

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council

held on January 11, 2010 at 7:00 p.m.

in the Council Chamber

at 2225 Otter Point Road, Sooke, BC

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane

STAFF PRESENT

Dave Devana, Acting CAO/Director of Finance
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Director of Planning
Al Fontes, Director of Engineering
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
RCMP Staff Sgt. Steve Wright

ABSENT: Councillor Maja Tait

CALL TO ORDER

Mayor Evans called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated with .the addition of the following items as Supplemental Information/New Business:

- NB-1 Supplementary Information for item D-1 – Letter dated January 6, 2010 to Regional Mayors and Council Members Re: Proposed CRD Bylaw 3663.
- NB-2 Supplementary Information for item C-1 – Letter dated January 4, 2010 to Mayor Evans from Solicitor General Kash Heed Re: PRIME-BC.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Special Council meeting held on December 14, 2009 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on December 14, 2009 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Regular Council meeting held on December 14, 2009 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|---------------------------------------|
| June 10, 2009 | Spirit of BC Community Committee |
| November 18, 2009 | Sooke Economic Development Commission |
| November 18, 2009 | Capital Regional District Board |

CARRIED UNANIMOUSLY

DELEGATIONS

D-1 **Presentation by Rita Estock, Senior Manager, Financial Services** **NB-1 Letter dated January 6, 2010 to Regional Mayors and Council Members Re: Proposed CRD Bylaw 3663**

Rita Estock reviewed the two amendment bylaws for the Millstream Site remediation and Council discussed its concerns with Ms. Estock:

- That the petroleum based contaminants were not from Sooke; Ms. Estock stated that the sub-committee found it difficult to clearly identify contaminants and where they originated from.
- Would the Board consider a review of the borrowing bylaw; Ms. Estock stated that only the funds required for the remediation project will be borrowed and that the bylaw will be reviewed in 2013.
- That the Federal government was not approached to contribute to the remediation (ship building industry, Armed Forces).
- Ms. Estock advised that during the period that the Millstream dump site was servicing the area, the revenue from the septage deposits was applied to the service and then, when the service was ended, the remaining funds were partly applied to the remediation. The service pre-dated many of the current municipalities participating in the remediation.
- That dumping was only recorded in 1983.
- That 2008 population numbers are being used for the apportionment calculation.

Councillor Haldane stated that the board had discussed all the issues above and the options available; environmental safety is the objective. Ms. Estock stated that after remediation, the property will be sold and the revenue distributed.

MOVED and seconded that Council consent to adoption of CRD Bylaw 3662, *Millstream Site Remediation Cost Service Loan Authorization Bylaw No. 1, 2008, Amendment Bylaw No. 1, 2009* and CRD Bylaw 3663, *Millstream Site Remediation Cost Service Establishment Bylaw No. 1, 2008, Amendment Bylaw No. 1, 2009*.

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Fred Von Ilberg, Sooke Resident, inquired as to the trail amenity for Bylaw No. 425 and its cost and stated that the trail should be continued to Otter Point Road and that Councillor Bennett resides in the area and is in conflict.

BYLAWS

B-1 **Bylaw No. 417, *Pineridge Park Disposal Bylaw, 2009***

MOVED and seconded that Bylaw No. 417, *Pineridge Park Disposal Bylaw, 2009* be adopted;

AND THAT staff proceed with the rezoning, development and sale of the closed area of Pineridge Park.

CARRIED UNANIMOUSLY

B-2 **Bylaw No. 423, *Building Regulation Amendment Bylaw (70-7)***

MOVED and seconded that Bylaw No. 423, *Building Regulation Amendment Bylaw (70-7)* be adopted.

CARRIED UNANIMOUSLY

B-3 **Bylaw No. 425, *Tara Place Phased Development Agreement Authorization Bylaw, 2010***

Mr. Christie advised that the site plan showing the proposed trail will be updated for the Public Hearing.

MOVED and seconded to introduce and give first reading to Bylaw No. 425, *Tara Place Phased Development Agreement Authorization Bylaw, 2010*.

CARRIED

Councillor Berger Opposed the Motion

MOVED and seconded to give second reading to Bylaw No. 425, *Tara Place Phased Development Agreement Authorization Bylaw, 2010*.

CARRIED

Councillor Berger Opposed the Motion

AND to schedule a Public Hearing for Bylaw No. 425 to be held concurrently with Bylaw No. 411, *Zoning Amendment Bylaw (270-59)*.

CARRIED

Councillor Berger Opposed the Motion

REPORTS REQUIRING ACTION

RA-1 **CRD Bylaw 3652, *Capital Regional District Regional Housing Trust Fund Service Establishments Bylaw No. 1, 2005, Amendment Bylaw No. 6, 2009***

Council discussed:

- New participants should have to contribute before receiving funding
- Applicants in the District of Sooke looking for funding
- Staff directed to consider CRD affordable housing income formula for the District of Sooke affordable housing bylaw/policy

MOVED and seconded to consent to the adoption of CRD Bylaw 3652, *Capital Regional District Regional Housing Trust Fund Service Establishment Bylaw No. 1, 2005, Amendment Bylaw No. 6, 2009*

AND TO inquire as to a graduated delay for funding projects by new participants in the Housing Trust Fund based on contribution time.

CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

- C-1 Letter dated November 23, 2009 to Capital Regional District Board from City of Burnaby**
NB-2 Letter dated January 4, 2010 to Mayor Evans from Solicitor General Kash Heed Re: PRIME-BC

RCMP Staff Sgt. Wright provided background on the PRIME information system.

MOVED and seconded that the District of Sooke send a letter to Solicitor General Kash Heed requesting that the requisition amount be frozen and that improvements be made to the PRIME-BC system to make it easier for RCMP members to use; copy to those listed on letter and to UBCM.

CARRIED UNANIMOUSLY

MOVED and seconded that the District of Sooke send a letter to Solicitor General Kash Heed requesting regional representation on the PRIME-BC Board of Directors.

CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Council Reports

MOVED and seconded to file the reports from Councillor David Bennett and Councillor Maja Tait for information.

CARRIED UNANIMOUSLY

I-2 Letter dated December 7, 2009 from Victoria CHBA

MOVED and seconded to file the correspondence from Canadian Home Builders' Association for information.

CARRIED UNANIMOUSLY

I-3 Letters dated December 10, 2009 re: meeting at UBCM

MOVED and seconded to file the correspondence from the Minister of Advanced Education and Labour Market Development for information.

CARRIED UNANIMOUSLY

MOVED and seconded to file the correspondence from the Minister of Tourism, Culture and the Arts for information.

CARRIED UNANIMOUSLY

I-4 December 2009 Council Reader File

MOVED and seconded to file the December 2009 Council Reader File for information.

CARRIED UNANIMOUSLY

I-5 Letter dated December 22, 2009 from Deputy Minister Doug Konkin re: “Florence Filberg”

MOVED and seconded to forward a copy of the correspondence from the Deputy Minister Doug Konkin to our MLA and MP and to file the correspondence for information.
CARRIED UNANIMOUSLY

I-6 Letter dated December 20, 2009 from CREST Board re: 2009

MOVED and seconded to file the correspondence from CREST for information.
CARRIED UNANIMOUSLY

NOTICES OF MOTION

NM-1 Notice of Motion Councillor Herb Haldane for Introduction

MOVED and seconded to direct staff to provide a report for Council’s consideration as to implementing the tape recording machine during meetings of Council.
DEFEATED

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:22 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on January 25 , 2010
6:00 p.m., Closed Portion, Municipal Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Dave Devana, Director of Finance
Gerald Christie, Director of Planning
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Bill Hadikin, Head of Building and Bylaw Services
Staff Sgt. Steve Wright

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated with the addition of the following supplementary items to the agenda as new business:

- **NB-1** – Agenda Item D-1: Letter received January 22, 2010 from Terrance Martin – Re: CRD Regional Parks Management Plan
- **NB-2** – Agenda Item PI-1: Letter received January 22, 2010 from Arthur Davies – Re: Temporary Commercial Permit – 2047 Kennedy Street
- **NB-3** – Agenda Item RA-2: District of Sooke letter to Carly Barber and Mark Fritzsche re: Stop Work Order – Notice on Title 6967 Grant Road West

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Committee of the Whole meeting held on November 23, 2009 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Regular Council meeting held on January 11, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on January 18, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|--|
| October 27, 2009 | Spirit of BC Community Committee |
| November 25, 2009 | Spirit of BC Community Committee |
| December 14, 2009 | Sooke Program of the Arts |
| January 5, 2010 | Protective Services Committee |
| April 29, 2009 | Capital Regional District Board |
| October 27, 2009 | Victoria Regional Transit Commission |
| November 18, 2009 | Capital Regional Hospital District Board |
| December 2, 2009 | Capital Regional Hospital District Board |
| December 2, 2009 | Capital Regional District Board |
| December 2, 2009 | Sooke & Electoral Area Parks & Recreation Commission |
| December 9, 2009 | Capital Regional District Board |

CARRIED UNANIMOUSLY

DELEGATIONS

D-1 Presentation by Jeff Ward, Planning Department – CRD Regional Parks Re: Draft Sea to Sea Park Management Plan

Jeff Ward, Manager of Planning, CRD Regional Parks gave a powerpoint presentation on the Draft Regional Park Management Plan.

Council discussed with Mr. Ward:

- Sea to Sea area now 82% complete;
- Concern that the requests for non-motorized access to areas such as Shields Lake were not addressed during the development of the plan;
- No provision for emergency services access or park maintenance;
- Taking or restricting use of lands that were historically well used by Sooke residents, both motorized and non-motorized;

- No provision for motorized (4x4) use of park lands - no access for elderly, handicapped, children, etc.;
- Park is targeting all regional residents – wide range of people, families who can hike in, introduction to backpacking;
- The lakes have been used by Sooke residents for decades – many people cannot use the lake area without motorized access;
- Not all parks can be accessible;
- Creation of a designated area for off-road recreation.

Mr. Ward advised that the CRD Parks policy is such that no motorized use of regional parks is permitted and that the Seraphim lands have a covenant for no motorized use of the property. Mr. Ward advised that the Sea-to-Sea lands are for wilderness use and that the master plan is being reviewed.

Council requested that provision for a designated area for off-road access to the Sooke area regional parks and that emergency access be addressed in the Sooke area park lands.

NB-1 – Agenda Item D-1: Letter received January 22, 2010 from Terrance Martin – Re: CRD Regional Parks Management Plan

PUBLIC QUESTION AND COMMENT PERIOD

Terrence Martin, Sooke Resident, inquired as to the legislated requirement that the Sea to Sea Management Plan be consistent with the District of Sooke OCP, which allows for motorized use in park; it would be beneficial to include the off-road user in the management plan.

Ben Hircock, President of Victoria Motorcycle Club, stated that petitions and submissions have been made to the Sea-to-Sea Advisory Committee, there are approximately 2,500 people who bike and their needs for off-road park uses are not being represented in the plan; suggests that the CRD allow off-road organizations to take stewardship role in monitoring the use of parkland.

Terry Wysner, Victoria Resident, preserving land for children can apply to off-road motorized vehicles; Shawnigan Lake has long had a combination use for horse and off-road vehicles in the park without any incidents;

Past Sooke Resident, local businesses support quad and bike use, but no education on who real “wheelers” are; majority use the lands responsibly, never use lands that do not have logging roads; at this time, he cannot go with family off-road because there are no access.

Trisha Lindquist, Sooke Resident, inquired as to the rezoning of Pineridge Park and the development of the remaining park; concerned as to the safety of the park and asked Council to consider a community garden.

Tony, member of Cowichan Valley ATV club, advised that riders are fully insured when using park land and that they respect and protection of the lands.

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 Temporary Commercial Permit – 2047 Kennedy Street

NB-2 – Agenda Item PI-1: Letter received January 22, 2010 from Arthur Davies – Re: Temporary Commercial Permit – 2047 Kennedy Street

Councillor Herb Haldane declared that he has a conflict of interest with this agenda item due to his interest in property located within 100 metres of 2047 Kennedy Street and excused himself from this portion of the meeting at 8:15 pm.

Gerald Christie gave an overview of the application for the Temporary Commercial Permit for 2047 Kennedy Street and stated that if the property is combined with 6520 Sooke Road there will be access from Sooke Road.

Dr. Joe Schaffer, the applicant, advised that the surrounding lots are zoned C-2 and there is no intention to have his clients park on Kennedy Road; parking would be at 6520 Sooke Road and the Sooke Road building will not be for public access.

Public Input:

Ted Davies, Sooke Resident, reviewed his letter submitted and expressed his concern as to commercial traffic on Kennedy Road, the deteriorating condition of the road, and need for improved sight line; requested that Kennedy Road be restricted for residents only.

MOVED and seconded issuance of a Temporary Commercial Permit PLN00752 for the property legally described as *PID 008-018-618, Lot B (DD F50216) of Block 11, Section 14, Sooke District, Plan 217, Except that part of Lot 23 forming part of Main Sooke Road as shown on Plan 1110 OS* to operate a temporary Veterinary Surgery and Radiography business with accessory residential above the first floor, subject to the applicant upgrading the water service connection to the property to meet CRD Water's standards and that no customer access or parking be permitted for the property.

CARRIED UNANIMOUSLY

Councillor Haldane returned to the meeting at 8:43 pm.

BYLAWS

B-1 Bylaw No. 430, Revenue Anticipation Borrowing Bylaw, 2010

MOVED and seconded that Bylaw No. 430, *Revenue Anticipation Borrowing Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 430, *Revenue Anticipation Borrowing Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 430, *Revenue Anticipation Borrowing Bylaw, 2010* be read a third time.
CARRIED UNANIMOUSLY

B-2 Bylaw No. 431, Freedom of Information and Protection of Privacy Amendment Bylaw (252-1)

MOVED and seconded that Bylaw No. 431, *Freedom of Information and Protection of Privacy Amendment Bylaw (252-1)* be introduced and read a first time.
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 431, *Freedom of Information and Protection of Privacy Amendment Bylaw (252-1)* be read a second time.
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 431, *Freedom of Information and Protection of Privacy Amendment Bylaw (252-1)* be read a third time.
CARRIED UNANIMOUSLY

B-3 Bylaw No. 432, Official Community Plan Amendment Bylaw (86-32) and Bylaw No. 433, Zoning Amendment Bylaw (270-66) (Pineridge Park)

MOVED and seconded to introduce and give first reading to Bylaw No. 432, *Official Community Plan Amendment Bylaw (86-32)*;
CARRIED UNANIMOUSLY

MOVED and seconded to give second reading to Bylaw No. 432, *Official Community Plan Amendment Bylaw (86-32)*;
CARRIED UNANIMOUSLY

MOVED and seconded to introduce and give first reading to Bylaw No. 433, *Zoning Amendment Bylaw (270-66)*;
CARRIED UNANIMOUSLY

MOVED and seconded to give second reading to Bylaw No. 433, *Zoning Amendment Bylaw (270-66)*;
CARRIED UNANIMOUSLY

AND that a Public Hearing for Bylaw No. 432, *Official Community Plan Amendment Bylaw (86-32)* and Bylaw No. 433, *Zoning Amendment Bylaw (270-66)* be scheduled in accordance with the requirements of the *Community Charter* and the *Local Government Act*.
CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Committee Reports

- **Committee of the Whole Recommendations of January 18, 2010 Meeting:**

1. **OCP/Rezoning Application 6830 West Coast Road**

MOVED and seconded to introduce and give first reading to Bylaw No. 427, *Official Community Plan Amendment Bylaw (86-31)*;

AND to give second reading to Bylaw No. 427, *Official Community Plan Amendment Bylaw (86-31)*;

AND to introduce and give first reading to Bylaw No. 428, *Zoning Amendment Bylaw (270-64)*;

AND to give second reading to Bylaw No. 428, *Zoning Amendment Bylaw (270-64)*;

AND to schedule a Public Hearing for Bylaw No. 427, *Official Community Plan Bylaw (86-31)* and Bylaw No. 428, *Zoning Amendment Bylaw (270-64)* in accordance with the requirement of the *Community Charter* and the *Local Government Act*.

AND that prior to fourth reading of Bylaw No. 427, *Official Community Plan Amendment Bylaw (86-31)* and Bylaw No. 428, *Zoning Amendment Bylaw (270-64)*, the owner shall enter into a Development Agreement with the District of Sooke.

CARRIED UNANIMOUSLY

2. **Acquisition of Strata Roads and Facilities**

MOVED and seconded to direct staff to investigate the acquisition of the strata common property road (Allwood Terrace) and stormwater pond owned by Strata VIS3338 and VIS3339, including the legal and legislative process involved.

CARRIED UNANIMOUSLY

- **Protective Services Committee Recommendations – Meeting of January 5th, 2010**

MOVED and seconded to send a letter to Health Canada as to concerns with respect to medical marijuana licensing requirements;

AND THAT a copy of the letter be sent to Keith Martin, MP, John Horgan, MLA, Union of British Columbia Municipalities and other related agencies.

CARRIED UNANIMOUSLY

Resolution to AVICC – Release of Medical Marijuana Sites Information

MOVED and seconded to forward a resolution to the Association of Vancouver Island and Coastal Communities and the Union of British Columbia Municipalities as follows:

“**WHEREAS** Health Canada licences medical marijuana sites in communities and has no provision to notify local authorities to provide information on these sites;

AND WHEREAS the District of Sooke recently experienced an incident at a licensed medical marijuana site that protective services would not have attended if they had known it was a registered site;

AND WHEREAS, due to the safety risks imposed on both occupants and local authorities and the difficulty in monitoring fire and safety standards on these sites due to lack of information, local authorities should receive regular information as to registered medical marijuana sites;

THEREFORE BE IT RESOLVED that the Association of Vancouver Island and Coastal Communities and the Union of British Columbia Municipalities urge the federal government

- a. to require those persons applying for a medical marijuana site be required to comply with local building code and inspection requirements prior to Health Canada issuing the licence, and
- b. to release the information as to registered medical marijuana sites to local authorities.”

CARRIED UNANIMOUSLY

R-2 Stop Work Order – Notice on Title 6967 Grant Road West

NB-3 – Agenda Item RA-2: District of Sooke letter to Carly Barber and Mark Fritzsche re: Stop Work Order – Notice on Title 6967 Grant Road West

MOVED and seconded to postpone consideration of Item R-2 until the next Regular Council meeting.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the report from Councillor Bennett for information.

CARRIED UNANIMOUSLY

RI-2 RCMP Monthly Report – December 2009

Staff Sgt. Steve Wright advised of some of the current initiatives of the Sooke detachment:

- a. revamping Citizens on Patrol program;
- b. public safety; re-evaluating shifts to provide 24 hour shifts;
- c. First Nations policing;
- d. Speed Watch enhanced
- e. improve ability by public to report illegal activities
- f. identify high traffic accident areas.

MOVED and seconded to receive the RCMP Monthly Report for December 2009 for information.

CARRIED UNANIMOUSLY

R-3 CREST – Radio Performance Drive Test and Engineering Services September 22, 2009

MOVED and seconded to receive the CREST report for information.
CARRIED UNANIMOUSLY

NOTICES OF MOTION

NM-1 Notice of Motion Councillor David Bennett for Introduction:

MOVED and seconded that Council send a formal letter of support and solidarity for the people of Haiti to the Haitian Embassy in Ottawa as to the immediate humanitarian crisis and long term recovery they face.
CARRIED UNANIMOUSLY

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting at 9:15 pm to the public under section 90(1)(a) of the *Community Charter* to discuss 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.
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 10:45 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
on February 1, 2010
Closed Portion at 6:00 p.m. in Municipal Meeting Room
Open Portion at 7:00 p.m. in Council Chambers
2225 Otter Point Road, Sooke, BC

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Dave Devana, Director of Finance
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Director of Planning
Elisabeth Nelson, Municipal Engineer
Al Fontes, Director of Engineering
Steve Sorensen, Fire Chief

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m.

MOTION TO CLOSE THE MEETING TO THE PUBLIC:

MOVED and seconded to close the meeting to the public under section 90(2)(b) of the *Community Charter* to discuss information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

CALL TO ORDER – OPEN PORTION

Mayor Evans called the open portion of the meeting to order at 7:02 p.m.

APPROVAL OF AGENDA

MOVED and seconded to approve the agenda as circulated with the addition of Public Hearing Information Package PH-1 - Pkg. 3.

CARRIED

PUBLIC AND STATUTORY HEARINGS

PH-1 Report of Public Hearing: 7010 Wright Road:
Bylaw No. 351, Zoning Amendment Bylaw (270-37)
Bylaw No. 381, Sooke Core Sewer Specified Area Amendment Bylaw 9147-7)
Bylaw No. 424, Wright Road Phased Development Agreement Authorization
Bylaw, 2009

Mayor Evans called the Public Hearing for Bylaw Nos. 351, 381 and 424 to order 7:02 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application for 7010 Wright Road.

Firoz Karim, Applicant, spoke to the issues raised by the public comments:

- The initial application was for 90 condo units and the current application is for 20 small single family lots; providing affordable housing.
- The development will benefit the neighbouring properties with the installation of the sewer system to the area; will waive latecomers charges.
- The trees at the back of the property will be left standing subject to arbourist report.
- The storm drainage plan will be developed.
- The protection of wildlife should be addressed by the community.
- The property is adjacent to the core area of Sooke.
- Traffic study has been submitted and accepted by Ministry of Transportation

PUBLIC SUBMISSIONS:

Maria Sammone, Sooke Resident, inquired as to the location of the Sooke Core Area and expressed her disapproval of the development; debris on the property and flooding on Wright Road, increase of traffic, too much development affecting the Whiffin Spit area.

Gail Hall, Sooke Resident, referred to Page 16 of the Public Hearing package as to Small Lot Residential Zone which provides for infill in the sewer specified area, stated that the property is not posted in compliance with the LGA, referred to Page 134 of the Phased Development Agreement in that sections stating "to the satisfaction of the CAO" - believes should be "to the satisfaction of the District of Sooke", that section 9.1 should address dedication of parkland, is concerned as to Council's role in the development permit approval under phased development agreement, Page 119 as to Stantec report, asked as to price of the units.

Randy Clarkston, Sooke Resident, expressed his support for the application and stated that sewer system extensions should be done by developers.

David Meek, Sooke Resident, expressed his concern that the development will devalue his land, inquired as to connection of his property to the sewer system, stated that a phased development will result in ongoing construction and dirty roads for some time, infrastructure will increase value of lots.

Rachel Dumas, Sooke Resident, stated that the flow of traffic in Whiffin Spit area will be affected by the development, both recreational and residents, currently the rate and

speed of traffic is frightening, additional housing will bring more vehicles; Whiffin Spit cannot handle more traffic and safety for the children is a concern.

Stuart Parkinson, Sooke Resident, the property is the natural passage way for the wildlife and the development will affect that pattern; the trees will be threatened by windstorm, the watercourse is salmon bearing, number of people who signed the petition should be considered by Council.

Pam Pruitt, Sooke Resident, the riparian area report is not based on the small lot zoning, two petitions show general concern mounting on the development in this area, Whiffin Spit Road development would mean increase in traffic at the intersection, questioned force main connection for the sewer, small lot will result in congested area, long-term rural residents do not support small lot development.

Mark Ellis, Sooke Resident, asked as to why trees were removed, stated that his shoreline has been reduced by the run-off from the increased activity in the stream; expressed his concern as to the number of units in the development; requested sewer service for the Whiffin Spit area.

Erin Robb, Sooke Resident, expressed his concerns as to the increased traffic on Whiffin Spit Road, the loss of wildlife on the property; would like to see controlled, slow growth in the area – develop town core first, would like safer pedestrian features - cross-walk on Whiffin Spit.

Pat Currie, Sooke Resident, we need sidewalks, sewers, then we need more development.

Patricia Lindquist, Sooke Resident, inquired as to section 5 of the Environmental Monitoring report, believes there needs to be an ecological assessment of the whole area.

? Sooke Resident, stated that she does not object to development but does object to density, concerned as to the development on Nordin Road and inquired as to the entrance to the development and is concerned as to bringing the sewer to the area rather than developing the town core.

Mr, Lindquist, Sooke Resident, stated that those people who need affordable housing need to be within walking distance of a grocery store.

Shawn Musfelt, Sooke Resident, stated that he does not agree to this type of development in this area.

Jim Pruitt, Sooke Resident, stated that the developer is going from 1 lot to 20, not 90 to 20, he is gaining density.

Ms. Nickerson, Sooke Resident, stated that Whiffin Spit is not in the core, the development should be coming from the inside out.

Ms. Shamblim, Whiffin Spit Road, moved to Sooke for its beauty, agrees that Sooke needs growth and development and the development should stay congruent with the area that it is in. Development does not fit with the neighbourhood,

Mr. Pruitt, 7015 Wright Road, stated that children are playing on Wright Road, people walk down Wright Road, if increased vehicles, the road will not be safe for pedestrians.

Pat Currie, Sooke Resident, reviewed number of people that have spoken against the development.

Maria Sammone, Sooke Resident, the area has been wet and boggy on the lower part of the Nordin Road property, more tree removal will create more water run off.

Gail Hall, Sooke Resident, stated that latecomer fees may not be applicable to this development and there is a cost for connection to the sewer system; the District is responsible for the property under an environmental assessment.

Erin Robb, Sooke Resident, stated that every tree left on the property would be dangerous due to the damage to the ground.

Mark Ellis, Sooke Resident, spoke as to the removal of trees on private property; property owners must be responsible landowners.

Rachel Dumas, Sooke Resident, stated that the people attending this meeting are adjacent property owners and the names on the petition supporting the development do not live in the Whiffin Spit area.

Patricia Lindquist, Sooke Resident, spoke as to affordable housing, we have a need for it, but believes this application is an elitist project.

Jim Pruitt, Sooke Resident, expressed his objection to the high density of this small lot development.

Dave Meek, Sooke Resident, suggested that this development be a strata development to create a consistent look to the development.

Mr. Karim, Applicant, addressed the issues:

- Traffic study was carried out and accepted by the Ministry of Transportation
- Riparian Area Assessment was carried out and accepted by the Ministry of Environment
- Infrastructure costs are high, but as developers, we look to some profit
- Quality development proposed
- Trees that are approved by arborist will be kept, will plant more trees to replace those removed
- Storm drainage will be addressed at subdivision
- Development proposed will not devalue adjacent properties:
 - Improve Wright Road, landscaping, lights, etc.
 - Neighbouring properties will be able to hook up to the sewer

David Meek, Sooke Resident, concerned about the guarantee that the development will be built.

Jim Pruitt, Sooke Resident, inquired as to the Ministry of Transportation involvement in municipal roads; concerned about the traffic on Wright Road.

Maria Sammone, Sooke Resident, stated that Wright Road has blind spots for vehicles.

Ray Vowles, Sooke Resident, stated that during this last rain, it was the first time in the last 40 years that he had to dig a ditch on property, the traffic study does not reflect problems on Wright Road to Whiffin Spit.

Brenda Parkinson, Sooke Resident, asked as to the consistency of the rezoning with the Official Community Plan.

Ryan Chamberlain, Sooke Resident, inquired as to a sidewalk from Ed Macgregor Park to Whiffin Spit Road; suggested that the sidewalk on Whiffin Spit Road should be installed.

Gail Hall, Sooke Resident, inquired as to conflict of interest declarations for Councillors Berger and Haldane.

