate Officer

SCHEDULE A





DISTRICT OF SOOKE

BYLAW No. 605

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described as THAT PART OF SECTION 14, SOOKE DISTRICT SHOWN AS CLOSED ROAD ON PLAN VIP78310 from Public Recreation (P1) to a split zone of General Commercial (C2) and Service Commercial (C3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-13)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as THAT PART OF SECTION 14 SOOKE DISTRICT SHOWN AS CLOSED ROAD ON PLAN VIP78310 as shown outlined in black and hatched on Schedule A to this bylaw from Public Recreation (P1) to a split zone of General Commercial (C2) and Service Commercial (C3).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended by adding the following clause under Section 402.8 Conditions of Use: "f) Notwithstanding the Permitted Uses set out in Section 402.2, on the western portion of That Part of Section 14, Sooke District shown as closed road on Plan VIP78310, the only uses that are permitted are landscaping and unenclosed motor vehicle parking accessory to a permitted use on a parcel into which that land has been consolidated."
4. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended by adding the following clause under Section 403.8 Conditions of Use: "f) Notwithstanding the Permitted Uses set out in Section 403.2, on the eastern portion of That Part of Section 14, Sooke District shown as closed road on Plan VIP78310, the only uses that are permitted are landscaping and unenclosed motor vehicle parking accessory to a permitted use on a parcel into which that land has been consolidated."

Introduced and read a first time the 13 day of June, 2016.

Read a second time the 13 day of June, 2016.

Public hearing held the 27th day of June, 2016.

Read a third time the 27th day of June, 2016.

Approved by the Ministry of Transportation the 30th day of June, 2016.

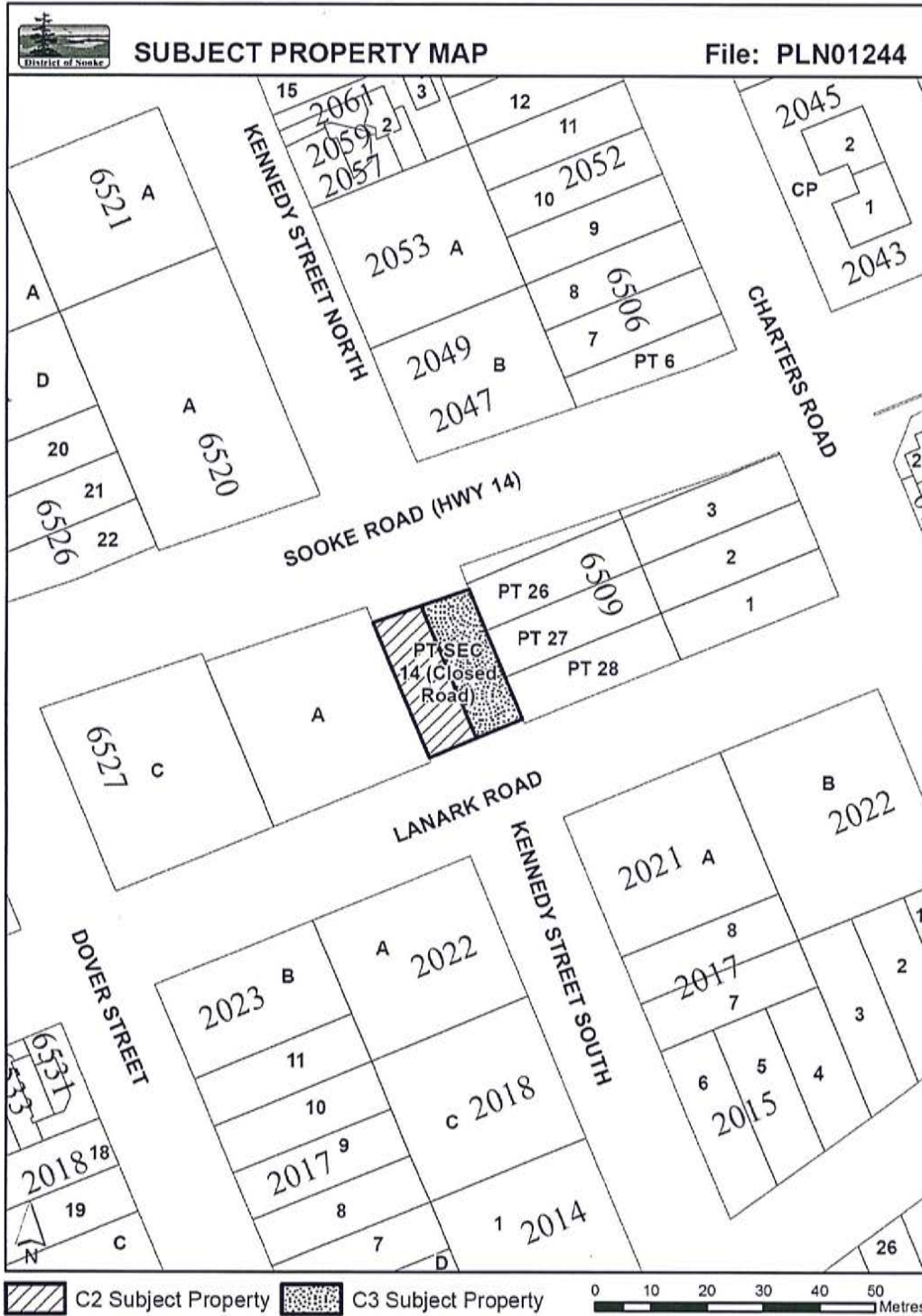
Adopted on the day of 2016

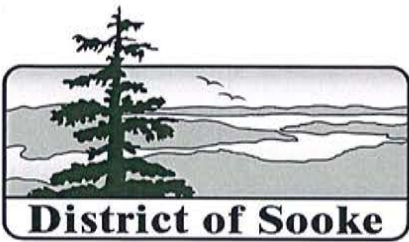
Certified by:

Mayor

Corporate Officer

SCHEDULE A





REQUEST FOR DECISION

Regular Council

Meeting Date: July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer

From: Development Services Department

Re: 7125 Grant Road West

RECOMMENDATION:

THAT COUNCIL give first and second reading to Bylaw No. 636, *Zoning Amendment Bylaw (600-24)* to rezone the property located at 7125 Grant Road West from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3);

AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 636 in accordance with the requirements of the *Community Charter* and the *Local Government Act*

AND FURTHER THAT COUNCIL direct that prior to final adoption of Bylaw No. 636, the owner enter into a Development Agreement by way of a section 219 covenant with the District of Sooke to secure provision of amenities and that Council authorize the Mayor and Chief Administrative Officer to execute the section 219 Covenant

1. Executive Summary:

The applicant has applied to rezone the subject property from Rural Residential (RU4) to Small Lot Residential (R3) with the intent of subdividing to create eight strata lots, each meeting the required minimum lot size of 350m².

The Applicant has also applied to include the properties into the Sewer Specified Area (SSA).

The area to be rezoned is approximately 3865m² (0.39ha).

2. Background:

Grant Road is an area with mixed residential use. The street is characterized by a variety of housing types including single family, duplexes, multi-family and manufactured homes.

The lands surrounding the subject properties are zoned Rural Residential (RU4), Large Lot Residential (R1), Manufactured Home Park and to the west of the subject property there is an active rezoning to Medium Lot Residential (R2)



(3rd reading given on June 27). Less than 0.5 km away there are two properties zoned Small Lot Residential (R3) and Low Density Multi Family (RM1).

The existing properties are located approximately 1.5 km west of the Sooke Town Centre area and are serviced by BC Transit buses.

There are four mobile homes located on the subject property, all owned by the property owner. All tenants have been notified of the rezoning.

Referrals were sent to internal departments and applicable external agencies for their review and comment. All referral comments were received and forwarded to the applicant for their review. No major issues were identified.

3. Analysis:

A. OFFICIAL COMMUNITY PLAN 2010 (OCP)

The property is designated as Community Residential (CR) within the OCP and it falls within the Community Growth Area (CGA). The goals of the Community Residential designation are to ensure sustainable single family and multi-family construction, reduction of sprawl, and provision of municipal services in an efficient manner. The following policy statements from the OCP are applicable to this rezoning application.

4.3 ENERGY AND CLIMATE CHANGE

- 4.3.3 (f) Create contiguous development (avoiding gaps of undeveloped properties);

5.1 COMMUNITY RESIDENTIAL

- 5.1.2 (b) Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups.
- (d) Provide the most efficient use of land and existing physical infrastructure in terms of infill/densification.
- (f) Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
- (g) Require safe and formalized pedestrian access to services from all residential areas, including connections to amenities and commercial service areas;
- (i) Preserve and enhance the character of existing neighbourhoods.
- (k) Allow for a variety of housing options within new and existing residential areas

Grant Road West and the area surrounding the subject property is diversifying and densifying. Provision of infill and higher density single-family development on the property intensifies the land use in a sustainable manner and is a compatible use with surrounding development. There is existing infrastructure in place to service the site to municipal sewer. The proposed lot will have good access to transit services and is located within walking distance to many services in the community.

B. ZONING BYLAW 2013

The minimum lot size permitted in the R3 zone is 350m² which may permit the creation of approximately eight strata lots.

C. AMENITIES

The Community Amenity Contribution Policy 13.3 is applied to rezoning applications for residential uses where an increase over the base density is proposed. The amenities received can be used by the District to address costs associated with growth.

The base density for this property is calculated at 4.68 dwelling units. Due to the size of the property and the 350 m² minimum lot size within the R3 zone, the maximum density on the property could be greater than 4.68 dwelling units. The applicant has proposed a maximum density of eight strata lots.

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 unit.

Proposed maximum density (8 lots) less the base density (4.68) equals an increased density of 3.32. \$5,000 x 3.32 = 16,600, to be contributed at time of subdivision.

4. Legal Impacts:

The amenity contribution will be formalized through a section 219 covenant that will be prepared and registered on title before the adoption of Bylaw 636.

5. Financial Impacts:

The developer will pay for all costs associated with site improvements and development and is bound by District of Sooke Bylaws and regulations.

6. Implication of Recommendation:

The rezoning application is consistent with the objectives of the Community Residential designation within the OCP.


7. Strategic Relevance:

This proposal meets the following strategic priorities in In Council's 2016 Corporate Strategic Plan:



PLANNING – The District will work towards streamlining planning processes to encourage investment and job growth in the community.

Attached Documents:

- 1. Application Summary
- 2. Referral Agency Comments
- 3. Subject Property Map
- 4. Rezoning Rationale from Applicant
- 5. Small Lot Residential Zone
- 6. Draft Bylaw No. 636
- 7. Draft S. 219 covenant



 Tara Johnson, MCIP, RPP
 Planner II

Approved for Council Agenda
 Development Services
 Corporate Services
Financial Services
 CAO

Application Summary

Address	7125 Grant Road West
Legal	Lot 8, Section 1, Sooke District, Plan 13885
Existing Zoning	Rural Residential (RU4)
Proposed Zoning	Small Lot Residential (R3)
Existing OCP	Community Residential
Proposed OCP	n/a
Parcel Size	+/- 0.39ha = 3865m ²
Services	Water: CRD Water Sewer: to be hooked into Municipal Drainage: On-site
Adjacent Land Uses	North: Grant Road West South: Medium Lot Residential (R2) (received 3 rd reading) East: Rural Residential (RU4) West: Medium Lot Residential (R2) (received 3 rd reading)

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

**SUMMARY OF COMMENTS RECEIVED
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL**

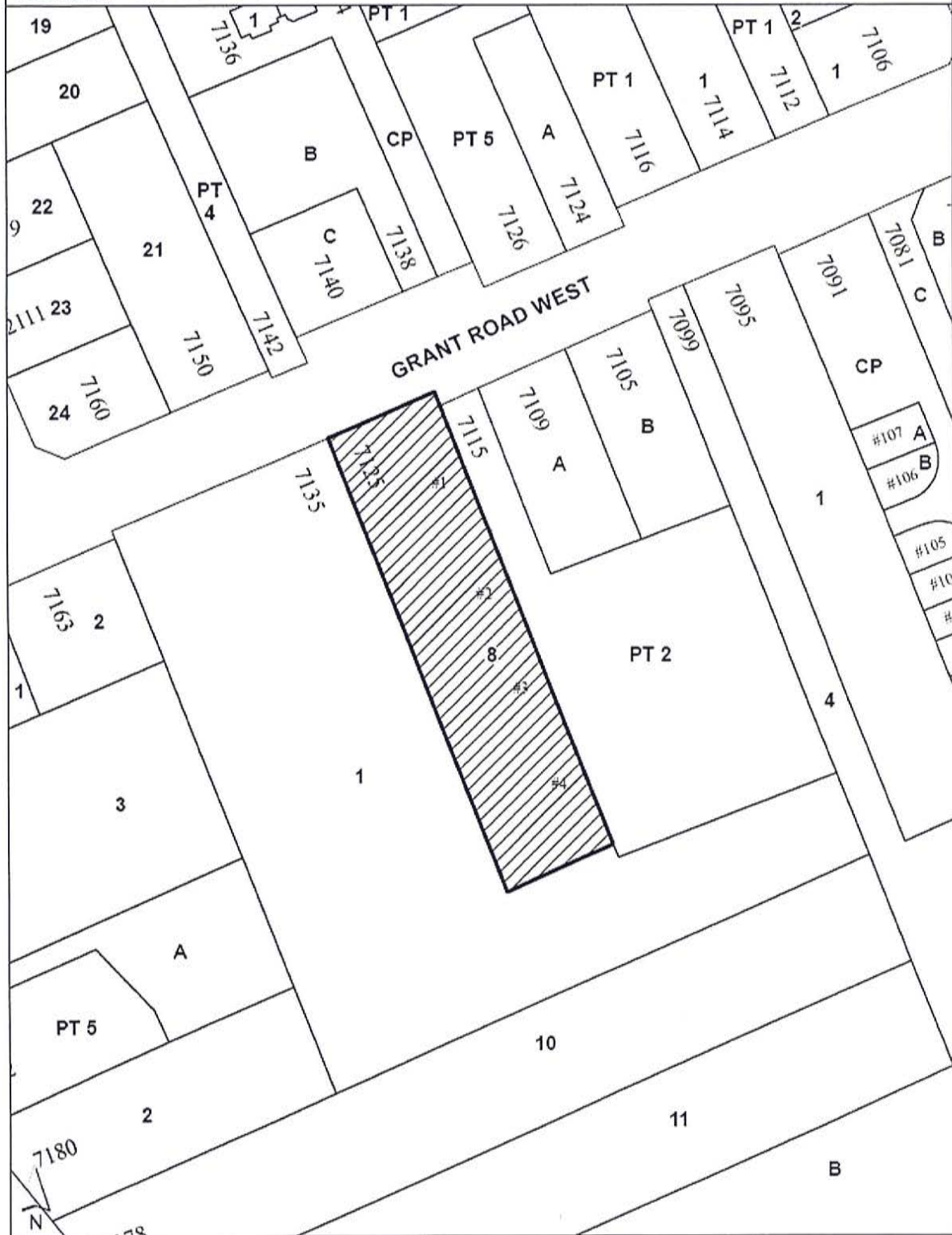
EXTERNAL REFERRALS	
Agency	Comments
BC Hydro	<p>BCH does not own any equipment on this property. A Statutory Right-of-Way Agreement is not required at this time but may be needed in the future. Major modifications to the BCH system will be necessary in order for BCH to provide service to this development. BCH will need to complete a thorough system study and design to provide a cost estimate for this work. The developer must submit an application for service.</p> <p>Servicing this development may require infrastructure that has a large footprint. The location of this equipment may significantly influence the design of the development as it may need to be placed on private property.</p> <p>There is overhead electrical infrastructure adjacent to this property which may affect this development. It is the developer's responsibility to ensure that any infrastructure built on this property will meet all current CSA requirements and limitations around high voltage equipment and transformation.</p>
Ministry of Transportation and Infrastructure	No objections to the proposal and has no additional requirements for approval.
Canada Post	Currently there are four residences serviced by a community mailbox. The additional calls will be serviced the same way. We may possibly need a service upgrade to provide additional space for the new points of call. Will review as time of occupancy gets closer.
BC Transit	<p>Is supportive of the proposed development as it is consistent with transit supportive land use and transportation policies in the Victoria Transit Future Plan and in the District of Sooke's OCP land use policies</p> <p>The property is located directly on a transit route providing service to Sooke Town Centre, West Shore Town Centre, Royal Roads, West Shore Recreation Centre, Victoria General Hospital and downtown Victoria. There are transit stops located along Grant Road about 40 metres east of the property and serving both directions of travel.</p> <p>Please consider upgrading the eastbound bus stop on Grant Road about 40 m east of the subject property with accessibility pads.</p>
Beecher Bay	No concerns
CRD Water	See attached. Comments will be addressed at time of subdivision.
CRD JdFEA	N/A
SEAPARC	No response
T'souke Nation	No response
VIHA	No objections providing the property will be serviced by the municipal sewer system.


Archeological Branch	<p>According to Provincial records there are no known archaeological sites recorded on or near the subject area. However, archaeological potential modelling indicates there are areas of high potential close by.</p> <p>Archaeological sites (both recorded and unrecorded) are protected under the <i>Heritage Conservation Act</i> and must not be altered or damaged without a permit from the Archaeology Branch. If a suspected archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.</p>
RCMP	No concerns
School District #62	No concerns
Fortis BC	No conflicts. No existing gas pipelines in the area.
Shaw Cable	No response
Telus	No concerns.
Building	No response
Fire	<p>The site is beyond the 10 minute fire deptment response time as defined by Section 9.10.14.3 of the BC Building Code so additional provisions to address limiting distance between proposed structures or sprinkling the buildings may be required.</p> <p>An additional fire hydrant may be required along the driveway route to meet the requirements of Fire Underwriters Survey for hydrant spacing.</p>
Engineering	No objections in principle. A subdivision review has yet to take place.

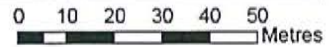


SUBJECT PROPERTY MAP

File: PLN01252



 Subject Property



Subject Property



Palomar Synergy Inc.

PO BOX 728, SOOKE, BC V9Z 1H7

Rezoning/OCP Application

C. REZONING RATIONALE

(1) Description of Surrounding Area

We have attached a map showing the surrounding land uses which largely consist of low densities, including the low density multi-family (RM1) development at 7091 Grant Rd. Our property has been highlighted in orange.

(2) Purpose of Rezoning

We intend to divide our property into eight (8) strata lots only and then to erect moderately-sized, sustainable, prefabricated single family homes on each lot.

(3) Relationship of Our Application to OCP Goals & Objectives

Our small-scale plan for the residential development of our property will assist in minimizing the impact on municipal infrastructure and help reduce residential sprawl. Our homes will be affordably-priced to target and attract young families, retirees and first-time buyers and will be the most efficient use of our land as a result because we will be concentrating new residential development in our existing neighborhood rather than expanding into new areas.

It is also important to note that our neighborhood is itself in the process of expansion and development ; and, that our project has been tailored to be consistent with that expansion and development in an effort to preserve and enhance the character of our neighborhood.

We intend to build our efficiently constructed homes using the *Pacific SmartWall*® prefabricated wall system, as described below :

Pacific SmartWall® is a prefabricated wall system that simplifies building and offers significant advantages over other construction methods. Proven increases in thermal efficiency and air tightness combined with increased indoor air quality, reduced sound transmission and shorter framing times are some of the key advantages of this system.

Pacific SmartWall® is framed in 2×6, 2×8 or 2×10 widths. As an example, the 2×6 width framing produces an R22 value which results in a 40% increase in thermal efficiency.