Mayor Evans called three times for submissions to the Public Hearing. Hearing none, she closed the public hearing at 8:45 pm.

Council consider third reading of Bylaw No. 351 and Bylaw No. 424

Council discussed:

- Riparian Area Regulation Assessment
- Environmental or Wildlife Assessments not required by Ministry of Environment
- Stormwater Management Plan; for Wright Road and Nordin Road developments
- Improvement as to the grade of Wright Road onto Whiffin Spit Road, Whiffin Spit Road onto West Coast Road
- Current condition of trees on property
- Affordable housing
- Improve Wright Road
- Developer intention to develop and build units
- Increase value of playground equipment
- Connection of adjacent properties to sewer by developer

MOVED and seconded that Bylaw No.351, *Zoning Amendment Bylaw (270-37)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 424, *Wright Road Phased Development Agreement Authorization Bylaw, 2009* be read a third time.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 9:14 p.m.
CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on February 8 , 2010
6:00 p.m., Closed Portion, Municipal Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Dave Devana, Director of Finance
Gerald Christie, Director of Planning
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Bill Hadikin, Head of Building and Bylaw Services

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

Mayor Evans called the open portion of the Regular Council meeting to order at 7:02 p.m. in the Council Chambers.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated with the addition of the following supplementary items to the agenda as new business:

- NB-1 Supplementary Information for item PI-1 – Letter dated February 8, 2010 from E. Linda Batty;
- NB-1 Supplementary Information for item RA-2 – 79 letters of support

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on January 25, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on February 1, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on February 1, 2010 be adopted as circulated.
CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:
November 4, 2009 Capital Region Finance, Corporate & Protective Services Committee
November 25, 2009 Capital Region Planning & Transportation Committee
CARRIED UNANIMOUSLY

DELEGATIONS

D-1 Terrance Martin – Off Road Recreation

Terrance Martin gave a powerpoint presentation on off-road recreation and the lack of access to regional parkland for off-road recreation in the Sooke area, in particular the Harbourview property. Mr. Martin addressed the zoning of the parkland for park use, stating that off-road recreation needs to be included in the Official Community Plan. Mr. Martin requested that Council:

- Create an (Off Highway Vehicle) OHV Advisory Committee, with staff support to develop policy for inclusion in the Strategic Plan, OCP, Parks & Recreation Plan and bylaws;
- Direct staff to prepare a report on the bylaw compliance and OCP consistency of CRD Parks policy and gating of Harbourview Road;
- Investigate the acquisition of WFP Lot 22 to land lock the area against private development

MOVED and seconded to direct staff to prepare a report to Council on the recommendations presented by Terrance Martin as to off-road recreation in the Sooke area.

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Jeff Zigay, Sooke Resident, expressed his general support for the Official Community Plan, however, does not support the proposed changes as to the waterfront walkway. Mr. Zigay stated that he supports smaller lot sizes for duplexes.

Councillor Haldane inquired of staff if subdivision is permitted in the Town Centre; Gerald Christie stated that subdivision is possible.

PUBLIC HEARINGS AND RELATED BYLAWS

Mayor Evans read a statement and 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.

PH-1 Report of Public Hearings: 2205 Tara Place:

- **Bylaw No. 411, *Sooke Zoning Bylaw (270-59)***
- **Bylaw No. 425, *Tara Place Phased Development Agreement Authorization Bylaw, 2010***

Mayor Evans called the Public Hearings for Bylaw No. 411 and Bylaw No. 425 to order at 7:33 p.m.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application and phased development agreement for 2205 Tara Place.

Public Submissions:

Fred Von Ilberg, Sooke Resident, expressed his opposition to the rezoning application for 2205 Tara Place and submitted to Council in writing his summary of concerns brought forward on the rezoning. Mr. Von Ilberg also inquired as to the house numbering in Schedule A of Bylaw No. 411.

Jackie Desjardin, Sooke Resident, expressed her concern as to increased traffic and parking the development may bring.

Diane Taylor, Sooke Resident, stated that she submitted a letter of support regarding Mr. Von Ilberg's concerns and spoke as to a circular she had received as to the development of Tara Place for seniors.

Mark Fairall, Sooke Resident, expressed his opposition to the rezoning of Tara Place stating the property should be kept as single family housing.

Scott Cameron, Sooke Resident, expressed his opposition to the rezoning of Tara Place as the development will not provide enough parking and the parking and traffic will increase on Rhodonite Road and Tara Place.

Carmen Newman, Sooke Resident, expressed her opposition to the rezoning of Tara Place; that the property should remain single family residential, the development and building design is not suitable for seniors, the circular received was not appropriate, and that number of petitions should be considered by Council.

Doug Franklin, Sooke Resident, expressed his opposition to the rezoning of Tara Place stating that the property should remain single family residential; concerned as to the safety of the neighbour children playing on the street, poor water pressure.

Jackie Jocelyn, Sooke Resident, stated that she has lived in area for 20 years, children do ride their bikes and play in neighbourhood, property values would go down, the turn from Rhodonite Road onto Tara Place is dangerous, and that the neighbourhood should stay as it is.

Mayor read out written submissions dated February 4th, 2010 from Kaye Leicester and dated January 31st, 2010 from Doug Franklin.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 411 and Bylaw No. 425. Hearing none, she closed the public hearing at 8:02 pm.

Council consider third reading of Bylaw No. 411 and Bylaw No. 425:

The applicant stated that an informational letter was distributed to the residents last week, that they have attempted to address the parking concerns so that no one backs out onto the road and that the development is designed for seniors.

Gerald Christie clarified that with an RS-1 zone for this property, three duplexes on the property or four single family homes with suites would be permitted, however, there would be separate driveways for the homes.

MOVED and seconded that Bylaw No. 411, *Sooke Zoning Bylaw (270-59)* be read a third time.

DEFEATED

PH-2 Report of Public Hearings - 6830 West Coast Road

- **Bylaw No. 427, *Official Community Plan Amendment Bylaw (86-31)***
- **Bylaw No. 428, *Zoning Amendment Bylaw (270-64)***

Mayor Evans called the Public Hearings for Bylaw No. 411 and Bylaw No. 425 to order at 8:23 p.m.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application and phased development agreement for 6830 West Coast Road.

Public Submissions:

Richard Kerr, Sooke Resident, expressed his support for the rezoning application of 6830 West Coast Road.

Carol Harding, Sooke Resident, expressed her support for the rezoning application.

Mark, Sooke Resident, works at Work Links and supported the rezoning application as it will bring in employment.

Jeff Zigay, Sooke Resident, opposed the rezoning application as businesses should be located in the town centre.

Mr. Lucas, Sooke Resident, expressed his support for the rezoning application.

Randy Truman, Sooke Resident, expressed her support for the addition of another veterinary clinic in the Sooke Area.

The Applicant stated that he chose the location for the veterinary clinic as it is central to residential developments and is a transition area for business from the Town Centre; the business will not increase traffic or cause noise in the area.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 411 and Bylaw No. 425. Hearing none, she closed the public hearing at 8:31 pm.

Council consider third reading of Bylaw No. 411 and Bylaw No. 425:

MOVED and seconded that Bylaw No, 427, *Official Community Plan Amendment Bylaw (86-31)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 428, *Zoning Amendment Bylaw (270-64)* be read a third time.

CARRIED UNANIMOUSLY

PUBLIC INPUT MEETINGS AND RELATED REPORTS

**PI-1 Development Variance Permit – 2006 Charters Road
NB-1 – Supplementary Information for Agenda Item PI-1: Letter dated February 8, 2010 from E. Linda Batty**

Gerald Christie gave an overview of the application for the Development Variance Permit for 2006 Charters Road.

Public Input:

Paul Clarkston, representative for the applicant, requested Council accept the geotechnical's professional advice and stated that the sea wall is good and anything on the back side of the seawall will not cause any Department of Fisheries concerns, and that the development proposed is a better use of property.

Jeff Zigay, Sooke Resident, agreed that professional advice should be accepted by Council.

Steve Banner, Sooke Resident, stated his concern as to the set back as the sea wall was built many years ago and the water has gone over the wall at high tide.

MOVED and seconded to authorize the issuance of Development Variance Permit PLN00728 at 2006 Charters Road, legally described as Lot 1, Section 14, Sooke District, Plan 14802 to vary the setback from the high water mark of the sea from 15m to 4.9m and to vary the floodplain setback from any flood protection structure from 7.5m to 4.9m, subject to the applicant completing a full geotechnical report for the proposal, and registering the geotechnical report on title as a S. 219 Covenant as per the *Community Charter*.

CARRIED

Councillor Dumont Opposed the Motion

BYLAWS

B-1 Bylaw No. 400, *Official Community Plan, 2010*

Councillor Bev Berger read and submitted her written declaration as follows:

“Madam Mayor;

Before council commences its discussion with respect to the District’s new Official Community Plan or land lot sizes, I would like to make a declaration pursuant to Section 100 of the *Community Charter*.

On December 14, 2009, I made a declaration that I consider myself to be in a conflict of interest, and I declined to participate further in the discussion of or vote on the Official Community Plan and land lot sizes.

My declaration was based on information provided to me very shortly before that meeting, on the date of meeting, and based on information provided by the District’s lawyer to the District and to me.

Since December 14, 2009, I have had the opportunity to obtain legal advice on the issue and I have determined that I was wrong respecting my entitlement to participate in respect of the Official Community Plan and land lot sizes.

I am therefore withdrawing my declaration of conflict on the basis that I have not been able to identify any facts which indicated that I have a direct or indirect pecuniary interest in any policies, designations or guidelines on any land within the District that will be affected by the new Official Community Plan or a change in land lot sizes.

I do not consider my interest in the Official Community Plan or land lot sizes any different than the interest in common with the electors of the municipality generally and I do not consider that there is any interest that is not so remote or insignificant that it cannot be reasonably be regarded as likely to influence my participation or my vote in relation to the Official Community Plan or land lot sizes.

As a result I have withdrawn my declaration of conflict, and I ask that this statement be recorded in the minutes of this meeting.”

Councillor Herb Haldane read and submitted his written declaration as follows:

“Madam Mayor;

Before council commences its discussion with respect to the District’s new Official Community Plan or land lot sizes, I would like to make a declaration pursuant to Section 100 of the *Community Charter*.

On December 14, 2009, I made a declaration that I consider myself to be in a conflict of interest, and I declined to participate further in the discussion of or vote on the Official Community Plan.

My declaration was based on information provided to me very shortly before that meeting, on the date of meeting, and based on information provided by the District's lawyer to the District and to me.

Since December 14, 2009, I have had the opportunity to obtain legal advice on the issue and I have determined that I was wrong respecting my entitlement to participate in respect of the Official Community Plan.

I am therefore withdrawing my declaration of conflict on the basis that I have not been able to identify any facts which indicated that I have a direct or indirect pecuniary interest in any policies, designations or guidelines on any land within the District that will be affected by the new Official Community Plan.

I do not consider my interest in the Official Community Plan or land lot sizes any different than the interest in common with the electors of the municipality generally and I do not consider that there is any interest that is not so remote or insignificant that it cannot be reasonably be regarded as likely to influence my participation or my vote in relation to the Official Community Plan.

As a result I have withdrawn my declaration of conflict, and I ask that this statement be recorded in the minutes of this meeting."

Gerald Christie gave a powerpoint presentation on the proposed changes to Bylaw No. 400, *Official Community Plan, 2010*. Mr.Christie advised that referral comments from the Agriculture Land Commission and the Ministry of Transportation are being reviewed.

Public Input:

There were no questions or comments from the public.

MOVED and seconded to amend Bylaw No. 400, *Official Community Plan, 2010* with the proposed changes as circulated and in section 4.10.3.m. to remove the words "and where applicable, expropriation".

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 400, *Official Community Plan 2010* be read a second time.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 430, *Revenue Anticipation Borrowing Bylaw, 2010*

MOVED and seconded that Bylaw No. 430, *Revenue Anticipation Borrowing Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

B-3 Bylaw No. 431, *Freedom of Information and Protection of Privacy Amendment Bylaw (252-1)*

MOVED and seconded to adopt Bylaw No. 431, *Freedom of Information and Protection of Privacy Amendment Bylaw (252-1)*.
CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Notice on Title 6967 Grant Road West

Bill Hadikin, Head of Building and Bylaw Services, gave an overview of the staff report for 6967 Grant Road West. Mr. Hadikin stated that he has advised that the property owners to request that the District of Sooke building inspectors attend at the residence to determine the issues of non-compliance and they have not contacted the District. The property owners were advised of this meeting, but were not in attendance.

MOVED and seconded to direct the Corporate Officer to file a notice in the Victoria Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by Council relating to land located at 6967 Grant Road West and legally described as Lot 3, Section 3, Sooke District, Plan 27569 and that further information respecting the resolution may be inspected at the Municipal Office.
CARRIED UNANIMOUSLY

**RA-2 Smaller lot size for duplexes in Sewer Specified Area (SSA)
NB-2 Supplementary Information for Item RA-2 – 79 Letters of Support**

Councillor Herb Haldane declared that he is in a conflict of interest with this agenda item RA-2 “Smaller lot size for duplexes in Sewer Specified Area (SSA)” as he may have a pecuniary benefit and excused himself from this portion of the meeting at 9:18 pm.

MOVED and seconded to direct staff to bring forward the appropriate Sooke Zoning Bylaw amendments to allow duplexes on 600m² lots in the Sewer Specified Area (SSA) in the Town Centre Residential Zone (RS-1).
CARRIED **Mayor Evans and Councillor Berger Opposed the Motion**

Councillor Haldane returned to the meeting at 9:37 pm.

RA-3 Gatewood Road Closure and Exchange

Elisabeth Nelson gave an overview of the staff report and the sketch plan showing the road closure and road dedication at 6790 Grant Road.

Chris Packard, the applicant, stated that he and District staff have spent considerable time in preparing this road closure proposal for Council consideration and the development permit application is ready to come forward.

MOVED and seconded to direct staff to proceed with the road closure of the undeveloped portion of the Gatewood Road right of way between Grant Road West and the northern terminus of Gatewood Road as well as the closure of the portion of Gazetted Road located between Grant Road and the northern terminus of Lot A, Section 24, Sooke District, Plan VIP61058 (6790 Grant Road West);

AND THAT COUNCIL proceed with the exchange of approximately 778.8 m² of the closed Gatewood Road right of way north of Grant Road with approximately 778.8 m² of the property legally described as Lot A, Section 24, Sooke District, Plan VIP61058 (6790 Grant Road West) ensuring that a pedestrian link between Amethyst Way and Grant Road West is maintained.

AND TO direct staff to schedule a Public Input meeting for the proposed Gatewood Road right of way and Gazetted Road closure and exchange.

CARRIED UNANIMOUSLY

RA-3 Covenant Amendment – 6790 Grant Road

MOVED and seconded to direct staff to proceed with the modification of the section 219 Covenant registered under number FB247375 on the property located at 6790 Grant Road West, concurrently with the proposed Gatewood Road Closure and Exchange.

CARRIED UNANIMOUSLY

RA-4 Change of Acting Mayor for March 1st to 7th, 2010

MOVED and seconded to appoint Councillor Sheila Beech as Acting Mayor for the period of March 1st to and including March 7th, 2010 in the event of the Mayor's absence.

CARRIED UNANIMOUSLY

RA-5 Council Support for “Celebrate Canada” Grant Application

MOVED and seconded to authorize the *Sooke Canada Day Society* to submit a financial request to the Department of Canadian Heritage in relation to activities in Sooke for Canada Day;

AND to authorize the District of Sooke to submit a financial request to the Department of Canadian Heritage in relation to the fireworks portion of Canada Day.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Outstanding Sewer Connections

MOVED and seconded to receive the report for information on the present status and bylaw enforcement of outstanding sewer connections in the District of Sooke Sewer Specified Area;

AND TO direct staff to proceed with enforcement under Bylaw No. 281, *Sooke Core Sewer Specified Area Mandatory Connection Bylaw, 2006*.
CARRIED UNANIMOUSLY

RI-2 Mayor and Council Reports

MOVED and seconded to receive the Mayor and Council reports from Mayor Evans and Councillor Tait for information.
CARRIED UNANIMOUSLY

Councillor Dumont advised that he has been elected to the executive on the Vancouver Island Regional Library Board.

RI-3 Departmental 2009 Year End Reports

MOVED and seconded to receive the Departmental 2009 Year End Reports for information with two amendments in the Corporate Services report.
CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Letter dated January 22, 2010 from Solicitor General Kash Heed

MOVED and seconded to file the correspondence dated January 22, 2010 from the Solicitor General Kash Heed.
CARRIED UNANIMOUSLY

C-2 Letter dated January 27, 2010 from Sierra Club BC

MOVED and seconded to refer the correspondence dated January 27, 2010 from the Sierra Club BC to the Climate Action Change Committee.
CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated January 8, 2010 from Minister Margaret MacDiarmid

MOVED and seconded to file the correspondence from Minister Margaret MacDiarmid.
CARRIED UNANIMOUSLY

I-2 Letter dated January 22, 2010 from The Salmon Enhancement and Habitat Advisory Board

MOVED and seconded to file the correspondence from The Salmon Enhancement and Habitat Advisory Board.
CARRIED UNANIMOUSLY

I-3 Letter dated January 28, 2010 from Ministry Mary Polak

MOVED and seconded to file the correspondence from Minister Mary Polak.
CARRIED UNANIMOUSLY

I-4 Reader File – January, 2010

MOVED and seconded to file the correspondence Reader File – January 2010.
CARRIED UNANIMOUSLY

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public at 10:03 pm under section 90 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) (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

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 10:55 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on February 22nd, 2010 at 7:00 p.m.

COUNCIL PRESENT

Councillor Sheila Beech – Acting Mayor
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Dave Devana, Acting CAO/Director of Finance
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Director of Planning
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief

ABSENT: Mayor Janet Evans

CALL TO ORDER

Acting Mayor Beech called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated.
CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on February 8, 2010 be adopted as circulated.
CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on February 15, 2010 be adopted as amended on Page 1.
CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|--|
| November 28, 2009 | Board of Variance |
| January 11, 2010 | Sooke Program of the Arts Committee |
| February 2, 2010 | Protective Services Committee |
| February 9, 2010 | Sooke Program of the Arts |
| February 11, 2010 | Sooke Economic Development Commission |
| January 13, 2010 | Capital Region Board |
| January 13, 2010 | Capital Region Hospital District Board |

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

There were no questions or comments from the public.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings - Pineridge Park

- **Bylaw No. 432, *Official Community Plan Amendment Bylaw (86-32)***
- **Bylaw No. 433, *Zoning Amendment Bylaw (270-66)***

Acting Mayor Beech called the Public Hearings for Bylaw No. 432 and Bylaw No. 433 to order at 7:03 p.m.

Acting Mayor Beech 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.

Gerald Christie gave a powerpoint presentation and summary of the Official Community Plan amendment and rezoning application for the three lots recently created from Pineridge Park.

Public Submissions:

Acting Mayor Beech called three times for submissions to the Public Hearings for Bylaw No. 432 and Bylaw No. 433. Hearing none, she closed the public hearing at 7:05 pm.

Staff clarified that the playground will be rehabilitated; a park plan will be carried out with consultation with the neighbourhood.

Council consider third reading of Bylaw No. 432 and Bylaw No. 433

MOVED and seconded that Bylaw No. 432, *Official Community Plan Bylaw (86-32)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 433, *Zoning Amendment Bylaw (270-66)* be read a third time.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Zoning Text Amendments for Duplexes in Town Centre Residential Zone

Councillor Herb Haldane declared that he is in a conflict of interest with this agenda item B-1 "Zoning Text Amendments for Duplexes in Town Centre Residential Zone" as he may have a pecuniary benefit and excused himself from this portion of the meeting at 7:10 pm.

Council discussed:

- that the requirement for a development permit will not be required for duplexes under the proposed zoning bylaw amendment;
- the lot coverage maximum will not change;
- the proposed frontage bylaw will address sidewalks, etc.

MOVED and seconded that Bylaw No. 435, *Zoning Amendment Bylaw (270-68)* be introduced and read a first time.

CARRIED

Councillor Ron Dumont opposed the motion.

MOVED and seconded that Bylaw No 435, *Zoning Amendment Bylaw (270-68)* be read a second time.

CARRIED

Councillor Ron Dumont opposed the motion.

MOVED and seconded that a Public Hearing for Bylaw No. 435, *Zoning Amendment Bylaw (270-68)* be scheduled in accordance with the *Local Government Act* and *Community Charter* notice requirements.

CARRIED

Councillor Ron Dumont opposed the motion.

Councillor Haldane returned to the meeting at 7:22 pm.

REPORTS REQUIRING ACTION

RA-1 Committee of the Whole Recommendation dated February 15, 2010

Councillor Maja Tait declared that she is in a conflict of interest with this agenda item 3 "Sooke Food CHI – Sunriver Community Allotment Garden" as she has paid for, reserved and registered a plot at the garden and excused herself from this portion of the meeting at 7:23 pm.

MOVED and seconded to agree to enter into the Licence of Occupation Agreement with the Sooke Region CHI Society (S-54168) at the Sunriver Community Allotment Garden: **AND TO** authorize the Mayor and Chief Administrative Officer to execute the Licence of Occupation agreement.

CARRIED UNANIMOUSLY

Councillor Tait returned to the meeting at 7:23 pm

Committee of the Whole Recommendations dated February 15, 2010 – 6947 Larkspur

Council discussed the issue of the density of the development in relation to drainage.

MOVED and seconded to introduce and give first reading to Bylaw No. 434, *Zoning Amendment Bylaw (270-67)*;

CARRIED

Councillor Ron Dumont opposed the motion.

MOVED and seconded to give second reading to Bylaw No. 434, *Zoning Amendment Bylaw (270-67)*;

CARRIED

Councillor Ron Dumont opposed the motion.

MOVED and seconded to schedule a Public Hearing for Bylaw No. 434, *Zoning Amendment Bylaw (270-67)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED

Councillor Ron Dumont opposed the motion.

Protective Services Committee Recommendation dated February 2, 2010

Council reviewed options to address occasions of unavailable ambulance service.

MOVED and seconded to send a letter to BC Ambulance requesting the Sooke Fire Department be notified each time an ambulance is unavailable within the District of Sooke. **AND THAT** a copy of the letter be sent to AVICC, UBCM and the local MLA.

CARRIED UNANIMOUSLY

Sooke Program of the Arts Recommendation dated January 11, 2010

Ozone Village Fish Project

MOVED and seconded to approve the SPA Committee support of the Ozone Village Fish Project and contribution of a maximum of \$4,000 towards the project, with the art piece becoming the property of the District of Sooke after the Ozone.

CARRIED UNANIMOUSLY

2010 Objectives and Goals

MOVED and seconded to forward to the Finance Committee the recommendation; that the Sooke Program of the Arts Committee provide a strategic plan and budget with a stepped program for increasing the reserve fund.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

Council requested that Mayor Evans provide further information on the BC Transit discussions as to provision of new service to the District of Sooke and on the meeting with Ministry of Transportation.

MOVED and seconded to direct staff bring back a report on future planning for public transit networks including BC Transit and road development for Council and Staff discussion.

CARRIED UNANIMOUSLY

MOVED and seconded to receive the report from Mayor Evans for information.

CARRIED UNANIMOUSLY

MOVED and seconded to receive the report from Councillor Bennett for information.
CARRIED UNANIMOUSLY

RI-2 Development Services Reports

Staff advised that the Active Subdivisions and Planning Files will be provided to Council on a quarterly basis.

MOVED and seconded to receive the Active Subdivisions Files report for information.
CARRIED UNANIMOUSLY

MOVED and seconded to receive the Active Planning Files report for information.
CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Letter dated February 8, 2010 from Canwest Canspell 2010

MOVED and seconded to direct staff to send a letter of support for Canwest Canspell 2010 to the School District #62 (Sooke) Board of Trustees and to the editor of the Times-Colonist with a copy to Bob McKenzie.
CARRIED UNANIMOUSLY

C-2 Letter from Juan de Fuca Salmon Restoration Society

Bryan Mooney gave an overview of the Society's request for funding for the Salmon Stewardship Centre project; the project will provide a learning centre for local schools.

MOVED and seconded to award a grant to the Juan de Fuca Salmon Restoration Society in the amount equivalent to the development permit and building permit fees payable for the Salmon Stewardship Centre project.
CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated February 4, 2010 from Canadian Association of Home & Property Inspectors

MOVED and seconded to send a copy of the recent letter to Health Canada as to concerns with respect to medical marijuana licensing requirements to Owen Dickie, Canadian Association of Home & Property Inspectors (BC).
CARRIED UNANIMOUSLY

I-2 RCMP Monthly Mayor Report – January 2010

MOVED and seconded to file the correspondence RCMP Monthly Mayor Report – January 2010.
CARRIED UNANIMOUSLY

I-3 Letter dated February 10, 2010 from Solicitor General Kash Heed

MOVED and seconded to file the correspondence from Solicitor General Kash Heed.
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:14 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Sheila Beech
Acting Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on March 8 , 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Director of Planning
Al Fontes, Director of Engineering
Steve Sorensen, Fire Chief
Staff Sgt. Stephen Wright

ABSENT: Councillor Sheila Beech

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on February 22, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on March 1, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|---|
| February 3, 2010 | Sign Bylaw Review Committee |
| February 25, 2010 | Board of Variance |
| November 18, 2009 | Capital Region Board Parks Committee |
| January 27, 2010 | Capital Region Board Planning, Transportation and Protective Services Committee |
| January 27, 2010 | Capital Region Board Environmental Sustainability Committee |
| February 10, 2010 | Capital Region Board Core Area Liquid Waste Management Committee |

CARRIED UNANIMOUSLY

Councillor Dumont expressed his concern as to the criteria for consideration of variance applications by the Board of Variance, the TLC contributions to park land purchases and their requirements for park land use, and the creation of more committees in the CRD.

PUBLIC QUESTION AND COMMENT PERIOD

Gail Hall, Sooke Resident, agreed that the criteria to the Board of Variance should be reviewed; questioned why council is reconsidering the vote on the Bylaw No. 411 and Bylaw No. 425.

Terrence Martin, Sooke Resident, stated that the District should consider carefully the designation of the CRD Parks on Harbourview in the new OCP for the opportunity to make it available for off-road recreation and to consider contributing to the purchase of Lot 22 on Phillips Road with a covenant to require off-road recreation.

Terry , Sooke Resident, stated that after the meeting on February 8, 2010 it was understood that the development proposal for Tara Place had been defeated and that the developers would have to come back with something different; requested Council provide a reason why the reconsideration of Bylaw No. 411 is taking place.

Jacque Jocelyn, Sooke Resident, would have liked to be notified that the Bylaw No. 411 will be re-considered; she also thought the bylaw was defeated and another plan would be coming forward.

BYLAWS

B-1 Bylaw No. 400, *Official Community Plan Bylaw, 2010*

Gerald Christie gave a presentation on the OCP Referrals received to date; CRD Planning Referrals and the Agricultural Land Commission Referrals. More referral responses are to come.

Council discussed:

- Page 106 word missing after "environmental"
- Improve and enlarge copies of maps
- ALR lands shown in the mapping

- Zoning for Harbourview area under CRD park plan to be consistent with District OCP
- Collector roads may vary as to requirement for bike lanes or sidewalks
- Sooke River Road industrial park; consider lot size to allow section 946 subdivisions

Public Input:

Gail Hall, Sooke Resident, does not agree that the rural lands will stay rural as long as we have 4 on 10 zoning.

MOVED and seconded that Bylaw No. 400, *Official Community Plan Bylaw, 2010* be amended with the proposed changes.

AND TO schedule a Public Hearing for Bylaw No. 400, *Official Community Plan Bylaw, 2010* on Tuesday March 23, 2010.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 411, Sooke Zoning Bylaw (270-59) and Bylaw No. 425, Tara Place Phased Development Agreement Authorization Bylaw, 2010 – 2205 Tara Place

In accordance with Section 131 of the *Community Charter*, the Mayor required Council reconsideration on the motion of February 8, 2010 as to Bylaw No. 411.

MOVED and seconded that Council reconsider the motion of February 8, 2010 as follows: “**THAT** Bylaw No. 411, *Sooke Zoning Bylaw (270-59)* be read a third time.”

CARRIED

Councillors Berger and Tait opposed the motion

MOVED and seconded that the vote be postponed an upcoming Regular Council meeting on the following motion: “**THAT** Bylaw No. 411, *Sooke Zoning Bylaw (270-59)* be read a third time.”

AND THAT staff be directed to provide further information on the options for the Tara Place development and schedule another public hearing if required for Bylaw No. 411 and Bylaw No. 425.

CARRIED

Councillors Berger opposed the motion

B-3 Bylaw No. 432, Official Community Plan Amendment Bylaw (86-32) and Bylaw No. 433, Zoning Amendment Bylaw (270-65) – Pineridge Park

MOVED and seconded that Bylaw No. 432, *Official Community Plan Amendment Bylaw (86-32)* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 433, *Zoning Amendment Bylaw (270-66)* be adopted.

CARRIED UNANIMOUSLY

**B-4 Committee of the Whole Recommendations of March 1, 2010:
Bylaw No. 426, Sooke Core Sewer Specified Area Amendment Bylaw (147-9) and
Bylaw No. 429, Zoning Amendment Bylaw (270-65) - 7044 Maple Park Terrace
(Spiritwood)**

Petition for Sewer Service – Proposed Bylaw No. 426

MOVED and seconded that Bylaw No. 426, *Sooke Core Sewer Specified Area
Amendment Bylaw (147-9)* be introduced and read a first time;

AND THAT Bylaw No. 426, *Sooke Core Sewer Specified Area Amendment Bylaw (147-9)*
be read a second time;

AND THAT Bylaw No. 426, *Sooke Core Sewer Specified Area Amendment Bylaw (147-9)*
be read a third time;

AND THAT the adoption of Bylaw No. 429 be concurrent with the adoption of Bylaw No.
426, *Sooke Core Sewer Specified Area Amendment Bylaw 147-9*.

CARRIED UNANIMOUSLY

Rezoning Application – Proposed Bylaw No. 429

MOVED and seconded that Bylaw No. 429, *Zoning Amendment Bylaw, (270-65)* be
introduced and read a first time;

AND THAT Bylaw No. 429, *Zoning Amendment Bylaw, (270-65)* be read a second time;

AND TO schedule a Public Hearing for Bylaw No. 429, *Zoning Amendment Bylaw (270-
65)* in accordance with the requirements of the *Community Charter* and the *Local
Government Act*;

AND THAT prior to adoption of Bylaw No. 429, *Zoning Amendment Bylaw (270-65)*, the
owner shall enter into a Development Agreement with the District of Sooke;

AND THAT the adoption of Bylaw No. 429 shall be concurrent with the adoption of Bylaw
No. 426, *Sooke Core Sewer Specified Area Amendment Bylaw (147-9)*.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Renewal of CRD Animal Control Contract

MOVED and seconded to approve the Animal Control Services Agreement between the
District of Sooke and the Capital Regional District;

AND to authorize the Mayor and Chief Administrative Officer to sign the agreement on
behalf of the municipality.

CARRIED UNANIMOUSLY

RA-2 SPA Committee Resolution

MOVED and seconded to re-approve the following Sooke Program of the Arts Committee
resolutions of February 22, 2010.

Ozone Village Fish Project

MOVED and seconded to approve the SPA Committee support the Ozone Village Fish
Project and contribution of a maximum of \$4,000 towards the project, with the art piece
becoming the property of the District of Sooke after the Ozone.

2010 Objectives and Goals

MOVED and seconded to forward to the Finance Committee the recommendation: that the Sooke Program of the Arts Committee provide a strategic plan and budget with a stepped program for increasing the reserve fund.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

Council agreed to file the Mayor Evans and Councillor Bennett's report for information.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public at 8:15 pm under section 90 of the *Community Charter* to discuss >>>

CARRIED UNANIMOUSLY

REPORT OF IN CAMERA RESOLUTIONS

In Camera March 8, 2010 - Appointment to Sooke Economic Development Commission

MOVED and seconded that Lorien Arnold be appointed to the Sooke Economic Development Commission;

AND TO release this In Camera resolution to the public.

CARRIED UNANIMOUSLY

In Camera February 8, 2010 – Staff Compensation and Contracts Discussion

MOVED and seconded that Council authorize the following salary increases to the Chief Administrative Officer Evan Parliament:

- Effective January 1, 2010 - \$10,000
- Effective July 1, 2010 - \$5,000
- Effective January 1, 2011 - \$5,000

AND THAT severance pay (no just cause) be 12 months plus one month for every year commencing January 1, 2010; capped at 18 months;

AND THAT the ICMA conference be added to the list of accredited associations;

AND TO release this In Camera resolution to the public.

CARRIED

Councillor Bev Berger opposed the motion

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:43 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on March 22, 2010 at 7:00 pm

COUNCIL PRESENT

Mayor Janet Evans
Councillor Maja Tait
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane

ABSENT:

Councillor Sheila Beech

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Dave Devana, Dep. Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Director of Planning
Elisabeth Nelson, Municipal Engineer
Sue-Lin Tarnowski, Deputy Director of Finance
Tina Hansen, Acting Council Clerk
Steve Sorensen, Fire Chief
Staff Sgt. Stephen Wright

CALL TO ORDER

Mayor Evans called the meeting to order at 7:03 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated.
CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on March 8, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on March 15, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|--|
| March 2, 2010 | Protective Services Committee |
| March 9, 2010 | Sign Bylaw Review Committee |
| February 3, 2010 | Parks and Recreation Committee |
| February 10, 2010 | Capital Region Hospital Board |
| February 10, 2010 | Capital Region Board |
| February 24, 2010 | Capital Region Board Core Area Liquid Waste Management Committee |

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Terrance Martin, Sooke Resident, spoke as to the purchase of parkland by the Capital Regional District and asked if consultation with the District of Sooke Council had occurred for this purchase. Council advised that there was a presentation in January, 2010 by the CRD Parks planning staff as to the park plan.

Gail Hall, Sooke Resident, inquired as to the meeting with the owners of Prestige Hotel mentioned in the Mayor Report, if there was a discussion as to the purchase of property from the District of Sooke. The Mayor advised that there was not.

Norman Jaeger, Sooke Resident, stated that when the Charval Place Park adjacent property owners met with administrative staff, they agreed to sale of only one lot; Mr. Jaeger does not agree with the proposed subdivision of the park.

John Fitzner, Sooke Resident, stated that closing of parkland is a waste as children use the parkland and asked if the residents would be offered a chance to purchase the park property.

PUBLIC HEARINGS AND RELATED BYLAWS

Report of Public Hearings

PH-1 Bylaw No. 435, *Zoning Amendment Bylaw (270-68)* Zoning Text Amendments for Duplexes as to Town Centre Residential Zone (RS-1)

Councillor Herb Haldane declared that he is in a conflict of interest with this agenda item PH-1 "Zoning Text Amendments for Duplexes in Town Centre Residential Zone" as he may have a pecuniary benefit and excused himself from this portion of the meeting at 7:16 pm.

Mayor Evans called the Public Hearings for Bylaw No. 435 to order at 7:16 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the zoning text amendments for duplexes in the Town Centre Residential Zone.

Public Submissions:

Carmen Neumann, Sooke Resident, read and submitted a letter by Fred Von Ilberg expressing his opposition to Bylaw No. 435.

Gail Hall, Sooke Resident, stated that Council should remove the consideration of Bylaw No. 435 from the agenda entirely as the Notice of Motion was made by Councillor Herb Haldane who has declared himself in conflict of interest on the issue.

Larry Champagne, Sooke Resident, stated he was in favour of Bylaw No. 435 for smaller lots for duplexes.

Diane Taylor, Sooke Resident, stated her support of Mr. Von Ilberg's letter to Council and that those who attended February 8th, 2010 meeting were convinced that the property on Tara Place permitted the construction of one duplex and one single residential dwelling; is not in support of Bylaw No. 435.

Troy Lovbakke, Sooke Resident, expressed his support of Bylaw No. 435 and stated that we need more affordable housing in town.

John Brohman, Manatu Road, expressed his support of Bylaw No. 435 and stated that he supports affordable housing and does not have any business interest with Councillor Haldane and has been the person who has been asking for the amendment for smaller lots for duplexes.

John Fitzner, Sooke Resident, stated he believes that when Council or Councillor Haldane found that he was in conflict with this Bylaw, Mr. Haldane should not have made the Notice of Motion.

Bev Powers, Sooke Resident, stated that she does not agree with downsizing the lots as there is already enough problem with water and questioned whether the properties would be truly affordable housing.

Lotar Jaeger, Sooke Resident, stated that the zoning amendment would be non-beneficial to the community and could increase problems with fire protection.

Troy Lovbakke, Sooke Resident, advised that he built the duplexes on Lanark which sold for \$190,000 each and are affordable.

Bruce Milton, Sooke Resident, expressed his opposition to the bylaw and stated that people with small lots should be contacted directly in relation to this zoning bylaw amendment. Whether the properties are 600 m² or 800 m², the parking requirements, etc. remain status quo; the owners bought the property as it was and the zoning should remain the same; many are long narrow lots, looking at fire protection issues, transportation pressure when there is this much concentration.

Carmen Neumann, Sooke Resident, expressed her opposition to the bylaw as she is concerned that Sooke is not well informed of this Bylaw or been advised of this public hearing and is concerned that there is a need and desire for housing, but that the infrastructure is not in place; roads, water; the move has been made due to desire to develop, but long term picture has not been addressed, traffic jams near schools, etc.

Jacquie Jocelyn, Sooke Resident, stated she is not opposed to downsizing of lots, but it should be individualized by rezoning applications, the zoning amendment won't fit everywhere – may be some places that will.

John Brohman, Sooke Resident, stated that you can build a duplex on 800 m² or 600 m² and will have the same density.

Gail Hall, Sooke Resident, asked that the title of the Town Centre zone be changed and stated that a lot of the houses are in subdivisions built before we incorporated and may have building schemes that may say “no duplexes”.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 435. Hearing none, she closed the public hearing at 7:49 pm.

Council Consider Third Reading of Bylaw No. 435

Council by unanimous consent agreed not to consider third reading of Bylaw No. 435.

Councillor Herb Haldane returned to the meeting at 7:50 pm.

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 Gatewood Road Closure and Exchange (Bylaw No. 436)

Staff gave an overview of the proposed road closure and exchange of Gatewood Road.

Public Input:

Andre Bailey, Sooke Resident, stated that he owns the property between the areas to be closed for road and is concerned that if this goes ahead, there will no options for his property and no one will buy the house if he were to sell. Ms. Nelson advised that the District has a plan for the Grant Road connector, however it is not in the five year capital plan; the property owners will be consulted. Mr. Bailey stated that he is not in favour of the road closure and exchange.

Michelle Church, Sooke Resident, stated that she also owns the property in between and surveyors were in her yard marking off the property without permission; does not have enough information.

Richard Phillips, Sooke Resident, inquired as to the planning for Grant Road; the property was for sale a long time and the District could have bought it; the road closure and exchange is affecting neighbours as they do not know whether to stay or sell; suggested that the road connection be on Grant Road. Mr. Phillips stated that he is not in favour of the road closure and exchange.

MOVED and seconded to introduce and give first reading to Bylaw No. 436, *Gatewood Road Exchange Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded to give second reading to Bylaw No. 436, *Gatewood Road Exchange Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded to give third reading to Bylaw No. 436, *Gatewood Road Exchange Bylaw, 2010*.

CARRIED UNANIMOUSLY

PI-2 Cinnabar Place Park Disposal

Mayor Evans read the following statement;

“Over the last ten years, all four Councils have talked about decommissioning these parks. This Council is the only one that has had the political fortitude to at least have the debate. In our Parks and Trails Master Plan it shows how committed the public, Council and staff are to provide important pieces of land in the community for all residents to use.”

Elisabeth Nelson gave a powerpoint presentation outlining the park decommissioning of Charval Place Park, Cinnabar Place Park, Talc Place Park and Opal Place Park.

Councillor Dumont spoke as to how the parks were acquired at the time of subdivision under the *Local Government Act*, most were small lots that were not developable at the time.

Councillor Bev Berger asked if the public were advised what the proposed use of the parks would be. Staff advised that the proceeds of the sale of the parks would go into the Park Reserve Fund.

Councillor Maja Tait felt that what was important is that we are moving towards purchasing more viable parks and improving the Galloping Goose connections; feedback came from public during the development of the Parks and Trails Master Plan. Suggested that Right of First Refusal for the neighbours of these parks be considered; keep a small parcel for community gardens or playground.

Public Input:

Lotar Jaegar, Sooke Resident, stated that these parks are not being utilized now and there is no cost to leaving them as they are and not developing other parks; there are other ways to raise funds for purchase of parkland such as grants.

Dave Devana advised that grants will not permit purchase of property, grant funding is for infrastructure. The park reserve funds can be used to buy strategic parklands such as the land for the Galloping Goose connector. Staff are trying to implement the recommendations of the current District plans (Parks & Trails) and one of them is to acquire key parklands.

Lotar Jaegar, Sooke Resident, inquired if Council would support other organizations purchasing the parklands.

Councillor Haldane stated that the goal is to buy larger areas of parkland for the benefit of the community and for the future.

MOVED and seconded to introduce and give first reading to Bylaw No. 439, *Cinnabar Place Park Disposition Bylaw, 2010*.
CARRIED UNANIMOUSLY

MOVED and seconded to give second reading to Bylaw No. 439, *Cinnabar Place Park Disposition Bylaw, 2010*.
CARRIED UNANIMOUSLY

Council directed that staff provide all options for development and sale (right of first refusal to adjacent property owners) in the public information package for the park disposition bylaws and on the website and set out that the funds are to be used for purchase of parkland. Dave Devana gave an overview of the process for the purchase of parkland from the park reserve fund.

MOVED and seconded to give third reading to Bylaw No. 439, *Cinnabar Place Park Disposition Bylaw, 2010*.
CARRIED UNANIMOUSLY

AND THAT staff proceed with an alternate approval process under the provisions of section 86 of the *Community Charter* for the Bylaw No. 439;

- establish Monday, May 10th, 2010 at 4:30 p.m. as the deadline for receiving elector responses;
- approve the elector response form as presented;
- make a fair determination that the total number of electors of the District of Sooke is 8,926; and
- direct staff to publish notice of the alternative approval process.

CARRIED UNANIMOUSLY

PI-3 Opal Place Park Disposal

Public Input: None

MOVED and seconded that Council introduce and give first reading to Bylaw No. 440, *Opal Place Park Disposition Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded that Council give second reading to Bylaw No. 440, *Opal Place Park Disposition Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded that Council give third reading to Bylaw No. 440, *Opal Place Park Disposition Bylaw, 2010*.

CARRIED UNANIMOUSLY

AND THAT staff proceed with an alternate approval process under the provisions of section 86 of the *Community Charter* for the Bylaw No. 440;

- Establish Monday, May 10th, 2010 at 4:30 p.m. as the deadline for receiving elector responses;
- approve the elector response form as presented;
- make a fair determination that the total number of electors of the District of Sooke is 8,926; and
- direct staff to publish notice of the alternative approval process.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Bylaw No. 427, *Official Community Plan Amendment Bylaw (86-31)* and Bylaw No. 428, *Zoning Amendment Bylaw (270-64)* – 6830 West Coast Road

MOVED and seconded that Bylaw No. 427, *Official Community Plan Amendment Bylaw (86-31)* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 428, *Zoning Amendment Bylaw (270-64)* be adopted.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 437, *Revenue Anticipation Amendment Bylaw (430-1)*

MOVED and seconded that Bylaw No. 437, *Revenue Anticipation Amendment Bylaw (430-1)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 437, *Revenue Anticipation Amendment Bylaw (430-1)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 437, *Revenue Anticipation Amendment Bylaw (430-1)* be read a third time.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Talc Place Park Disposal

Council discussed the consolidation of Area 1 with 6839 Talc Place and Area 3 with 6834 Opal Place and that the RS-3 option would be more acceptable to the neighbourhood as no duplexes are permitted in this zone.

MOVED and seconded that staff proceed with the park disposition process for Talc Place Park based on the consolidation and subdivision option as presented with the RS-3 Small Lot Residential Zone option.

CARRIED UNANIMOUSLY

RA-2 Charval Place Park Disposal

MOVED and seconded that staff proceed with the park disposition process for Charval Place Park with the RS-3 Small Lot Residential Zone option.

CARRIED UNANIMOUSLY

RA-3 Development Permit Application – Mariner’s Village Phase 1

Gerald Christie gave a short overview of the development permit application for Mariner’s Village.

Mr. Merinick, consultant for Mariner’s Village, gave a power point presentation of the preliminary master plan for the overall Mariners Village. Features:

- Water access and water views – re-aligned internal roads for view
- Preserved the natural areas
- First phase 1A – 4 story condo
- Phase 1B coming in next couple of weeks

Council discussed with Mike Barrie, Applicant and consultant:

- Entrance at Church Road and Sooke Road – will be designed for large trucks during construction; there must a safety plan for site;
- Commercial component will occur in subsequent phases
- Construction to start as soon as possible with proposed occupancy in @ one year

MOVED and seconded to issue a Development Permit (PLN00758) to construct a thirty-three (33) unit residential building for Mariner’s Village Phase 1 located on Lot 1, Section 72, Sooke District, Plan 9020.

CARRIED UNANIMOUSLY

RA-4 Committee of the Whole Recommendation – March 15, 2010

Proposed Strata Conversion of Previously Occupied Dwelling – 3000 Manzer Road

MOVED and seconded to authorize the strata conversion of a property legally described as Lot 21, Section 60, Sooke District, Plan 12204 (3000 Manzer Road) to allow for approval of a strata plan following the conversion of an existing single family dwelling with attached suites, subject to all technical requirements being satisfactorily addressed.

CARRIED UNANIMOUSLY

RA-5 Sign Bylaw Review Committee Recommendation – March 8, 2010

Council discussed:

- The installation of the wayfinding signs; phased project
- The banners to be seasonal and can be sponsored by events
- Sale of tabs to businesses
- Different colours for businesses, public facilities, restaurants, etc.
- Policy to set out participation by home based businesses

MOVED and seconded to direct staff to amend the *Sign Regulation Bylaw* to include alternate options for sandwich boards and banners; ie. suspended storefront signs and wayfinding signs; and that sandwich board signs and banners not be permitted in the District of Sooke if the alternate options are available;

AND THAT the “Rustic Sailboat Design” for the wayfinding signs with the “Wild by Nature” banners be accepted;

AND THAT staff proceed with the development of a policy and the construction of wayfinding signs on Highway 14.
CARRIED UNANIMOUSLY

RA-6 2010 Age-Friendly Community Planning & Projects Grant

Councillor Maja Tait declared that she is in a conflict of interest with this agenda item RA-6 "2010 Age-Friendly Community Planning & Projects Grant" as she has paid for and reserved a plot at the garden and excused herself from this portion of the meeting at 9:22 pm.

MOVED and seconded to endorse the grant application for a maximum total of \$20,000 from UBCM's 2010 Age-Friendly Community Planning & Project Grants to be used towards making the Sunriver Community Allotment Garden project both accessible and inclusive to all;

AND THAT subject to receipt of grant funding, staff proceed with the project in accordance with District of Sooke policies and bylaws;

AND THAT upon successful completion of the project, Council supports the operation and maintenance of the infrastructure improvements identified as the responsibility of the District

CARRIED UNANIMOUSLY

Councillor Maja Tait returned to the meeting at 9:25 pm.

RA-7 CRD Parks Bylaw 3692, *Regional Parks Loan Authorization Bylaw No. 1, 2010*

MOVED and seconded to give assent to the adoption of CRD Bylaw 3692, *Regional Parks Loan Authorization Bylaw No. 1, 2010* in accordance with section 802(1) of the *Local Government Act*.

CARRIED

Councillor Ron Dumont opposed the motion

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the report from Mayor Evans for information.
CARRIED

Mayor Evans publicly thanked Director Hicks for contributing CRD funds for the School District #62 crossing guards. Mayor Evans also advised that the CRD Parks Committee has postponed the adoption of the CRD parks management plan until the issue of motorized recreation in the parks is addressed. Councillor Dumont reminded Council that the issue of motorized through access for the Harbourview property should also be addressed.

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 RCMP Monthly Mayor Report – February 2010

Council discussed damage to construction sites and accessible walkway.
MOVED and seconded to receive the RCMP Monthly Mayor Report for February 2010 as information.
CARRIED UNANIMOUSLY

I-2 Council Reader File – February 2010

MOVED and seconded to receive the Council Reader File for February 2010 as information.
CARRIED UNANIMOUSLY

Councillor Dumont reminded all the Wild ARC 6th Annual Open House will be held this upcoming weekend.

REPORT OF IN CAMERA RESOLUTIONS

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 9:38 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on March 29, 2010 at 7:00 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Municipal Planner
Elisabeth Nelson, Municipal Engineer
Al Fontes, Manager of Operations
Rick McLeod, Deputy Fire Chief
Tina Hansen, Acting Council Clerk
Laura Byrne, Engineering Technologist
Staff Sgt. Stephen Wright, RCMP

ABSENT: Councillor David Bennett

CALL TO ORDER

Mayor Evans called the meeting to order at 7:02 p.m.

APPROVAL OF AGENDA

MOVED and seconded to approve the agenda as circulated.
CARRIED UNANIMOUSLY

PUBLIC INPUT AND INFORMATION MEETINGS AND RELATED REPORTS

P-1 Stage 3 (Sanitary) and Stage 2 & 3 (Rainwater) Liquid Waste Management Plan

Laura Byrne gave an overview of the Liquid Waste Management Plan process since 2002 for the sanitary and since 2008 for the rainwater. The rainwater component of the LWMP is the first of its kind to be completed in the Province of BC.

Stage 3 (Sanitary) Liquid Waste Management Plan

Dave Forgie, Associated Engineering, gave a PowerPoint presentation on the Stage 3 Sanitary LWMP for the District of Sooke, setting out the process of developing the plan, establishment of a monitoring committee, public consultation, the requirement for an Operational Certificate, recommendations under the sanitary LWMP and implementation of the plan.

Councillor Ron Dumont stated that the municipality will now receive installer certification of septic tanks systems.

Councillor Herb Haldane stated that the Official Community Plan sets out the vision for sewer expansion.

Stage 2 and 3 (Rainwater) Liquid Waste Management Plan

Rob Miller, Downstream Environmental Consulting Ltd., gave a PowerPoint presentation on the Stage 2 & 3 Rainwater LWMP for the District of Sooke. Rick Lloyd, RCL Consulting Ltd. and Lehna Malmkvist, Swell Environmental Consulting Ltd. were also present. Mr. Miller gave an overview of the objectives of the rainwater LWMP, the development process for the LWMP rainwater, the tasks (72), commitments set out in the plan such as the completion of rainwater management plans for high and moderate priority watersheds, and proposed subdivision and development standards – rainwater management components.

Councillor Ron Dumont stated that we are in a good position to implement the plan over the next five years.

Councillor Herb Haldane inquired as to the function of the LWMP and proposed Bylaw No. 404 with respect to development; the proposed rainwater management plans will address development. A LWMP is a requirement of the Province and with a LWMP in place, the opportunities to access funding are increased.

Ms. Byrne advised that the next step is to submit the LWMP to the Ministry of Environment and provide additional feedback, bring back to council as bylaw with public input – 6 month process.

Public Input:

Heather Phillips, Resident of Juan de Fuca Electoral Area, expressed her support for the LWMP, stating that rainwater has been recognized as a resource and proper management of rainwater will keep the settled areas of Sooke fertile, prevent pollution from going into water, support harvesting of seaweed.

MOVED and seconded that Council approve the Stage 3 (Sanitary) Liquid Waste Management Plan and the Stage 2&3 (Rainwater) Liquid Waste Management Plan and authorize staff to forward the plans to the Minister of Environment for consideration and approval.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS AND RELATED BYLAWS

Report of Public Hearing

PH-1 Bylaw No. 400, *Official Community Plan, 2010*

Mayor Evans called the Public Hearing for Bylaw No. 400 to order at 8:14 p.m.

Mayor Evans 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.

Gerald Christie gave an overview of the development of and the proposed amendments to Bylaw No. 400, *Official Community Plan, 2010*. Staff confirmed that the CRD park lands, such as the Harbourview lands, must be rezoned to be consistent with the proposed uses that will be there; the uses could be discussed at the time of rezoning, including motorized and recreational vehicle use.

Public Submissions:

Don Smith, Sooke Resident, expressed his support for access for the Harbourview parkland but that the access should remain gated and manned.

Terrance Martin, Sooke Resident, stated that recreational activity should be managed and supports finding a common ground between the environmental agenda and the motorized recreational vehicle owners; supports managed access and stated that Lot 22 off Sooke River Road should be designated park.

Sebastien Tremblay, Sooke Resident, expressed his concern as to potential damage to Harbourview parkland; the bridges out, burned vehicles and that it is too expensive to make the park available - fire protection, roads.

Mark Ziegler, Sooke Resident, stated that the goals in Parks and Trails Master Plan present a balance of leisure needs with environment; as a member of the Kludahk club, Mr. Ziegler expressed his concern that people are wanting to take their vehicles to lakes, not opposed to going into larger area, but not to lakefronts.

Vince Rocko, Sooke Resident, inquired as to the consultation with the ALC on the technical overlay lands near Grant Road and West Coast Road. Gerald Christie advised that as to any lands considered in the OCP for use other than agricultural, we must have consultation with the ALC and that if someone was coming to Council with the request to remove the lands from the ALC, then Council will consider and ALC has final say. Mr. Rocko recommends that section 4.5.4(c) be removed from the OCP as we do not have an agreement with the ALC at this time. Mr. Christie advised that It is the Council's role to establish a vision to the use of the lands and the ALC does not have to agree with us in the visioning and the OCP does set out direction for an agricultural plan to identify areas that should remain or could become agricultural.

Sid Jorna, Otter Point Resident, stated that he is not concerned about responsible vehicle users accessing parkland and that there is defined road to Grassie Lake;

however he is concerned about irresponsible users and wondered how to ensure that there would be no disturbance of natural features.

James Brown, Saanich Resident, representative of BC Mountain Bike Association, stated that none of parkland area is of low environmental value and in a number of areas considered there are species of risk; mountain bikers would not like to use properties where motorized vehicles are permitted.

Stephen Hendrichs, Sooke Resident, stated that he can see the benefits of off-road vehicles using the parks and the benefits of the park for hiking, biking but cannot see how they can work together.