Pacific SmartWall® is a conventionally framed wall, with a few key additions. Yet home builders benefit from significantly reduced framing times and cost – up to 40% cheaper per square foot than it's competitors. These cost savings can then be passed on to the consumer.

There are no hazardous land conditions on our property ; and, other than a drainage ditch running across our property, there are no environmentally sensitive areas within our property. The fact that our homes will be assembled in sections brought in from elsewhere – as opposed to being built from the ground up on-site – should help reduce the impact on the natural environment.

We also note there are bus stops on both sides of Grant Road located at the front of our property which provide reliable pedestrian connections to the amenities and commercial service areas of Sooke, Colwood-Langford and Victoria.

END OF DOCUMENT

attachment

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:

Accessory Uses:

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

- 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

*See conditions of use.

203.3 Minimum Lot Size for Subdivision Purposes¹: 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

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 1437061), 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. 854 adopted February 11, 2014)



DISTRICT OF SOOKE

BYLAW No. 636

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described Lot 8, Section 1, Sooke Land District, Plan VIP13885 from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

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

1. This Bylaw is cited as *Zoning Amendment Bylaw (600-24)*.
2. The parcel of land legally described as Lot 8, Section 1, Sooke Land District, Plan VIP13885 as shown boldly outlined and hatched on Schedule A, which is affixed to and forms part of this Bylaw, is hereby rezoned from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* as amended from time to time and Schedule A attached thereto, are amended accordingly.

Introduced and read a first time the ___ day of _____, 2016.

Read a second time the ___ day of _____, 2016.

Public hearing held the ___ day of _____, 2016.

Read a third time the ___ day of _____, 2016.

Approved by Ministry of Transportation and Infrastructure the ___ day of _____, 2016.

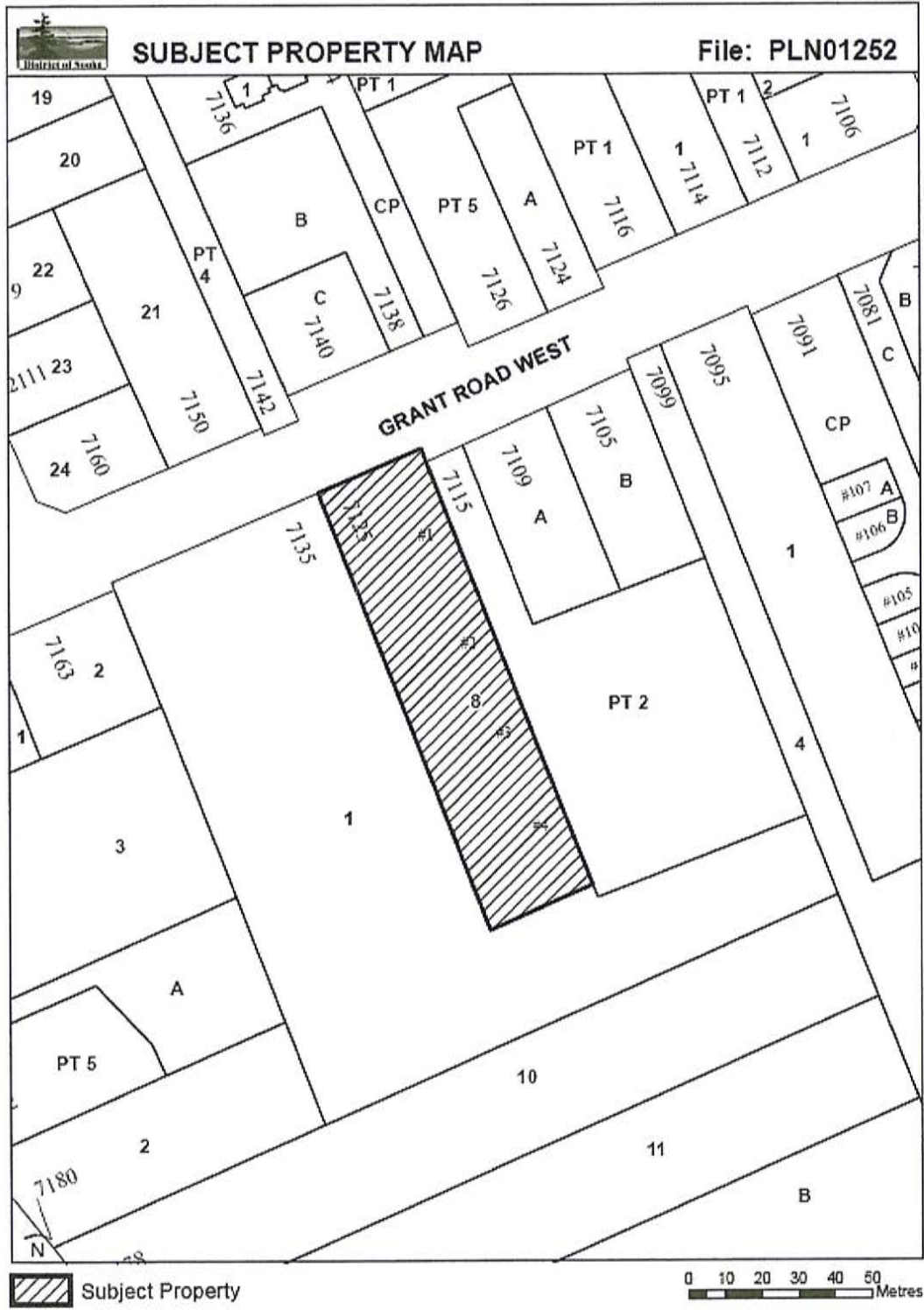
Adopted on the ___ day of _____, 2016.

Certified by:

Maja Tait
Mayor

Gabryel Joseph
Acting Corporate Officer

SCHEDULE A



TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT

THIS AGREEMENT, dated for reference' _____, 2016 is made

BETWEEN:

Palomar Synergy Inc.
2nd Floor-6703 West Coast Road,
Sooke, BC
V0S 1N0

(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 8, Section 1, Sooke District, Plan 13885
(the "Land");
- B. The Owner proposes to develop the Land for residential use;
- C. The Owner has requested the Municipality to adopt Bylaw No. 636, *Zoning Amendment Bylaw (600-24)* (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 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 subdivided;

unless the subdivision 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 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.

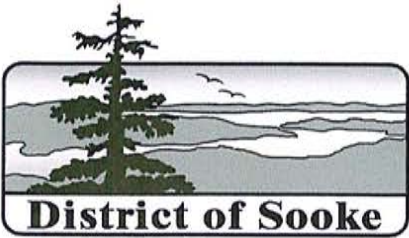
As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C that is attached hereto and forms part of this Agreement.

SCHEDULE "A"

SCHEDULE OF RESTRICTIONS

AMENITIES

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 final approval by the approving officer of the Subdivision of the Lands in accordance with section 2 and section 3 of this Schedule "A".
2. The amenities to be provided are 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, ALR acquisitions, community gardens, parking structures, performing arts facility, green infrastructure, beautification projects, having in the aggregate a market value not exceeding \$5,000.00 for each additional dwelling unit in excess of the 4.68 dwelling unit Base Density on the land to be collected at time of subdivision;
3. Despite section 2 of this Schedule, in lieu of provision of these amenities the Developer may at subdivision stage pay the District \$5000.00 for each additional dwelling unit in excess of the 4.68 dwelling unit Base Density on the land to be collected at time of subdivision.



File No. 5340-11

REQUEST FOR DECISION
REGULAR COUNCIL
Meeting Date: July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services
Re: **Sooke Core Sewer Specified Area Proposed Boundary Adjustment for 7125 Grant Road West.**

RECOMMENDATION:

THAT COUNCIL receive the Petition for Local Area Service for the property located at 7125 Grant Road West (legally described as Lot 8, Section 1, Sooke District, Plan 13885);

AND FURTHER THAT COUNCIL introduce and give first, second and third reading to Bylaw No. 645, *Sooke Core Sewer Specified Area Amendment Bylaw (147-27)*.

Executive Summary:

The District of Sooke received a Petition for Local Area Service and enlargement of the Sooke Core Sewer Specified Area (SSA) from the owners of 7125 Grant Road West in 2008. The property owners are now in position to request the District move forward on their petition in conjunction with an application to the District to amend the zoning on their property. An updated petition has been included with this report for reference.

Background:

Access to the municipal wastewater collection and treatment system for Grant Road W. properties located between Firwood Place and West Coast Road was made possible with the installation of developer-required sewer infrastructure in 2011. When the new infrastructure was installed, allowances were made for the existing properties along Grant Road fronting on the new main to make connection to the system. It was decided at that time to allow individual properties to apply for inclusion rather than imposing a mandatory connection process.

Analysis:

As part of the rezoning requirements for 7044 Maple Park Terrace, the developer expanded the sanitary sewer collection system along Grant Road W. from Firwood Place to West Coast Road. As part of the installation, sanitary sewer connections were

provided for the existing properties fronting on the new infrastructure. In order to connect to the sanitary sewer main, individual property owners must apply for inclusion into the Sewer Specified Area.

Since 2011, Council has permitted the addition of six Grant Road W. properties into the Sewer Specified Area. See Figure 1 below:

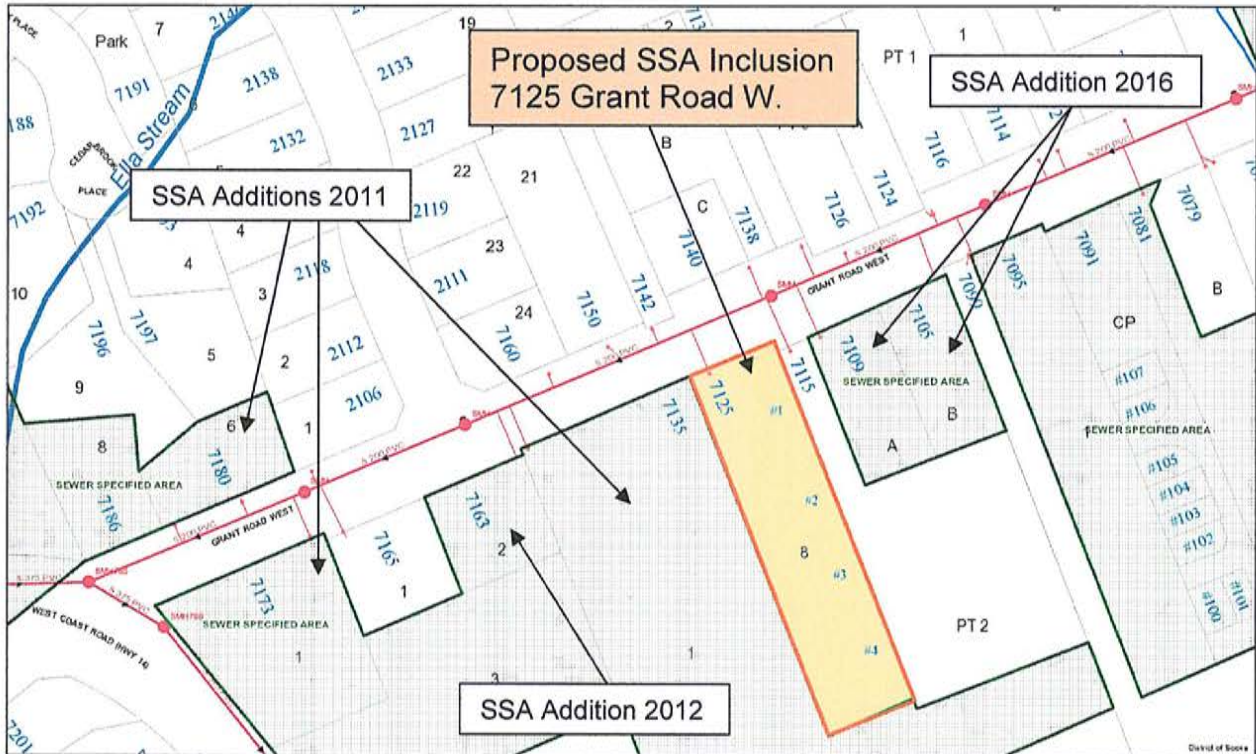


Figure 1: Sewer Specified Area Additions and Proposed Inclusions

The property at 7125 Grant Road W. is located within the Community Growth Area (CGA) as identified by the *Sooke Official Community Plan* and its long term goal to provide sanitary sewer service to all properties in the CGA. Policy 11.5, *Sooke Core Area Local Service Area Boundary Policy*, permits Council to consider applications from individual property owners for inclusion into the SSA.

The approximately 3,865 m² property is currently zoned RU-4 – Rural Residential and has four mobile homes situated on it. The property owners have made separate application to the District to consider amending the zoning on the property to R3 – Small Lot Residential Zone for future redevelopment. This zone has a minimum lot size of 350m² and, if a zoning amendment is achieved, may permit the creation of approximately eight strata lots. The R3 zone requires the property be located within the Sewer Specified Area. Both applications are running concurrently, and therefore details of the zoning amendment proposal will be included in a separate report.

Should Council proceed with the bylaw process, the requirements of Policy 11.5, as well as Bylaw No. 281, *Sooke Core Sewer Specified Area Mandatory Connection Bylaw*,

2006, and Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*, will also be addressed.

The proposal has been included in the District's sewer model with our engineering provider reporting that there is sufficient capacity in existing infrastructure to accommodate the flows from the proposed new development. A copy of the report is attached.

Strategic Relevance:

Council's Strategic Plan item: *Enhancing Community Livability – the District will work towards making Sooke a vibrant and accessible community – take steps to protect Sooke's natural beauty* will be met by connecting properties to the District's wastewater collection and treatment system which assists in the long-term protection of the environment.

Financial Impacts:

Should Council adopt a bylaw to include these properties into the Sewer Specified Area, a Capital Expansion Charge of \$2,800 per unit will be collected at the time of connection to the system as per the requirements of Bylaw No. 281 or Development Cost Charges will be collected should the property be redeveloped. The property will be added to the Sooke Core Sewer Specified Area Assessment Roll as per the requirements of Bylaw No. 150, and applicable Parcel Tax and Sewer Generation Charges will subsequently be collected.

Attached Documents:

1. 7125 Grant Road W. - Petition for Local Service Area
2. Subject Property Map
3. Proposed SSA Extension Map
4. Bylaw No. 645
5. Stantec Letter Report of May 16, 2016

Respectfully,



Nikki Lewers, Land Development Technician

Approved for Council Agenda
 Development Services
Corp. Services
 Financial Services
_____ CAO 

D of Sooke
JUN 09 2016
Received

PETITION FOR LOCAL AREA SERVICE
and
enlargement of the Sooke Core Sewer Specified Area (local service area)
under the provisions of the Community Charter

To the Corporate Officer,

By signing this petition, I propose that the Council of the District of Sooke provide my property (described below) with the community sewer system local area service by enlarging the Sooke Core Sewer Specified Area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*, as amended.

Property Civic Address: 7125 Grant Road, Sooke, B.C.

Property Legal Description: Lot 8, Section 1, Sooke District, Plan 13885

Service and Boundaries of Local Service Area PID: 004-441-982

The community sewer system service means a sewage collection system, treatment facility, disinfection system, extended marine outfall disposal system, and associated infrastructure and works for the collection, treatment and disposal of sewage and serves the Sooke Core Sewer Specified Area described and established by Bylaw No. 147.

Estimate of Cost of Service and Borrowing

As set out in Bylaw No. 147, the estimated net capital cost of the service is \$8,800,000. Under Bylaw No. 148, *Sooke Core Sewer Specified Area Borrowing Bylaw, 2003*, the Council is authorized to borrow \$8,800,000 for a maximum term of 20 years, and the entire cost of this borrowing is borne by the owners of property in the Sooke Core Sewer Specified Area.

Cost Recovery for Sewer System Service

The method of cost recovery of the construction and operation of the community sewer system is by way of parcel tax and sewer generation charge established by Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*, as amended.

**** All registered owners on the property title must sign this petition (copy of title to be provided)**

Property Owner Name (please print): PALOMAR SYNERGY Inc.

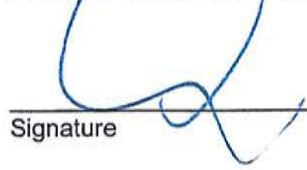


Signature

9/6/16

Date

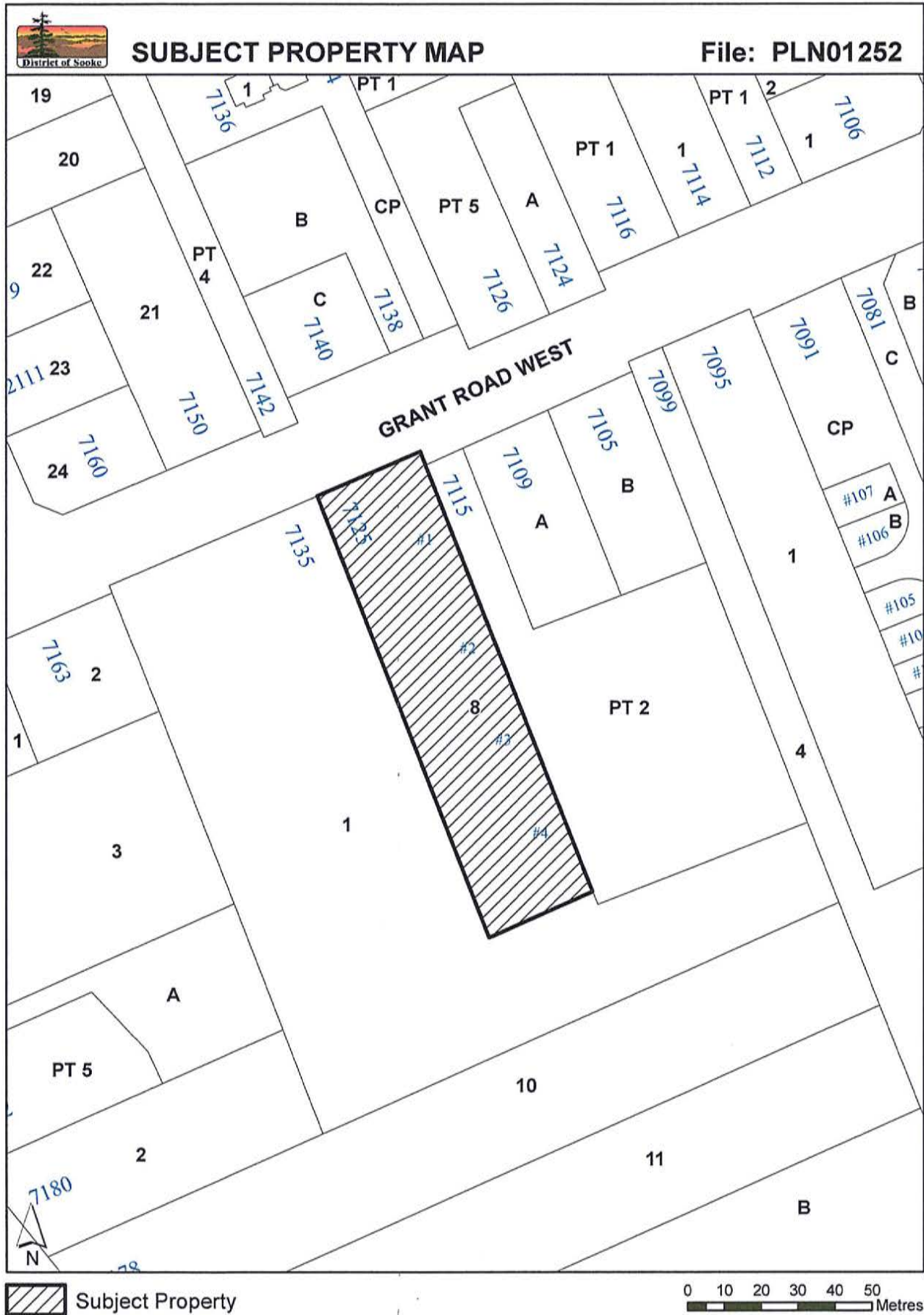
Property Owner Name (please print): _____