Heather Phillips, Juan de Fuca Electoral Area, stated that the District should have a policy that no area is unsuitable for parks, that designated roads are different from off-road use and there could be room to negotiate for that, and that ground vehicles would be used in emergencies.

Brian , Langford Resident, member of off-road community and stated that when Harbourview properties were open, they used the property a lot, all the 4 wheel drive clubs have done garbage pickup, trail improvement, bridge repair and we all want access to same place, different ways of getting there so we need shared access; in the past they have provided emergency support to mountain bikers, not all can hike the lands, ie. paraplegic users.

Marlene Barry, Otter Point Resident, stated that rights go along with responsibilities and that there is a difference between vehicle access to parklands and off-road vehicle use; higher use brings higher impact and costs for maintenance; clear guidelines must be in place if motorized vehicles are permitted.

John Brohman, Manatu Road, expressed his support for the changes in OCP and stated that Sooke should adopt a multi-use plan for the CRD park area.

Rosemary Jorna, Juan de Fuca Electoral Area, stated that the Seraphim and Harbourview Lands are public lands as part of the Sea-to-Sea green belt and stated that those who want to develop an area for motorized use should negotiate for it; does not support motorized use of the CRD parkland.

Rick Gates, Sooke Resident and member of OCP Review Committee, read and submitted his written comments as to the OCP and stated that this version of the OCP is a great improvement from the first drafts, but still has a few areas of concern; believes that the OCP supports a small bustling city not a small town.

David Mallet, Sooke Resident and member of the OCP Review Committee stated that the OCP is a vision for the community and considerable public input was received; it is time to proceed to third reading and adoption, followed by the zoning bylaw which will be more specific.

Chris Bane, Sooke Resident, stated that he enjoys the natural aspect of community and expressed his concern about the Harbourview area; mountain biking groups have been working with CRD, the area is a watershed and therefore off-road vehicles should not go

into water streams, clean up would be easier with motorized vehicle, fire department has key to gates; costs to maintain road, Sooke needs both hiking and mountain biking trails and we do need some access for off-road – Harbourview is not the place.

Jen Smith, Sooke Resident, stated that she does not support the OCP, does not reflect my vision of Sooke, does not believe it reflects the vision of the residents and requested a housekeeping amendment such that her involvement ended in 2008, and that it is a document created by self interest groups.

Barry Whiting, Sooke Resident, requested that the OCP maintain Sooke's uniqueness and not be swayed by interests group; in the rush to be bigger, Leed overlooked, small parks being sold, growth should be designed and approved in a way that pays its own way with greenspace and amenities not negotiable.

Lorien Arnold, Sooke Resident, requested that Council support the management plans for Harbourview as putting the plan through delays is affecting the extreme mountain bike park; worked with the CRD for several years developing these plans.

Pat Shambrook, Sooke Resident, stated that she hikes to the Harbourview lakes every week and takes here grandchildren, does not want motorized vehicles there.

Dan Cammiade, View Royal, questioned how off-road group is going to improve the rainwater catchment quality and suggested that access to lands behind Harbourview can be by way of Butler Main which would benefit Sooke as traffic would have to go through Sooke, the Harbourview area has been reclaiming itself and is a sensitive eco-system, freshly logged areas should be used, hike up regularly with family of all ages -- the park is accessible to everyone,

Sheila Bane, Sooke Resident, stated that she likes to mountain bike and feels strongly that off-road vehicles are not conducive to park trail use; supports working with South Island club, go to the forest companies to build off-road usage on private lands.

Gail Hall, Sooke Resident, spoke as to the OCP and the process:

- Need for statement and map designations as required under LGA
- Off-loading to subdivision and development bylaw not good idea
- Charts as to land uses are misleading
- Harbour and Basin rarely mentioned
- Sooke River not mentioned except as to crossing
- Community Growth Area –land use includes her property
- Page 20 – middle paragraph, cannot find anything related to this in Development Areas
- Not sure what is meant by the “Building Bylaw”
- Page 55 – 4.10.2.(b).(c).(d) need to be mapped – environmentally sensitive areas to be mapped under LGA
- Page 57 -- 4.10.3(l)(A) – as to the Subdivision and Development Standards ‘Bylaw” – the guidelines need to be in OCP;(B) there is no statutory authority to take water frontage; (n) what does it mean? (o) needs to be mapped
- Page 58 – 4.10.3 (w) riparian areas need to be mapped
- Environmental areas are not identified in the Development Permit guidelines
- Page 59 – need to include inventory with this document

- (f) – need to include inventory
- Page 70 – changed designation on Forest watershed to rural is confusing
- Page 71 – legislation says “statements and maps”
- Page 94 – if you are going to use these, they – have to be in guidelines
- Page 95 – cannot ask for reports and studies without bylaw
- Page 95 - 7.2.2 – Wildfire Hazard requirement
- Opposed to motorized vehicles in the back country.

Gerald Christie stated that the OCP document has undergone two legal reviews and he will clarify the requirement under the LGA for statements and maps before third reading.

Steve Saunders, Sooke Resident, confirmed his property is in community plan and said that the District should consult with landowners.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 400. Hearing none, she closed the public hearing at 10:19 pm.

MOVED and seconded that Bylaw No. 400, *Official Community Plan, 2010* be further amended with the proposed changes as set out in the Proposed Changes Chart dated March 24, 2010;

AND THAT staff send a formal referral of the Bylaw No. 400, *Official Community Plan, 2010* Regional Context Statement to the CRD Regional Planning Department for their review and recommendation to the CRD Planning Commission in April, 2010 and the CRD Board in May, 2010.

CARRIED UNANIMOUSLY

Council discussed the process for the rezoning of the CRD parkland and the opportunity to address motorized vehicle use in the parks; need to hear from all stakeholders.

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 10:35 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on April 12 , 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger (arrived at 6:50 pm)
Councillor Ron Dumont
Councillor Herb Haldane

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Dave Devana, Deputy CAO/ Financial Officer
Bonnie Sprinkling, Corporate Officer
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Rick McLeod, Deputy Fire Chief
Chris McCrea, Firefighter
Staff Sgt. Steve Wright
Tina Hansen, Acting Council Clerk

ABSENT: Councillor Maja Tait

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

Mayor Evans called the open portion of the Regular Council meeting to order at 7:02 p.m. in the Council Chambers.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda with the addition of item NB-1 Bylaw No. 445, *Five Year Financial Plan Bylaw, 2010* to the agenda.

CARRIED UNANIMOUSLY

Mayor Evans introduced Chris McCrea, Firefighter, to members of Council and the public.

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on March 22, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on March 29, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on April 6, 2010 be adopted as amended on page 19.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|--|
| January 14, 2010 | LWMP (Stormwater) Stage 2&3 Advisory Committee |
| March 8, 2010 | Sooke Program of the Arts |
| March 17, 2010 | Climate Change Action Committee |
| March 23, 2010 | Finance Committee |
| March 24, 2010 | Finance Committee |
| March 25, 2010 | Board of Variance |
| February 17, 2010 | Capital Region Parks Committee |
| February 24, 2010 | Capital Region Environmental Sustainability Committee |
| February 25, 2010 | Capital Region Core Area Liquid Waste Management Committee |
| March 10, 2010 | Capital Region Core Area Liquid Waste Management Committee |

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Scott Sywake, Sooke Resident, inquired as to the new firefighter position, call volume for first response, replacement of the emergency operations command vehicle and costs of firefighter training.

Chief Sorensen advised the extra firefighter would provide coverage seven days a week. Chief Sorensen reported that in 2009, first responder calls made up 40% of call volume and plans are in place to purchase an emergency operations command vehicle in this year's capital budget and we are awaiting information on a JEPP grant which will cover up to 50% of the cost of the vehicle.

BYLAWS

B-1 Bylaw No. 435, *Zoning Amendment Bylaw (270-68)* – Lot sizes for Duplexes in RS-1

Councillor Herb Haldane declared that he is in a conflict of interest with this agenda item B-1 "Zoning Text Amendments for Duplexes in Town Centre Residential Zone" as he may have a pecuniary benefit and excused himself from this portion of the meeting at 7:18 p.m.

MOVED and seconded that Bylaw No. 435, *Zoning Amendment Bylaw (270-68)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 435, *Zoning Amendment Bylaw (270-68)* be adopted.

CARRIED UNANIMOUSLY

Councillor Haldane returned to the meeting at 7:21 p.m.

B-2 Bylaw No. 437, *Revenue Anticipation Borrowing Amendment Bylaw (430-1)*

MOVED and seconded that Bylaw No. 437, *Revenue Anticipation Borrowing Amendment Bylaw (430-1)* be adopted.

CARRIED UNANIMOUSLY

B-3 Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)* and Bylaw No. 443, *Zoning Amendment Bylaw (270-69)* – 2830 Phillips Road

Committee of the Whole Recommendation – April 6, 2010

Rezoning Application – 2830 Phillips Road

MOVED and seconded that Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)* be introduced and read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 443, *Zoning Amendment Bylaw (270-69)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 443, *Zoning Amendment Bylaw (270-69)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)* and Bylaw No. 443, *Zoning Amendment Bylaw (270-69)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

MOVED and seconded that prior to adoption of Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)* and Bylaw No. 443, *Zoning Amendment Bylaw (270-69)*, the owner shall enter into a Development Agreement with the District of Sooke.

CARRIED UNANIMOUSLY

B-4 Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010*

MOVED and seconded to introduce and give first reading to Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded give second reading to Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 444, to be held concurrently with Bylaw No. 434, *Zoning Amendment Bylaw (270-67)*.

CARRIED UNANIMOUSLY

B-5 Bylaw No. 445, *Five Year Financial Plan, 2010* and Bylaw No. 446, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-3)*

Council discussed:

- Options for further reductions in property taxes
 - New firefighter position
 - Staff professional development and training
- Percent increases in municipal taxes over next 5 years
- Comparing budget to neighbouring municipalities
- Commercial properties tax contributions
- Infill and development due to sewer system
- Negotiations with Sooke School District as to mandatory hook up

Committee of the Whole Recommendation – April 6, 2010

2010 – 2014 Financial Plan

MOVED and seconded to introduce and give first reading to Bylaw No. 445, *Five Year Financial Plan, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded to give second reading to Bylaw No. 445, *Five Year Financial Plan, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded to introduce and give first reading to Bylaw No. 446, *Sooke Core Sewer Area Cost Recovery Amendment Bylaw (150-3)*.

CARRIED UNANIMOUSLY

MOVED and seconded to give second reading to Bylaw No. 446, *Sooke Core Sewer Area Cost Recovery Amendment Bylaw (150-3)*.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Victoria Family Court and Youth Justice Committee - Annual Report and Constitution

MOVED and seconded to endorse the Constitution of the Victoria Family Court and Youth Justice Committee.

CARRIED UNANIMOUSLY

RA-2 EPCOR Water Services Inc. – Second Extension Agreement

MOVED and seconded to approve the Second Extension Agreement for the EPCOR Wastewater Services Agreement and authorize the Mayor and Chief Administrative Officer to sign the document on behalf of the municipality.

CARRIED UNANIMOUSLY

RA-3 Renewal of Licence of Occupation – Sewer Outfall

MOVED and seconded to approve the *Licence of Occupation* agreement dated May 31, 2009 for the waste water treatment plant sewer outfall line and authorize the Mayor and Chief Administrative Officer to sign the document on behalf of the municipality.

CARRIED UNANIMOUSLY

RA-4 TD Green Streets Grant Application

Council discussed:

- Selection of Anna Marie Road and bio-swales
- Matching Funds set aside for the project
- Roads that may be in greater need of the improvements
- Underground parking areas and stormwater drainage

MOVED and seconded to refer the TD Green Streets Grant Application back to staff to investigate an alternate road that may be in greater need of the improvements.

CARRIED UNANIMOUSLY

RA-5 Appointment of Public Officers and Designated Employees

MOVED and seconded:

1. **TO** approve the substitution of “Director of Engineering” with “Municipal Engineer” wherever it occurs within a District of Sooke bylaw, policy, contract or agreement.

AND THAT Elisabeth Nelson be appointed as “Municipal Engineer”;
AND THAT Al Fontes be appointed as “Manager of Operations”;

2. **TO** approve the substitution of “Director of Planning: with “Municipal Planner” wherever it occurs within a District of Sooke bylaw, policy, contract or agreement;

AND THAT Gerald Christie be appointed as Municipal Planner;

3. **TO** approve the substitution of “Head of Building and Bylaw Services” with “Chief Building Official wherever it occurs within a District of Sooke bylaw, policy, contract or agreement;

AND THAT Eric Law be appointed as Chief Building Official – Building Inspector;

4. **TO** appoint Steve Sorensen as Emergency Program Coordinator under Bylaw No. 137, *Emergency Program Bylaw, 2003*;

5. **TO** appoint Sue-Lin Tarnowski as Alternate Signing Officer;

6. **TO** appoint Rick McLeod as Deputy Fire Chief;

7. **TO** appoint Chris McCrea as Firefighter;

8. **TO** appoint Medea Mills as Licence Inspector under Bylaw No. 301, *Business Licence Bylaw, 2007*;

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

Councillor Dumont provided information received at AVICC regarding the Comox Valley Agriculture Project.

Mayor Evans reported that the two District of Sooke resolutions that went forward during AVICC were approved: Derelict Vessels and Licenced Medical Marijuana Sites.

Mayor Evans report was received for information.

RI-2 Development Services Quarterly Reports

MOVED and seconded to receive the Development Services Quarterly Reports for information.

CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 BC Coalition for Action on Alcohol Reform

MOVED and seconded to file the letter from the BC Coalition for Action on Alcohol Reform re: alcohol reduction strategy.

CARRIED UNANIMOUSLY

C-2 Westshore Lacrosse

Councillor Bev Berger declared that she is in a conflict of interest with this agenda item C-2 "Westshore Lacrosse – letter of support as she is a manager of a team and a lacrosse "mom" and excused herself from this portion of the meeting at 8:37 pm

MOVED and seconded to send a letter of support to Westshore Lacrosse.

CARRIED UNANIMOUSLY

Councillor Berger returned to the meeting at 8:38 p.m.

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Council Reader File – March 2010

MOVED and seconded to receive the Council Reader File – March 2010 and file the correspondence.

CARRIED UNANIMOUSLY

REPORT OF IN CAMERA RESOLUTIONS

April 12, 2010 In-Camera Portion - Regular Council Meeting Minutes

"MOVED and seconded to release to the public the In Camera resolution of October 5, 2009 as follows:

"to direct Staff to issue the letter to Sun River Estates Ltd. and to proceed with securing the required lands as described in the letter to Sun River Estates Ltd. and as shown on the Sun River map."

CARRIED UNANIMOUSLY"

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:39 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on April 26, 2010 at 7:00 p.m

COUNCIL PRESENT

Mayor Janet Evans
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Dave Devana, Deputy Chief Administrative Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk

ABSENT: Councillor Sheila Beech

CALL TO ORDER

Mayor Evans called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda with the following items added as new business:

NB-1; Agenda Item RA-4 – Covenant Amendment – 6790 Grant Road.

Supplementary Information:

- Agenda Item B5, Bylaw No 449, *Community Amenities Reserve Fund Bylaw, 2010*.
- Agenda Item RA-4, Covenant Amendment – 6790 Grant Road

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on April 12, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on April 19, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|----------------|---|
| April 6, 2010 | Protective Services Committee |
| April 12, 2010 | Sooke Program of the Arts |
| April 14, 2010 | Sooke Economic Development Commission |
| March 3, 2010 | Capital Region Parks & Recreation Commission |
| March 3, 2010 | Capital Region Board Special Meeting |
| March 10, 2010 | Capital Region Board |
| March 10, 2010 | Capital Region Hospital Board |
| March 31, 2010 | Capital Region Board Special Meeting |
| March 31, 2010 | Capital Region Hospital Board Special Meeting |

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

There were no questions or comments from the public.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 6947 Larkspur Road

- **Bylaw No. 434, *Zoning Amendment Bylaw (270-67)***
- **Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010***

Mayor Evans called the Public Hearings for Bylaw No. 434 and Bylaw No. 444 to order at 7:07 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application and phased development agreement for 6947 Larkspur Road.

Public Submissions:

Ken Greenwood, Sooke Resident, stated that he was not opposed to a development on this property but was opposed to the small lot size and high density for the area, houses will be too close together it will be difficult to accommodate parking.

Steve Couture, Sooke Resident, expressed his opposition to the development and his concerns as to stormwater management and traffic in the area; does not feel safe walking along Grant Road. Mr. Couture asked Council what the plans for road development and upgrades were for this area.

Dave Devana provided an overview of the plans for the construction of the connector road and multi use trail system which will provide trails for residents to walk on instead of roads.

Ian, Sooke Resident, expressed his opposition to the development and stated that he felt that there should not be more than eight single family dwellings on the property; that the strata has not been dissolved and asked why the pond was not included as part of the development and expressed his concerns as to parking for postal boxes and emergency vehicles in the event of a fire.

Hel Zech, Sooke Resident, expressed his opposition to the development and his concerns as to Grant Road being unable to accommodate the increase of traffic.

Linda White, Sooke Resident, is not opposed to the development but is opposed to the small lot sizes; concerned as to traffic, restricted vision, and safety of children and wildlife. Ms. White stated that the area has extremely low water pressure and feels that extra housing would cause lower water pressure.

Donna Peters, Sooke Resident, expressed her opposition to the development and stated that the rezoning and density does not fit within the existing neighbourhood and has concerns as to who will be responsible for maintaining the pond.

Mayor Evans read submissions received in writing from Linda White and Ann Kaskiw .

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 434 and Bylaw No. 444 Hearing none, she closed the public hearing at 7:39 pm.

MOVED and seconded that Bylaw No. 434, *Zoning Amendment Bylaw (270-67)* be referred back to staff to address the issues raised in the Public Hearing.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010* be referred back to staff to address the issues raised in the Public Hearing.

CARRIED UNANIMOUSLY

PH-2 Report of Public Hearing – 7044 Maple Park Terrace

- **Bylaw No. 429, *Zoning Amendment Bylaw (270-65)***

Mayor Evans called the Public Hearing for Bylaw No. 429 to order at 8:02 p.m.

Gerald Christie provided a brief summary on the rezoning application for 7044 Maple Park Terrace.

Mike Wignall, Westbrook Consulting Ltd., gave a power point presentation on the development of 7044 Maple Park Terrace.

Public Submissions:

Hel Zech, Sooke Resident, stated that he moved to the area for the rural atmosphere and expressed his opposition to the development. Mr. Zech is concerned about the increase in traffic on Grant Road and drainage and that the commercial component should be kept in

the town core area; does not agree with the designated parkland area and would like to see it in a higher elevation space so the community could enjoy the views.

Ken Greenwood, Sooke Resident, expressed his opposition to the development and stated his concerns as to the commercial site; that the lighting would be annoying to neighbours and that commercial use would not be viable and further stated his concerns as to increased stormwater and traffic.

Marlene Arden, Sooke Resident, stated her concerns as to traffic on Maple Park Terrace and water run-off into the area; would like sewers brought to Maple Park Terrace and could confirm interest of neighbouring residents.

Sooke Resident stated his concerns as to drainage and the increased level of the pond; is in favour of the idea of a small commercial area.

Candace Weiler, Sooke Resident, expressed her concern as to the steep slope and blasting required to develop; stated that the development for this area should be reconsidered.

Steve Couture, Sooke Resident, stated that he would like Area A left as park.

Gillian Webb, Sooke Resident, expressed her concerns as to the road extension affecting Brailsford Place.

Lorraine McCabe, Sooke Resident, expressed her concerns as to drainage and traffic.

Dawn Hueston, Sooke Resident, stated that she is not in support of the commercial property; would like to see green area remain park; also has concerns of blasting during development.

Ellen Lewers, Sooke Resident, stated that residents are asking for single family homes with larger lots to accommodate growing families.

Ken Greenwood, Sooke Resident, inquired as to how much of the ridge above Maple Park Terrace will be removed; also has concerns of adding more burden to Grant Road.

Mike Wignall, Westbrook Consulting Ltd. clarified that benching would have to be created on the ridge to place buildings on it.

Janet Robertson, Sooke Resident, stated her concerns of a new road behind her house; would like to have fair warning about blasting and inquired as to plans of seniors housing to be included in the development; also has concerns as to Class A fires and the commercial component.

Shane Morgan, Sooke Resident, stated his concerns as to traffic, speed control and stormwater management.

Linda White, Sooke Resident, stated her concerns as to traffic on Winfield Drive and that she would like to see further options explored on how to diversify traffic; also concerns of

stormwater and water pressure. Ms. White stated that she is not in support of the commercial area.

Gillian Webb, Sooke Resident, stated her concerns as to the impact of the development for residents on Brailsford Place.

Randy, Sooke Resident, stated that he would like the commercial area in the middle of the development.

Mike Wignall, Westbrook Consulting Ltd. provided information as to uses of the commercial site and lighting, senior's facility, sewer capacity, drainage impact and improvements, choice of parkland, amenities funding, impact with the pond, progression of traffic and recommendations to improve traffic.

Mayor Evans read a submission received in writing from Linda White.

Hel Zech, Sooke Resident, stated that the flooding on Maple Park Terrace was caused by a natural ravine under the road.

Marlene Arden, Sooke Resident, stated that there was no guarantee that the development will improve drainage and flooding issues.

Janet Robertson, Sooke Resident, stated that a large drainage diversion runs next to her property.

Ken Greenwood, Sooke Resident, stated that he likes the idea of park in Area A and has concerns as to Firwood Place being extended to Phase 13; would like to have Council's assurance that Firwood Place will not be extended through the parkland.

Hel Zech, Sooke Resident, stated that the extension to Firwood was not possible due to an easement in place.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 429, Hearing none, she closed the public hearing at 9:39 pm.

Council discussed:

- Seniors Housing
- View Lot - park area on higher level Part A
- Sewer service on Maple Park Terrace
- Buffer between existing houses on Maple Park Terrace and development
- Stormwater Drainage
- Blasting and burning
- Traffic and improvements to Grant Road
- DCC Roads

MOVED and seconded that Bylaw No. 429, *Zoning Amendment Bylaw (270-65)* be referred back to staff to address the issues raised in the Public Hearing.

CARRIED UNANIMOUSLY

Mayor Evans called a recess at 10:00 pm.

Mayor Evans called the meeting to order at 10:03 pm.

BYLAWS

B-1 7010 Wright Road

MOVED and seconded that Bylaw No. 351, *Zoning Amendment Bylaw (270-37)* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 381, *Sooke Core Sewer Specified Area Amendment Bylaw (147-7)* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 424, *Wright Road Phased Development Agreement Authorization Bylaw, 2009* be adopted.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 412, *Zoning Amendment Bylaw (270-70)* and Bylaw No. 418, *Drennan Street Phased Development Agreement Authorization Bylaw, 2010 – 2075 Drennan Street*

MOVED and seconded that Bylaw No. 412, *Zoning Amendment Bylaw (270-70)* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 418, *Drennan Street Phased Development Agreement Authorization Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

B-3 Bylaw No. 447, *Phillips Phased Development Agreement Authorization Bylaw, 2010*

Committee of the Whole Recommendation – April 19, 2010

MOVED and seconded to introduce and give first and second reading to Bylaw No. 447, *Phillips Phased Development Agreement Authorization Bylaw, 2010*;

AND TO schedule a Public Hearing for Bylaw No. 447 to be held concurrently with Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)* and Bylaw No. 443, *Zoning Amendment Bylaw (270-69)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

B-4 Bylaw No. 448, Zoning Amendment Bylaw (270-70) – 6767 Eustace Road

Committee of the Whole Recommendation – April 19, 2010

MOVED and seconded to introduce and give first and second reading to Bylaw No. 448, *Zoning Amendment Bylaw (270-70)*;

AND TO schedule a Public Hearing for Bylaw No. 448, *Zoning Amendment Bylaw (270-70)* in accordance with the requirement of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

B-5 Bylaw No. 449, Community Amenities Reserve Fund Bylaw, 2010

MOVED and seconded to introduce and give first reading to Bylaw No. 449, *Community Amenities Reserve Fund Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded to give second reading to Bylaw No. 449, *Community Amenities Reserve Fund Bylaw, 2010*.

CARRIED UNANIMOUSLY

MOVED and seconded to give third reading to Bylaw No. 449, *Community Amenities Reserve Fund Bylaw, 2010*.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Community Amenity Contribution Policy

Committee of the Whole Recommendation – April 19, 2010

MOVED and seconded to approve the amendments to Policy No. 13.3, *Community Amenity Contribution Policy, 2010* as proposed and with the addition of “fire equipment: in section 3.2 and the change from “three (3) dwelling units” to “four (4) dwelling units” in section 2.2.

CARRIED UNANIMOUSLY

RA-2 ALR Exclusion/Inclusion Application – Sun River School Site

Councillor Dumont declared that he is in a conflict of interest with agenda item RA-2 ALR Exclusion/ Inclusion Application – Sun River School Site as he works for the developer for Sun River and excused himself from the meeting at 10:10 pm.

Committee of the Whole Recommendation – April 19, 2010

MOVED and seconded to direct staff to proceed with the Agricultural Land Reserve (ALR) Exclusion application to remove a portion of Lot A, Sections 28, 29 and 32, Sooke District, Plan VIP75447 from the Agricultural Land Reserve in exchange for the Inclusion of a Portion of Lot A, Section 32, Sooke District, Plan VIP77727, Except Parts in Plans VIP77765, VIP78743, VIP79134, VIP79684, VIP80394, VIP80698 and VIP87411 into the

ALR, in order to accommodate a future school site, sports fields and fire hall on those lands to be excluded;

AND TO direct staff to proceed with a text amendment to accommodate Agricultural land uses within Parks/Open Space zones in the Sooke Zoning Bylaw, 2006.

CARRIED UNANIMOUSLY

Councillor Dumont returned to the meeting at 10:14 pm.

RA-3 Sooke Program of the Arts

Committee of the Whole Recommendation – April 19, 2010

MOVED and seconded to authorize Sooke Program of the Arts to proceed with the hydro box graffiti wrap at Ecole Poirier at a cost of \$1770 from the SPA Reserve Fund.

CARRIED UNANIMOUSLY

RA-4 Covenant Amendment – 6790 Grant Road

MOVED and seconded to direct staff to proceed with the proposed modification of the section 219 Covenant registered under number FB247375 on the property located at 6790 Grant Road West, concurrently with the proposed Bylaw No. 436, *Gatewood Road Exchange Bylaw, 2010*

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

Mayor Evans announced that the Official Grand Opening to the new CRD waterline will be on May 8, 2010, further information to be provided.

MOVED and seconded to receive the reports from Mayor Evan and Councillor Bennett for information.

CARRIED UNANIMOUSLY

RI-2 Sooke Fire Rescue Service – Quarterly Report January – March 2010

MOVED and seconded to receive the Sooke Fire Rescue Quarterly report for information.

CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Letter dated April 1, 2010 from BC SPCA Wild ARC

MOVED and seconded that BC SPCA Wild ARC keep the 2009 funding of \$12, 000 to put towards an alternate project.

CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated April 6, 2010 re: Marijuana Medical Access Regulations from Honourable Leona Aglukkaq

MOVED and seconded to file the correspondence Marijuana Medical Access Regulations.
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 10:32 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on May 10 , 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Dave Devana, Deputy CAO/ Financial Officer
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Sue-Lin Tarnowski, Deputy Director of Finance
Steve Sorensen, Fire Chief
Staff Sgt. Steve Wright
Tina Hansen, Acting Council Clerk

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated with the addition of the following items to the agenda as supplementary information:

- Supplementary Information Item PI-1 Development Permit/Development Variance Permit Application for Shoppers Drug Mart – 6660 Sooke Road

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on April 26, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on May 3, 2010 be adopted as circulated.
CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|---|
| April 29, 2010 | Board of Variance |
| February 24, 2010 | Capital Region Board Planning, Transportation & Protective Services Committee |

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

There were no questions or comments from the public.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 2830 Phillips Road

- **Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)***
- **Bylaw No. 443, *Zoning Amendment Bylaw, (270-69)***
- **Bylaw No. 447, *Phillips Phased Development Authorization Bylaw, 2010***

Mayor Evans called the Public Hearings for Bylaw No. 442, Bylaw No. 443 and Bylaw No. 447 to order at 7:04 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application and phased development agreement for 2830 Phillips Road.

Scott Kendrew, applicant for 2830 Phillips Road, stated that the property has been in his family for many years and was never useful for agricultural purposes. An assessment confirmed the property as non agricultural land and it was removed from the Agricultural Land Reserve in July 2005. The properties directly to the north, west and south are all zoned RU2.

Public Submissions:

Mayor Evans read a written submission from Mr. Douglas Christie.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 442, Bylaw No. 443 and Bylaw No. 447. Hearing none, she closed the public hearing at 7:14 pm.

Council consider third reading of Bylaw No. 442 and Bylaw No. 443 and amendment and third reading to Bylaw No. 447

MOVED and seconded that Bylaw No. 442, *Official Community Plan Amendment Bylaw (86-33)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 443, *Zoning Amendment Bylaw (270-69)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 447, *Phillips Phased Development Agreement Authorization Bylaw, 2010* be amended and read a third time.

CARRIED UNANIMOUSLY

PH-2 Report of Public Hearings – 6767 Eustace Road

Mayor Evans called the Public Hearing for Bylaw No. 448 to order at 7:15 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application for 6767 Eustace Road.

Public Submissions:

There were no questions or comments from the public.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 448, Hearing none, she closed the public hearing at 7:17 pm.

Council consider third reading of Bylaw No. 448

MOVED and seconded that Bylaw No. 448, *Zoning Amendment Bylaw (270-70)* be read a third time.

CARRIED UNANIMOUSLY

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 Development Permit/Development Variance Permit Application for Shoppers Drug Mart – 6660 Sooke Road

Public Input:

There were no questions or comments from the public.

Gerald Christie provided an overview of the Development Permit/Development Variance Permit for Shoppers Drug Mart – 6660 Sooke Road.

Council discussed:

- concerns of proposed relocation of crosswalk and pedestrian safety
- reduction of parking space due to change of entrance
- installation of bike rack on the property
- adequate and safe bus stops to encourage transit use

Evan Parliament advised that the proposed entrance and sidewalk location is consistent with the Town Centre Plan.

Al Fontes explained District staff is working with MOT as to safe pedestrian crossings in the proposed town centre.

Public Input

There were no questions or comments from the public.

Committee of the Whole Recommendation – May 3, 2010

MOVED and seconded to authorize issuance of Development Permit (PLN00768) to construct a freestanding retail store at 6660 Sooke Road, legally described as Lot 1, Section 10, Sooke District, Plan VIP67155 with revised Drawing No: 1120_SK-2 by Boulevard Transportation Group;

AND TO approve issuance of a Development Variance Permit for 6660 Sooke Road to vary the side lot line setback required between a residential property and a commercial building (Shoppers Drug Mart) from 4.5m to 2m and to allow the roof overhand on the Shoppers Drug Mart to be 1m from the side lot line.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Bylaw No. 445, *Five Year Financial Plan Bylaw, 2010* and Bylaw No. 446, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-3)*

MOVED and seconded to further amend Bylaw No. 445, *Five Year Financial Plan Bylaw, 2010* by postponing the hiring of a fifth firefighter to 2011.

DEFEATED

Committee of the Whole Recommendation – May 3, 2010

MOVED and seconded to amend Bylaw No. 445, *Five Year Financial Plan Bylaw, 2010* by removing and replacing Schedule A and Schedule B;

AND to give third reading to Bylaw No. 445, *Five Year Financial Plan Bylaw, 2010*;

AND to give third reading to Bylaw No. 446, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-3)*.

CARRIED

Councillor Bev Berger opposed the motion

Council requested that staff invite representatives from BC Ambulance to an upcoming meeting to discuss service to the Sooke area.

B-2 Bylaw No. 449, *Community Amenities Reserve Fund Bylaw, 2010*

MOVED and seconded to adopt Bylaw No. 449, *Community Amenities Reserve Fund Bylaw, 2010*

CARRIED UNANIMOUSLY

B-3 Bylaw No. 450, *Property Tax Rate Bylaw, 2010*

MOVED and seconded that Bylaw No. 450, *Property Tax Rate Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 450, *Property Tax Rate Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 450, *Property Tax Rate Bylaw, 2010* be read a third time.

CARRIED UNANIMOUSLY

B-4 Bylaw No. 451, *Town Centre Revitalization Amendment Bylaw (408-2)*

MOVED and seconded that Bylaw No. 451, *Town Centre Revitalization Amendment Bylaw (408-2)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 451, *Town Centre Revitalization Amendment Bylaw (408-2)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 451, *Town Centre Revitalization Amendment Bylaw (408-2)* be read a third time.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Sooke RCMP Detachment Annual Performance Plan

Committee of the Whole recommendation – May 2, 2010

MOVED and seconded to endorse the 2010 RCMP Sooke Detachment Annual Performance Plan.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to file the reports from Mayor Evans and Councillor Bennett for information.

CARRIED UNANIMOUSLY

Councillor Dumont reported that last week he and Mayor Evans, Councillors Bennett and Berger participated in McHappy Days.

Mayor Evans reported that the District of Squamish Council toured the Prestige Hotel site last week and the two Councils were able to share some ideas.

RI-2 RCMP Monthly Mayor Report and CRD – Integrated Road Safety Unit Month End Report – March & April 2010

MOVED and seconded to file the RCMP Monthly Mayor Report and CRD – Integrated Road Safety Unit Month End Report for March and April 2010

CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Sooke Region Youth Council – 2009 Residual Community Grant Funds

MOVED and seconded to support the request from Sooke Region Youth Council to receive the remaining 2009 Community Grant funds of \$1, 800.00 with the stipulation that the funds are not to be used towards wages.

CARRIED UNANIMOUSLY

C-2 Wilderness Committee – Saving BC’s Wild Salmon – letter of support

MOVED and seconded to file the correspondence from the Wilderness Committee.

CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter from CREST received April 21, 2010

MOVED and seconded to file the correspondence from CREST.

CARRIED UNANIMOUSLY

I-2 Letter from City of Burnaby Dated April 22, 2010

MOVED and seconded to file the correspondence from the City of Burnaby.

CARRIED UNANIMOUSLY

I-3 Letter from CRD Regional Parks dated April 23, 2010 – Strategic Plan

MOVED and seconded to file the correspondence from the CRD Regional Parks.
CARRIED UNANIMOUSLY

I-4 Letter from Barry Whiting received April 29, 2010 Re: Budget

MOVED and seconded to file the correspondence from Barry Whiting.
CARRIED UNANIMOUSLY

REPORT OF IN CAMERA RESOLUTIONS

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:44 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on May 11, 2010 at 6:00 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait (arrived at 6:15 pm)

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Dave Devana, Deputy CAO, Financial Officer
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Sue-Lin Tarnowski, Deputy Director of Finance
Steve Sorensen, Fire Chief

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

MOVED and seconded to approve the agenda with the addition of the following items:

- New Business NB-1: Development Variance Permit – Strata Lots 1 and 4, Strata Plan VIS6923 and Lot 4, Plan VIP86611 – Riversedge Estates.
- Supplementary Information: Item PH-1 remove and replace Appendix “D”
- Supplementary Information: Item NB-1 – remove and replace Page 1 Staff Report

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

There were no questions or comments from the public.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings - 7044 Maple Park Terrace

Mayor Evans called the Public Hearings for Bylaw No. 429 and Bylaw No. 426 to order at 6:01 p.m.

Mayor Evans 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.

Gerald Christie presented the staff report for the rezoning application for 7044 Maple Park Terrace.

Mike Wignall, Westbrook Consulting Ltd., gave a powerpoint presentation for the Spiritwood Development outlining the changes made since the April 26th, 2010 Public Hearing. Mr. Wignall also outlined other development contributions, infrastructure improvements and gave an overview of the reports and plans (rainwater, traffic impact) prepared to date for the development.

Council discussed road and sewer development cost charges and amenity requirements as to the Spiritwood development.

Council directed staff to look into the possibility of installation of an advance left turn signal at Otter Point Road and Highway 14 which requires a “warrant” by Ministry of Transportation.

Public Submissions:

Marlene Arden, Sooke Resident, expressed her support for the sewer line for Maple Park Terrace, requested further information on buffer area, and suggested encouraging traffic to go down Maple Avenue to West Coast Road.

Dawn Hueston, Sooke Resident, inquired as to the height for units in Area A, does not support more than one story, suggested lane or road access on lower part of Maple Park Terrace, concerned about sewer pumps, inquired as to construction timeline.

Mr. Wignall advised that after detailed design for first 4 phases is completed, construction would commence in short order, lane access to rear has not been discussed, height issue in Area 1 is duplex or townhouse – no intention to build large condominium, Area A1 is for 4 story buildings.

Laurie Steele, Sooke Resident, expressed her concerns as to water and blasting, stated that it was unfortunate that this development affects entire neighbourhood and that the buffer will not improve the set back for Maple Park Terrace.

Steve Couture, Sooke Resident, does not support the proposed changes for the development; is concerned about the proposed blasting behind his home, hoped that the lower section of Area A behind Maple Park Terrace would remain as park; questions whether Grant Road and Maple Park can support the increase in traffic.

Don Smith, Sooke Resident, requested that all the sewer lines be gravity fed and agreed that three story buildings may block views.

Candice Weiler, Sooke Resident, inquired as to quarrying of the blasted rock; suggested open house with Ministry of Transportation as to the impact on roads and the intersections during construction and after project completion; steep slope – require biological and geo-tech studies.

Mr. Wignall stated that the developer has not looked at quarrying yet, but did consider creating park in Area A; there were concerns as to access, who would use it, etc. Blasting damage would be mitigated as much as possible – geo-technical studies and pre-blast surveys must be done.

Shawn Pell, Sooke Resident, expressed his objection and concerns as to the development; 10 metre buffer inadequate, and stated that he would support 2 story townhouses, requested consideration for park at lower area and that the development be significantly reduced; need to protect the large trees.

Hal Zech, Sooke Resident, expressed his support for what neighbours have said; proposes that the lower area of Area A be a view park with access from Phase 5 road; disagrees with a concept of apartments.

Ken Greenwood, Sooke Resident, expressed his opposition to the development; appreciates the addition of the Maple Park Terrace sewer connection; requests when the Maple Park Terrace is serviced with sewer, that it be included in the Sewer Specified Area; questioned whether the area to be provided as parkland is worth the amenity contribution amount; suggested that the park be built out with 3 story buildings; inquired as to road access for Phase 13; questioned the density of 300m² lots in exchange for amenity bonusing.

Mr. Wignall advised that the access for Phase 13 may come from the southerly property and that many of the lots are 500m².

Jared Steingard, Westbrook Consulting Ltd., stated that at earlier neighbourhood meetings, the public requested that the park area be maintained rather than built on; it is a natural water course.

Richard Coch, Sooke Resident, inquired as to traffic bylaws during construction on Winfield Drive. Al Fontes advised that the developer must repair any damage to roads used during construction.

Marlene Arden, Sooke Resident, inquired if when upgrading sewer lines on Grant Road, will they be large enough to manage future developments. Al Fontes advised that they would be.

Dawn Hueston, Sooke Resident, advised that there is a private access road to back of property on Maple Park Terrace from Winfield. Jared Steingard advised that if the residents wanted to have a road access through there, the developer would be willing to work with a proposal from the residents.

Steve Couture, Sooke Resident, clarified his earlier comments as to view park on Area A and other park areas.

Gerald Christie advised that at the time of Development Permit, an open space provision for families in multi-family areas will be discussed; in particular in the buffer area.

Laurie Steele, Sooke Resident, does not agree that the proposed buildings above Maple Park Terrace would not be able see into the homes below.

Brent Mockford, Sooke Resident, expressed his concern as to the drainage courses above his property.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 429 and Bylaw No. 426. Hearing none, she closed the public hearing at 7:47 pm.

Council to consider amendments and third reading to Bylaw No. 429, Zoning Amendment Bylaw (270-65)

MOVED and seconded to **amend** Bylaw No. 429, *Zoning Amendment Bylaw (270-65)* as presented.
CARRIED

MOVED and seconded to **further amend** Bylaw No. 429, *Zoning Amendment Bylaw (270-65)* to establish a maximum three story height for dwellings in Area A1.
CARRIED

MOVED and seconded to further amend Bylaw No. 429, *Zoning Amendment Bylaw (270-65)* to negotiate with the developer to exchange the lower section of Area A near Maple Park Terrace with area for development in the "Park".
DEFEATED

MOVED and seconded to **further amend** Bylaw No. 429, *Zoning Amendment Bylaw (270-65)* to dedicate as park the approximately 40 metre buffer area for Maple Park Terrace in Area A1 and Area A in exchange for development in the "Park".
CARRIED UNANIMOUSLY

MOVED and seconded to **give third reading** Bylaw No. 429, *Zoning Amendment Bylaw (270-65)*
CARRIED UNANIMOUSLY

BYLAWS

B-1 Bylaw No. 445, Five Year Financial Plan Bylaw, 2010

MOVED and seconded that Bylaw No. 445, *Five Year Financial Plan Bylaw, 2010* be adopted.
CARRIED. **Councillor Bev Berger opposed the motion**

B-2 Bylaw No. 446, Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-3)

MOVED and seconded that Bylaw No. 446, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-3)* be adopted.
CARRIED UNANIMOUSLY

B-3 Bylaw No. 450, Property Tax Rate Bylaw, 2010

MOVED and seconded that Bylaw No. 450, *Property Tax Rate Bylaw, 2010* be adopted.
CARRIED UNANIMOUSLY

B-4 Bylaw No. 451, Town Centre Revitalization Amendment Bylaw (408-2)

MOVED and seconded that Bylaw No. 451, *Town Centre Revitalization Amendment Bylaw (408-2)* be adopted.
CARRIED UNANIMOUSLY

New Business

NB-1 Development Variance Permit – Strata Lots 1, 2, 3 and 4, Strata Plan VIS6923 and Lots 3 and 4, Plan VIP86611 – Riversedge Estates

MOVED and seconded to authorize issuance of a Development Variance Permit PLN00735 for current building permit applications for:

- Strata Lots 1, 2, 3 and 4, Section 13, Otter District, Strata Plan VIS6923; and,
- Lots 3 and 4, Section 13, Otter District, Plan VIP86611

to amend condition 1(a) of the Section 219 Covenant registered under number FB267629 and amend condition 4.A. of Development Permit PLN00331 registered under number FB249403, by removing the requirement for residential sprinkler systems subject to installation of an alternative water source ensuring a minimum level of fire safety.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:49 p.m.

CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on May 17, 2010 at 7:30 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Municipal Planner
Al Fontes, Director of Engineering
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk

CALL TO ORDER

Mayor Evans called the meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

MOVED and seconded to approve the agenda with the addition of the following items:

- Supplementary Information: Item RA-1 - remove and replace page 2 of Staff Report.

CARRIED

PUBLIC QUESTION AND COMMENT PERIOD

There were no questions or comments from the public.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 2190 Townsend Road

Mayor Evans called the Public Hearings for Bylaw No. 420 to order at 7:30 p.m.

Mayor Evans 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.

Gerald Christie gave a power point presentation for the rezoning application for 2190 Townsend Road.

Public questions and comments: There were no questions or comments from the public.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 420. Hearing none; she closed the public hearing at 7:34 pm.

Council consider third reading to Bylaw No. 420, Zoning Amendment Bylaw (270-63).

MOVED and seconded that Bylaw No. 420, *Zoning Amendment Bylaw (270-63)* be read a third time.

CARRIED

BYLAWS

B-1 Bylaw No. 400, Official Community Plan Bylaw, 2010

Gerald Christie provided an overview of the proposed amendments to Bylaw No. 400.

MOVED and seconded to further amend Bylaw No. 400, Official Community Plan Bylaw, 2010 with the proposed minor amendments detailed in the Staff Report; and the addition of the word “rock” after “gravel” in item 5.6.1.

CARRIED

AND that Bylaw No. 400, *Official Community Plan Bylaw, 2010* be read a third time.

CARRIED

AND that Bylaw No. 400, *Official Community Plan Bylaw, 2010* be adopted.

CARRIED

Council directed that a discussion with staff on the Community Residential designated area in the OCP be scheduled for an upcoming Committee of the Whole meeting.

B-2 Bylaw No. 436, Gatewood Road Exchange Bylaw, 2010

MOVED and seconded that Bylaw No. 436, *Gatewood Road Exchange Bylaw, 2010* be adopted.

CARRIED

B-3 Bylaw No. 439, Cinnabar Place Park Disposition Bylaw, 2010

MOVED and seconded that Bylaw No. 439, *Cinnabar Place Park Disposition Bylaw, 2010* be adopted.

AND that staff proceed with the rezoning and sale of the closed Cinnabar Place Park.

CARRIED

B-4 Bylaw No. 440, Opal Place Park Disposition Bylaw, 2010

MOVED and seconded that Bylaw No. 440, *Opal Place Park Disposition Bylaw, 2010* be adopted.

AND that staff proceed with the rezoning and sale of the closed Opal Place Park.

CARRIED

RA-1 Purchase of Storage Trailer

MOVED and seconded to authorize the purchase of a 24 foot trailer for \$8, 000 plus taxes funded from the contingency fund.

CARRIED

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:00 p.m.

CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
held in the Council Chambers
at 2205 Otter Point Road, Sooke, BC
on June 7, 2010 at 7:00 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillors Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Sue-Lin Tarnowski, Deputy Director of Finance
Tina Hansen, Acting Council Clerk

ABSENT:

CALL TO ORDER

Meeting called to order at 8:30 p.m.

MOVED, seconded to close the meeting to the public under section 90(1) (c) of the Community Charter to discuss labour relations or other employee relations; and section 90(2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED, seconded to adjourn the meeting at 9:40 pm.

CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on June 14, 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Staff Sgt. Steve Wright
Tina Hansen, Acting Council Clerk

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on May 10, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on May 11, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on May 17, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on May 17, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on June 7, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on June 7, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|----------------|--|
| May 4, 2010 | Protective Services Committee |
| May 12, 2010 | Community Grant Review Committee |
| May 13, 2010 | Sooke Program of the Arts |
| May 18, 2010 | Sign Bylaw Review Committee |
| May 20, 2010 | Board of Variance |
| May 26, 2010 | Community Grant Review Committee |
| June 1, 2010 | Protective Services Committee |
| June 2, 2010 | Sooke Economic Development Commission |
| March 2, 2010 | Capital Region Board Regional Housing Trust Fund Commission |
| April 7, 2010 | Capital Region Boards Parks & Recreation Commission |
| April 14, 2010 | Capital Region Hospital Board |
| April 28, 2010 | Capital Region Board Planning, Transportation & Protective Services Committee |
| May 5, 2010 | Capital Region Board Parks & Recreation Commission |
| May 12, 2010 | Capital Region Board |

CARRIED UNANIMOUSLY

DELEGATIONS

D-1 Terrance Martin – South Island Motorized Recreation Advisory Council (SIMRAC) –
CRD Acquisition of property within the municipal boundary

Terrance Martin provided a power point presentation on Off Road Recreation. The presentation covered the following information:

- Sea to Sea Regional Park Phase I development
- District of Elkford – governance of all terrain vehicles within the municipality
 - Backcountry Access
 - Backcountry Commercialization
- Proposed Pilot Project at Clarke Road (WFP Lands)
 - Off highway vehicle destinations
- Request for Council’s support to develop commercialization, promotion and a management plan for motorized backcountry access in Sooke.

PUBLIC QUESTION AND COMMENT PERIOD

Steve Beecroft, Sooke resident expressed his concerns as to not having motorized vehicle access to the Shields Lake area where he used to be able to take his children camping; he was always conscientious of picking up garbage that others may have left behind; now that gates are up, there will be no convenient place to camp with his children.

Donald Fiddler, Sooke resident, feels that off road recreation could provide economic opportunities and growth to the community; he realizes that only a few people can ruin it for everyone; he is concerned that there will not be a place for off road recreation.

Brian Hewitt, Langford resident, expressed his concerns as to off roaders being “shut out” of the Harbourveiw lands; feels that the CRD and Sooke Council need to address the issue and provide access to Harbourveiw lakes so people can enjoy fishing and hunting.

Mayor Evans informed the public that Sooke does not have control over the Serefin lands and suggested that comments and concerns as to off road recreation be directed to the CRD directors and other municipalities.

Donald Fiddler, Sooke resident, inquired as to whether there is a tax exemption for parkland.

BYLAWS

B-1 Bylaw No. 420, Zoning Amendment Bylaw (270-63) – 2190 Townsend Road

MOVED and seconded that Bylaw No. 420, *Zoning Amendment Bylaw (270-63)* be adopted.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 448, Zoning Amendment Bylaw (270-70) – 6767 Eustace Road

MOVED and seconded that Bylaw No. 448, *Zoning Amendment Bylaw (270-70)* be adopted.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Proposed Strata Title Conversion of Previously Occupied Dwelling – 6827 Rhodonite Drive

Councillor Herb Haldane declared that he may have a conflict of interest with this agenda item "RA-1" Proposed Strata Title Conversion of Previously Occupied Dwelling – 6827 Rhodonite Drive" as he has worked on the project and excused himself from this portion of the meeting at 7:26 p.m.

Troy Lovbakke, applicant, informed Council that when he purchased the property, it contained an illegal suite which has been redone and is up to code including fire rating for duplexes. Each dwelling will sell in the \$250, 000 to \$275,000 range which is good affordable housing; there is ample parking. Mr. Lovbakke invited Council to view the completed dwelling to see the potential in these types of properties.

MOVED and seconded to authorize the strata conversion of a property legally described as Lot 15, Section 23, Sooke District, Plan 28053 (6827 Rhodonite Drive) to allow for approval of a strata plan following the conversion of an existing single family dwelling into a duplex, subject to all technical requirements being satisfactorily addressed.

CARRIED UNANIMOUSLY

Councillor Haldane returned to the meeting at 7:33 pm.

RA-2 Proposed Road Closure and Sale – Kennedy Street North

Elisabeth Nelson provided an overview of the proposed road closure and sale for Kennedy Street North.

Council discussed:

- Concerns of increased traffic to the property on Kennedy Street North.
- Difficulties enforcing traffic to the property.
- Including a cul de sac at the end of Kennedy Street North.
- Main facility still to remain off Sooke Road; Kennedy Street property is only for surgery and staff.
- Providing the public an opportunity to speak on this issue
- Memorandum of Understanding with Ministry of Transportation
- Closing the access from Sooke Road and upgrading Kennedy Street for future access
- Requesting a covenant to restrict uses and access to the property
- Applicant applying for rezoning of Kennedy Street property

MOVED and seconded to direct staff to proceed with the road closure, exchange and sale of an approximately 407 m² portion of Kennedy Street North road right of way located between 6520 Sooke Road and 2047 Kennedy Street North;

AND TO direct staff to schedule a Public Input Meeting for the proposed Kennedy Street North road closure, exchange and sale.

CARRIED

Councillors Berger, Dumont and Haldane opposed the motion

RA-3 Crane Road (previously Penang Road) Right of Way Closure and Sale

Elisabeth Nelson provided an overview of the Offer to Purchase Agreement for the sale of the Crane Road right of way off Penang Road.

MOVED and seconded to approve the Offer to Purchase Agreement with Dennis Paul Piarowski and Lubow Ferenc Piarowski and Patricia Edwina Vant Haaf for the sale of the Crane Road right of way off Penang Road;

AND TO authorize staff to proceed with the Crane Road right of way closure and sale in accordance with section 40 of the *Community Charter* and the *Road Closure Policy*;

AND TO authorize the Mayor and CAO to execute the Offer to Purchase and Road Closure/Exchange agreement;

AND TO direct staff to schedule a Public Input meeting and to publish notice for the proposed Crane Road right of way closure and sale to the adjoining owners of 2028 Penang Road and Lot 4 VIP2318 in accordance with section 40(3) of the *Community Charter*.

CARRIED UNANIMOUSLY

RA-4 Millennium Park Maintenance

Council discussed:

- Transferring ownership of Millennium Park to the District
- Future maintenance of Millennium Park

MOVED and seconded to authorize staff to proceed with discussions with the Sooke Region Historical Society regarding the potential of transferring ownership of the property to the District of Sooke.

CARRIED UNANIMOUSLY

RA-5 ALR Exclusion/Inclusion Application – Sun River School Site

Councillor Ron Dumont declared that he may have a conflict of interest with this agenda item” ALR Exclusion/Inclusion Application – Sun River School Site” as he works for the Sun River contractor and excused himself from this portion of the meeting at 8:09 pm.

Consider Committee of the Whole Recommendation of June 7, 2010

MOVED and seconded to forward the application to the Agricultural Land Commission with a recommendation to support the exclusion of a portion of Lot A, Sections 28, 29 and 32, Sooke District, Plan VIP75447 from the Agricultural Land Reserve, in exchange for the Inclusion of a Portion of Lot A, Section 32, Sooke District, Plan VIP77727, Except Parts in Plans VIP77765, VIP78743, VIP79134, VIP79684, VIP80394, VIP80698 and VIP87411 into the ALR, in order to accommodate a future school site, sports fields and fire hall on those lands to be excluded.

CARRIED UNANIMOUSLY

Councillor Dumont returned to the meeting at 8:11 pm.

RA-6 Off Road Recreation

Committee of the Whole Recommendation of June 7, 2010

MOVED and seconded to receive the Off Road Recreation report for information;
AND TO bring the report forward to the June 14, 2010 Regular Council meeting;
AND TO direct staff to contact the Province to request further information regarding future plans of Sooke Mountain Park.

CARRIED UNANIMOUSLY

RA-7 Community Grant Review Committee

David Mallett, Chair of the Community Grant Review Committee provided an overview of the Committee's recommendations for the 2010 Community Grant applications.