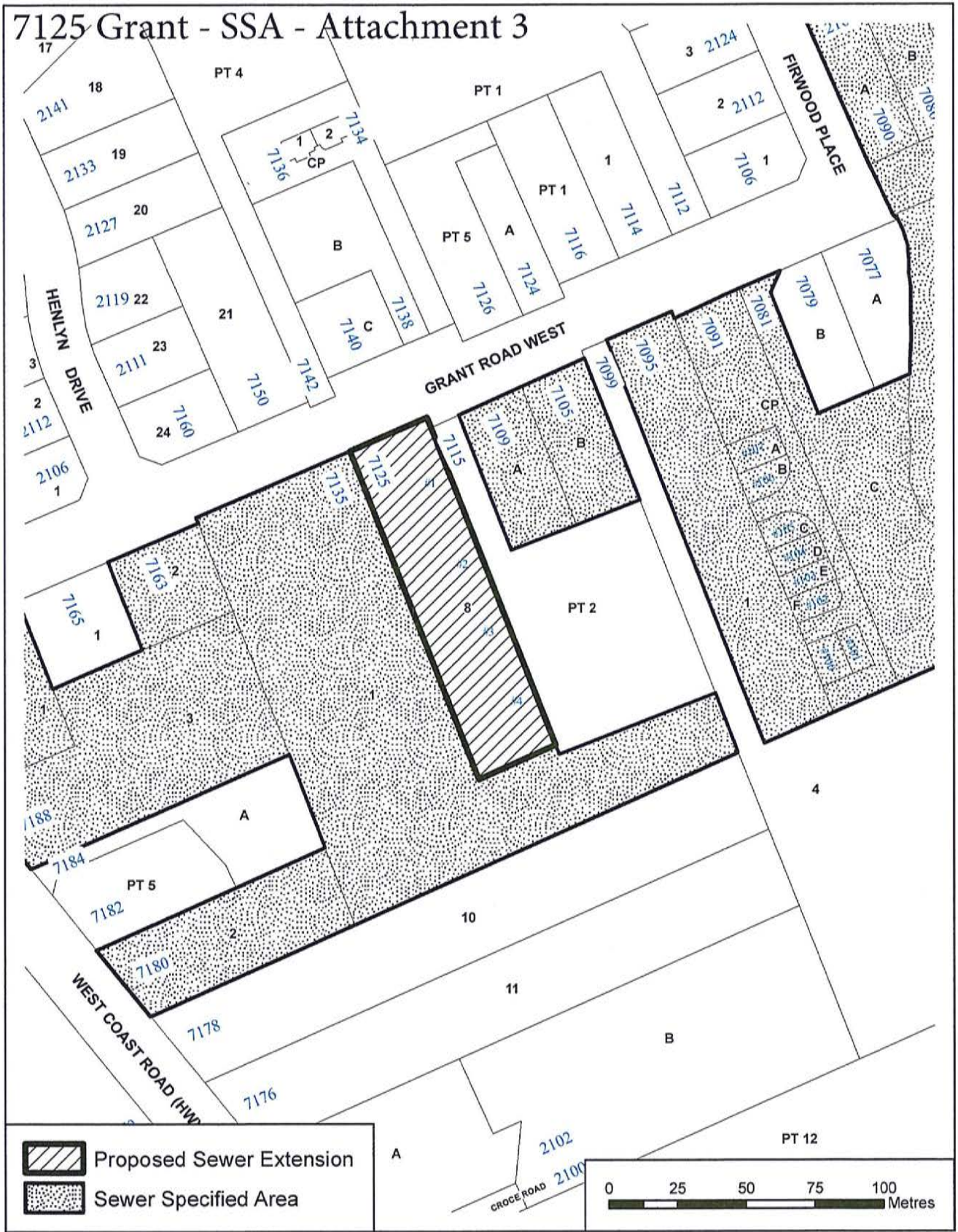
Signature

9/6/16

Date



7125 Grant - SSA - Attachment 3





DISTRICT OF SOOKE

BYLAW No. 645

A bylaw to amend *Sooke Core Sewer Specified Area Bylaw, 2003* to enlarge the community sewer system service area to include parcel located at 7125 Grant Road West.

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

1. This Bylaw is cited as *Sooke Core Sewer Specified Area Amendment Bylaw (147-27)*.
2. Schedule A of Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003* is amended by adding to the Sooke Core Sewer Specified Area the parcel shown outlined in black and hatched on Schedule A, affixed to and forming part of this bylaw and legally described as:

Lot 8, Section 1, Sooke District, Plan 13885 (PID 004-441-982), also known as 7125 Grant Road West

Petition certified sufficient and valid the 9th day of June, 2016.

Introduced and read a first time the ___ day of _____, 2016.

Read a second time the ___ day of _____, 2016.

Read a third time the ___ day of _____, 2016.

Adopted on the ___ day of _____, 2016.

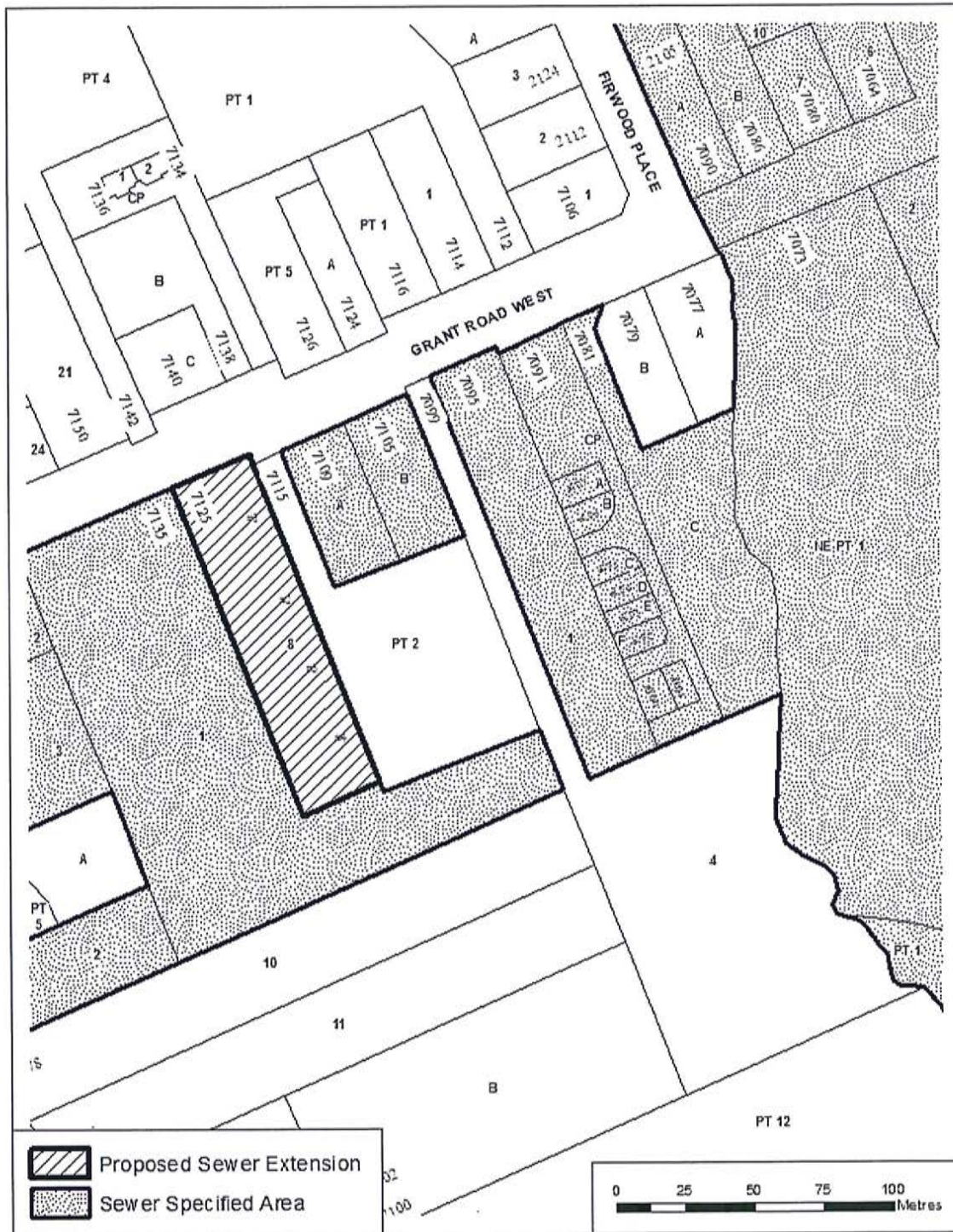
Certified by:

Maja Tait
Mayor

Gabryel Joseph
Acting Corporate Officer

SCHEDULE A

7125 Grant Road W.



Petition attached for reference purposes only

C of Sooke
JUN 09 2016
Received

PETITION FOR LOCAL AREA SERVICE
and
enlargement of the Sooke Core Sewer Specified Area (local service area)
under the provisions of the Community Charter

To the Corporate Officer,

By signing this petition, I propose that the Council of the District of Sooke provide my property (described below) with the community sewer system local area service by enlarging the Sooke Core Sewer Specified Area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*, as amended.

Property Civic Address: 7125 Grant Road, Sooke, B.C.
Property Legal Description: lot 8, Section 1, Sooke District, Plan 13885
Service and Boundaries of Local Service Area PID: 004-441-982

The community sewer system service means a sewage collection system, treatment facility, disinfection system, extended marine outfall disposal system, and associated infrastructure and works for the collection, treatment and disposal of sewage and serves the Sooke Core Sewer Specified Area described and established by Bylaw No. 147.

Estimate of Cost of Service and Borrowing

As set out in Bylaw No. 147, the estimated net capital cost of the service is \$8,800,000. Under Bylaw No. 148, *Sooke Core Sewer Specified Area Borrowing Bylaw, 2003*, the Council is authorized to borrow \$8,800,000 for a maximum term of 20 years, and the entire cost of this borrowing is borne by the owners of property in the Sooke Core Sewer Specified Area.

Cost Recovery for Sewer System Service

The method of cost recovery of the construction and operation of the community sewer system is by way of parcel tax and sewer generation charge established by Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*, as amended.

** All registered owners on the property title must sign this petition (copy of title to be provided)

Property Owner Name (please print): PALOMAR SYNERGY Inc.



Signature

9/6/16

Date

Property Owner Name (please print): _____



Signature

9/6/16

Date



Stantec Consulting Ltd.
400-655 Tyee Road, Victoria BC V9A 6X5

May 16, 2016
File: 112610251

Attention: Rob Howat, Director of Development Services

District of Sooke
2205 Otter Point Road
Sooke British Columbia
V0S 1N0
Canada

Dear Rob,

Reference: Sooke Sewer Model: Serviceability Review for the Proposed Rezoning from RU4 to R3 at 7125 Grant Road.

Stantec has received an application for a serviceability review to assess the current capacity of the Sooke Sanitary Sewer System to accept a proposed rezoning at 7125 Grant Road. The proposed rezoning application is to transfer the zoning from one rural residential (RU4) lot to 8 small lot residential (R3) lots.

The following is a summation of the flow calculations carried out by Stantec to assess the impact of this development on the system:

- Maximum flow equivalent of 8 Single family dwellings units @ 3 capita/unit = 24 people.
- Average Dry Weather Flow (ADWF) of 240 L/d/person = 5,760 L/d = 0.07 L/s
- A Peaking Factor as per MMCD = $PF = \frac{3.2}{10.105} = 3.2$
- Peak Dry Weather Flow (PDWF) = $2.29 \times 0.07 \text{ L/s} = 0.22 \text{ L/s}$
- Infiltration and Inflow (I&I) for 0.39ha lot = $0.12 \text{ L/s/ha} \times 0.39 \text{ ha} = 0.05 \text{ L/s}$
 - I&I values based on MMCD 2014 Design Guidelines.
- Peak Wet Weather Flow (PWWF) = $PDWF + I\&I = 0.27 \text{ L/s}$

With the addition of the proposed new development the Sooke sewer system will encounter an additional peak flow of approximately 0.27 L/s. There is currently a 200mm diameter gravity pipe that runs west along Grant Road on the north side of the road and connects into a 375mm gravity line which runs down West Coast Road towards the Waste Water Treatment Plant. All gravity lines along this path currently have sufficient capacity to accommodate the estimated flow from the

Design with community in mind



May 16, 2016
Rob Howat, Director of Development Services
Page 2 of 2

Reference: Sooke Sewer Model: Serviceability Review for the Proposed Rezoning from RU4 to R3 at 7125 Grant Road.

new development. The District should consider the following option for connecting this property into the existing sewer system along Grant Road:

- The lowest fixtures in the proposed buildings are potentially at a lower elevation than the gravity service elevation; therefore, individual pump packages may be required to make the connection to the surrounding gravity system. It is recommended that any Low Pressure Systems be connected into the existing 100mm gravity service line connecting the property to the Grant Road 200mm gravity sewer main.

No pump stations are affected by this proposed rezoning.

If you have any questions regarding the information in this memo, please feel free to contact the undersigned.

Regards,

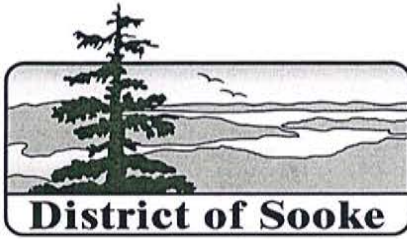
STANTEC CONSULTING LTD.

Shaun Swarbrick, P.Eng
Civil Engineer
Phone: 250-389-2545
Fax: 250-382-0514
al.ghanam@stantec.com

Attachment:

pd v:\1126\active\112610205\serviceability_reviews\7125_grant_rd\let_ss_20160516_7125_grant_rd.docx.0

Design with community in mind



File No. PLN01244

REQUEST FOR DECISION
REGULAR COUNCIL
Meeting Date: July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Corporate Services Department
Re: **Bylaw No. 642, Zoning Amendment Bylaw (600-28) – 7090 Grant Road/ 2105 Firwood Place**

RECOMMENDATION:

THAT COUNCIL adopt Bylaw No. 642, *Zoning Amendment Bylaw (600-28)*.

1. Executive Summary:

On June 13, 2016 Council gave first and second reading to Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* and directed staff to schedule a Public Hearing.

On June 27, 2016, a Public Hearing was held for Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* and Council gave third reading to Bylaw 642.

The Ministry of Transportation and Infrastructure gave approval of Bylaw 642 on July 4, 2016.

It is now in order for Council to consider adoption of Bylaw No. 642, *Zoning Amendment Bylaw (600-28)*.

Attached Documents:

- 1. Bylaw No. 642 at third reading

Respectfully,



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



DISTRICT OF SOOKE

BYLAW No. 642

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described as Lot A, Section 21, Sooke District, Plan 14805 from Large Lot Residential (R1) to Small Lot Residential Zone (R3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-28)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot A, Section 21, Sooke District, Plan 14805 as shown outlined in black and hatched on Schedule A from Large Lot Residential Zone (R1) to Small Lot Residential Zone (R3).

Introduced and read a first time the 13 day of June, 2016.

Read a second time the 13 day of June, 2016.

Public hearing held the 27th day of June, 2016.

Read a third time the 27th day of June, 2016.

Approved by Ministry of Transportation and Infrastructure the 4th day of July, 2016.

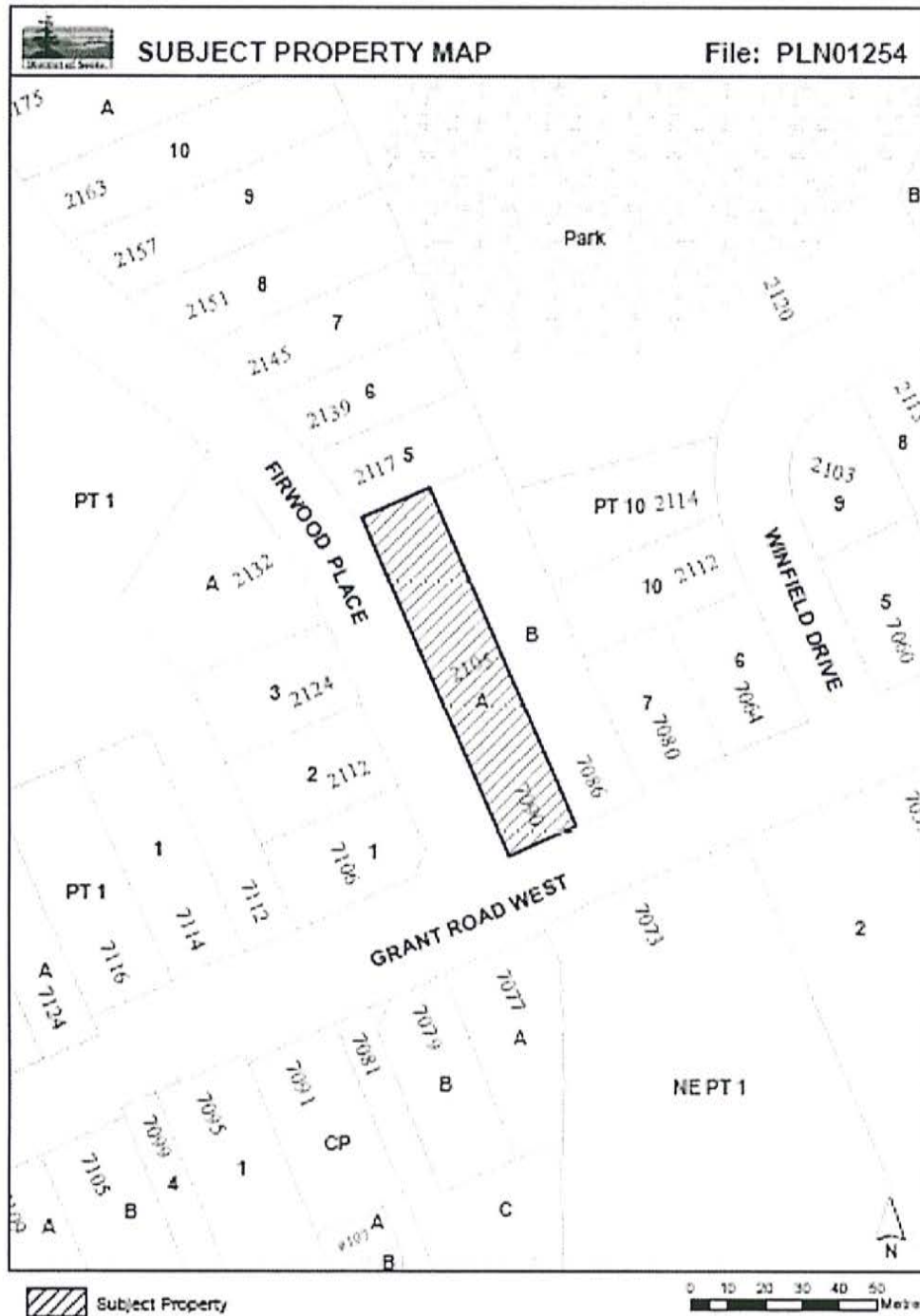
Adopted on the day of 2016

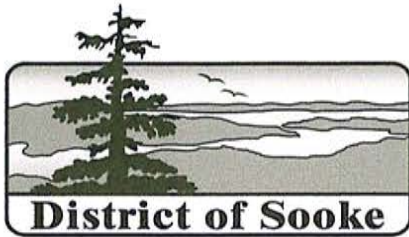
Certified by:

Mayor

Corporate Officer

SCHEDULE A





File No. PLN01260

REQUEST FOR DECISION
Regular Council Meeting
July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services
Re: **Silverspray (Sooke Point) Water Zone**

SUGGESTED ACTION:

THAT COUNCIL give third reading to Bylaw No. 644, *Zoning Amendment Bylaw (600-30)*.

Council requested information on the following topics at the June 27, 2016 Regular Council meeting:

Timing of Provincial Approvals

Staff has contacted the province to determine the anticipated timeline associated with the 'license of occupation' related to this file. As of July 6, 2016 no response has been received.

Water Zones

Prior to the adoption of Sooke Zoning Bylaw No. 270 (2006), the waters off-shore from Sooke were not zoned. Zoning the surface of the water started in 2006 with Bylaw 270.

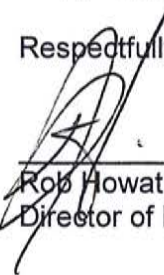
During the development of Sooke Zoning Bylaw No. 500 and the current zoning, Bylaw 600 copies of the known lease areas were obtained from the province, and all of the lease areas were assigned the appropriate zone based on the lease granted by the province.

In order to streamline water lease applications, the Province now sends all water lease applications to the District for comment. If rezoning of the water is required by the proposed lease application, the Province and the applicant are notified accordingly. The required zoning application and water lease application then run concurrently to determine if the use is appropriate.

Attached Document:

1. Report to Council dated November 26, 2012
2. Council Minutes dated November 26, 2012

Respectfully Submitted,



 Rob Howat,
 Director of Development Services

Approved for Council Agenda



 Development Services



 Corp. Services



 Financial Services



 CAO



File No. 3360-20

REQUEST FOR DECISION
Regular Council
Meeting Date: November 26, 2012

To: Dave Gawley, Acting Chief Administrative Officer
From: Tracy Olsen, Planner II
Re: **Marine Zones for the New Zoning Bylaw**

RECOMMENDATION:

THAT COUNCIL direct staff to assign the appropriate zoning to all of the previously unrecognized lease areas as part of preparing the New Zoning Bylaw and to include a new zone for Group Moorage.

1. Executive Summary:

There are approximately 39 previously unrecognized water lease areas in the Sooke Harbour and Basin that have valid lease agreements with the Province but do not have the appropriate zoning from the District. All of these lease areas should be assigned the Private Moorage (W2) zone by the New Zoning Bylaw. It is recommended that a new zone for Group Moorage be added as part of the preparation of the New Zoning Bylaw.

2. Background:

Prior to the adoption of Bylaw No. 270, *Sooke Zoning Bylaw, 2006* (Bylaw 270), the waters off-shore from Sooke were not zoned. Zoning the surface of the water started in 2006 with Bylaw 270 which assigned zoning to approximately sixteen water lease areas.

In the early stages of preparing Bylaw No. 500, *Sooke Zoning Bylaw, 2011* (Bylaw 500), no changes to the marine zones were anticipated. However, as work progressed, it was realized that not all of the zones assigned by Bylaw 270 reflected the terms and conditions of the particular lease. It was decided to ensure that the zoning in Bylaw 500 would be consistent with the lease terms. Copies of known leases were obtained from the Province and the lease areas were assigned a zone based on the types of uses

permitted by the leases. All affected lease owners were contacted in writing to advise them of which zone was being proposed for their water lease area.

Only the owners of Lease #105716 associated with the upland property at 1573 Dufour objected. Bylaw 270 had zoned their lease area Marina (W-3) which permitted commercial uses. Under Bylaw 500, Private Wharf (W2) zoning was assigned to Lease #105716 as the lease agreement was only for private moorage and float plane use. It was not a commercial lease.

After Bylaw 500 was adopted, the owners of Lease #105716 approached Council asking for reconsideration of their zoning and indicated that the only impediment to obtaining a lease for "group moorage" was the lack of appropriate zoning from the District.

Council directed staff to draft a bylaw to add a definition for group moorage and include group moorage as a permitted use to the W2 zone. The five other properties zoned W2 would also be affected by the proposed change to this zone as they too could then seek group moorage from the Province without rezoning their water lease area.

During the public hearing on the matter, it was noted that there were additional water lease areas that had not been recognized by Bylaw 500. After the public hearing, a number of people with docks approached District staff asking what their zoning was. After staff received permission to access provincial data bases, thirty-nine additional valid leases for private moorage were discovered. These lease areas are all currently zoned Passive Recreation (W1), a zone which does not permit private moorage.

The registered owners of all of these leases have been notified of this matter in writing. Seven responses have been received so far with all of the lease owners agreeing to a W2 zoning except for one lease holder who is questioning the District's ability to zone the water.

3. Analysis:

There are three questions that need to be answered to assist staff in the preparation of the New Zoning Bylaw:

- A/ Should the valid lease areas currently zoned W1 be assigned a zone compatible with the uses permitted by the lease?
- B/ Should there be a zone for Group Moorage?
- C/ Should Lease Area #105716 be assigned a zone that allows group moorage?

A/ Should valid lease areas currently zoned W1 be assigned a zone compatible with the uses permitted by the lease?

If a valid lease was in place when Bylaw 500 was adopted, regardless of the current zoning, the use is recognized as non-conforming and, subject to confirmation that the use was legal when the use was started, most likely, legal non-conforming. Legal non-conforming uses are protected by section 911 of the *Local Government Act (LGA)* from any changes in zoning. This protection is in effect indefinitely providing the use is not discontinued for a period of greater than six continuous months and not more than 75% of the value of the building above the foundation is damaged or destroyed. The *LGA* does not allow for an expansion or change of the use even though it is subject to protection by section 911. .

So long as the existing leases and improvements meet the criteria for legal, non-conforming status, they will not be affected by the New Zoning Bylaw. However, if the use is discontinued or for some reason the private moorage facility is damaged, then the prevailing zoning must be adhered to. In the case of these 39 previously unrecognized leases, it would be W1 zoning which does not permit the use or facilities even though there is a valid lease in place.

To ensure that the holders of these valid leases will be able use their lease area in accordance with their lease agreements, it is recommended that the appropriate zoning be assigned by the New Zoning Bylaw.

On October 15th, 2012, the Province designated parts of the Sooke Harbour and Basin as a Section 17 Designated Use Area for the protection of shellfish harvesting and aquaculture. The Province does not have any objections to the District assigning the appropriate zoning to valid leases in the Designated Use Areas. Any requests for new leases in the Designated Use Areas will be evaluated by the Province under the new criteria it has established. A rezoning application to the District would also be required as part of the process for approving any new leases.

B/ Should there be a zone for Group Moorage?

It is possible to create a new zone specifically for group moorage, for example, Group Moorage (W4). Although staff are not aware of any existing leases for group moorage, but if there are, they would be assigned the group moorage zone by the New Zoning Bylaw. The definition of Group Moorage added to the new bylaw would be consistent with the Province's definition.

In the future, water front property owners seeking group moorage leases would need to make simultaneous applications to the Province for a group moorage lease and to the District for group moorage zoning. The District could give third reading to a rezoning request with final adoption subject to approval of a group moorage lease agreement by the Province.

This approach is in keeping with policy statement 4.10.3 (l) in the OCP states: "Applications made to the BC Integrated Land Management Bureau (ILMB) for private docks and floats are supported by the District of Sooke if the following criteria are met: (i) Adherence to the ILMB policies regarding local public consultation, e.g. T'Sou-ke Nation and is in keeping with best management, planning and design standards, e.g. shared access and dock usage whenever possible" It also allows the District to hold a public hearing on the matter, something that the Province can not do.

C/ Should Lease Area #105716 be assigned a zone that allows group moorage?

It will be up to Council to decide whether or not to assign a W4 zoning to Lease #105716 as part of preparing a New Zoning Bylaw. It is a controversial issue and if the W4 zoning is assigned to this water lease, any public hearing held on the new zoning could be dominated by this single issue. Regardless of the changes the District makes to the zoning of Lease #150716, without the support of the neighbouring property owners, the Province will not issue a lease for group moorage.

4. Legal Impacts:

The District's lawyer has advised that the best approach to accommodating group moorage use is to create a new zone specific for that use. Adding group moorage to the W2 zone is not recommended. It was also noted that many municipalities fronting on the ocean use their zoning bylaws to regulate water use.

Attached Documents:

- 1. List of Valid Lease Agreements Zoned W1
- 2. Draft W4 zone

Respectfully,

Tracy Olsen
Planner II

Approved for Council Agenda	
_____ Engineering	_____ Planning
_____ Corp. Services	_____ Finance
_____ CAO	

APPENDIX ONE: List of Previously Unrecognized Lease Areas

Crown Land Licence #	Civic	Folio	
1406903	V879939	5709 Siasong Rd	018700.012
1413966	113586	2021 Saseenos Rd	018700.134
1413965	114035	2015 Saseenos Rd	018344.096
1412671	111923	2004 Saseenos Rd	009924.011
1412389	112224	5763 Siasong Rd	018700.130
1407925	112144	5781 Sooke Rd	018700.101
1412785	112393	5789 Sooke Rd	018700.128
1406291	109173	5829 Sooke Rd	018300.170
1406143	114481	5845 Sooke Rd	018300.026
1404945	113014	2055 Winnipeg Rd	018300.160
1412649	111987	5921 Sooke Rd	009887.001
180129	112042	5941 Sooke Rd	009886.001
1407346	109751	5957 Sooke Rd	018700.018
1407797	111323	5963 Sooke Rd	018700.027
1407312	111084	5991 & 6007 Sooke Rd	018700.021
1407418	111137	6397 Belvista Pl	018700.030
1406021	113744	6435 Sooke Rd	018339.040
1412766	112185	5455 Sooke Rd	018700.129
1413926	113313	5677 Sooke Rd	009933.001
1407461	110023	2011 Terrott St	018700.020
1407554	111154	2005 Charters Rd	018700.029
1412438	111290	2006 Charters Rd	018700.115
1409046	106548	Water St	018700.111
1413812	No Licence #	Water St	No Folio
1408095	111971	6615 Sooke Rd	018700.102
1413970	113738	6635 Sooke Rd	018700.133
1413946	113860	6641 Sooke Rd	018700.135
1412519	111535	6945 Possession Point Rd	009758.292
1405385	113420	1591 Dufour Rd	018335.200
1405307	113027	1597 Dufour Rd	018335.100
1406181	109308	1673 Whiffin Spit Rd	018700.100
1412806	112276	1655 Whiffin Spit Rd	018700.132
349971	100222	6995 Nordin Rd	018344.105
1406334	V881088	6915 West Coast Rd	018337.101
1405042	113560	1911 Murray Rd	018339.020
1409298	108719	5259 Sooke Rd	018700.113
1412581	111634	Gillespie Rd	010546.101
1400470	V893040	6955 Possession Point Rd	018336.500
1413989	No Licence #	5653 Sooke Rd	No Folio

APPENDIX TWO:

Draft Group Moorage (W4) Zone Including Definition of Group Moorage

Group Moorage

W4

704.1 Purpose: This zone is intended to allow Group Moorage subject to a valid lease agreement with the Province.

704.2 Permitted Uses:

Principal Uses:

- a) Boat Ramp
- b) Breakwater
- c) Fishing
- d) Group Moorage
- e) Passive Recreation

704.3 Prohibited Uses:

Residential or Commercial Use of structures, floats or piles.

704.4 Height Above High Water For All Structures: 7.5 metres

DEFINITION OF GROUP MOORAGE:

GROUP MOORAGE means a multi-berth moorage similar to a private moorage facility but for the personal use of a group or association of residents from the surrounding community;"

PI-2 NEW ZONING BYLAW

f. Marine Zones for the New Zoning Bylaw

Tracy Olsen provided a summary of the staff report for Marine Zones in the New Zoning Bylaw.

Council discussion:

- Intended purpose of water lease is indicated on the lease
- Ensuring the same standards/criteria for landowners with water leases
- Majority of the 39 previously unrecognized water leases zoned W1 should be recognized by adding them to the W2 zone
- At least one of these water leases is for commercial use
- There are no plans to rezone the upland attached to any of these leases with the new zoning bylaw
- W3 category taken away from 1573 Dufour Road under Bylaw 500 and should be reinstated
- Permitted uses in the W3 zone
- New information from the Integrated Land Management Branch on the lease on Dufour Road – correspondence advised there has been an application for group moorage
- Number of other properties downzoned including the one on Dufour Road
- Concerns of downzoning from W3 to W2 zones – water lease and upland zones should be the same between properties – needs to be rectified
- Ensuring fairness to everyone
- Group moorage vs. commercial marina

Public Input

Randy Clarkston, Sooke resident inquired as to whether every property in W1 zone would have to apply for a zoning change to W2. Staff advised that not for existing leases. If Council assigned W2 to them in the new zoning bylaw, people applying for new leases would also have to make application for rezoning.

Mr. Clarkston reported that in the past no one who has ever applied for a wharf has applied for a zoning change. There will be costs and time incurred and this will be adding a lot more to the process.

Sifu Moonfist addressed Council on land owners living next to each other with similar properties and docks not necessarily requiring the same rights.

MOVED and seconded to assign the 39 water leases currently zoned W1 to a zone compatible with the uses permitted by the lease and to clarify the uses of the lease at 1573 Dufour Road.

CARRIED UNANIMOUSLY

MOVED and seconded to include a definition and create a zone for Group Moorage in the new zoning bylaw.

CARRIED UNANIMOUSLY

MOVED and seconded that the Mayor, Land Use and Environment Committee Chair and staff enter into discussions with the Integrated Land Management Branch to clarify whether lease area #105716 should be assigned a zone that allows group moorage.
CARRIED UNANIMOUSLY

Bonnie Sprinkling requested that Council consider rescinding Bylaw No. 532, *Zoning Amendment Bylaw (500-9)* to put group moorage in the W2 zone at this time as a Public Hearing has been held for Bylaw No. 532 and Council will be considering group moorage in the new zoning bylaw.



DISTRICT OF SOOKE

BYLAW No. 644

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on a portion of the water near Possession Point legally described as “Unsurveyed Crown foreshore or land covered by water being part of the bed of the Juan de Fuca Strait, Sooke District” from Passive Recreation (W1) to Marina (W3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-30)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Unsurveyed Crown foreshore or land covered by water being part of the bed of the Juan de Fuca Strait, Sooke District as shown outlined in black and hatched on Schedule A from Passive Recreation (W1) to Marina (W3).

Introduced and read a first time the 13th day of June, 2016.

Read a second time the 13th day of June, 2016.

Public hearing held the 27th day of June, 2016.

Read a third time the ____ day of _____, 2016.

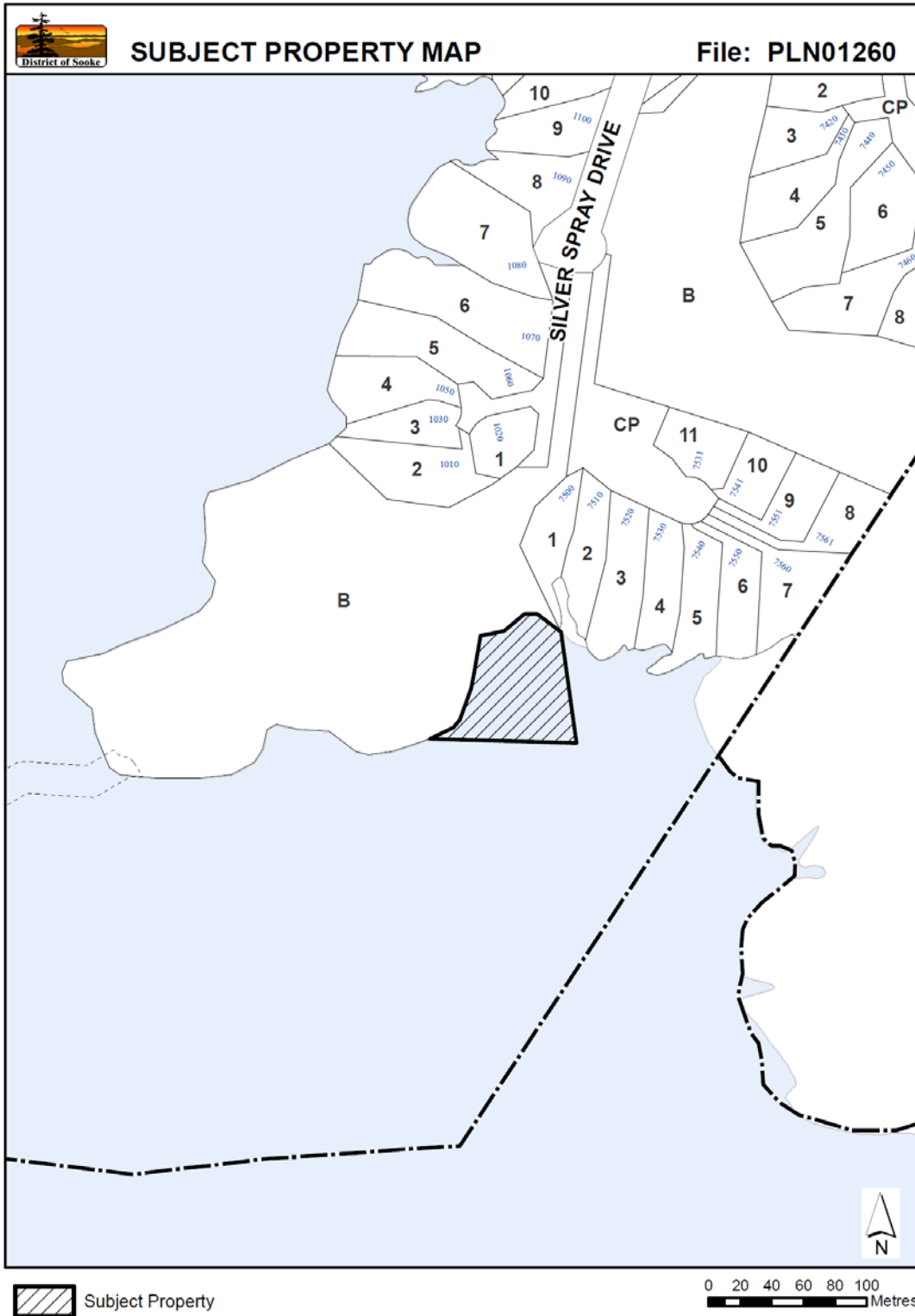
Approved by the Ministry of Forests, Land, and Natural Resource Operations on the ____ day of _____, 2016.

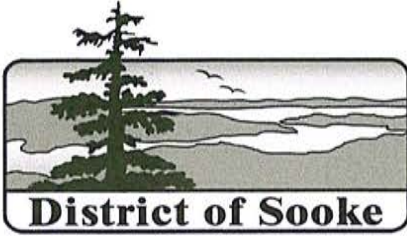
Adopted on the ____ day of _____, 2016.

Maja Tait
Mayor

Gabryel Joseph
Corporate Officer

SCHEDULE A





File No. PLN01269

REQUEST FOR DECISION
Regular Council Meeting
July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services
Re: **Rezoning Application – A portion of 7021 Grant Road**

SUGGESTED ACTION:

THAT COUNCIL give first and second reading to Bylaw No. 646, *Zoning Amendment Bylaw (600-31)*.

AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 646 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

1. Executive Summary:

The property at 7021 Grant Road has been a long established manufactured home park consisting of 6.3 acres of land. The land is primarily zoned Manufactured Home Park (MHP), however, a small portion of the lot (1050m²) near Grant Road has been assigned a zoning of Large Lot Residential (R1). The property owners were unaware of this zoning issue until recently. The R1 zoning on this parcel dates back to zoning bylaws inherited from the Capital Regional District.