Council inquired as to the following:

- Access to photos from Greater Victoria Film Commission
- Sooke Philharmonic Society youth performance - including local youth
- Sooke Street Festival – what month is festival planned for
- Is there an opportunity for these groups to report back regarding the success of the projects

Council consider Recommendations from May 26, 2010

MOVED and seconded to approve the recommendations for funding made by the Community Grant Review Committee as follows:

| | |
|---|--|
| Sooke Canada Day Society | \$1,600 |
| Sooke Fine Arts Society | \$7,000 |
| EMCS Student Art Bus Shelter Project | \$2,357 |
| Sooke Harbour Players Society | \$5,000 |
| Sooke Region Food CHI Society | \$8,765 |
| Sooke Elderly Citizens' Housing Society | \$3,000 |
| Sooke Philharmonic Society | \$4,300 |
| Greater Victoria Film Commission | \$1,000 |
| Sooke Amateur Boxing Club | \$2,500 |
| Sooke Community Choir | \$5,000 |
| EMCS Environmental Studies Program | \$4,000 \$1,000 to cover material for project/\$3,000 to be used towards restoration project at a location in Sooke determined by District of Sooke staff. |
| Juan de Fuca Marine Rescue Society | \$15,000 to cover the cost of safety equipment. |
| Sooke Street Festival \$4,000 | \$4,000 conditional to finalizing a date for the festival. |
| EKOOS Vocal Ensemble | \$2,000 |
| Sooke Region Volunteer Centre Steering Committee | \$1,500 |
| Cultural Mapping (approved by Council September 21, 2009) | \$5,000 |

CARRIED UNANIMOUSLY

RA-8 Board of Variance Recommendation

Council consider Recommendation from May 20, 2010

MOVED and seconded to receive the Board of Variance recommendation.
CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the report from Mayor Evans for information.
CARRIED UNANIMOUSLY

MOVED and seconded to receive the report from Councillor Bennett for information.
CARRIED UNANIMOUSLY

MOVED and seconded to receive the report from Councillor Tait for information.
CARRIED UNANIMOUSLY

Councillor Ron Dumont reported that the Vancouver Island Regional Library Nanaimo branch has been broken into for the second time in a three month period. A large amount of electronic equipment had been stolen.

RI-2 Off Road Recreation

MOVED and seconded to receive the Off Road Recreation report for information.
CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Letter dated May 3, 2010 from BCSPCA

MOVED and seconded to direct staff to inquire as to the inclusion of feral rabbits within the regulation of CRD Animal Control.
CARRIED UNANIMOUSLY

C-2 Letter dated May 11, 2010 from UBCM Re: Changes to Liquor Licensing Policy

MOVED and seconded to refer the correspondence from UBCM regarding Changes to Liquor Licensing Policy to the Protective Services Committee.
CARRIED UNANIMOUSLY

CORRESPONDENCE FOR INFORMATION

I-1 RCMP Monthly Mayor Report – May 2010

MOVED and seconded to file the correspondence RCMP Monthly Mayor Report – May 2010.
CARRIED UNANIMOUSLY

I-2 Council Reader File April & May 2010

MOVED and seconded to file the correspondence Council Reader File for April and May 2010.
CARRIED UNANIMOUSLY

I-3 Letter dated May 18, 2010 – Emergency Management BC

MOVED and seconded to file the correspondence from Emergency Management BC.
CARRIED UNANIMOUSLY

I-4 Letter dated May 26, 2010 – Arlene Paton, Partnerships & Community Renewal Division

MOVED and seconded to file the correspondence from Arlene Paton, Partnership & Community Renewal Division.
CARRIED UNANIMOUSLY

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90(2) of the *Community Charter* to discuss the consideration of information received and held in

confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 9:40 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on June 28 , 2010 at 7:00 pm

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Rick McLeod, Deputy Fire Chief
Tina Hansen, Acting Council Clerk
Staff Sgt. Steve Wright

CALL TO ORDER

Mayor Evans called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated.
CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on June 14, 2010 be adopted as amended on page 7.
CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on June 21, 2010 be adopted as circulated.
CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:
April 21, 2010 Capital Region Regional Parks Committee
CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

There were no questions or comments from the public.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 6947 Larkspur Road

- **Bylaw No. 434, *Zoning Amendment Bylaw (270-67)***
- **Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010***

Mayor Evans called the Public Hearings for Bylaw No. 434 and Bylaw No. 444 to order at 7:03 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application and phased development agreement for 6947 Larkspur Road.

Public Submissions:

Donna Peters, Sooke resident, stated that she was not against the new application but questioned staff as to whether the strata had been dissolved.

Ann Kaskiw, Sooke resident, stated her concerns as to dissolving the strata; still has concerns of increased traffic on Larkspur Road and the affect the development will have on the water pressure in the area. Ms. Kaskiw questioned staff as to the maximum number of units the zoning would allow.

Patti Van Arendonk, Sooke resident, stated her concerns as to the width of the road into the development and questioned staff as to whether the road was an appropriate width for fire trucks to access.

Linda White, Sooke resident, stated her concerns as to the strata and questioned staff as to a time line on when the strata will be dissolved. Ms. White also inquired as to whether secondary suites were permitted in duplexes.

Ann Kaskiw Sooke resident, inquired as to the number of stories permitted on the dwellings.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 434 and Bylaw No. 444 Hearing none, she closed the public hearing at 7:21 pm.

Council discussed:

- Strata land and strata road
- Stormwater management on the property
- Applicant's intentions as to the road
- Lot coverage in RS-1 zone
- Amenity contributions per unit
- Issues of low water pressure

- Upgrading water system in the case of inadequate water pressure
- Subdivision process
- Density concerns of residents
- Fire hydrants if road is strata road
- Concerns as to number of units
- Covenants or restrictions for the application in RS-1 zone
- Restricting 40 or 50 per cent as duplex
- Secondary suites and concerns of additional parking
- Restricting form and character at the development permit stage

Tammi Dimock, representative for the developer, stated that the developer is asking for the RS-1 zone which is the same zoning of the surrounding properties and that the developer has complied with the concerns raised from Council and the public.

Council consider third reading of Bylaw No. 434 and Bylaw No. 444

MOVED and seconded that Bylaw No. 434, *Zoning Amendment Bylaw (270-67)* be amended and read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010* be amended and read a third time.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Rescind Bylaw Nos. 411 and 425 – 2205 Tara Place

MOVED and seconded that first and second reading of Bylaw No. 411, *Zoning Amendment Bylaw (270-59)* be rescinded.

CARRIED UNANIMOUSLY

MOVED and seconded that first and second reading of Bylaw No. 425, *Tara Place Phased Development Agreement Authorization Bylaw, 2010* be rescinded.

CARRIED UNANIMOUSLY

B-2 2205 Tara Place – Rezoning Application & Phased Development Agreement (PDA)

Gerald Christie gave a powerpoint presentation and summary on the rezoning application and phased development agreement for 2205 Tara Place.

Council discussed:

- Possibility of guest parking for units
- Ensuring appropriate slow growing trees along boulevard
- Reciprocal access and responsibility of maintenance

MOVED and seconded that Bylaw No. 452, *Zoning Amendment Bylaw (270-71)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 452, *Zoning Amendment Bylaw (270-71)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 453, *Tara Place Phased Development Agreement Authorization Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 453, *Tara Place Phased Development Agreement Authorization Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 452, *Zoning Amendment Bylaw (270-71)* and Bylaw No. 453, *Tara Place Phased Development Agreement Authorization Bylaw, 2010* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

B-3 Charters Creek Fish Hatchery – Sooke River Road

Gerald Christie gave a powerpoint presentation on the rezoning application for the Charters Creek Fish Hatchery – Sooke River Road.

Council discussed:

- Water supply for fish hatchery
- Parking lot access
- Fish Hatchery will be an asset to the community
- Stationary parking for adequate space for turning for at least 1 bus
- Connecting trail to galloping goose and trestle
- Project time-line

MOVED and seconded that Bylaw No. 454, *Zoning Amendment Bylaw (270-72)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 454, *Zoning Amendment Bylaw (270-72)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 454, *Zoning Amendment Bylaw, (270-72)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 2010 Annual Report Presented to Public

MOVED and seconded to authorize staff to release the Annual Report for public inspection subject to the receipt and review by Council of the 2009 Audited Financial Statements; **AND TO** schedule the Annual Meeting for July 12th, 2010 subject to the approval by Council of the 2009 Audited Financial Statements.
CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the reports from Councillor Bennett and Mayor Evans for information.
CARRIED UNANIMOUSLY

Councillor Dumont reported that the Vancouver Island Regional Library will be reviewing the annual budget on July 9, 2010.

Councillor Tait reported that the Council raft for the Sooke Canada Day celebration raft race was being constructed.

Councillor Berger reported that the Sooke Youth Council will have a booth at the Sooke Canada Day celebration.

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated June 3, 2010 from Minister Barry Penner

MOVED and seconded to file the correspondence from Minister Barry Penner.
CARRIED UNANIMOUSLY

I-2 Letter dated June 8, 2010 regarding CRD Regional Parks' Land Acquisition Fund

MOVED and seconded to invite a representative from CRD Regional Parks to make a presentation to Council regarding the CRD Regional Parks' Land Acquisition Fund.
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:34 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on July 12 , 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated with the addition of the following as supplementary information:

- **Item RA-3: Proposed Strata Conversion – 2059 Kennedy Street North**
 - Email report dated July 12, 2010 from Building Inspection to Engineering Department
 - Letter and schedule C-B dated January 22, 2008 from Curtis Miles, Architect
 - Code Compliance Report dated April 20, 2007 from Curtis Miles, Architect
- **Item PI-1: Lot 11, Plan VIP86661 – Riversedge Estates**

- o Public Submission received July 12, 2010 from Gary and Meredith White.
- CARRIED UNANIMOUSLY**

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Committee of the Whole meeting held on July 5, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|---------------|---|
| May 26, 2010 | Capital Region Planning, Transportation and Protective Services Committee |
| June 10, 2010 | Sooke Program of the Arts |
| June 24, 2010 | Board of Variance |
| July 6, 2010 | Protective Services Committee |

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Terrance Martin, Sooke resident, inquired as to the Protective Services Committee recommendation to Council from July 6, 2010 regarding the all terrain vehicle purchase and stated that the RCMP own two ATV's.

Fred von Ilberg, Sooke resident, expressed his concerns as to Councillor Haldane's Notice of Motion to permit duplexes on 600 sq meter lots.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – Charters Creek Hatchery

- **Bylaw No. 454, *Zoning Amendment Bylaw (270-72)***

Mayor Evans called the Public Hearings for Bylaw No. 454 to order at 7:11 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application for Charters Creek Hatchery.

Public Submissions:

Bob Henderson, Secretary, Sooke Salmon Enhancement Society, reported that the project has support from the T'Sou-ke First Nation and has also received a lot of support within the community; The project is consistent with the mandate of the Sooke Salmon Enhancement Society.

Al Jones, Director, Sooke Salmon Enhancement Society, stated that this is a project that is needed in Sooke. It is an interpretative project that will provide education and will be a great benefit to the economy and the community.

Anton Lowe, Sooke resident, stated his concerns as to the maintenance and increase in traffic on Sooke River Road; feels that permeable pavement is not the best option for the parking area; suggested a more environmentally friendly option. Mr. Lowe read a quote by Dan George to Council and the public.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 454. Hearing none, she closed the public hearing at 7:21 pm.

Council discussed:

- Distance between the new facility and existing trail
- Support for the project

Council consider third reading and adoption of Bylaw No. 454.

MOVED and seconded that Bylaw No. 454, *Zoning Amendment Bylaw (270-72)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 454, *Zoning Amendment Bylaw (270-72)* be adopted.

CARRIED UNANIMOUSLY

PH-2 Report of Public Hearings – 2205 Tara Place

- **Bylaw No. 452, *Zoning Amendment Bylaw (270-71)***
- **Bylaw No. 453, *Tara Place Phased Development Agreement Authorization Bylaw, 2010***

Gerald Christie gave a powerpoint presentation and summary of the rezoning application and Phased Development for 2205 Tara Place.

Public Submissions:

Fred von Ilberg, Sooke resident, stated that he was not in support of the rezoning application; that having the developer pay amenities is unfair; has concerns of inadequate parking and the positioning of the sidewalk; feels there should be a turn out lane instead of a sidewalk and a pull out bay at the mail boxes. Mr. von Ilberg stated that Tara Place residents need an access for pedestrians to walk to the Otter Point Road bus stop. Also has concerns as to the contour of the property and stated that the property must be maintained.

Dave Deveau, Sooke resident, stated that he was not against the development but has concerns as to how the development would affect his property; inquired as to the phased

development agreement and what assurance is there that his property will be protected from any future effects of the development.

Mr. Fontes stated that all construction including retaining walls will have to abide all District of Sooke bylaws and building codes.

Carmen Neumann, Sooke resident, stated that she does not support the rezoning application as it is not in character with the existing neighbourhood; concerned that the property has not been maintained, the development will bring increased traffic and parking and may affect the resale value of homes in the vicinity

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 452 and Bylaw No. 453. Hearing none, she closed the public hearing at 7:48 pm.

Council discussed:

- Amenity contributions for development
- Parking requirements for single family dwellings and duplexes
- Sidewalks in front of the development
- Construction timeline
- Plan fits with current zoning and OCP
- No development permit required
- Traffic in area – speeding
- Developer to communicate with residents as much as possible

MOVED and seconded that Bylaw No 452, *Zoning Amendment Bylaw (270-71)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No 453, *Tara Place Phased Development Agreement Authorization Bylaw* be read a third time.

CARRIED UNANIMOUSLY

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 Development Variance Permit – Lot 11, Plan VIP86661 (Riversedge Estates)

Gerald Christie gave a powerpoint presentation and summary of the Development Variance Permit for Riversedge Estates.

Public Input

Glen Wilson, Sooke resident, was not against the application but expressed his concerns as to traffic safety on Phillips Road and the road at the entrance of the development; would like to see the road fixed prior to the start of any development.

Council discussed:

- Evaluation of Water supply
- Ensuring there is an appropriate turn around for emergency vehicles
- Increase in home owner and fire insurance costs
- Improvements to Phillips Road at the development site

MOVED and seconded to authorize issuance of a Development Variance Permit PLN00805 for Lot 11, Section, Otter District, Plan VIP86661 to amend condition 1 (a) from Section 219 Covenant FB267629 and amend condition 4a from Development Permit PLN00331 regarding residential sprinkler systems subject to an alternative water source to ensure a minimum level of fire safety, on a case by case basis.

CARRIED UNANIMOUSLY

PI-2 Development Variance Permit – 1869 Tominny Road

Gerald Christie gave a powerpoint presentation and summary of the Development Variance Permit for 1869 Tominny Road.

Gerlinde Breumair, Sooke resident, was not against the application but expressed her concerns for the safety of children as there is increased traffic and parking on Tominny road due to construction.

Kenneth Lumley, Sooke resident, stated that he was not in support of the development. His property backs on to the development and he is concerned about privacy; inquired as to what can be done to ensure privacy and security to himself and other residents; inquired as to restrictions of building size and height and building schemes.

Mary Brooke, Sooke resident, was not against the development but is concerned that the 12 metre road is too narrow; would like to see sound proofing and visual protection for residents and a nice landscape plan.

Stacey Burgess, Sooke resident, was not in support of the development and expressed his concerns as to drainage and flooding. His fencing and property pins have been removed and he inquired as to who's responsibility it was to ensure these were replaced; also concerns of parking in front of his property; part of his yard has been ripped up; who will repair?

Council discussed:

- Veterans Road naming policy
- MOT approval
- Proper access from Tominny Road to Maple Avenue to ensure there is a traffic route for future traffic light at Maple Avenue
- Reducing the size of the road to 12 metres
- Parking requirements
- Ensuring posting of speed zone to Laura Lane
- Access and parking for emergency response vehicles
- Bylaw enforcement for parking on the lane

- Reducing lot sizes and reconfiguring

MOVED and seconded that Council NOT authorize the issuance of a Development Variance Permit PLN00787.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Bylaw No. 457, Zoning Amendment Bylaw (270-75) – 2039 Idlemore Road

Consider Committee of the Whole Recommendation of July 5, 2010

MOVED and seconded that Bylaw No. 457, *Zoning Amendment Bylaw (270-75)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 457, *Zoning Amendment Bylaw (270-75)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 457, *Zoning Amendment Bylaw (270-75)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 458, Zoning Amendment Bylaw (270-76) – Secondary Suites in RS-2 Zone

Council discussed:

- Requirement for additional parking spaces being behind the front building line
- Making changes to bylaw prior to Committee looking at the Secondary suites process
- Suites are within the OCP
- Process is to find solution to ensure suites are conforming
- Solution to parking and safety
- Ensuring public input on secondary suites
- Large benefit for affordable housing
- Analysis of Secondary Suites survey results by Committee
- Increase in secondary suites may reduce possibility of an apartment complex in Sooke
- Maximum lot coverage in RS -2
- Public Hearing in September

MOVED and seconded that Bylaw No. 458, *Zoning Amendment Bylaw (270-76)* be introduced and read a first time.

CARRIED

MOVED and seconded that Bylaw No. 458, *Zoning Amendment Bylaw (270-76)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing in September for Bylaw No. 458, *Zoning Amendment Bylaw (270-76)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED

Councillors Beech, Bennett and Dumont opposed the motion

REPORTS REQUIRING ACTION

RA-1 Appointments of Public Officers & Designated Employees

MOVED and seconded to appoint David Killion as Building Official effective June 28, 2010.

AND TO appoint Brad Metzger as Building Official effective July 19, 2010.

CARRIED UNANIMOUSLY

RA-2 SPA Committee Recommendations to Council – June 10, 2010

Bicycle Lock Ups – EMCS

MOVED and seconded to provide \$400 from the SPA reserve fund to the Juan de Fuca Cycling Coalition to cover the cost of materials for students to paint the bike lock boxes at the EMCS bus stop subject to ensuring that community grant funds have not already been allocated for this project.

CARRIED UNANIMOUSLY

Sooke Community Arts Council

MOVED and seconded to provide \$250 from the SPA reserve fund to the Sooke Community Arts Council to cover a portion of the costs of the purchase of the surface to be used for performances.

CARRIED UNANIMOUSLY

Application for Committee Members

MOVED and seconded to appoint Pat Phillips, Representative of the Sooke Philharmonic Society, to the Sooke Program of the Arts.

CARRIED UNANIMOUSLY

RA-3 Proposed Strata Conversion – 2059 Kennedy Street North

Elisabeth Nelson provided a summary of the report for the proposed strata conversion at 2059 Kennedy Street North.

Council discussed:

- Drainage for the strata subdivision
- Parking issues as to strata conversion policy

Councillor Haldane stated for the record that table 9.10.14 of the building code states that openings are not allowed in buildings with less than 1.2 metres between the dwellings.

- Density of tent lots at time of zoning
- Previous consolidation of two tent lots
- Rainwater to be retained on the property

MOVED and seconded to authorize the strata title conversion of the third unit at 2057/2059 Kennedy Street North and authorize the Mayor and Chief Administrative Officer to sign the strata plan subject to a covenant registered on the property restricting further development.

CARRIED

Councillors Haldane and Berger opposed the motion

RA-4 Galloping Goose – Sooke River Pedestrian Crossing – Award for Design Services

MOVED and seconded to approve HB Lanarc as the successful proponent under the Request for Proposal for design services for the Sooke River Pedestrian Crossing;

AND TO authorize the Mayor and Chief Administrative Officer to sign the contract with HB Lanarc.

CARRIED UNANIMOUSLY

RA-5 Protective Services Committee Recommendations to Council – July 6, 2010

ALL TERRAIN VEHICLE PURCHASE

Council discussed:

- CRD' s involvement in fighting wildland fires
- Other jurisdictions within the CRD that have similar units
- Eligibility for JEPP Grant
- Ongoing maintenance of the ATV

MOVED and seconded to approach the CRD, TLC, and Ministry of Environment and look into the possibility of a joint purchase and ongoing maintenance of an emergency equipped All Terrain Vehicle (ATV) and trailer to be housed at Sooke Fire Rescue and be used for firefighting and rescue in local CRD and Provincial parks.

CARRIED

Councillor Berger and Haldane opposed the motion

BILL 20 AND THE AMENDMENTS TO THE *LIQUOR CONTROL ACT*

MOVED and seconded to forward the following comments to UBCM as to the changes in the provincial liquor licensing policy:

- The District of Sooke Council is greatly displeased that local government was not consulted about the changes in the *Liquor Control Act*;
- Given the impact on protective services (eg. RCMP in particular) in local communities, request that direct consultation with UBCM by the province occur as to the two changes to the *Liquor Control Act* under Section 120 [Sections 11.3 and 11.31]; and
- The District of Sooke Council would support UBCM re-establishing a Liquor Licensing Working Group to collaborate with the Liquor Control and Licensing Branch.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the reports from Mayor Evans and Councillor Bennett for information.

CARRIED UNANIMOUSLY

Councillor Dumont reported that he attended the Vancouver Island Regional Library executive meeting and the requisition for municipalities has been increased to 5.21 percent.

Councillor Tait reported that the Sooke Canada raft race was very enjoyable.

Councillor Beech reported that a new literacy coordinator has been hired.

RI-2 Quarterly Financial Forecast Report

MOVED and seconded to receive the Quarterly Financial Forecast report for information.

CARRIED UNANIMOUSLY

NEW BUSINESS

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated March 8, 2010 from Isoo Sasaki – Mayor of Natori, Japan

MOVED and seconded to request a student delegation from Journey Middle School regarding the students' experiences during the Journey to Japan exchange trip.

CARRIED UNANIMOUSLY

I-2 Council Reader File – June 2010

MOVED and seconded to receive and file the correspondence Council Reader File – June 2010.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

Notice of Motion Councillor Herb Haldane was withdrawn.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90(1)(l) of the *Community Charter* for discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 10:25 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on August 9 , 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk
Staff Sgt. Steve Wright

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the Community Charter as to:
90(1)(g) litigation or potential litigation affecting the municipality;
90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated with the addition of the following as New Business and Supplementary information:
NB-1 Development Permit – 6402/6418 Sooke Road immediately before Item B-1.
Item RA-4 Supplementary Information – Closure of a portion of Belvista Road
CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on July 12, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|---------------|--|
| June 2, 2010 | Capital Region Board Parks & Recreation Commission |
| June 9, 2010 | Capital Regional District Board |
| June 23, 2010 | Capital Regional Board Special Meeting |
| July 14, 2010 | Sooke Economic Development Commission |
| July 8, 2010 | Sooke Program of the Arts |

CARRIED UNANIMOUSLY

DELEGATIONS

D-1 CRD Environmental Resource Management – Request for Proposals for New Enhanced Curb side Recycling Program

Tom Watkins, Manager of Solid Waste Operations, provided a powerpoint presentations for the Capital Regional District Regional Curb side Program. The presentation provided information on the following:

- Overview of CRD recycling program
- Outline of enhanced program
- Expanding service
- Request for proposal findings
- CRD waste diversion strategies
- Residential kitchen scraps collection pilot
- Next steps

Council discussed:

- Cost of curb side pick up and how it affects tax payers
- Commercial use of recycled plastic for lumber
- Curb side program aligned with bear aware program
- Acquiring information from model
- Concerns of cost and impact at Hartland Landfill
- Concerns of funding formula
- Incentive for public participation and public awareness campaign
- Bio solids treatment facility
- Timing of ban on kitchen wastes in landfill

PUBLIC QUESTION AND COMMENT PERIOD

Terrance Martin, Sooke resident, stated his concerns as to the CRD Regional Parks Service and Land Acquisition fund and the costs incurred by tax payers. He stated that if

tax dollars are to continue to be used for land acquisitions, back road access should be permitted.

Fred Von Ilberg, Sooke resident, stated that he was not in support of Bylaw Nos. 452 and 453 – 2205 Tara Place and stated his concerns as to the additional budget funding for the Spirit Square Project.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 2039 Idlemore Road

- **Bylaw No. 457, *Zoning Amendment Bylaw (270-75)***

Mayor Evans called the Public Hearings for Bylaw No. 457 to order at 7:37 p.m.

Mayor Evans 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.

Gerald Christie gave a powerpoint presentation and summary of the rezoning application for 2039 Idlemore Road.

Public Submissions:

There were no public submissions.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 457 Hearing none; she closed the public hearing at 7:42 pm.

MOVED and seconded to approve and authorize the Chief Administrative Officer and Mayor to sign the 2039 Idlemore Road Development Agreement prior to adoption of Bylaw No. 457, *Zoning Amendment Bylaw (270-75)*.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 457, *Zoning Amendment Bylaw (270-75)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 457, *Zoning Amendment Bylaw (270-75)* be adopted.

CARRIED UNANIMOUSLY

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 Development Variance Permit – 6912 Larkspur Road & 2188 French Road

Gerald Christie gave a powerpoint presentation and summary of the development variance permit for 6912 Larkspur Road and 2188 French Road.

Public Submissions:

Written submission was received from Denise Devereaux and Scot Kelly opposing the development variance permit for 6912 Larkspur/2188 French Road South.

Scott Gertsma, applicant, explained the distance and sight line views between the lot line and the adjacent property owners according to the variances.

MOVED and seconded to authorize the issuance of a Development Variance Permit PLN00813 for 6912 Larkspur Road and 2188 French Road, legally described as Lot A (PID 000-240-991) and Lot B (000-241-008), Section 22, Sooke District, Plan 33398 to vary the following required setback distances:

- a) Vary rear lot line from 4.5m to 4.146m for existing dwelling on proposed Lot 4
- b) Vary front lot line from 6m to 2.427m for existing carport on proposed Lot 4
- c) Vary rear lot line from 4.5m to 1.5m for proposed dwelling on proposed Lot 3

CARRIED UNANIMOUSLY

NEW BUSINESS

NB-1 Development Permit – 6402-6418 Sooke Road

Eric Barker, architect, gave a powerpoint presentation on the development permit application for Sooke Bay Luxury Condominiums at 6402 and 6418 Sooke Road.

MOVED and seconded to issue Development Permit PLN00729 with a two year timeframe for the purpose of constructing a 153 unit multiple family residential development at 6402/6418 Sooke Road, legally described as lot 1, Section 73, Sooke District, Plan EPP3626.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Bylaw No. 434, *Zoning Amendment Bylaw (270-67)* and Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010*

MOVED and seconded that Bylaw No. 434, *Zoning Amendment Bylaw (270-67)* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 444, *Larkspur Phased Development Agreement Authorization Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 455, *Zoning Amendment Bylaw (270-73)* and Bylaw No. 460, *Maple Avenue South Phased Development Agreement Authorization Bylaw, 2010*

Gerald Christie gave a powerpoint presentation and summary on the rezoning application and phased development agreement for 1999 Maple Avenue South.

MOVED and seconded that Bylaw No. 455, *Zoning Amendment Bylaw (270-73)* be introduced and read a first time.
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 460, *Maple Avenue South Phased Development Agreement Authorization Bylaw, 2010* be introduced and read a first time.
CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 455, *Zoning Amendment Bylaw (270-73)* and Bylaw No. 460, *Maple Avenue South Phased Development Agreement Authorization Bylaw, 2010* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.
CARRIED UNANIMOUSLY

B-3 Bylaw No. 459, *Zoning Amendment Bylaw (270-77)* – Cinnabar Place Park

Gerald Christie gave a powerpoint presentation and summary on the rezoning application for Cinnabar Place Park.

MOVED and seconded that Bylaw No. 459, *Zoning Amendment Bylaw (270-77)* be introduced and read a first time.
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 459, *Zoning Amendment Bylaw (270-77)* be read a second time.
CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 459, *Zoning Amendment Bylaw (270-77)* in accordance with the requirement of the *Community Charter* and the *Local Government Act*.
CARRIED UNANIMOUSLY

B-4 Bylaw No. 462, *Zoning Amendment Bylaw (270-78)* – 7130 West Coast Road

Katherine Lesyshen gave a powerpoint presentation and summary on the rezoning application for 7130 West Coast Road.