There are currently three mobile homes located on the affected portion of the mobile home park. The applicant wants to rezone this portion of the property to Manufactured Home Park (MHP) to bring the entire parcel into compliance with the existing use. The applicant intends on replacing one of the three units with a new manufactured home, but cannot move forward as the use is inconsistent with the current R1 Zone.



2. FAQ

Why is a portion of the property zoned differently?

The R1 Zone assigned to this part of the property goes back to the Capital Regional District bylaws. Staff are unsure why there is a zoning anomaly on this part of the site.

Why is a rezoning application necessary?

The affected portion of the property contains three mobile homes. Those mobile homes are considered 'legal non-conforming', which means they can remain, provided no major changes occur to any of the units. Once a non-conforming use runs its course, any proposals must conform with current zoning. The owners want to replace one of the units with a new unit, which necessitates a rezoning.

3. Analysis:

The Official Community Plan, 2010 provides the policy context for evaluating rezoning applications. This application falls within the 'Community Residential' designation, which encourages low to medium density residential growth along with appropriately scaled commercial development. The following objectives support residential infill

Section 5.1.2 Objectives

- a. Provide a range of high quality housing types, tenures and densities, which can meet the diverse needs of, and attract, individuals and families of varying income levels and demographics;
- b. Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups;
- c. Encourage a variety of housing types...;
- d. Provide the most efficient use of land and existing physical infrastructure in terms of infill and densification;
- e. Deter new residential subdivision development outside the Community Growth Area (CGA);
- f. Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
 - i. Preserve and enhance the character of existing neighbourhoods;
- k. Allow for a variety of housing options within new and existing residential areas;

This application is consistent with the Community Residential land use designation and will bring the zoning into compliance with the existing uses.

This rezoning application does not trigger the amenity contribution policy.

Referrals

Referrals regarding the proposed application were sent to internal departments and applicable external agencies for their review and comment. No major issues were identified.

4. Legal Impacts:

If the rezoning is not approved, the owner will not be permitted to replace the manufactured homes within the affected part of the property. The portion of the property will remain legal non-conforming.

5. Financial Impacts:

No financial impact to the District.

6. Implication of Recommendation

The rezoning application is consistent with the objectives of the Community Residential designation within the Official Community Plan, 2010 (OCP). Approval of this rezoning will bring the zoning into compliance with the existing uses.

7. Strategic Relevance

This proposal meets the following strategic priorities in Council's 2016 Corporate Strategic Plan: PLANNING – The District will work towards streamlining planning processes to encourage investment and job growth in the community.

Attached Documents:

- 1. Application Summary
- 2. Referral Agency Comments
- 3. R1 and MHP Zones
- 4. Draft Bylaw No. 646

Respectfully Submitted,



Katherine Lesyshen, MCIP, RPP
Planner II

Approved for Council Agenda
 Development Services
 Corp. Services
 Financial Services
 CAO

APPLICATION SUMMARY

Address	7021 Grant Road
Legal	Lot 5, Section 3, Sooke District, Plan 1185, Except Parcel A (DD 328549I)
Existing Zoning	Large Lot Residential (R1)
Proposed Zoning	Manufactured Home Park (MHP)
OCP Designation	Community Residential (CR)
Parcel Size	1050m ² of 25,500m ² or 0.26acres of 6.9 acres
Services	Water: CRD Water Sewer: Municipal Sewer Drainage: On site
Adjacent Land Uses	North: Residential South: Agricultural (ALR) East: Residential West: Agricultural (ALR)

Present Zoning and Proposed Zoning

ZONING SPECIFICATIONS	PRESENT	PROPOSED
	R1	MHP
Minimum Lot Size for Subdivision	1000 m2	1ha and 325m ² sites
Maximum Height of Principle Building	12 m	10 m
Maximum height accessory building	9 m	2.4 m on mhp sites
Maximum Lot Coverage	30%	45%

**SUMMARY OF COMMENTS RECEIVED FOR 7021 GRANT ROAD
IN RESPONSE TO THE DISTRICT OF SOOKE REFERRAL SENT May 19, 2016**

REFERRAL SUMMARY	
AGENCY	COMMENTS
Shaw Cable	No concerns.
BC Hydro	No concerns.
Ministry of Transportation	The Ministry has no objections to the proposal and has no additional requirements for approval. Any necessary bylaw certification forms for the rezoning may be forwarded to this office at your convenience. If you require any additional information please feel free to contact me directly.
ALC	No objections.
Canada Post	No comment
BC Transit	No comment
Beecher Bay FN	No comment
CRD Water	The existing property is currently serviced with water by a 19mm (3/4") water service and a 50mm (2") water service located at the property frontage on Grant Road. If an increase in the level of service is required for this development, it can be provided the owner is willing to pay the necessary costs and fees authorized under CRD Bylaw No. 3889, for the supply and installation of a water distribution system capable of meeting all domestic and fire flow requirements, designed in accordance with CRD Specifications and Standard Drawings.
SD 62	No comments
Fortis BC	No concerns
T'Souke Nation	No comments
Archaeological Inventory Section of Ministry of Forests, Lands and Natural Resource Operations (FLNRO)	<p>According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling that there are some small areas of potential at the south end of the property. The potential areas are not dense enough to warrant an archaeological investigation or permitting, but is mentioned so property owners know that there is possibility albeit a small one, of there being an archaeological site present.</p> <p>Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the Heritage Conservation Act and must not be altered or damaged without a permit from the Archaeology Branch.</p>
RCMP, Sooke Detachment	No comments
Telus Communications	No comments
Sooke Fire Department	No concerns
Sooke Engineering	No concerns
Sooke Building	No comments

Large Lot Residential

R1

201.1 Purpose: This zone applies to those lots of land designated as Community Residential and intended for residential purposes, outside of the Town Centre, but within the Sewer Specified Area.

201.2 Permitted Uses:

Principal Uses:

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

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

201.3 Minimum Lot Size for Subdivision Purposes: 1,000 m²

201.4 Minimum Width for Subdivision Purposes: 15 m

201.5 Maximum Height:

- a) Principal Buildings: 3 storeys to a maximum height of 12 metres
- b) Accessory Buildings: 9 m

201.6 Maximum Lot Coverage: 30%

201.7 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	3 m	1.5 m	4 m	3 m
Accessory Building or Structure – 1 storey	7.5 m	3 m	1.2 m	1.2 m	0 m
Accessory Building or Structure – 2 storey	7.5 m	4.5 m	2 m	2 m	0 m

Manufactured Home Park

MHP

- 301.1 Purpose:** This zone provides for manufactured homes on rental, lease or strata lots within manufactured home parks.
- 301.2 Permitted Uses:**
- | Principal Uses: | Accessory Uses: |
|-------------------------------------|--|
| a) Manufactured home park | c) Accessory utility service structures and buildings |
| b) CSA Certified manufactured homes | d) One accessory single family dwelling per manufactured home park |
| | e) Home-based business |
| | f) Recreation area and building |
- 301.3 Minimum Lot Size for Subdivision Purposes:** 1 ha
In the case of stratification of a manufactured home park, the minimum lot size for individual manufactured home site lots is 325 m².
- 301.4 Minimum Lot Width for Manufactured Home Park Subdivision Purposes:** 60 m
- 301.5 Minimum Lot Width per Manufactured Home Site:**
15 m, or in the case of a cul de sac or panhandle lot, 6 m
- 301.6 Maximum Permitted Density:** 20 dwelling units/ha
- 301.7 Minimum Permitted Area for a Manufactured Home Site within Park:** 325 m²
- 301.8 Maximum Height:**
- a) Principal Buildings: 10 m
 - b) Accessory Buildings for park purposes: 9 m
 - c) Accessory Buildings on manufactured home site: 2.4 m
- 301.9 Maximum Coverage per Manufactured Home Site:** 45%, exclusive of carports
- 301.10 Amenity Area:** Not less than 5% of the manufactured home park lot area must be developed as an amenity area for residents.

Schedule 301 - Manufactured Home Park (MHP)

301.11 Minimum Setbacks: * (See diagram. *See conditions of use.)

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
For each manufactured home site	1.8 m	1.8 m	1.5 m	1.5 m	1.5 m
Accessory building or structure for park purposes	8 m	5 m	5 m	5 m	5 m
Accessory building or structure on manufactured home site	1.8 m	1.8 m	1.5 m	1 m	1 m

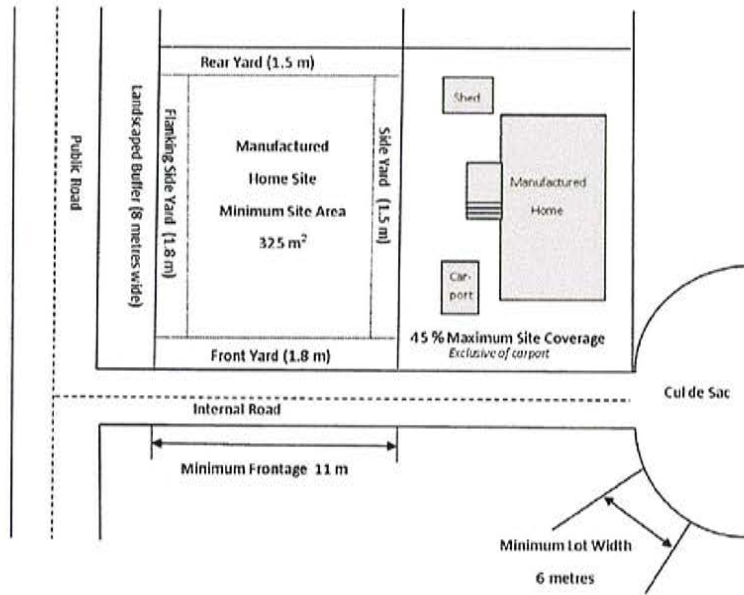


Diagram 12: Manufactured Home Site Setbacks and Yards

Schedule 301 - Manufactured Home Park (MHP)

301.12 Conditions of Use:

- a) Outside of designated Sewer Specified Area, septic systems for each lot must be determined by and installed in accordance with the requirements of the appropriate approval authority.
- b) A landscaped buffer, which is separate from the individual manufactured homesites, must be provided of not less than 8 m in width along any frontage on a highway (except lanes), and not less than 5 m in width from any other lot line. Within this buffer area, no buildings or dwellings, nor parking, nor storage of motor vehicles, nor roadways other than perpendicular crossing must be permitted.
- c) All additions must be of a similar design, quality and finish to the main structure.
- d) Notwithstanding section 301.11, a six metre setback is required between all manufactured homes with the exception of a manufactured home being installed to replace a manufactured home which was in existence at the time of adoption of this bylaw and which was lawfully sited at the time it was originally installed, regardless of the width of the new home or its location on the site. This exemption does not include accessory buildings or attachments to the manufactured home which are not deemed to be part of the principal building.



DISTRICT OF SOOKE

BYLAW No. 646

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on a portion of the property legally described as Lot 5, Section 3, Sooke District, Plan 1185, Except Parcel A (DD328549I) thereof from Large Lot Residential (R1) to Manufactured Home Park (MHP).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-31)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot 5, Section 3, Sooke District, Plan 1185, Except Parcel A (DD328549I) thereof as shown outlined in black and hatched on Schedule A to this bylaw from Large Lot Residential (R1) to Manufactured Home Park (MHP).

Introduced and read a first time the _____ day of _____, 2016.

Read a second time the _____ day of _____, 2016.

Public hearing held the _____ day of _____, 2016.

Read a third time the _____ day of _____, 2016.

Approved by Ministry of Transportation and Infrastructure the _____ day of _____, 2016.

Adopted on the _____ day of _____, 2016.

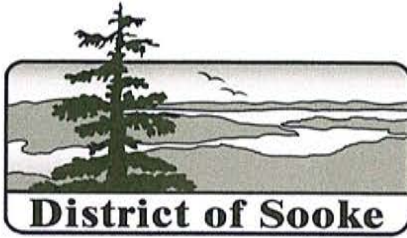
Certified by:

Mayor

Corporate Officer

SCHEDULE A





File No. PLN01267

REQUEST FOR DECISION
Regular Council Meeting
July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services
Re: **Rezoning Application – A portion of 6038 Sooke Road & a Text Amendment to the RU3 Zone to accommodate a Community Care Facility**

SUGGESTED ACTION:

THAT COUNCIL give first and second reading to Bylaw No. 647, *Zoning Amendment Bylaw (600-32)*.

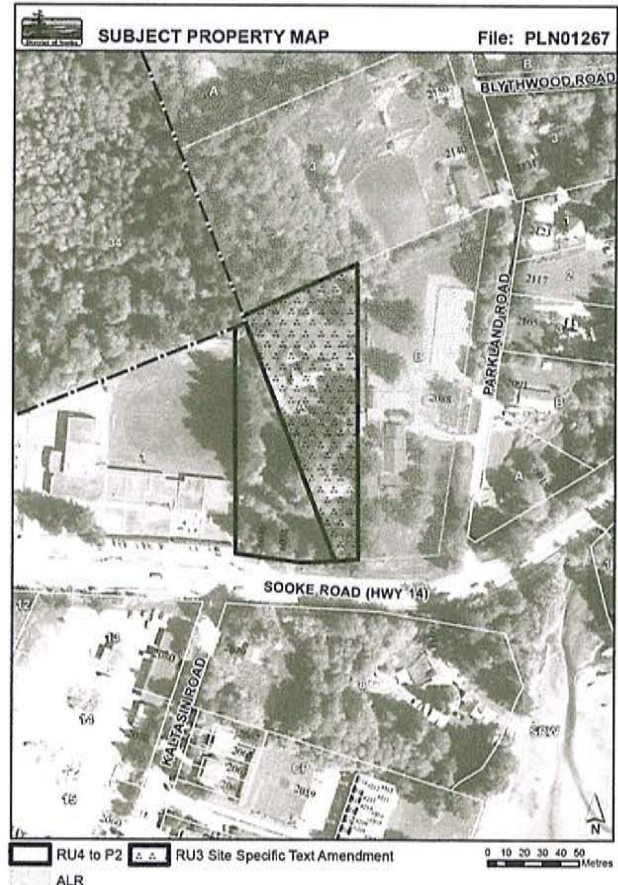
AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 647 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

1. Executive Summary:

The property at 6038 Sooke Road is approximately 1 ha (2.45 acres) in size. There are currently two dwellings on the property, and the site is located directly east of Saseenos Elementary School. The purpose of the application is to amend the zoning on the property to permit a community care facility; specifically to allow a daycare for up to 60 children. The land is currently split zoned Rural Residential (RU4) and Small Scale Agriculture (RU3).

The applicant has requested that the portion of the property currently zoned RU4 be rezoned to P2 Community Facility, and that a site specific text amendment be considered for the RU3 portion of the property to allow for a Community Care Facility.

The RU3 portion of the property is located in the Agricultural Land Reserve (ALR), so this portion will remain RU3 to accommodate agricultural uses; however the applicants have asked the ALC to consider a 'non-farm use' in this location. If the ALC approves the non-farm use, a text



amendment to allow this use, in addition to the other uses, is supportable.

2. FAQ

Why not rezone the RU3/ALR portion of the property rather than add a use?

The District needs to ensure that the use of ALR properties is consistent with the ALC Act. In this case, the applicant would like to add one additional use (a daycare) to this specific site. If the ALC approves the non-farm use for this site, then the RU3 Zone, including the additional use, will continue to provide consistency with the Act.

3. Background

The proposal is for a Community Care Facility for the purpose of providing before-and-after school care and pre-school for upwards of 60 children. The property is located at 6038 Sooke Road; directly adjacent to Saseenos Elementary School. The site is approximately 1 ha (2.45 acres) in size and is legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 (PID 001-132-326).

The intent is that children will be located in the two existing dwellings, which will be converted into suitable space for a Community Care Facility, and modified as needed to meet Building Code and Fire Safety requirements. The facility will be licensed by Vancouver Island Health Authority (VIHA).

At the March 29, 2016 Council meeting, Council forwarded an application to the the Agricultural Land Commission (ALC) for a non-farm use for this site to accommodate this proposal. Council also submitted a letter of strong support for this proposal based on increased enrollment in the District's schools, school district space becoming scarce, and a need for a permanent home for Steps for the Future Childcare Society (letter of support attached).

A decision has not yet been rendered by the ALC, however, the applicant has submitted the rezoning application to run simultaneously with the ALC process. If the ALC finds that the site is not suitable for the intended use, the the rezoning application would not proceed forward.

4. Analysis:

The Official Community Plan, 2010 (OCP) provides the policy context for evaluating rezoning applications. This application falls within the 'Gateway Residential' designation, as well as the 'Agriculture' designation in the OCP. The entire property is within the Community Growth Area. The following OCP sections are applicable to this proposal:

5.2 Gateway Residential

Section 5.2.1 Goals

- Encourage a sustainable mix of small scale neighbourhood commercial, rural agriculture, single family residential and limited multi family uses
- Create a target for future growth through infill and re-development that complements the area and involves an arterial gateway to the community

Section 5.2.2 Objectives

- c. promote safety and functionality to land uses adjacent to the main arterial route into town;
- d. provide the most efficient use of land and existing physical infrastructure in terms of infill;

- i. Create a more organized, environmentally attractive and aesthetically pleasing entrance to town;
- k. Enhance the character of existing neighbourhoods and protect the character of the gateway area;

Section 5.2.3 Policies

- b. Require safe and efficient access and egress points off Highway 14 (Sooke Road). Combined access points, shared access or shared easements shall be utilised to reduce access points onto Highway 14 for new development or subdivisions;

Agriculture

5.7.1 Goal

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

5.7.2 Objectives

- a. To preserve and utilize capable and suitable agricultural lands to foster self-sufficiency, promote food security and food production and improve economic diversity;

This application is consistent with the applicable land use designations. A daycare in this location is ideal because of its proximity with an existing elementary school and in the established 'gateway' area. The daycare itself will utilize the existing buildings and will compliment use of the property for growing food in educational programming.

This rezoning application does not trigger the amenity contribution policy.

Referrals

Referrals regarding the proposed application were sent to internal departments and applicable external agencies for their review and comment. Ministry of Transportation and Infrastructure has indicated that if a rezoning application were to proceed as outlined, the Ministry would seek shared access with the adjacent school, and that vehicle parking and good traffic circulation must be achieved on the site.

No major issues were identified by referral agencies.

5. Legal Impacts:

The District needs to ensure that the use of ALR properties is consistent with the ALC Act. In this case, the applicant would like to add one additional use (a daycare) to this specific site. If the ALC approves the non-farm use for this site, then the RU3 Zone, including the additional use, will continue to provide consistency with the Act.

6. Financial Impacts:

No financial impact to the District.

7. Implication of Recommendation

The rezoning application is consistent with the objectives of the Gateway Residential designation and the Agriculture designation within the Official Community Plan, 2010 (OCP), and further, the site is suitable for the intended use.


8. Strategic Relevance

This proposal meets the following strategic priorities in Council's 2016 Corporate Strategic Plan: PLANNING – The District will work towards streamlining planning processes to encourage investment and job growth in the community.

Attached Documents:

- 1. Application Summary
- 2. Referral Agency Comments
- 3. RU3, RU4 and P2 Zones
- 4. Letter of Support dated April 5, 2016
- 5. Draft Bylaw No. 647

Respectfully Submitted,



Katherine Lesyshen, MCIP, RPP
Planner II

Approved for Council Agenda
 Development Services
 Corp. Services
 Financial Services
 CAO

	<p>enough onsite parking and drop off space as roadside parking will not be supported as the only option for users of the new facility.</p> <p>Any necessary bylaw certification forms for the rezoning and text amendment may be forwarded to this office for additional review and completion at your convenience.</p>
SEAPARC	No response
T'souke Nation	No response
Island Health	This office has no objections to the rezoning, however, if it is approved, the sewerage (septic) system must be assessed by an Authorized Person to ensure it is adequate for this proposed use and if any food preparation is provided to the children while in daycare it will require an operating permit for a food premise issued by this office.
Archeological Branch	According to Provincial records there are no known archaeological sites recorded on or near the subject property. There is always the possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the <i>Heritage Conservation Act</i> and must not be altered or damaged without a permit from the Archaeology Branch. If any land altering development is planned for the property, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.
RCMP	No concerns
School District #62	No concerns
Fortis BC	No concerns
Shaw Cable	No response
Telus	No objections
Sooke Building	No response
Sooke Fire	<p>No additional requirements beyond comments from Feb 26, 2016 re: ALR Application:</p> <p>I have enclosed a bulletin from the BC Building and Safety Standards Branch that outlines the requirements for a daycare of this size. As noted, the following issues will likely need to be addressed for this application to proceed:</p> <p>It appears that the structure(s) will need to meet the requirements of Part 3 of the building code. As these houses were likely constructed under Part 9 of the code, I would expect some upgrades will be needed and will likely require the services of an engineer to make determinations on what will be needed.</p> <p>If more than 40 occupants are in one building, a complete fire alarm system will need to be installed. If less than 40 occupants, interconnected smoke alarms will need to be installed as per BC Building Code regulations</p>

	<p>Emergency Lighting will need to be installed as per BCBC</p> <p>If the structures are more than 2 stories in height, a sprinkler system will need to be installed.</p> <p>A fire safety plan meeting the requirements of the BC Fire Code will need to be established.</p> <p>Internal roadways and driveways shall be designed to carry the weight of fire apparatus. Overhanging trees and branches that may impede access by fire apparatus shall be removed so as to provide a clear access route. Sufficient parking shall be in place to accommodate all visitors and staff so that emergency access routes are not blocked by vehicles picking up or dropping off children.</p> <p>Addresses shall be clearly posted and visible from both directions of travel along Sooke Road.</p>
Sooke Engineering	No parks or environmental concerns.

Small Scale Agriculture

RU3

103.1 Purpose: This zone is intended to provide for small scale agricultural uses of land within the District of Sooke.

103.2 Permitted Uses: (may be subject to approval by the Provincial ALC)

Principal Uses:

- a) Agriculture
- b) Agriculture – intensive *
- c) Aquaculture
- d) One single family dwelling or duplex per lot

**See conditions of use.*

Accessory Uses:

- e) Bed and breakfast
- f) Boarding and lodging
- g) Home-based business
- h) One additional dwelling unit for farm employees may be permitted per the provisions of the *Agricultural Land Commission Act* or one small suite on a lot with a single family dwelling providing the land is not in the Agricultural Land Reserve
- i) One secondary suite on a lot with a single family dwelling
- j) Vacation accommodation unit

Notwithstanding the generally permitted uses on RU3 zoned properties, on the property identified as PID 025-686-054 (Lot E, Sections 27, 28, and 29, Sooke District, Plan VIP75447), the only permitted uses are agriculture and park by authority of ALC Resolution #2678/2010 (Sunriver Agricultural Land Reserve Exclusion).

103.3 Minimum Lot Size for Subdivision Purposes: 4 ha

103.4 Minimum Width for Subdivision Purposes: 60 m

Schedule 103 – Small Scale Agriculture (RU3)

103.5 Maximum Height:

- a) Principal Buildings: 12 m
- b) Accessory Buildings: 9 m

103.6 Maximum Lot Coverage:

- a) 35%
- b) Where Agricultural production is carried out in greenhouses, the maximum lot coverage is 75%.

103.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line
Principal Building or Structure	7.5 m	4.5 m	3 m	4.5 m
Accessory Building or Structure	7.5 m	4.5 m	3 m	4.5 m
Farm Building or Structure	10 m	10 m	10 m	10 m
Aquaculture or Intensive Farm Building or Structure	30 m	30 m	30 m	30 m

103.8 Conditions of Use:

Agriculture-intensive only permitted on lots 2 ha or larger.

Rural Residential

RU4

104.1 Purpose: This zone applies to those lots that are rural in nature, intended for residential purposes, and are not within the Sewer Specified Area of the District of Sooke.

104.2 Permitted Uses:

Principal Uses:

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

Accessory Uses:

- d) Bed and breakfast
- e) 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

104.3 Minimum Lot Size for Subdivision Purposes:

- a) Outside the Sewer Specified Area: 1 ha
- b) Inside the Sewer Specified Area: 1000 m² providing the parent parcel at the time of joining the Sewer Specified Area is 5000m² or less in area.

104.4 Minimum Width for Subdivision Purposes: 15 m *(amended by Bylaw No. 583 adopted February 11, 2014)*

104.5 Maximum Height:

- a) Principal Buildings: 12 m
- b) Accessory Buildings: 9 m

104.6 Maximum Lot Coverage:

- a) 30%
- b) Where Agricultural production is carried out in greenhouses, the maximum lot coverage is 75%.

Schedule 104 – Rural Residential (RU4)

104.7 Minimum Setbacks for Lots Over 1000 m² in Area:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	7.5 m	4.5 m	3 m	4.5 m	4.5 m
Accessory Building or Structure	7.5 m	4.5 m	3 m	4.5 m	0 m
Farm Building or Structure	10 m	10 m	10 m	10 m	0 m

Minimum Setbacks for Lots 1000 m² or Less in Area:

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	3 m	1.2 m	4 m	4 m
Accessory Building or Structure	7.5 m	4.5 m	1.2 m	1.2 m	0 m
Farm Building or Structure	10 m	10 m	10 m	10 m	0 m

104.8 Conditions of Use:

- a) Agriculture only permitted beyond 30 m from a watercourse.
- b) Septic systems for each lot must be determined by and installed in accordance with the requirements of the appropriate approval authority.

Please be aware that the District of Sooke Stage 2 (Sanitary) Liquid Waste Management Plan, October 2005 contains soils mapping showing those areas outside the Sewer Specified Area which are well-suited to lot sizes of less than one hectare as well as other important information regarding subdivision outside of the Sewer Specified Area. Copies of this report can be viewed at the District's offices or on the District's website at: www.sooke.ca The information in the report is general in nature and a site specific analysis will be required as part of any rezoning application. This italicized paragraph is not part of Bylaw No. 600 and has only been provided for the convenience of the reader.

Community Facilities

P2

602.1 Purpose: This zone provides for community facilities within the District of Sooke.

602.2 Permitted Uses:

Principal Uses:

- a) Assembly use
- c) Cemetery
- d) Concession
- e) Country market
- f) Horticulture
- g) Institutional use
- h) Place of worship

Accessory Uses:

- i) Accessory dwelling unit, one per lot *

**See conditions of use.*

602.3 Minimum Lot Size for Subdivision Purposes:

- a) Within Sewer Specified Area: 600 m²
- b) Outside of Sewer Specified Area: 1 ha

602.4 Minimum Width for Subdivision Purposes: 30 m

602.5 Maximum Height:

- a) Principal Buildings: 15 m
- b) Accessory Buildings: 8 m

602.6 Maximum Lot Coverage:

- a) Within Sewer Specified Area: 60%
- b) Outside of Sewer Specified Area: 40%

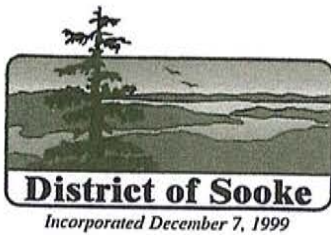
602.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line
Building or Structure outside Sewer Specified Area	3 m	3 m	1.5 m	4.5
Building or Structure inside Sewer Specified Area	0 m	0 m	0 m	0 m
Adjacent to residential zones, including CD zones	0 m	0 m	6 m	6 m

Schedule 602 – Community Facilities (P2)

602.8 Conditions of Use:

If an accessory dwelling unit is a detached single family residential dwelling, it must be located above or to the rear of the principal use.



2205 Otter Point Road, Sooke, British Columbia, Canada V9Z-1J2

Phone: 250-642-1634 • Fax: 250-642-0541 • Email: info@sooke.ca • Website: www.sooke.ca

portal
SCANNED

April 5, 2016

File No. PLN01249

ALC File ID: 54882

Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC, Canada
V5G 4K6

To whom it may concern:

Re: 6038 Sooke Road - Non-Farm Use in the ALR

On behalf of the District of Sooke, I would like to express Mayor and Council's support for Steps to the Future Childcare Society's application for a non-farm use in the Agricultural Land Reserve (ALR). The non-farm use application is for a child care facility that will accommodate upwards of 60 children at 6038 Sooke Road.

The Steps for the Future Childcare Society provides an essential service in our community. My understanding is that the Society's before-and-after school care programs have been displaced numerous times as school district space becomes scarce. Enrollment growth in our schools is up, and it is only expected to rise as our community grows. The Sooke School District has indicated that it can no longer house this program within the schools, and it is becoming evident that a permanent home for the Steps for the Future Childcare Society is required.

The District urges the Commission to consider this non-farm use application favourably. Once we have heard a response from the Commission, the District of Sooke will continue to work with the applicant to address the zoning considerations for the property.

I trust this clarifies the District of Sooke's position. We look forward to hearing your response on this matter.

Sincerely,

Maja Tait
Mayor



DISTRICT OF SOOKE

BYLAW No. 647

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on a portion of the property legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 from Rural Residential (RU4) to Community Facilities (P2) and include a site specific text amendment to the Small Scale Agriculture (RU3) Zone to permit 'Community Care Facility'.

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-32)*.
2. The parcel of land legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Rural Residential (RU4) to Community Facilities (P2).
3. Bylaw No. 600, Sooke Zoning Bylaw, 2013, as amended, and **Schedule A** attached thereto, are amended accordingly.
4. Bylaw No. 600, Sooke Zoning Bylaw, 2013 as amended, and **Schedule 103 – Small Scale Agriculture (RU3)** attached thereto, is further amended by adding the following clause under "Permitted Uses:" in Section 103.2:

(I) Notwithstanding the Permitted Uses set out in Section 103.2, on the property identified as Lot A, Sections 7 and 11, Sooke District, Plan 31841, shown shaded on "Schedule A", 'Community Care Facility' is a permitted use subject to necessary approvals from the Agricultural Land Commission (ALC).

Read a FIRST time the day of , 2016.

Read a SECOND time the day of , 2016.

PUBLIC HEARING held the day of , 2016.

Read a THIRD time the day of , 2016.

Approved by Ministry of Transportation and Infrastructure the day of

, 2016.

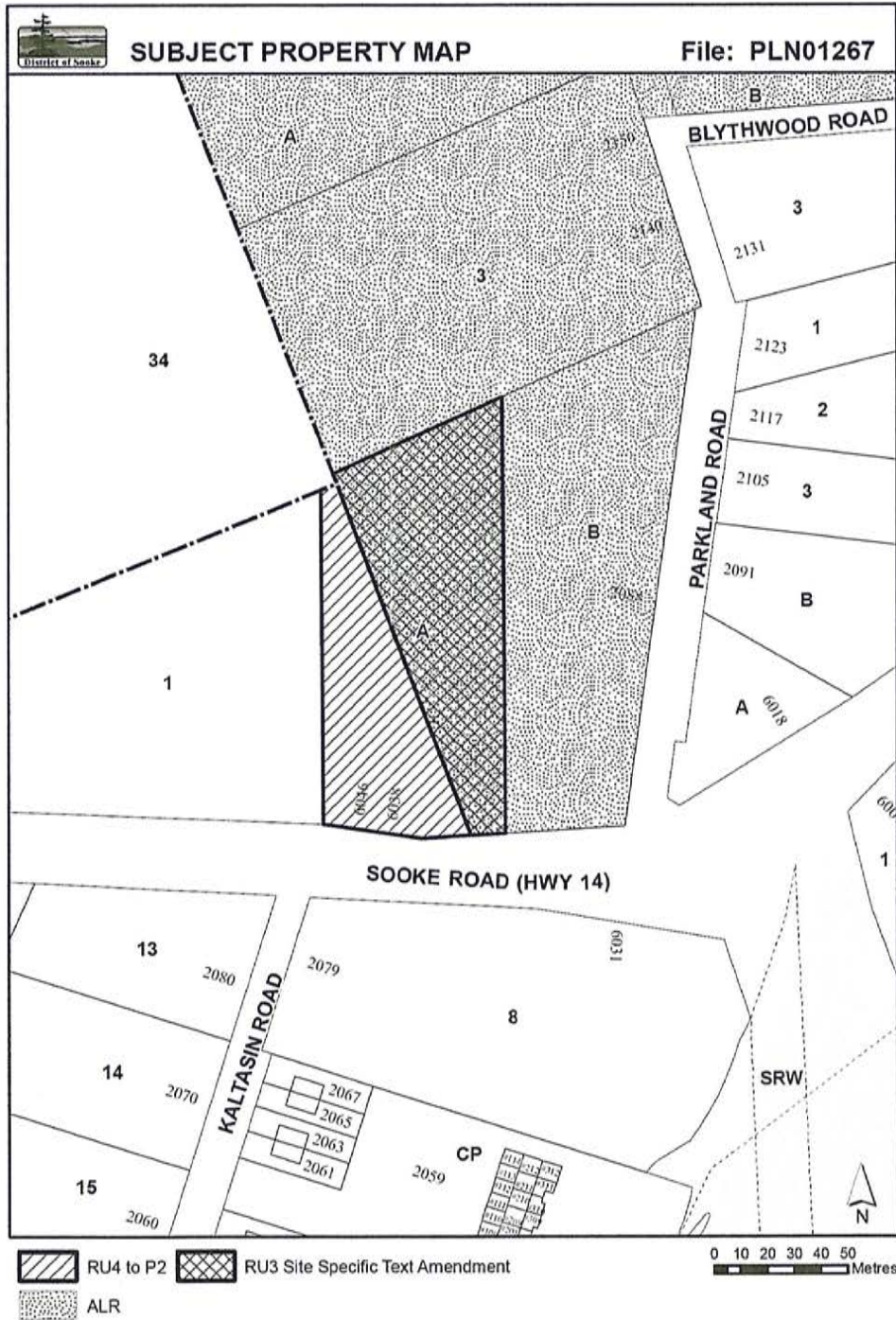
ADOPTED on the day of , 2016.

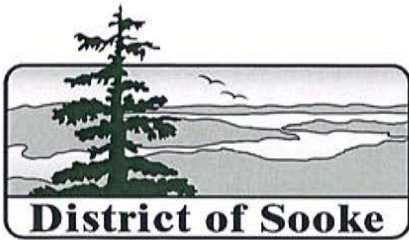
Certified by:

Mayor

Corporate Officer

SCHEDULE A





REQUEST FOR DECISION

Regular Council
Meeting Date: July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer

From: Development Services Department

Re: **6816 West Coast Road**

RECOMMENDATION:

THAT COUNCIL give first and second reading to Bylaw No. 638, *Zoning Amendment Bylaw (600-33)* to rezone the property located at 6816 West Coast Road from Large Lot Residential Zone (R1) to Communities Facilities Zone (P2);

AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 638 in accordance with the requirements of the *Community Charter* and the *Local Government Act*

AND FURTHER THAT COUNCIL direct that prior to final adoption of Bylaw No. 638, the owner enter into a Development Agreement by way of a section 219 covenant with the District of Sooke to address infrastructure requirements, and that Council authorize the Mayor and the Chief Administrative Officer to execute the section 219 Covenant.

1. Executive Summary:

Sooke Options for Community Living Association (SOCLA) have applied to rezone 6816 West Coast Road from Large Lot Residential (R1) to Community Facilities (P2) for the purpose of creating a permanent home for themselves; a non-profit society that supports local Sooke children, youth and adults who have developmental and physical disabilities, and their families.

The area to be rezoned is approximately 1659.2m² (0.41 acres).

2. Background:

The area immediately surrounding the subject property is predominately single family residential. Within 150 meters to the east of the subject property is the Town Centre and within 150 meters west of the property there are various types of commercial businesses. Caldwell Road



is to the west of the subject property and West Coast Road is to the south.

The subject property is located within walking distance to commercial and social amenities of the Sooke Town Centre. There is currently a gravel pathway in front of the property along West Coast Road and this gravel pathway continues east towards the Town Centre until the Hope Centre, where it turns into a paved sidewalk.

Over the past eighteen years, SOCLA have established day camps during the summer, winter and spring school holidays for children and youth with disabilities, various adult day programs and a children and youth's life skills program. SOCLA also supports individual adult life skills contracts.

There is a large single family dwelling on the property, as well as a garage and a small greenhouse. SOCLA proposes to renovate the existing house to fit their needs.

Referrals were sent to internal departments and applicable external agencies for their review and comment. All referral comments were received and forwarded to the applicant for their review.

3. Analysis:

A. OFFICIAL COMMUNITY PLAN 2010 (OCP)

The District of Sooke OCP designation for this property is Community Residential (CR) which encourages low to medium density residential growth along with appropriately scaled commercial development. The following policy statements from the OCP support this rezoning application.

4.6 HEALTH AND QUALITY OF LIFE

- 4.6.3 (h) Strengthen community connections, relationships and services for children and youth;

4.7 HOUSING

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

5.1 COMMUNITY RESIDENTIAL

- 5.1.2 (b) Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups.
(g) Require safe and formalized pedestrian access to services from all residential areas, including connections to amenities and commercial service areas;
(i) Preserve and enhance the character of existing neighbourhoods.
(j) Encourage the creation of childcare facilities in residential areas;
(k) Allow for a variety of housing options within new and existing residential areas

B. ZONING BYLAW 2013 (Zoning Bylaw)

The use proposed by SOCLA would fall under "institutional use", which means "a facility established to serve a social, recreational, educational, or other public purpose and includes, but is not limited to: arena, armory, cemetery, college, Community Care Facility, community centre, community hall, court of law, fire hall, hospital, library, municipal office, park, playground, police station, public art gallery, public museum, school, stadium or public swimming pool."

The use proposed will be compatible within a single family neighbourhood. Any additional structures or renovations that occur will need to abide by the maximum height, lot coverage and setback regulations within the P2 zone.

In the P2 zone, there is a 6 meter setback required for any buildings or structures from property lines that are adjacent to residential zones. The applicant will also be installing a visually pleasing privacy fence that must meet the screening and landscaping requirements within section 3.18 of the Zoning Bylaw.

4. Legal Impacts:

A section 219 covenant is required to address infrastructure requirements. Depending on the applicant's development plans for the property, a Development Permit may be required.

5. Financial Impacts:

The Applicant will pay for all costs associated with site improvements and development and is bound by District of Sooke Bylaws and regulations.

6. Implication of Recommendation:

The rezoning application is consistent with the objectives of the Community Residential designation within the OCP. The proposed use is compatible with surrounding land uses and is close to Town Centre services. Providing SOCLA with a permanent location will help the non-profit organization to continue their active role in providing needed services that are vital to improving the health and quality of life in the community.

7. Strategic Relevance:

This proposal is consistent with Council's 2016 Corporate Strategic Plan.