MOVED and seconded that Bylaw No. 462, *Zoning Amendment Bylaw (270-78)* be introduced and read a first time.
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 462, *Zoning Amendment Bylaw (270-78)* be read a second time.
CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 462, *Zoning Amendment Bylaw (270-78)* in accordance with the requirement of the *Community Charter* and the *Local Government Act*.
CARRIED UNANIMOUSLY

B-5 Bylaw No. 463, *Zoning Amendment Bylaw (270-79)* and Bylaw No. 464, *Townsend Road Phased Development Agreement Authorization Bylaw, 2010 – 2280 Townsend Road*

Katherine Lesyshen gave a powerpoint presentation and summary on the rezoning application and phased development agreement for 2280 Townsend Road.

MOVED and seconded that Bylaw No. 463, *Zoning Amendment Bylaw (270-79)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 463, *Zoning Amendment Bylaw (270-79)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 464, *Townsend Road Phased Development Agreement Authorization Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 464, *Townsend Road Phased Development Agreement Authorization Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 463, *Zoning Amendment Bylaw (270-79)* and Bylaw No. 464, *Townsend Road Phased Development Agreement Authorization Bylaw, 2010* in accordance with the requirement of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

B-6 Bylaw No. 465, *Zoning Amendment Bylaw (270-80)* – Opal Place Park

Katherine Lesyshen gave a powerpoint presentation and summary on the rezoning application for Opal Place Park.

MOVED and seconded that Bylaw No. 465, *Zoning Amendment Bylaw (270-80)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 465, *Zoning Amendment Bylaw (270-80)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 465, *Zoning Amendment Bylaw (270-80)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Spirit Square Project – Request for Additional Budget

Al Fontes provided a summary of the report for the Spirit Square Project Request for additional budget.

Council discussed:

- Fees for lead consultants and sub consultants
- Policy in place for project management

MOVED and seconded to authorize the total budget for the Spirit Square project to be increased by \$27,769.92 to be funded from the 2010 unallocated capital project budget.
CARRIED UNANIMOUSLY

RA-2 CRD Bylaw 3712, *Land Assembly, Housing and Land Banking Services Establishment Bylaw No. 1, 2010* and Bylaw 3715, *Land Assembly Housing and Land Band Loan Authorization Bylaw No. 1, 2010*

MOVED and seconded to request a staff member from the Capital Regional District to make a presentation to Council and provide further information as to CRD Bylaw 3712, *Land Assembly, Housing and Land Banking Services Establishment Bylaw No. 1, 2010* and Bylaw 3715, *Land Assembly, Housing and Land Band Loan Authorization Bylaw No. 1, 2010*.

CARRIED UNANIMOUSLY

RA-3 Recommendation from Sooke Economic Development Commission as to Sooke Region Tourism Association – Sooke EDC meeting of July 14, 2010

Council discussed:

- Good opportunity to promote Sooke
- Consultant working as lobbyist for tourism industry
- Supported in OCP

MOVED and seconded to provide the Sooke Region Tourism Association with \$4,000 to hire a consultant to prepare a business plan and assist in the application to Ministry of Finance to initiate the 2% AHRT program;

AND THAT the \$4,000 for the Sooke Region Tourism Association be allocated from Council Contingency funds.

CARRIED

RA-4 Closure of a portion of Belvista Place

Council discussed:

- Removing Belvista from road maintenance contract
- Prior maintenance of Belvista Road

- Concerns of access in event of an emergency
- Possibility of MOT changing signal at Sooke Road and Belvista

MOVED and seconded to receive the staff report regarding the closure of a portion of Belvista Place.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the reports from Mayor Evans and Councillor Bennett for information.

CARRIED UNANIMOUSLY

RI-2 RCMP Monthly Mayor Report – June 2010 and CRD Integrated Road Safety Unit Month End Report

MOVED and seconded to receive the RCMP Monthly Mayor Report for June 2010 and the CRD Integrated Road Safety Unit Month End report for information.

CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Letter dated June 28, 2010 from Canadian Union of Postal Workers – consider resolution

MOVED and seconded to send a letter to Rob Merrifield, Minister responsible for Canada Post requesting that he consult with the public, municipalities, members of Parliament, postal unions and other major stakeholders to dramatically improve the *Canadian Postal Service Charter* in light of its mitigation strategies and operations review wherever possible and to provide copies of the letter to our MLA and other appropriate agencies.

CARRIED **Councillors Berger and Haldane opposed the motion**

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Email dated July 5, 2010 from Terrance Martin

MOVED and seconded to receive and file the correspondence from Terrance Martin.

CARRIED UNANIMOUSLY

I-2 Dogwood Initiative – Oil Tanker Resolution

MOVED and seconded to receive and file the correspondence from Dogwood Initiative.

CARRIED UNANIMOUSLY

I-3 Letter dated June 30, 2010 regarding restructure of Canwest Global Communications Corp.

MOVED and seconded to receive and file the correspondence from Shaw Communications.
CARRIED UNANIMOUSLY

NOTICES OF MOTION

NM-1 Notice of Motion Councillor David Bennett

Mayor and Council accepted introduction of Notice of Motion:

To direct staff to provide a report to Council consideration on the feasibility and cost-sharing strategies of, and possible scenarios for, developing the permanent location for a Sooke Seniors' (aka Mature or Honoured Citizens' or ...) Social and Activity Centre.

NM-2 Notice of Motion Councillor David Bennett

Mayor and Council accepted introduction of Notice of Motion:

To direct staff, in consultation with AVICC and other levels of government and administration, to provide a report for Council consideration on the development of a policy for, and the long term implications of, live-aboard vessels in the Sooke Harbour and Basin areas.

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 9:52 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on August 10, 2010 at 7:00 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Acting Director of Finance
Elisabeth Nelson, Municipal Engineer
Al Fontes, Manager of Operations
Steve Sorensen, Fire Chief

CALL TO ORDER

Mayor Evans called the meeting to order at 8:08 p.m.

APPROVAL OF AGENDA

MOVED and seconded to approve the agenda.
CARRIED UNANIMOUSLY

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90(1) of the Community Charter to discuss 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.
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 9:56 p.m.
CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on September 13, 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont (arrived 7:00 pm)
Councillor Herb Haldane

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Gerald Christie, Municipal Planner
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk
Staff Sgt. Steve Wright

ABSENT: Councillor Maja Tait

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED, seconded to close the meeting to the public under section 90(1) of the Community Charter as to:
90(1)(g) litigation or potential litigation affecting the municipality;
90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

Mayor Evans called the open portion of the Regular Council meeting to order at 7:02 p.m. in the Council Chambers.

Mayor Evans introduced and presented a cheque to OZONE contest winners – James and Judith Pettifer of Richmond, BC.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda with the following items as Supplemental Information/New Business:

Item B-1 Written submissions: Rezoning Application – Harbourview Road, Sea to Sea Regional Park Reserve

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on June 28, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Regular Council meeting held on August 9, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on August 10, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on August 16, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Report of Public Hearings meeting held on September 7, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on September 7, 2010 be adopted as amended on page 28.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

July 14, 2010

Capital Regional District Board

August 11, 2010

Sooke Economic Development Commission

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Ellen Lewers, Sooke resident, requested the Annual Meeting be postponed to a later date. Mrs. Lewers inquired as to why staff attended the Prestige meeting in Kelowna instead of Prestige coming to Sooke and also inquired as to travel expenses to California.

Carol Pinalski, President of Sooke Seniors Drop in Centre, addressed Council on the importance of the Drop in centre to the well being of senior citizens. Ms. Pinalski read and submitted responses from seniors on “the best thing about having a Seniors Drop in Centre” and requested Council’s consideration and support of a centre for both seniors and youth.

Susan Todman, Sooke Seniors Drop in Centre member, spoke on why a permanent home for the drop in centre is an important long term planning issue; to create a healthy community; a gathering place to bring seniors out of isolation where they can reach health professionals and discuss nutrition; a place to make friends. Ms. Todman asked for Council’s support in finding a home for seniors.

Terrance Martin, Sooke resident, stated that he would like to see Council support access into back country for residents.

Heather Phillips, Juan de Fuca electoral area, expressed her support for the rezoning application for Harbourview Road, Sea to Sea Regional Park Reserve and stated that she does not agree with motorized vehicle use in the park.

Sid Jorna, Juan de Fuca Trails Society, expressed the Society’s support for the rezoning application for Harbourview Roads, Sea to Sea Regional Park Reserve.

Flo Tickner, Sooke resident, expressed her concerns as to the closing of the seniors drop in centre and stated the drop in centre is necessary to keep seniors well; requested Council’s support.

Laurie Wallace, Sooke resident, stated that she is not opposed to the rezoning application of Harbourview Road, Sea to Sea Regional Park Reserve and expressed her concerns as to the increased traffic worsening the condition of the narrow road and inquired as to whose responsibility it is to repair the road.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – Secondary Suites in RS-2 Zone

- **Bylaw No. 458, Zoning Amendment Bylaw (270-76)**

Mayor Evans called the Public Hearings for Bylaw No. 458 to order at 7:23 p.m.

Mayor Evans 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.

Councillor Beach declared that she may be in conflict of interest to this agenda item PH-1 Secondary Suites in RS-2 Zone as she has a secondary suite and excused herself from the meeting at 7:25 pm.

Gerald Christie gave a powerpoint presentation and summary of secondary suites in RS-2 Zone.

Public Submissions:

Laurie Wallace, President, Sooke Community Development Association, spoke on behalf of the Development Association and stated the Association was in support of Secondary Suites for residences on 500m² lots.

Lorna Barry, Sooke resident was not against Secondary Suites in RS-2 Zone but expressed her concerns as to parking issues and stated that parking on narrower roads needs to be seriously addressed.

Gail Hall, Sooke resident, inquired as to the minimum lot size of RS-2 Zone and asked if Councillor Haldane was a business partner of the developer building on Grant Road. Councillor Haldane clarified that he is a partner with the developer in a company but was not involved with the development on Grant Road and, based on legal opinions he has received, he had an interest in common with the community for the proposed Bylaw No. 458.

Ellen Lewers, Sooke resident, was not against the rezoning application but expressed her concerns as to parking on narrow roads such as Mountain View Heights; if parking issues are addressed appropriately, then secondary suites in RS-2 zone can move forward.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 458 Hearing none, she closed the public hearing at 7:34 pm.

Council discussed:

- Secondary Suites direction in OCP
- Increasing housing rental stock for people who are moving to Sooke – need to do now instead of waiting until it is an issue
- Reducing carbon emissions and carbon footprint

Council consider third reading of Bylaw No. 458.

MOVED and seconded that Bylaw No. 458, *Zoning Amendment Bylaw (270-76)* be read a third time.

CARRIED

Councillor Dumont opposed the motion

Councillor Beech returned to the meeting at 7:40 pm.

Mayor Evans requested that agenda item NM-1 Notice of Motion introduced at Council meeting of August 9, 2010, be moved to this point of the Council meeting due to the number of seniors who have attended for this particular agenda item.

NM-1 Notice of Motion introduced at Council meeting of August 9, 2010

Councillor Bennett provided background on the loss of the current senior's facility; that a shared facility with youth should be investigated; the possibility of having a coordinator from SEAPARC to assist with activities, and stated it was important to provide support and security to seniors.

Councillor Berger inquired as to how other municipalities are able to provide support and funding for seniors centres.

Evan Parliament explained that most municipalities use permissive tax exemptions to fund senior's centres. Other ways of funding are done through provincial and federal grants.

Council discussed:

- How to attain funding for a seniors centre
- How seniors centre is considered in the OCP

Councillor Bennett reported that he would be visiting with local seniors three different seniors centres in the Greater Victoria area to gain further information as to support and funding.

MOVED and seconded to direct staff to provide a report to Council consideration on the feasibility and cost-sharing strategies of, and possible scenarios for, developing the permanent location for a Sooke Seniors' (aka Mature or Honoured Citizens' or ...) Social and Activity Centre.

CARRIED UNANIMOUSLY

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 Annual Municipal Meeting

2010 Annual Municipal Report

Council considered the Annual Report and received comments and questions from the public.

KPMG Presentation – Audited Financial Statements

Randy Decksheimer, KPMG, acting as the municipal auditors, provided an overview of the Auditor's Report for the 2009 Consolidated Statement of Financial Position for the District of Sooke. Mr. Decksheimer noted there were two complaints investigated to ensure they were in compliance with section 175 of the *Community Charter* and confirmed that both issues were determined unfounded.

- Prestige Hotel – Partnering Agreement and Development Cost Charges
- Council and staff expenses

Council discussed:

- Concerns of amount in cost of road closures/bridges
- Borrowing power based on assets

- Accounts receivable/accounts payable and accrued liabilities - dependant on the amount of capital projects underway
- Acknowledgement of amount of work on staffs behalf

Public Input

Gail Hall, Sooke resident, stated that although the Annual Report may be a requirement under the *Community Charter*, it is a waste of time and money and only provides an opportunity for staff and Council to showcase what they have done instead of focusing on “how and why” they did it. Ms. Hall also expressed the following concerns and issues as to the Annual Report; Vision for the District of Sooke; Prestige Hotel; Public Boat Launch; trip to California, Town Centre Plan; Community Amenities Policy; Development Procedures and Policy Amendments.

Fred von Ilberg, Sooke resident, would like to see the Statement of Financial Information available on-line as well as more public information on major projects such as the Boat Launch.

Ellen Lewers, Sooke resident, stated that expenditures over \$100,000 should go to referendum. Mrs. Lewers would like the burning bylaw revisited and have the burning index removed from the bylaw. Mrs. Lewers feels people are not asking for growth and expressed her concerns as to the Galloping Goose Connector, bicycle lanes on Sooke Road from Ludlow to Charters when galloping goose trial is so close. Mrs. Lewers also inquired as to the budget for the Public Boat Launch.

Evan Parliament clarified the cost for the Public Boat Launch will come in at just over \$2 million, land and construction. The construction of land or marine based works is \$1.1 to \$1.3 million of which \$608,000 is a federal/provincial grant which the District will have to match. Prestige is contributing \$200 000. The District will offer moorage to non-profit groups such as the Long Boats and the Sooke Marine Rescue Society.

Ellen Lewers, expressed her concerns as to changes of the “vision” in the OCP. Mrs. Lewers feels there is a need to concentrate on infrastructure (new bypass) before more development. Mrs. Lewers also commented on other topics in the Annual Report including: alternative energy strategies, working cooperatively with other levels of government, too much emphasis on tourism – not sustainable, purchase of park and light industrial land by the District, Property taxes, LEED certified developments and cost of Spirit Square.

Fred von Ilberg, Sooke resident, inquired whether the Chief Administrative Officer’s salary declared in the SOFI report included benefits and municipal pension plan.

Gail Hall, Sooke resident, inquired as to the cost of the Council and staff trip to California.

Mayor Evans clarified that the two Council members and two staff members that attended the California trip paid for their own costs.

Terrance Martin, Sooke resident, stated that he moved to Sooke because he likes it. He feels the Annual Report provides the ability to discover what we did wrong and do it better next time.

Statement of Financial Information (SOFI) Approval

MOVED and seconded to receive the Statement of Financial Information (SOFI) report for information.

CARRIED UNANIMOUSLY

BYLAWS

B-1 Rezoning Application – Harbourview Road, Sea to Sea Regional Park Reserve Bylaw No. 469, Zoning Amendment Bylaw (270-82)

Gerald Christie provided a powerpoint presentation on the rezoning application for Harbourview Road Sea to Sea Regional Park Reserve Bylaw.

Jeff Ward, CRD Parks, provided an overview of the implementation of the management plan for the Sea to Sea Regional Park of which the Harbourview/Mount Manuel Quimper is a part. The intent of the management plan is to allow for walking, hiking, mountain biking, and horseback riding on an already existing trail network in the area. The plan also proposes to better accommodate visitors at the main entrance point at the end of Harbourview Road with facilities for the public such as a washrooms, improved parking for vehicles, including those with horse trailers.

Council discussed:

- How many members of the public use the access to Harbourview Park – is there a traffic counter in place?
- How many more parking spaces are being added? – increasing from 10 to 26 plus an area for horse trailers
- When will the parking area be locked? – park regulation is sunset to sunrise
- Is cedar rail fencing secure?
- Are garbage receptacles “bear” proof?
- Would the CRD consider incorporating solar power in the toilet facility?
- Is there access for emergency services or provision of an emergency phone? – An emergency plan is provided for all CRD Parks and an emergency phone is on site.
- Has a drainage plan been completed; quite a steep area; concerns of drainage coming off parking lot
- Will there be fencing around parking lot to deter theft from vehicles – CRD is working with Park Watch
- In the case of rezoning – will the District be looking for improvement of the road etc?
- With the increase in traffic on Harbourview Road, who is responsible for maintaining – Harbourview Road is maintained as per Road Maintenance Contract
- Concerns of noise in parking lot area; kids in park – exploring neighbourhood gate keepers
- As per section 5.8.4.d of the OCP, the District is to work with the CRD and motorized vehicle users to permit access to backcountry lands.

- Access to lands for motorized vehicles - has CRD accomplished anything with the off-road vehicle group?

Jeff Ward advised the CRD is working with motorized vehicles groups to look at what alternatives could be explored to allow for backcountry access.

Council continued to discuss:

- Concerns as to comments made by the Fire department – CRD is preparing an emergency plan and will work with fire department and search & rescue
- District's right of way portion of land next to the park – future use of this land
- Any talks regarding Provincial Parks in the Sea to Sea area – Sooke Mountain Park may become part of the Sea to Sea greenbelt or may transfer to CRD at some point
- Is the emergency access road suitable for a pick up truck – there is vehicle access for approximately 2-2 ½ km past the gate
- Mountain bike community very anxious and supportive of the development

MOVED and seconded that Bylaw No. 469, *Zoning Amendment Bylaw (270-82)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 469, *Zoning Amendment Bylaw (270-82)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 469, *Zoning Amendment Bylaw (270-82)* in accordance with the requirement of the *Community Charter and Local Government Act*.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Street Naming Policy Update

Council discussed:

- flexibility to name street or highway after a person of distinction
- Is street numbering covered in the bylaw?

MOVED and seconded to adopt the proposed amendments to Policy 11.7, *Street Naming Policy*, now known as Policy No. 11.7, *Highway Naming Policy, 2010*.

CARRIED UNANIMOUSLY

RA-2 Donaldson Memorial in Merell Place Right of Way

Laura Byrne provided a summary of the Donaldson Memorial in Merell Place Right of Way report.

Council discussed:

- Maintenance fee of \$400 per year
- Construction fee of \$20,000 Construction for cairn

MOVED and seconded to direct staff to work with the Sooke Region Historical Society for the placement of the Donaldson memorial cairn within the Merell Place right-of-way.

CARRIED UNANIMOUSLY

RA-3 Canada World Youth – Bus Passes

MOVED and seconded to authorize the contribution from the Council contingency fund of \$2000 toward the bus passes for Canada World Youth.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Councillor Reports

Mayor Evans reported that she would be taking part in a conference call on Tuesday regarding the provincial mandate for off road vehicles.

MOVED and seconded to receive the report from Mayor Evans and Councillor Bennett for information.

CARRIED UNANIMOUSLY

RI-2 Committees/COW/Commission Reports

Sooke Youth Council Request for Support

Council consider Committee of the Whole Recommendation dated September 7, 2010

MOVED and seconded to provide a letter of support for the Sooke Region Community Youth Connections in its application to the Vancouver Foundation's Health and Medical Education/Research Grant program.

CARRIED UNANIMOUSLY

CRD Planning and Protective Services

Council consider Committee of the Whole Recommendation dated September 7, 2010

MOVED and seconded to give consent to the adoption of CRD Bylaw 3712, *Land Assembly, Housing and Land Banking Service Establishment Bylaw No. 1, 2010* and Bylaw No. 3715, *Land Assembly, Housing and Land Bank Loan Authorization Bylaw No. 1, 2010* in accordance with section 801.4 of the *Local Government Act*.

CARRIED UNANIMOUSLY

Bylaw No. 456, Zoning Amendment Bylaw (270-74) and Bylaw No. 461, West Coast Road Phased Development Agreement Authorization Amendment Bylaw, 2010 Council consider Committee of the Whole Recommendation dated September 7, 2010

MOVED and seconded that Bylaw No. 456, *Zoning Amendment Bylaw (270-74)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 456, *Zoning Amendment Bylaw (270-74)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 461, *West Coast Road Phased Development Agreement Authorization Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 461, *West Coast Road Phased Development Agreement Authorization Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 456, *Zoning Amendment Bylaw (270-74)* and Bylaw No. 461, *West Coast Road Phased Development Agreement Authorization Bylaw, 2010* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

Development Variance Permit Application – 1999 Maple Avenue South Council consider Committee of the Whole Recommendation dated September 7, 2010

MOVED and seconded to authorize the issuance of a Development Variance Permit PLN00815 to allow for the subdivision of the property at 1999 Maple Ave South legally described as Lot 1, Section 3, Sooke District, Plan 17276 by relaxing Bylaw No. 65, *Subdivision and Development Standards, 2003*, Schedule B, Section R, Part 2 to allow the minimum road right-of-way for the proposed subdivision Road to be 12 metres instead of 14 metres.

CARRIED UNANIMOUSLY

Road Maintenance Contract

Mayor Evans stated that she was in conflict of interest with this agenda item RI-2 Road Maintenance Contract as her husband works for the contractor and excused herself from the meeting at 9:33 pm.

Council consider Committee of the Whole Recommendation dated September 7, 2010

MOVED and seconded to approve the extension of the Roads and Maintenance contract with Mainroad South Island Contracting, for a period of two years, with the inclusion of additional municipal roads constructed since 2004;

AND authorize the Mayor and Chief Administrative Officer to sign the contract with Mainroad South Island Contracting.

CARRIED UNANIMOUSLY

Mayor Evans returned to the meeting at 9:33 pm.

RI-3 Departmental Reports

Council discussed:

- Ensuring enforcement with properties who have not hooked up to the sewer system.

MOVED and seconded to receive the Corporate Services Report for information.
CARRIED UNANIMOUSLY

MOVED and seconded to receive the Planning Report for information.
CARRIED UNANIMOUSLY

MOVED and seconded to receive the Engineering/Building Report for information.
CARRIED UNANIMOUSLY

MOVED and seconded to receive the Fire Department Report for information.
CARRIED UNANIMOUSLY

RI-4 EPCOR – Sooke Contract Performance Report – August 2010

MOVED and seconded to receive the EPCOR – Sooke Contract Performance Report – August 2010 for information.
CARRIED UNANIMOUSLY

RI-5 RCMP Monthly Mayor Report – July and August 2010 & CRD Regional Crime Unit 2009 Year End Report

MOVED and seconded to receive the RCMP Monthly Mayor Report for July and August 2010 and the CRD Regional Crime Unit 2009 Year End Report for information.
CARRIED UNANIMOUSLY

RI-6 Sooke Region Community Health Initiative (CHI) – Status of Resource Inventory Report 2009-2010

MOVED and seconded to receive the Sooke Region Community Health Initiative report for information.
CARRIED UNANIMOUSLY

RI-7 Upcoming Fire Investigation Course

MOVED and seconded to receive the Upcoming Fire Investigation Course Report for information.
CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Letter received August 9, 2010 from Linda Wadams Re: 6719 West Coast Road

MOVED and seconded to write to Linda Wadams thanking her for her letter and to inform her that we are a fee-for-service local government and she will be required to apply for the rezoning of 6719 West Coast Road and pay the applicable fees.

CARRIED UNANIMOUSLY

C-2 Letter received September 1, 2010 Re: Mobile Youth Services Team

MOVED and seconded to refer letter regarding the Mobile Youth Service Team to the Finance Committee.

CARRIED

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated July 20, 2010 from UBCM Re: Gas Tax Agreement Community Works Fund Payment

MOVED and seconded to receive and file the correspondence from UBCM.

CARRIED UNANIMOUSLY

I-2 Letter dated August 3, 2010 – City of Burnaby

MOVED and seconded to receive and file the correspondence from the City of Burnaby.

CARRIED UNANIMOUSLY

I-3 Letter received September 1, 2010 Re: UBCM Resolutions

MOVED and seconded to receive and file the correspondence from UBCM.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

NM-2 Notice of Motion introduced at Council meeting of August 9, 2010

Council discussed:

- Dumping of sewage from live-aboard vessels
- Parking for people on live- aboard vessels

MOVED and seconded to direct staff, in consultation with AVICC and other levels of government and administration, to provide a report for Council consideration on the development of a policy for, and the long term implications of, live-aboard vessels in the Sooke Harbour and Basin areas.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 9:57 p.m.
CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
held in the Municipal Meeting Room
at 2205 Otter Point Road, Sooke, BC
on Tuesday, September 21, 2010 at 7:30 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillors Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Elisabeth Nelson, Municipal Engineer
Al Fontes, Manager of Operations

CALL TO ORDER

Meeting called to order at 7:30 p.m.

MOVED, seconded to close the meeting to the public under section 90(1) (c) of the Community Charter to discuss 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.

CARRIED UNANIMOUSLY

REPORT OF IN CAMERA RESOLUTIONS

In Camera Resolution of September 21, 2010 Special Council Meeting 21 Year Contract for Wastewater Treatment Plant and Collection System

MOVED THAT Council proceed with the process to enter into a 21 year franchise agreement with EPCOR for the District of Sooke Wastewater Services;

AND TO direct staff to proceed with negotiations for the Memorandum of Understanding with EPCOR and the preparation of the bylaw for the 21 year franchise agreement;

AND TO direct staff to bring forward a report on the Bylaw and the alternate approval process to obtain elector assent for the 21 year franchise agreement with EPCOR;

AND TO develop a communication plan concentrating on educating the public on the 21 year franchise agreement.

CARRIED

Councillor Berger and Haldane opposed the motion

ADJOURNMENT

MOVED, seconded to adjourn the meeting at 10:45 pm.

CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

Meeting Date: September 21, 2010
Adopted on: November 8, 2010

1

District of Sooke
Special Council Meeting Minutes

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on Tuesday October 12, 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Elisabeth Nelson, Municipal Engineer
Al Fontes, Manager of Operations
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk
Staff Sgt. Steve Wright

CALL TO ORDER

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90(1) of the Community Charter as to:
90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].
CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda with the following items added as New Business/Supplementary Information:

- NB-1 Financial Forecast Report
- NB-1 Financial Forecast Report – Addition of page 20

.CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on September 13, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on September 14, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on September 18, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Report of Public Hearing held on September 20, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on September 20, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Report of Public Hearing held on October 4, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on October 4, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|---------------------------------------|
| August 11, 2010 | Capital Region Board |
| September 7, 2010 | Protective Services Committee |
| September 9, 2010 | Sooke Program of the Arts |
| September 9, 2010 | Sooke Economic Development Commission |

CARRIED UNANIMOUSLY

DELEGATIONS

D-1 Don Brown, Organization Development Consultant working with Sooke Co-operative Association of Service Agencies (CASA) - Sooke Region Forum Evolving Co-operative Services in the Sooke Region.

Don Brown, consultant working with the University of Victoria's Centre for Co-operative and Community based Economy on a research fellowship to explore the challenges and opportunities to create viable and sustainable community-based collective and co-operative services in the Sooke region.