Attached Documents:

1. Application Summary
2. Referral Agency Comments
3. Subject Property Map
4. About SOCLA
5. Community Facilities Zone
6. Draft Bylaw No. 638
7. Draft S. 219 Covenant



Tara Johnson, MCIP, RPP
Planner II

Approved for Council Agenda
 Development Services
 Corporate Services
 Financial Services
 CAO

Application Summary

Address	6816 West Coast Road
Legal	Lot 1, Section 3 Sooke District, Plan 16130 Except Part within the Boundaries of Plan 16490
Existing Zoning	Large Lot Residential (R1)
Proposed Zoning	Community Facilities (P2)
Existing OCP	Community Residential
Proposed OCP	n/a
Parcel Size	+/- 0.41ha = 1659.2m ²
Services	Water: CRD Water Sewer: Municipal Drainage: On-site
Adjacent Land Uses	North: Single Family Residential zones South: West Coast Road East: Single Family Residential zones West: Caldwell Road

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

**SUMMARY OF COMMENTS RECEIVED
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL**

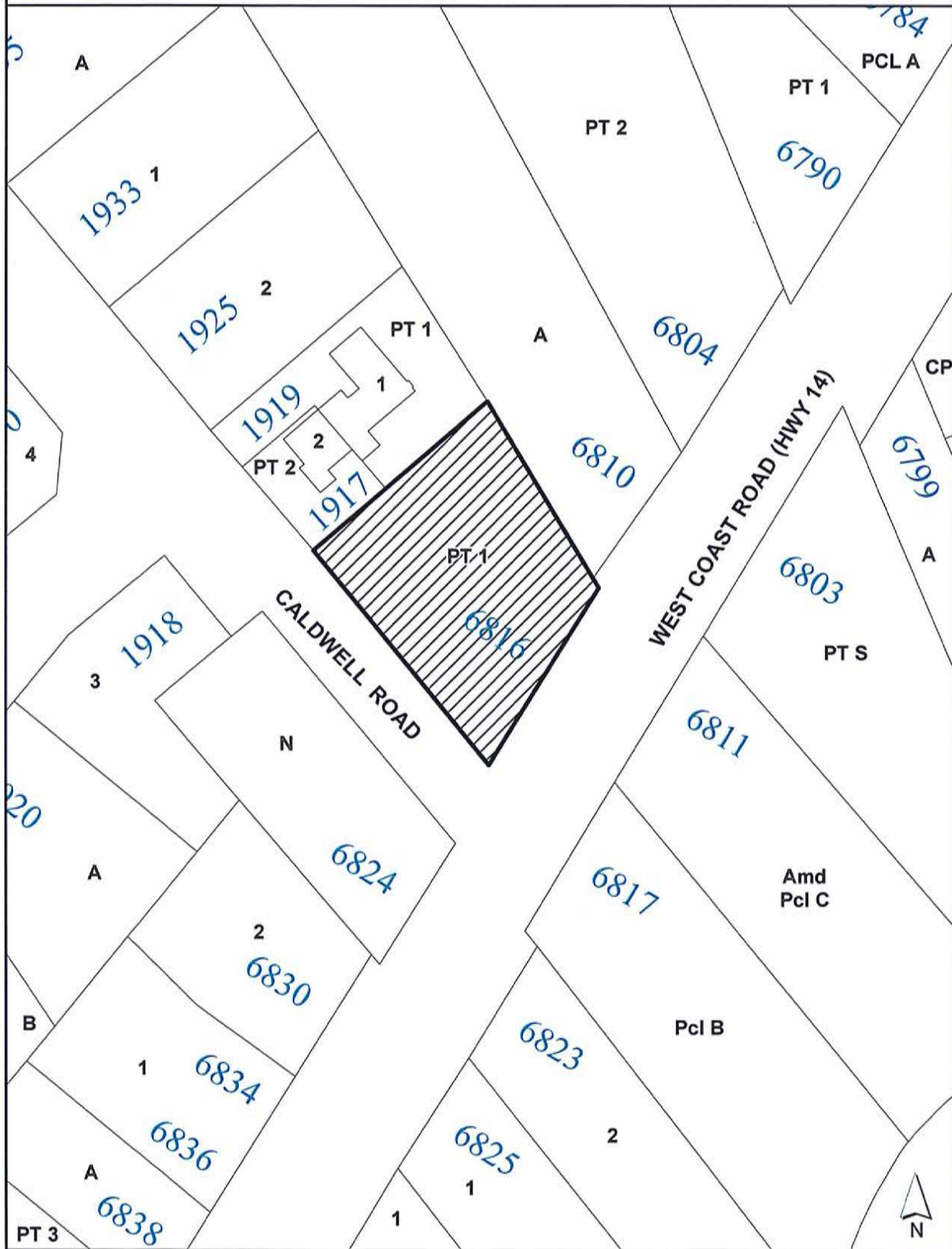
EXTERNAL REFERRALS	
Agency	Comments
BC Hydro	<p>BCH does not own any equipment on this property. A Statutory Right-of-Way Agreement (SRW) is not required to be registered at this time but may be needed in the future. Before any future electrical equipment on the property is energized, including temporary construction power, the SRW must be registered at the Land Title Office.</p> <p>There is overhead electrical infrastructure adjacent to this property which may affect this development. It is the developer's responsibility to ensure that any infrastructure built on this property will meet all current CSA requirements and limitations around high voltage equipment and transformation.</p>
Ministry of Transportation and Infrastructure	<p>No objections in principle to the rezoning subject to the condition that a controlled highway access permit will be required for the construction of any access off West Coast Road. The Ministry recommends that access to the property remain off Caldwell Road.</p> <p>Additionally, the Ministry recommends that the District of Sooke require enough on-site parking off Caldwell Road to support the new facility.</p>
Canada Post	No response
BC Transit	No response
Beecher Bay	No response
CRD Water	<p>Community piped water can be supplied to this proposed development provided the Owner is prepared to pay the necessary costs and fees as authorized under CRD Bylaw 3889. The existing property is presently serviced with water by a 12mm (1/2") water service located at the property frontage on West Coast Road. The owner shall pay all costs to upgrade the existing non-conforming 12mm service to a minimum 19mm (3/4") service to comply with current minimum service standards.</p> <p>The owner's Engineer will be required to calculate the fire flow requirements to Fire Underwriters Survey standards for the development and confirm in writing to both the CRD and the District of Sooke that the available flow from the CRD system is sufficient.</p>
CRD JdFEA	N/A
SEAPARC	No response
T'souke Nation	No response
VIHA	N/A
Archeological Branch	<p>According to Provincial records there are no known archaeological sites recorded on or near the subject area. However, archaeological potential modelling indicates there are areas of high potential close by.</p> <p>Archaeological sites (both recorded and unrecorded) are protected under the <i>Heritage Conservation Act</i> and must not be altered or damaged without a permit from the Archaeology Branch. If a suspected archaeological site is</p>

	encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.
RCMP	No response
School District #62	No response
Fortis BC	No conflicts; however, gas pipelines exist within the Road Allowance fronting the development.
Shaw Cable	No concerns
Telus	No objections
Building & Fire	The proposed development will need to meet the requirements of the BC Fire Code and the BC Building Code
Engineering	At time of Building Permit and as deemed appropriate by the Director of Development Services, a paved sidewalk is required along the property frontage that abuts West Coast Road to Caldwell Road.

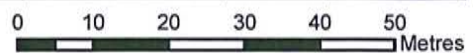


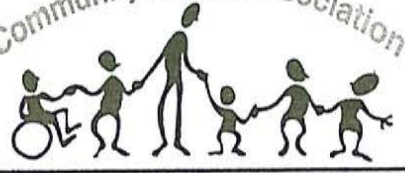
SUBJECT PROPERTY MAP

File: PLN01266



 Subject Property





April 30, 2016

A bit about us:

We are a Non-profit and have been doing this for nearly 18 years. We started with one client...who is still with our program. When clients come into our program they almost never leave. We are very, very well respected by the Provincial, business and Sooke community partners we have. We are the "only show in town" so to speak from Port Renfrew to Langford. Every family that has a person requiring care during the day has one option ...and that is us. It is a responsibility that we do not take lightly.

We constantly receive requests to do over night or weekend respite for families and this is something that we are willing to do for our families in future. We have all the trained staff we need and the expertise to do so.

We have several fund raisers and fee for service projects each year and have excellent community support. All those funds go mainly into programming or equipment.

There are precious few houses big enough to house us and this property is in a prime location and is more than large enough for us.

A bit about our Board of Directors:

Our Board of Directors is a long standing and well experienced Board. They are well vested in the Agency as most of the Board have children or grandchildren receiving care in the agency. All members of the Board are long standing and plan on remaining on the Board for several more years.

Program "metrics":

Our program is so well known and respected we have had recently 3 families sell their homes in Victoria and move out just so their family member can attend our program. All this so the parents can commute back to their jobs in Victoria each day.

We have several programswith three main programs: Life skills for children and youth which currently has 12 participants....most of whom are teenagers and an Adult Day Program which currently has 7 participants, and a Summer Day Camp for children.

my best
Dewayne Ward
Executive Director

6580 Sooke Road, Sooke, BC V9Z 0A7

SOOKE OPTIONS FOR COMMUNITY LIVING ASSOCIATION

1.1 PHILOSOPHY, MISSION AND VISION

PHILOSOPHY

Sooke Options for Community Living Association (SOCLA) is a non-profit society that supports people who have developmental disabilities and their families in the Sooke area. SOCLA began as a group of parents, educators and caregivers in the Sooke area excited at the prospect of providing programs and services in the Sooke area for families with children, youth and adults with developmental and physical disabilities. In October 1998, SOCLA was incorporated and registered as a non-profit organization. Over the years the Board of Directors, members and employees have worked together to establish day camps during the summer, winter and spring school holidays for children and youth with disabilities, an adult day program, a life skills program for children and youth and support individual life skills contracts for adults.

MISSION STATEMENT

Sooke Options for Community Living Association exists to provide opportunities for personal growth, independence, and participation in the community for people who live with developmental and physical disabilities, and to provide support to their families and caregivers.

VISION

Date Issued: April 31, 2009
Date Revised:
Date Reviewed:
References: Board Policy May 18, 2004
Authorization: Executive Director

Community Facilities

P2

602.1 Purpose: This zone provides for community facilities within the District of Sooke.

602.2 Permitted Uses:

Principal Uses:

- a) Assembly use
- c) Cemetery
- d) Concession
- e) Country market
- f) Horticulture
- g) Institutional use
- h) Place of worship

Accessory Uses:

- i) Accessory dwelling unit, one per lot *

**See conditions of use.*

602.3 Minimum Lot Size for Subdivision Purposes:

- a) Within Sewer Specified Area: 600 m²
- b) Outside of Sewer Specified Area: 1 ha

602.4 Minimum Width for Subdivision Purposes: 30 m

602.5 Maximum Height:

- a) Principal Buildings: 15 m
- b) Accessory Buildings: 8 m

602.6 Maximum Lot Coverage:

- a) Within Sewer Specified Area: 60%
- b) Outside of Sewer Specified Area: 40%

602.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line
Building or Structure outside Sewer Specified Area	3 m	3 m	1.5 m	4.5
Building or Structure inside Sewer Specified Area	0 m	0 m	0 m	0 m
Adjacent to residential zones, including CD zones	0 m	0 m	6 m	6 m

Schedule 602 – Community Facilities (P2)

602.8 Conditions of Use:

If an accessory dwelling unit is a detached single family residential dwelling, it must be located above or to the rear of the principal use.



DISTRICT OF SOOKE

BYLAW No. 638

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described as Lot 1, Section 3, Sooke District, Plan 16130 Except Part within the Boundaries of Plan 16490 from Large Lot Residential (R1) to Communities Facilities Zone (P2).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-33)*.
2. The parcel of land legally described as Lot 1, Section 3, Sooke District, Plan 16130 Except Part within the Boundaries of Plan 16490 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Large Lot Residential (R1) to Communities Facilities Zone (P2).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* as amended and **Schedule A** attached thereto, are amended accordingly.

Introduced and read a first time the day of , 2016.

Read a second time the day of , 2016.

Public hearing held the day of , 2016.

Read a third time the day of , 2016.

Approved by Ministry of Transportation and Infrastructure the day of , 2016.

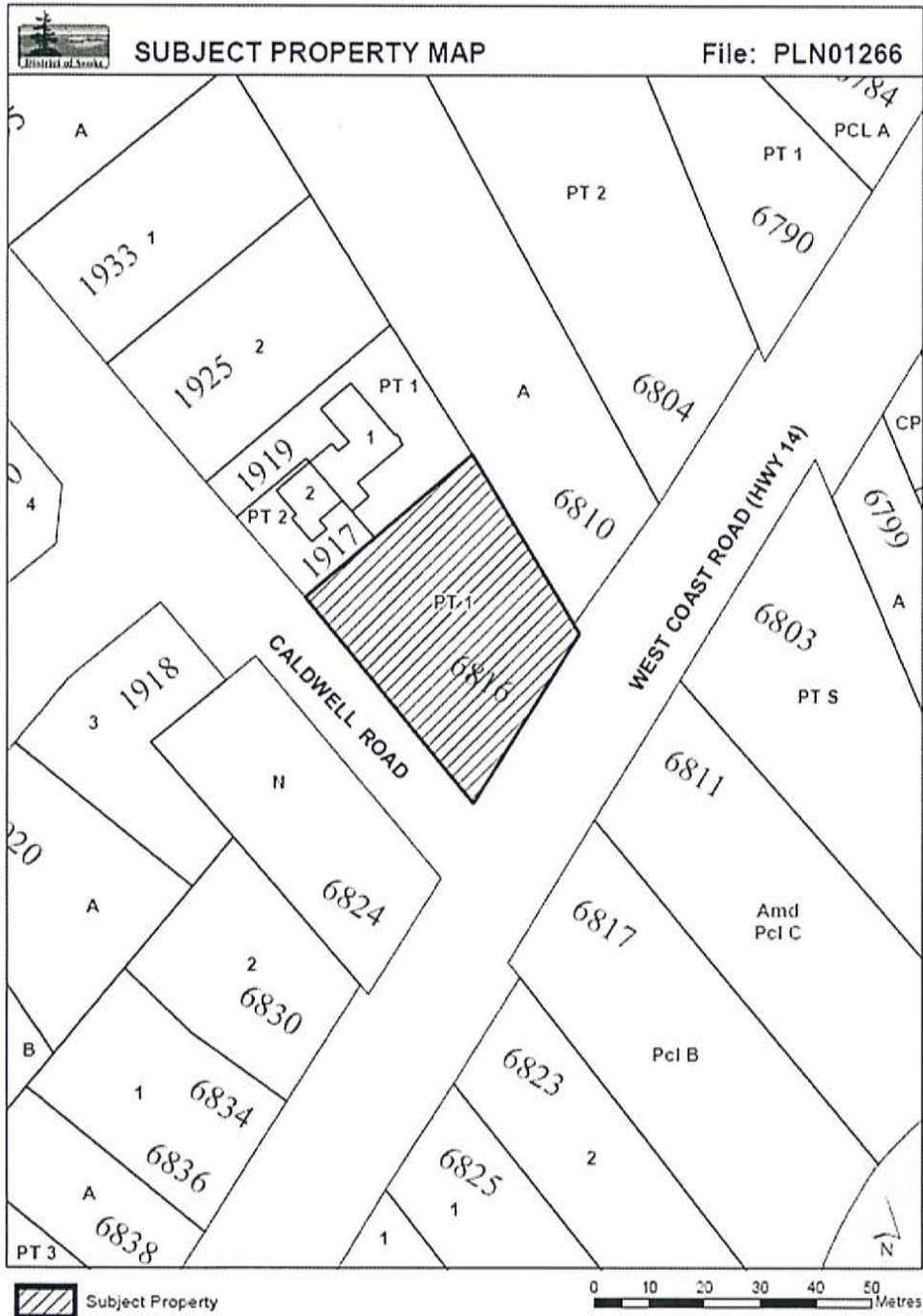
Adopted on the day of , 2016.

Certified by:

Maja Tait
Mayor

Gabryel Joseph
Corporate Officer

SCHEDULE A



TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT

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

BETWEEN:

Jordie Thomas McDermid
6816 West Coast Road
Sooke, British Columbia
V9Z 0V2
(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 1, Section 3, Sooke District, Plan 16130 Except Part within the Boundaries of Plan 16490

(the "Land");
- B. The Owner proposes to develop the Land for an institutional use;
- C. The Owner has requested the Municipality to adopt Bylaw No. 638, *Zoning Amendment Bylaw (600-33)* (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 subdivided;
 - (b) No building permit may be applied for, and the Municipality is not obliged to issue any building permit, in respect of the Land; and

unless the subdivision or building 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 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.

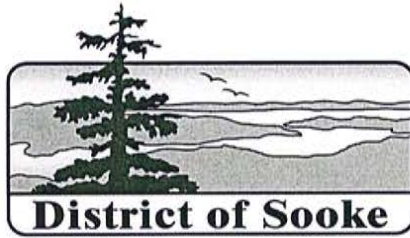
As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C that is attached hereto and forms part of this Agreement.

SCHEDULE "A"

SCHEDULE OF RESTRICTIONS

1. At time of Building Permit and as deemed appropriate by the Director of Development Services, a paved sidewalk is required along the property frontage that abuts West Coast Road to Caldwell Road.

END OF DOCUMENT



File No. 4020-20

REQUEST FOR DECISION
REGULAR COUNCIL
Meeting Date: July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Corporate Services Department
Re: **Remedial Action – 6543 Sooke Road**

RECOMMENDATION:

THAT COUNCIL Direct staff to take remedial action, regarding Unsightly Premises at 6543 Sooke Rd. to ensure compliance with the Bylaw No. 296, *Unsightly Premises and Objectionable Situations Bylaw, 2007*.

1. Executive Summary:

Administration is seeking approval from Council to affect clean-up and removal of items, including a fully-loaded commercial waste bin, garbage throughout the property, and tall grass and weeds, which are in contravention of the Bylaw and causing the property to remain Unsightly. This action would bring the property into compliance with Bylaw No. 296, Unsightly Premises and Objectionable Situations Bylaw, 2007.

2. Frequently Asked Questions

1. How long has the District been working with the occupant to seek compliance?
 - A. March 2016 was the first complaint received from a neighbour and many complaints have been received since then.
2. What authority does the District have to make a resolution to remove Unsightly conditions on the property?
 - A. The Community Charter, ss 8(3)(h), 64 and 72 state that Council may impose remedial action requirements in relation to nuisances, refuse, garbage or other material that is noxious, offensive or unwholesome

3. Background:

Neighbours have complained about illegal activity, garbage piled in the rear and front yards, an overflowing commercial bin of garbage, rodents, and tall grass and weeds. The RCMP has attended many times due to the activities on this property.

Letters and emails have been sent to the property owner identifying the issues and instructing how to resolve the matter. Repeat inspections have had no impact towards compliance.

Property photos are attached for reference.

4. Analysis:

The request for implementing the Remedial Action is not taken lightly. Repeated inspections have not garnered the results expected of a property owner or occupant willing to co-operate. Efforts to involve the property owners have netted zero results.

This remedial action would involve organizing a hauling company, labourers, and a towing company to remove items considered contributing to the Unsightly condition of the property. The neighbours are upset that this property continues to impact their property values and diminishes the overall appearance of the neighbourhood.

The initial cost of the clean-up will be borne by the District of Sooke; however all charges not paid by the property owners will result in the unpaid amount being added to the property taxes. An opportunity for the property owners and/or occupant to be heard, regarding this matter, must be afforded by Council.

5. Legal Impacts:

Relevant Legislation:

Bylaw No. 296, *Unsightly Premises and Objectionable Situations Bylaw, 2007*;
Community Charter [SBC 2003] Chapter 26, S. 8 Fundamental powers;
Community Charter [SBC 2003] Chapter 26, S. 16 Authority to enter on or into property;
Community Charter [SBC 2003] Chapter 26, S. 17 Municipal action at defaulter's expense
Community Charter [SBC 2003] Chapter 26, S. 64 Nuisances, disturbances and other objectionable situations.

6. Strategic Relevance:

Excellence in Management and Governance – The proposed remedial action will ensure compliance with District bylaws.

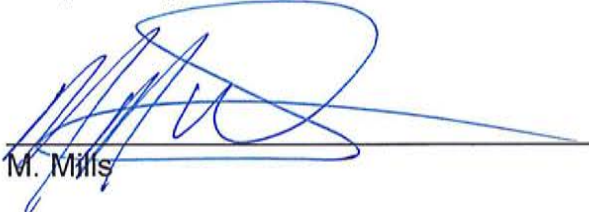
7. Financial Impacts:

The District of Sooke will bear the initial costs of the clean-up; the bill is ultimately paid by the Property Owner, either at the time of service or on their taxes.

Attached Documents:

- 1. Bylaw 296, Unsightly Premises and Objectionable Situation Bylaw, 2007
- 2. Community Charter [SBC 2003] S. 8, 16, 17 and 64
- 3. Property photos

Respectfully,


M. Mills

Approved for Council Agenda
 Development Services
 Corporate Services
 Financial Services
 CAO



DISTRICT OF SOOKE

BYLAW No. 296

A bylaw to prevent unsightliness and other objectionable situations on real property in the District of Sooke.

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

1. This Bylaw is cited as Bylaw No. 296, *Unsightly Premises and Objectionable Situations Bylaw, 2007*.

Prohibitions

2. The owner or occupier of real property shall NOT cause or permit:
 - (a) refuse, garbage, or other noxious, offensive, or unwholesome material to accumulate on such real property or in any buildings or structures located on such real property;
 - (b) water to accumulate on such real property or in any buildings or structures located on such real property;
 - (c) unsanitary conditions to exist on such real property or in any buildings or structures located on such real property;
 - (d) noxious weeds designated under the *Weed Control Regulation* of the *Weed Control Act*, as amended from time to time, to grow or accumulate on such real property;
 - (e) any trees or other growths that create a safety hazard to remain on such real property;
 - (f) graffiti to be placed or remain on any buildings or structures located on such real property;
 - (g) unsightly conditions to exist on such real property or in any buildings or structures located on such real property.

Removal Required

3. Every owner and occupier of real property shall remove, or cause to be removed, from such real property and from any buildings or structures located on such real property all:
 - (a) accumulations of refuse, garbage, or other noxious, offensive, or unwholesome material;
 - (b) accumulations of water;
 - (c) unsanitary conditions;
 - (d) noxious weeds designated under the *Weed Control Regulation* of the *Weed Control Act*, as amended from time to time;
 - (e) trees and other growths that create a safety hazard;
 - (f) graffiti; and
 - (g) unsightly conditions.

Non-compliance

4. In the event the owner or occupier of real property fails to comply with section 3 of this bylaw, and the owner or occupier of such real property has been given an opportunity to appear before Council to be heard in respect of such failure, the District of Sooke may, by its own officers and employees or other persons, carry out the work necessary to comply with section 3 of this bylaw at the expense of the owner or occupier, and the District of Sooke may recover the costs of undertaking such work either as a debt against the person in default or in the same manner and with the same remedies as property taxes.

Rubbish on Public or Private Property

5. No person shall deposit or throw bottles, broken glass, or other rubbish on any highway, public place, or private property in the District of Sooke.

Graffiti on Public or Private Property

6. No person shall place graffiti on a building or structure, or elsewhere, on any highway, public place, or private property in the District of Sooke.

Right of Entry

7. Any officer or employee of the District of Sooke may enter at all reasonable times on any real property or in any buildings or structures located on such real property to ascertain whether the regulations and requirements of this bylaw are being observed.

No Interference

8. No person shall obstruct or interfere with:
 - (a) an officer or employee of the District of Sooke in the performance of his or her duties under this bylaw; or
 - (b) any person directed by the District of Sooke to carry out the work under section 4 of this bylaw.

Offence and Penalties

9. Any person who contravenes this bylaw is liable upon summary conviction to a fine not exceeding \$10,000 and the cost of prosecution. Every day during which there is an infraction of this bylaw shall constitute a separate offence.
10. This bylaw may be enforced by means of a ticket in the form prescribed for the purpose of section 264 of the *Community Charter*.
11. Bylaw enforcement officers are designated to enforce this bylaw pursuant to section 264(1)(b) of the *Community Charter*.
12. The words or expressions set forth in Column 1 of Schedule A of this bylaw are authorized pursuant to section 264(1)(c) of the *Community Charter* to designate the offence committed under the bylaw section number appearing in Column 2 opposite the respective words or expressions.
13. The amounts appearing in Column 3 of Schedule A of this bylaw are the fines established by Council pursuant to section 265(1)(a) of the *Community Charter* for the corresponding offence designated in Column 1.

Severability

14. If any portion of this bylaw is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this bylaw.

Repeal of Existing Bylaw

15. The *Unightly Premises Bylaw No. 1, 1991* is hereby repealed and replaced with this bylaw.

Introduced and read a first time the 10th day of April, 2007.

Read a second time the 10th day of April, 2007.

Public Information Meeting the 22nd day of May, 2007.

Amended the 7th day of June, 2007.

Read a third time the 7th day of June, 2007.

Adopted on the 11th day of June, 2007.

Janet Evans
Mayor

Evan Parliament
Chief Administrative Officer

SCHEDULE "A"

MUNICIPAL TICKET INFORMATION DESIGNATIONS

Offence	Bylaw Section No.	Fine
Accumulation of refuse, garbage or other material on property	2(a)	\$100.00
Accumulation of water on property	2(b)	\$100.00
Unsanitary conditions on property	2(c)	\$100.00
Noxious weeds on property	2(d)	\$100.00
Unsafe tree or other growth on property	2(e)	\$100.00
Graffiti on property	2(f)	\$100.00
Unsightly conditions on property	2(g)	\$100.00
Failure to remove refuse, garbage or other material on property	3(a)	\$100.00
Failure to remove accumulations of water on property	3(b)	\$100.00
Failure to remove unsanitary conditions on property	3(c)	\$100.00
Failure to remove noxious weeds on property	3(d)	\$100.00
Failure to remove unsafe tree or other growth on property	3(e)	\$100.00
Failure to remove graffiti on property	3(f)	\$100.00
Failure to remove unsightly conditions on property	3(g)	\$100.00
Rubbish on public or private property	5	\$100.00
Graffiti on public or private property	6	\$100.00
Interference with enforcement	8	\$100.00

Fundamental powers

- 8 (1) A municipality has the capacity, rights, powers and privileges of a natural person of full capacity.
- (2) A municipality may provide any service that the council considers necessary or desirable, and may do this directly or through another public authority or another person or organization.
- (3) A council may, by bylaw, regulate, prohibit and impose requirements in relation to the following:
- (a) municipal services;
 - (b) public places;
 - (c) trees;
 - (d) firecrackers, fireworks and explosives;
 - (e) bows and arrows, knives and other weapons not referred to in subsection (5);
 - (f) cemeteries, crematoriums, columbariums and mausoleums and the interment or other disposition of the dead;
 - (g) the health, safety or protection of persons or property in relation to matters referred to in section 63 [*protection of persons and property*];
 - (h) the protection and enhancement of the well-being of its community in relation to the matters referred to in section 64 [*nuisances, disturbances and other objectionable situations*];
 - (i) public health;
 - (j) protection of the natural environment;
 - (k) animals;
 - (l) buildings and other structures;
 - (m) the removal of soil and the deposit of soil or other material.
- (4) A council may, by bylaw, regulate and impose requirements in relation to matters referred to in section 65 [*signs and other advertising*].
- (5) A council may, by bylaw, regulate and prohibit in relation to the discharge of firearms.
- (6) A council may, by bylaw, regulate in relation to business.

- (7) The powers under subsections (3) to (6) to regulate, prohibit and impose requirements, as applicable, in relation to a matter
- (a) are separate powers that may be exercised independently of one another,
 - (b) include the power to regulate, prohibit and impose requirements, as applicable, respecting persons, property, things and activities in relation to the matter, and
 - (c) may not be used to do anything that a council is specifically authorized to do under Part 14[*Planning and Land Use Management*]or Part 15[*Heritage Conservation*] of the *Local Government Act* .
- (8) As examples, the powers to regulate, prohibit and impose requirements under this section include the following powers:
- (a) to provide that persons may engage in a regulated activity only in accordance with the rules established by bylaw;
 - (b) to prohibit persons from doing things with their property;
 - (c) to require persons to do things with their property, to do things at their expense and to provide security for fulfilling a requirement.
- (9) A municipality must make available to the public, on request, a statement respecting the council's reasons for adopting a bylaw under subsection (3), (4), (5) or (6).
- (10) Powers provided to municipalities under this section
- (a) are subject to any specific conditions and restrictions established under this or another Act, and
 - (b) must be exercised in accordance with this Act unless otherwise provided.
- (11) For certainty,
- (a) the authority under subsection (2) does not include the authority to regulate, prohibit or impose requirements, and
 - (b) for the purposes of subsection (3) (a), a service does not include an activity that is merely the exercise of authority to regulate, prohibit or impose requirements and related enforcement.

Authority to enter on or into property

- 16** (1) This section applies in relation to an authority under this or another Act for a municipality to enter on property.
- (2) The authority may be exercised by officers or employees of the municipality or by other persons authorized by the council.
- (3) Subject to this section, the authority includes authority to enter on property, and to enter into property, without the consent of the owner or occupier.
- (4) Except in the case of an emergency, a person
- (a) may only exercise the authority at reasonable times and in a reasonable manner, and
 - (b) must take reasonable steps to advise the owner or occupier before entering the property.
- (5) The authority may only be used to enter into a place that is occupied as a private dwelling if any of the following applies:
- (a) the occupier consents;
 - (b) the municipality has given the occupier at least 24 hours' written notice of the entry and the reasons for it;
 - (c) the entry is made under the authority of a warrant under this or another Act;
 - (d) the person exercising the authority has reasonable grounds for believing that failure to enter may result in a significant risk to the health or safety of the occupier or other persons;
 - (e) the entry is for a purpose referred to in subsection (6) (a) in relation to regulations, prohibitions or requirements applicable to the place that is being entered.
- (6) Without limiting the matters to which this section applies, a municipality may enter on property for any of the following purposes:
- (a) to inspect and determine whether all regulations, prohibitions and requirements are being met in relation to any matter for which the council, a municipal officer or employee or a person authorized by the council has exercised authority under this or another Act to regulate, prohibit and impose requirements;

(b) to take action authorized under section 17 (1) [*municipal action at defaulter's expense*];

(c) in relation to section 18 [*authority to discontinue providing a service*], to disconnect or remove the system or works of the service;

(d) to assess or inspect in relation to the exercise of authority under section 8 (3) (c) [*spheres of authority – trees*].

Municipal action at defaulter's expense

17 (1) The authority of a council under this or another Act to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the municipality may

(a) fulfill the requirement at the expense of the person, and

(b) recover the costs incurred from that person as a debt.

(2) Division 14 [*Recovery of Special Fees*] of Part 7 [*Municipal Revenue*] applies to an amount recoverable under subsection (1) that is incurred for work done or services provided in relation to land or improvements.

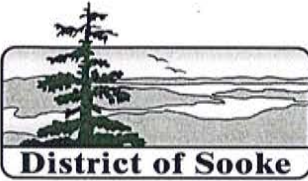
Nuisances, disturbances and other objectionable situations

64 The authority of a council under section 8 (3) (h) [*spheres of authority — nuisances disturbances and other objectionable situations*] may be exercised in relation to the following:

- (a) nuisances;
- (b) noise, vibration, odour, dust, illumination or any other matter that is liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public;
- (c) the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia that is liable to foul or contaminate the atmosphere;
- (d) refuse, garbage or other material that is noxious, offensive or unwholesome;
- (e) the use of waste disposal and recycling services;
- (f) the accumulation of water on property;
- (g) unsanitary conditions on property;
- (h) drains, cesspools, septic tanks and outhouses;
- (i) trees, weeds or other growths that council considers should be removed, cut down or trimmed;
- (j) the carrying on of a noxious or offensive business activity;
- (k) graffiti and unsightly conditions on property;
- (l) indecency and profane, blasphemous or grossly insulting language.







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**PARKS AND TRAILS ADVISORY COMMITTEE
RECOMMENDATIONS TO COUNCIL**
Meeting of June 7, 2016

1. CRD Water Conservation Bylaw

To recommend the elimination of watering of park lawns, with the exception of Ed MacGregor Park during Stage 2 and Stage 3 watering restrictions.

2. Update on Broomhill Park Equipment

To recommend that Council investigate the safety of equipment at Broomhill Park.

3. Updates related to Committee Priority Projects

To recommend that Council investigate a pedestrian linkage between Horne Road and Goodmere Road.

Attached:

1. * Letter from CRD outlining New Water Conservation Bylaw.



Making a difference...together

Parks & Environmental Services
625 Fisgard Street, PO Box 1000
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www.crd.bc.ca

13 May 2016

FILE: 4020.20
General Water Use Modification Letter

Dear Supervisor of Municipal Public Works/Facilities & Parks:

RE: NEW WATER CONSERVATION BYLAW 4099 (replacing 3061)

On May 11, 2016, the Capital Regional District Board approved Water Conservation Bylaw No. 4099 and clarifies the intent and meaning of the Bylaw. This replaces Water Conservation Bylaw No. 3061. It includes new water-use restrictions that apply to Public Authorities. Please communicate to all affected staff in your organization.

The major changes that may affect Public Authorities are:

Public Authorities (a public body i.e. schools, municipal gov't, & hospitals) may:

- In the case of Municipalities only water lawns and Boulevards on Mondays and Fridays between the hours of 1:00 a.m. to 10:00 a.m. and 7:00 p.m. and 10:00 p.m. and,
- In the case of all Public Authorities water public, institutional or community playing fields during the hours of 1:00 a.m. to 10:00 a.m. and 7:00 p.m. and 10:00 p.m. on any day if failure to do so will result in a permanent loss of plant material.
- In the case of all Public Authorities trees, shrubs, flowers and vegetable gardens may be watered at the times and in the manner prescribed under Stage 1 (no change).

Golf Courses

- Owners or operators of golf courses may water fairways on any day, but only during the Stage 1 lawn prescribed times of 4:00 a.m. to 10:00 a.m. and 7:00 p.m. to 10:00 p.m.

Prohibitions

The following prohibitions are in force at all times of the year:

1. No person shall damage or allow the deterioration of any appliance so as to result in a waste of Water or Excess Water Use
2. No person shall waste Water by using more Water than is required to provide a service, produce a product or complete a task, including but not limited to:
 - (a) allowing a tap or hose to run Water unnecessarily
 - (b) the Over-Watering of plants or lawns

- (c) power-washing, using water from a hose, or otherwise applying or using Water in a manner that constitutes Excess Water Use or
 - (d) using a Motion Activated Sprinkler Device or sprinkler in such a manner that Water spray patterns are not confined to the property on which the device is located and are allowed to spray onto public or private property
3. No person, being an Owner or Occupier of property in the Municipality, shall use Water or cause Water to be used contrary to the provisions of this bylaw in effect at the time of use

Once Through Cooling

- Once Through Cooling will be prohibited at all times of the year commencing January 1, 2019. No person shall:
 - a) Use water in Once through Cooling Equipment;
 - b) Connect or allow Once Through Cooling Equipment to be or remain connected to a plumbing system that is supplied with water, directly or indirectly from the Regional Water Supply.

The Water Conservation Bylaw - Stage 1 is in effect annually from May 1 through September 30 unless more stringent water conservation measures are needed. A copy of the NEW Bylaw 4099 is available on the CRD website: www.crd.bc.ca/water or by calling the Water Conservation information line at 250-474-9684

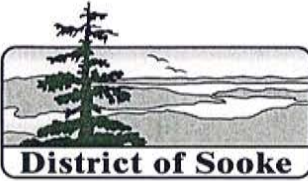
Your continued co-operation in promoting the wise use of our precious water resources is appreciated.

Yours truly,



Deborah Walker
Supervisor Outreach, Residential Water Conservation
CRD Parks & Environmental Services

DW:



2205 Otter Point Road, Sooke, British Columbia, Canada V9Z 1J2

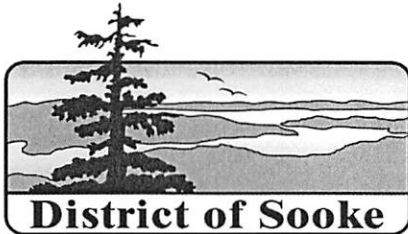
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**CLIMATE CHANGE ACTION COMMITTEE
RECOMMENDATIONS TO COUNCIL**
Meeting of June 23, 2016

Opportunities for commercial composting facility

To recommend that Council allocate funding in the 2017 – 2020 Five Year Financial Plan to develop a feasibility study for a municipally run commercial compost facility utilizing bio-solids and yard waste.



File No. 1790-20

REQUEST FOR DECISION
Regular Council
Meeting Date: July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services Department
Re: **Award of Request for Quote**
Grant Road Shoulder Widening

RECOMMENDATION:

THAT COUNCIL approve Wittich Environmental Services as the successful proponent under the request for quotes for the Grant Road Shoulder Widening project;

AND authorize the Mayor and Chief Administrative Officer to sign the contract on behalf of the District of Sooke.

1. Executive Summary:

The Grant Road corridor was identified as one of the high priority areas to make use of the 2016 sidewalk improvements budget. After informal consultation with contractors and local residents, it was determined that a 2-metre-wide paved shoulder would greatly benefit both pedestrian and vehicle traffic. The Grant Road Shoulder Widening project was advertised publicly as a request for quotes (RFQ). The RFQ closed at 2:00 pm on Tuesday, June 28, 2016. The District is hoping to get work underway as soon as possible.

2. Background:

Grant Road is a heavily used corridor for both pedestrian, and motor-vehicle traffic. The narrow pavement and steep gravel shoulders create severe accessibility issues for wheelchairs, walkers and electric scooters, all of which are common in the area. An extra wide paved shoulder will create a buffer zone to increase pedestrian safety, without disrupting existing drainage patterns or informal driveway/parking accesses. The plan for 2016 is to widen the shoulders for approximately half the length of Grant Road, and then continue the project in following years to widen the shoulders the rest of the way west to connect Otter Point Road to Highway 14.

3. Analysis:

The following three (3) qualified quotes were received for the shoulder widening project, along with short proposals detailing how the work was to be completed:

1) Wittich Environmental Services	\$ 95,500.00
2) Island Asphalt Company	\$ 98,710.00
3) Capital City Paving Ltd.	\$ 158,560.00

The above prices do not include GST.

The quotes were reviewed and evaluated based on bid price and methodology for completing the work, and Wittich Environmental Services was chosen as providing the quotation that is the most advantageous to the District.

4. Strategic Relevance:

The Grant Road Shoulder Widening project is in accordance with the *2016 Strategic Plan* which prioritizes enhancing community livability and improving Town Centre access. The project will result in a safer and more accessible pedestrian route to link the neighborhoods surrounding Grant Road to Otter Point Road and Town Centre.


5. Financial Impact:

The Grant Road Shoulder Widening project is one of the major sidewalk improvement projects highlighted for 2016. Undertaking this project will leave sufficient room in the \$250,000.00 budget to address the additional high priority areas, such as the intersection of Church Rd. and Throup Rd., and the stretch of Hwy. 14 between Otter Point Rd. to the Hope Centre.

Attached Documents:

1. WES Alignment Sketch

Respectfully,



 Rob Howat
 Director of Development Services

Approved for Council Agenda
 Development Services
 Corp. Services
 Financial Services
 CAO