On behalf of CASA, Mr. Brown took the opportunity to invite Council to a Sooke Region Forum for Evolving Co-operative Services in the Sooke Region to discuss new ways for the CASA Co-operative and other service agencies to improve collaboration, and better utilize resources to deliver services in the Sooke region. There is a need to look at social economy as part of an investment and ensure Sooke is a better place in terms of social services.

Council discussed:

- Issues with collaboration and communication around AVIVA Community Fund Application for Community Activity Centre
- Challenges facing public organizations

PUBLIC QUESTION AND COMMENT PERIOD

Terrance Martin, Sooke resident inquired as to Mayor Evans September 14, 2010 conference call regarding off highway vehicles in British Columbia on crown land, parks and private forest lands and whether there was an opportunity for the motorized vehicle community to lobby with this group.

Mayor Evans reported the Committee has been mandated by the Province and that Elected Officials have been invited to become a part of the Committee to assist in finding backcountry access for off highway vehicles.

David Mallet, Sooke resident, inquired as to the AVIVA application as it was raised in during the delegation. As this was not an agenda item, there was no further discussion.

BYLAWS

B-1 Bylaw No. 458, Zoning Amendment Bylaw (270-73) – Secondary Suites in RS-2 Zone

Councillor Beech stated she was not in conflict of interest with this agenda item B-1, Secondary Suites in RS-2 Zone as she has a legal secondary suite but does not wish to vote on this issue and left the meeting at 7:24 p.m.

Council discussed:

- Concerns of ongoing illegal suites outside of the RS-2 Zone
- Bylaw is a start to ensure legal suites are at least constructed within the RS-2 zone
- Concerns of illegal suites despite the bylaw

MOVED and seconded that Bylaw No. 458, *Zoning Amendment Bylaw (270-73)* be adopted.

CARRIED

Councillor Dumont opposed the motion

Councillor Beech returned to the meeting at 7:29 p.m.

B-2 Bylaw No. 470, *Zoning Amendment Bylaw (270-83)* and Bylaw No. 471, *Grant Road West Phased Development Agreement Authorization Bylaw, 2010 – 6718 Grant Road West*

Council discussed:

- Required parking for the development
- Number of units in phased development

MOVED and seconded that Bylaw No. 470, *Zoning Amendment Bylaw (270-83)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 470, *Zoning Amendment Bylaw (270-83)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 471, *6718 Grant Road West Phased Development Agreement Authorization Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 471, *6718 Grant Road West Phased Development Agreement Authorization Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 470, *Zoning Amendment Bylaw (270-83)* and Bylaw No. 471, *6718 Grant Road West Phased Development Agreement Authorization Bylaw, 2010* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 RCMP Annual Performance Plan – Staff Sgt. Steve Wright

Staff Sergeant Wright provided an overview of the RCMP Annual Performance Plan, identifying the detachments policing priorities for the 2010 year which were identified as a result of consultation with Council and other key stake holders within the community. The four priorities that the detachment has been focusing on are:

- Crime Reduction
- Alcohol Related Crashes
- Property Offences
- Youth and Substance Abuse

Staff Sergeant Wright reported that the detachment has had terrific success in all initiatives to date, the prolific offender program being one of the most successful.

MOVED and seconded to receive the RCMP Annual Performance Plan report.
CARRIED UNANIMOUSLY

RI-2 Mayor and Councillor Reports

MOVED and seconded to receive the Mayor and Councillor reports from Mayor Evans and Councillor Bennett.
CARRIED UNANIMOUSLY

Councillor Bennett inquired as to the Transit Commission meeting Mayor Evans attended and stated his concerns as to increased traffic congestion issues for South Vancouver Island.

Mayor Evans reported that a Provincial traffic study has been completed which concludes commuter rail is not feasible. There is not enough funding for stimulus infrastructure next year.

NEW BUSINESS

NB-1 Financial Forecast Report

Sue-Lin Tarnowski reported the Financial Forecast Report for the period ended September 30, 2010 shows that revenue is looking stronger than anticipated and a surplus by year end is expected.

Council discussed:

- Crane Road land sale
- Concerns of legal expenses over budget – due to land issues and public inquiries
- Will need to consider legal expenses during budget deliberation for next year
- Audit expense was higher than usual due to tangible capital assets audit – fee will not be as high next year
- \$400 remaining in Council Contingency Fund
- Development Services – Engineering and Administration positions – funds received from Canada Summer Jobs
- Policing budget
- Regional Crime Unit
- Expenses for electricity and fuel – consideration of purchasing gas in bulk
- Casino Revenue is down
- Budget for Zoning Bylaw Review
- Other jurisdictions across the province facing increased legal costs
- Bylaw Enforcement budget shown under Corporate Services budget
- Building Inspections budget shown under Engineering budget
- High School Cadet Program
- Focus group and Grants in aid still have remaining budget of \$7000
- Council Remuneration – Benefits
- Concerns of legal costs – conflict of interest
- Public Officers liability insurance

MOVED and seconded to receive the Financial Forecast Report for the period ended September 28, 2010.
CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

C-1 Letter dated September 8, 2010 from City of Victoria Re: Regional Response to Feral Rabbits Issue

Council discussed:

- Importance of a CRD Bylaw for Feral rabbits
- Concerns of disposal of rabbits in District of Sooke if a Bylaw is not in place

MOVED and seconded to receive and file the letter dated September 8, 2010 from the City of Victoria.
CARRIED UNANIMOUSLY

MOVED and seconded to direct staff to send a letter to the City of Victoria stating that Council acknowledges and understands the issues and concerns with respect to feral rabbits but are not willing to extend costs at this time for a regional bylaw.
CARRIED UNANIMOUSLY

C-2 Letter dated September 14, 2010 from City of Victoria Re: Additional Operational Funding Request for “Our Place.”

Council discussed:

- Total amount of grant funding “Our Place” receives
- Inquiring as to further information on the number of clients “Our Place” receives from the District of Sooke
- Clarification of District of Sooke’s “proportional share”
- Need to consider programs which exist within the District of Sooke
- Ensuring citizens of Sooke are considered first
- Funds would be better spent within the community
- Concerns that the financial commitment is much too large
- Concerns of how sending funds outside the community would effect volunteers dedicated to helping citizens in Sooke

MOVED and seconded to direct staff to send a letter to the City of Victoria requesting further correspondence and clarification related to the District of Sooke’s “proportional share” and confirmation as to the number of clients from the District of Sooke whom attend the breakfast meal program at the Our Place Society.
CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated September 27, 2010 from James and Judith Pettifer Re; Sooke 2010 Grand Prize

MOVED and seconded to receive and file the correspondence from James and Judith Pettifer.

CARRIED UNANIMOUSLY

I-2 Council Reader File – August & September 2010

MOVED and seconded to receive and file the correspondence Council Reader File – August & September 2010.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

NM-1 Introduction of Notice of Motion - Councillor Herb Haldane

THAT COUNCIL direct staff to work with the CRD, towards establishing a pilot project for motorized recreational users through Harbourview/Sea to Sea in order to access backcountry land beyond the District boundary as per policy 5.8.3. (d) and action item 5.8.4. (c) of the Official Community Plan.

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:32 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on October 25, 2010 at 7:00 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Gerard LeBlanc, Senior Planner
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk

CALL TO ORDER

Mayor Evans called the meeting to order at 6:59 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda with the following additions as New Business and Supplementary Information:

Item PI-1: Public Input Meeting for Bylaw Nos. 472 and 473

- Correspondence received Dennis & Luba Piarowski and Patricia Vant Haaf dated September 13, 2010
- Correspondence received Dennis & Luba Piarowski and Patricia Vant Haaf dated October 2, 2010

Item B-3: Bylaw No 474, Delegation Bylaw, 2010

- Revisions to bylaw by municipal lawyer

Item RA-1 Strata Title Conversion of Previously Occupied Buildings Policy

- Revised Strata Title Conversion Application Form

Item NM-2: Notice of Motion introduced at Council Meeting of October 12, 2010

- Amended Notice of Motion introduced at Council Meeting of October 12, 2010
- Amended minutes of Regular Council meeting dated October 12, 2010

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on October 12, 2010 be adopted as amended on page 7.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Report of Public Hearing held on October 18, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|--------------------|---|
| July 6, 2010 | Regional Housing Trust Fund Commission |
| September 8, 2010 | Capital Region Board |
| September 9, 2010 | Capital Region Parks and Recreation Commission |
| September 15, 2010 | Victoria Family Court and Youth Justice Committee |
| September 17, 2010 | Regional Housing Trust Fund Committee |
| October 5, 2010 | Protective Services Committee |

CARRIED UNANIMOUSLY

DELEGATIONS

D-1 Presentation by B.C. Transit – “Transit Future Plan” – James Wadsworth & Emily Flett, Senior Transit Planners

James Wadsworth and Emily Flett, Senior Planners, B.C. Transit provided a power point presentation on the Draft Transit Future Plan. The presentation covered the following information:

- Transit Future Plan is a 25 year transit plan that aims to:
 - Create vision for transit in the region
 - Guide and prioritize future investment in the transit system
 - Identify key transit corridors and the supporting local transit network
 - Encourage transit supportive land uses in consultation with municipal and regional plans
 - Meet the targets set out in the Provincial Transit Plan

B.C. Transit is seeking endorsement from the District of Sooke for the Transit Future Plan's:

- Vision and goals
- The 25-Year Transit Network

Council discussed:

- Define rush hour to include 6:00 am to 8:00 am
- Route 61 Connections/transfer to West Shore
- Route 66 Small Links Bus to Sunriver is not servicing commuters at park & ride
- Reason for mid day service being low – not helpful to seniors who require transportation during these hours
- Ensuring public health at peak risk times – installation of hand sanitizer on buses
- Current network – statistics for pm peak transit load
- Ensuring transit is affordable as a priority goal
- Jurisdictions which have had success accommodating/supporting cyclists
- Direct service from West Shore to Pat Bay Highway
- Concerns of Transit Future Plan being technology exclusive over the 25 year period – innovation must be considered
- Ensuring routes travelling from Victoria to outlying areas – Transit Future Plan is looking at bi-directional traffic

- Ensuring transit is a positive experience to encourage public use
- Support of a Commuter Rail System
- Improving local service

MOVED and seconded to direct staff to send a letter of endorsement addressed to the Victoria Regional Transit Commission in support of the Transit Future Network, Vision and Goals;

AND TO direct staff to work with BC Transit to identify and support the Transit Future Network and facilities in the District of Sooke's transportation and land-use plans.

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Gail Hall, Sooke resident, stated that she would like to remind members of Council and the public that section 884.1 of *the Local Government Act* states that an official community plan does not commit or authorize a municipality, regional district or improvement district to proceed with any project that is specified in the plan.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 6718 Grant Road West Bylaw No. 470, *Zoning Amendment Bylaw (270-83)* Bylaw No. 471, *6718 Grant Road West Phased Development Agreement Authorization Bylaw, 2010*

Mayor Evans called the Public Hearings for Bylaw No. 470 and Bylaw No. 471 to order at 7:41 p.m.

Mayor Evans 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.

Elisabeth Nelson provided a summary of the rezoning application and phased development agreement for 6718 Grant Road West.

Larry Champagne, applicant, stated that due to the lot size, he is restricted to building a four plex with two stories. The lower units will be affordable housing for seniors. There are not a lot of options for parking as it requires a certain amount of square footage.

Council discussed:

- Public concerns of insufficient parking
- Building and landscape plan – view from the street
- Residential area is included in down town zone
- No real zones under this size of lot in downtown
- Lot sizes are smaller on this side of Grant Road
- Visitor's parking will end up on Grant Road

Elisabeth Nelson advised that the Official Community Plan does not allow duplexes in the town centre zone.

Public Submissions:

Gail Hall, Sooke resident, stated that she was not against the rezoning application but was concerned as to the lot size being non-conforming to the minimum lot size requirements in the zoning bylaw; may set a precedent for future applications.

Gerard LeBlanc, advised that non-conformity is an issue of lot size but the development conforms and meets the requirements of the Official Community Plan; moving to a higher density use is permitted.

Dave Nash, Sooke resident, stated that he was not in support of the rezoning application and that his concerns were as to the adjacent properties roof lines being too close in proximity; if a fire were to start in one unit, it could affect all units.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 470 and Bylaw No. 471 Hearing none, she closed the public hearing at 8:00 pm.

Council discussed:

- Legality of having a non conforming lot size

Gerard LeBlanc, stated the legality of a non-conforming lot size was something that would have to be determined. Until the size of lots are established in the zoning bylaw review, we will need to look at how to deal with non-conforming lot sizes through the OCP.

Evan Parliament clarified that the issue is that we have a new Official Community Plan and an outdated Zoning Bylaw. The Zoning Bylaw needs to be revised to fit within the parameters of the OCP. These type of applications which are OCP compliant but do not fit the current Zoning Bylaw, will need to be dealt on an application by application process.

Council continued to discuss:

- Non-conforming zoning exist all over town
- OCP was to create infill in down town – incorporate down town area to discourage urban sprawl
- Option of an OCP amendment to allow a duplex
- Height of dwellings will not be out of place in existing neighbourhood
- Concerns of inadequate parking for 8 vehicles
- Council would like opportunity to view conceptual drawings
- Parking issues are a priority in the Strategic Plan

Council consider third reading of Bylaw No. 470 and Bylaw No. 471

MOVED and seconded that Bylaw No. 470, *Zoning Amendment Bylaw (270-83)* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 471, *6718 Grant Road West Phased Development Agreement Authorization Bylaw, 2010* be read a third time.

CARRIED

Councillor Bennett and Councillor Dumont opposed the motion

PUBLIC INPUT MEETINGS AND RELATED REPORTS

PI-1 **Public Input Meeting for Bylaw No. 472, Crane Road South Closure and Sale Bylaw, 2010 and Bylaw No. 473, Crane Road North Closure and Sale Bylaw, 2010**

Bonnie Sprinkling provided a summary of the closure and sale of the Right of Way known as Crane Road (off Penang Road).

Public Input

There was no input from the public.

MOVED and seconded that Bylaw No. 472, *Crane Road South Closure and Sale Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 472, *Crane Road South Closure and Sale Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 472, *Crane Road South Closure and Sale Bylaw, 2010* be read a third time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 473, *Crane Road North Closure and Sale Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 473, *Crane Road North Closure and Sale Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 473, *Crane Road North Closure and Sale Bylaw, 2010* be read a third time.

CARRIED UNANIMOUSLY

BYLAWS

B-1 **Bylaw No. 462, Zoning Amendment Bylaw (270-78) – 7130 West Coast Road**

MOVED and seconded that Bylaw No. 462, *Zoning Amendment Bylaw (270-78)* be adopted.

CARRIED UNANIMOUSLY

B-2 **Bylaw No. 463, Zoning Amendment Bylaw (270-79) and Bylaw No. 464, Townsend Road Phased Development Agreement Authorization Bylaw, 2010 – 2280 Townsend Road**

MOVED and seconded that Bylaw No. 463, *Zoning Amendment Bylaw (270-79)* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 464, *Townsend Road Phased Development Agreement Authorization Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

B-3 Bylaw No. 474, *Delegation Bylaw, 2010*

Bonnie Sprinkling provided an overview of the Committee of the Whole direction for Bylaw No. 474, *Delegation Bylaw, 2010* and provided an update as to revisions to Bylaw 474 by the municipal lawyer.

Council discussed:

- Delegation of Purchasing Power – “the lowest bidder”
- Concerns of stewardship and responsibilities of Council as to the public

Bonnie Sprinkling clarified that the Delegation of Purchasing Power and Delegation to Authorize Legal Advice and Proceedings are already in a Policy; the delegation of Strata Title Conversion Approval is new and has been added to the Bylaw. To comply with the *Community Charter*, it is recommended that the policies should be in a bylaw.

Council discussed further:

- Concerns of line item for legal fees being over budget
- Budgets which are over should be required to go through Council
- Reasons for existing Policy being put into a bylaw
- Public perception of a delegation bylaw

Evan Parliament advised that the delegation of authority to staff must be done through a bylaw. Delegating of certain duties to staff reduces red tape and bureaucracy. Council may consider creating more Committees in order to receive more information.

Council discussed further:

- Delegating to staff with no way of monitoring to see if it is working
- Removing “Defend any action” in item 5 from the bylaw
- Concerns of giving away Council’s authorities
- Importance of public being informed with what is going on
- Council being provided and updated with current actions
- Issues with “expend funds authorized under Five Year Financial Plan” – item 3
- Strata Conversion is individual by municipalities
- Items over budget need to be brought to Council

MOVED and seconded that Bylaw No. 474, *Delegation Bylaw, 2010* be introduced and read a first time.

CARRIED **Councillor Berger and Councillor Haldane opposed the motion**

MOVED and seconded that Bylaw No. 474, *Delegation Bylaw, 2010* be read a second time.

CARRIED **Councillor Berger and Councillor Haldane opposed the motion**

MOVED and seconded that Bylaw No. 474, *Delegation Bylaw, 2010* be read a third time.

CARRIED **Councillor Berger and Councillor Haldane opposed the motion**

MOVED and seconded to direct staff to draft a Policy to ensure that staff provide to Council a quarterly status report on the items under Bylaw No. 474, *Delegation Bylaw, 2010*.

CARRIED UNANIMOUSLY

B-4 Bylaw No. 475, *Land Reserve Fund Bylaw, 2010*

MOVED and seconded that Bylaw No. 465, *Land Reserve Fund Bylaw, 2010* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 465, *Land Reserve Fund Bylaw, 2010* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 465, *Land Reserve Fund Bylaw, 2010* be read a third time.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Strata Title Conversion of Previously Occupied Buildings Policy

Elisabeth Nelson provided a summary of the revised *Strata Title Conversion of Previously Occupied Buildings Policy*

Council discussed:

- Change "Existing street and roads names" to "street and road names" in the Application Checklist on the Strata Title Conversion Application Form

MOVED and seconded that Policy No. 8.6, *Residential Strata Title Conversion Policy, 2010* be adopted as amended.

CARRIED UNANIMOUSLY

RA-2 Appointment of Public Officers and Designated Employees

MOVED and seconded to appoint Michael Dillabaugh as Deputy Director of Finance effective November 1st, 2010.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the Mayor and Council reports from Mayor Evans and Councillor Bennett for information.

CARRIED UNANIMOUSLY

RI-2 2011-2015 Five-Year Financial Plan Calendar

MOVED and seconded to receive the 2011 – 2015 Five Year Financial Plan Calendar report for information.

CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Letter dated September 2010 from Canada Post

MOVED and seconded to receive and file the correspondence from Canada Post.

CARRIED UNANIMOUSLY

I-2 Letter dated October 5, 2010 from Municipal Finance Authority of British Columbia

MOVED and seconded to receive and file the correspondence from Municipal Finance Authority of British Columbia.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

NM-1 Notice of Motion introduced at Council Meeting of October 12, 2010 – Councillor Haldane

Council discussed:

- Initiate Official Community Plan as to “access to lands beyond”
- Provincial Park is “lands beyond”
- Bring the Notice of Motion to CRD Board for comment
- Ensuring endorsement of the Official Community Plan
- Supporting parking lot closer to Shields Lake
- CRD Board does not support any OHV use

Evan Parliament stated that Council could consider sending a letter to all thirteen municipalities explaining that access to the lands beyond the Sea to Sea is in the District's OCP which was supported by the CRD and request further support to bring the issue back to table and ask for a review of CRD Parks Management Plan.

Council discussed further:

- Ensuring a plan is developed; including an area map and route into the Provincial Park
- Support of OCP – misunderstanding of what Harbourview and Sea to Sea means
- Harbourview is no longer a remote area, it is now in an urban area of Sooke
- Equestrian riders will not support the sharing of roads with OHV and ATV's
- CRD supported an idea for travel by CRD vehicle up to the lakes

MOVED and seconded to direct staff to work with the CRD as per the *Official Community Plan*, Policy 5.8.3. (d) – “*Work with motorized recreational user groups and the CRD to establish policy to manage recreational vehicles and to permit ‘through access’ in the Harbourview/Sea to Sea Park to allow such users to access lands beyond the District of*

Sooke;” and Action item 5.8.4. (c) – “*Work with the CRD, motorized recreational backcountry users, and other park and trail groups towards establishing a pilot project for motorized recreational users through Harbouview/Sea to Sea Park in order to access backcountry lands beyond the District boundary.*”

CARRIED

Councillor Beech opposed the motion

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90 of the *Community Charter* to discuss

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; and,

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;

CARRIED UNANIMOUSLY

REPORT OF IN CAMERA RESOLUTIONS

In Camera Resolution of October 25, 2010 Regular Council Meeting

MOVED and seconded to release to the public the June 7th, 2010 In Camera resolution as to the possible purchase of Woodside Farms as follows:

“**MOVED** to approve the recommended financing option for the purchase of 83.754 acre property at 7117 West Coast Road legally described as *That Part of Lot 8, Sections 1,2 and 3, Sooke District Plan 2318, Lying to the South West of the West Coast Road as Said Road is Shown on Plan 1423 OS, Except Part in Plan 5361 and VIP77455;*

AND TO direct staff to proceed with funding arrangements for borrowing and disposition of further lands.

CARRIED”

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 10:16 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on November 8, 2010
6:00 p.m., Closed Portion, Meeting Room
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer

CALL TO ORDER

Mayor Evans called the meeting to order at 6:00 p.m. in the Municipal Meeting Room.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90(1) of the Community Charter as to:
90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
90(1) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED UNANIMOUSLY

MOTION TO RE-OPEN THE MEETING TO THE PUBLIC

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

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Tina Hansen, Acting Council Clerk
Staff Sgt. Steve Wright

APPROVAL OF THE AGENDA

MOVED and seconded to approve the agenda as circulated.
CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Special Council meeting held on September 21, 2010 be adopted as circulated.
CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Regular Council meeting held on October 25, 2010 be adopted as circulated.
CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:
September 15, 2010 Capital Region Parks Committee
September 22, 2010 Capital Region Planning, Transportation and Protective
Service Commission
CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Gail Hall, Sooke resident, stated that the long term contract with EPCOR will require trust and confidence from the residents of Sooke. Ms. Hall stated there have been two extension agreements and an additional \$200,000 provided to EPCOR. Ms. Hall feels the contract has been carelessly handled as more than one version of the document exists which she has in her possession. Ms. Hall stressed that there must be a document that is the only legal document and would like to see the contract matter dealt with prior to moving on to something new.

David Mallett, Sooke resident, stated that he was in support of the 21 year contract with EPCOR and the proceedings of negotiations for a long term agreement. Mr. Mallett feels that EPCOR has demonstrated their ability to provide good wastewater services to the community and reminded everyone that EPCOR have provided support to sports teams, community organizations and community events.

Clive Kitchener, Sooke resident, stated that he was opposed to the 21 Year Franchise Agreement for Wastewater Services as he does not understand how we can have the foresight to look 21 years down the road. Mr. Kitchner inquired as to whether a referendum will be held if the Alternate Approval process for the 21 Year agreement fails and also inquired as to why the contract has not been put out for tender.

Wendall Milne, Sooke resident, expressed his opposition to the 21 year agreement stating that a 21 year agreement would be irresponsible and that the \$100,000 should be spent on a Request for Proposals; inquired as to why meetings have been held In Camera over the issue.

Don Brown, expressed his opposition to the 21 Year Agreement and stated that we need to look at creating a local co-operative for the District's Wastewater services to ensure money stays in the community to generate a sustainable economy.

Martin Quiring, Sooke resident, expressed his support of Council looking into a long term solution. Mr. Quiring feels after looking at the options it is the smartest way to go as there are risks associated with bids and hidden costs which we would end up paying for. Mr. Quiring stated we need to use what we have learned over the past 5 years and apply it to the future; he is in favour of a long term agreement.

BYLAWS

B-1 Bylaw No. 472, Crane Road South Closure and Sale Bylaw, 2010 and Bylaw No. 473, Crane Road North Closure and Sale Bylaw, 2010

MOVED and seconded that Bylaw No. 472, *Crane Road South Closure and Sale Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 473, *Crane Road North Closure and Sale Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

B-2 Bylaw No. 474, Delegation Bylaw, 2010

MOVED and seconded that Bylaw No. 474, *Delegation Bylaw, 2010* be adopted.

CARRIED

Councillor Berger and Councillor Haldane opposed the motion

B-3 Bylaw No. 475, Land Reserve Fund Bylaw, 2010

MOVED and seconded that Bylaw No. 475, *Land Reserve Fund Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Strategic Plan

MOVED and seconded to adopt the updated 2009-2011 Strategic Plan and the Council 2011 Top Priority Projects.

CARRIED UNANIMOUSLY

Councillor Haldane opposed the motion

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

MOVED and seconded to receive the reports from Mayor Evans and Councillor Bennett for information.

CARRIED

RI-2 RCMP Monthly Mayor Report – September 2010

MOVED and seconded to receive the RCMP Monthly Mayor report for information.

CARRIED UNANIMOUSLY

RI-3 Dissolution of Townsend Road Strata

MOVED and seconded to receive the Dissolution of Townsend Road Strata report for information.

CARRIED UNANIMOUSLY

RI-4 21 Year Franchise Agreement for Wastewater Services

MOVED and seconded to attain a legal opinion from the municipal lawyer on the validity and authenticity of the April 6, 2004 document in the possession of Ms. Hall so Council may move forward with the public consultation process.

DEFEATED

MOVED and seconded to receive the 21 Year Franchise Agreement for Wastewater Services for information.

CARRIED

Councillor Berger and Councillor Haldane opposed the motion

RI-5 Woodside Farms

MOVED and seconded to receive the Woodside Farm report for information.

CARRIED

Councillor Haldane opposed the motion

CORRESPONDENCE REQUIRING ACTION

C-1 Letter dated October 27, 2010 Re: Te'mexw Treaty Advisory Committee – Request for funding

MOVED and seconded to cover the invoiced amount of \$1, 500 from the General Council Membership Fund for the District of Sooke's portion of the Te'Mexw Treaty Negotiations

CARRIED UNANIMOUSLY

CORRESPONDENCE AND COUNCIL REPORTS FOR INFORMATION

I-1 Council Reader File – October 2010

MOVED and seconded to receive and file the correspondence Council Reader File – October 2010.

CARRIED UNANIMOUSLY

I-2 Letter dated October 25, 2010 from UBCM re: 2010 Resolutions

MOVED and seconded to receive and file the correspondence from UBCM.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 7:56 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the REGULAR COUNCIL MEETING AGENDA
November 22, 2010 at 7:00 p.m.

OPEN PORTION POSTPONED BY THE MAYOR TO
NOVEMBER 29, 2010, at 7:00 pm
in Council Chamber

2225 Otter Point Road, Sooke, B.C.

CLOSED PORTION POSTPONED BY THE MAYOR
TO NOVEMBER 23, 2010 at 7:30 pm

Municipal Meeting Room, 2205 Otter Point Road, Sooke, B.C.

COUNCIL PRESENT

Mayor Janet Evans
Councillors Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance

ABSENT: Councillor Maja Tait
Councillor Herb Haldane

WAIVER OF NOTICE

MOVED and seconded to waive notice of a special meeting under section 127(4) of the
Community Charter.

CARRIED UNANIMOUSLY

CALL TO ORDER

Meeting called to order at 7:30 p.m.

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90(1)(k) of the
Community Charter as to 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.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED, seconded to adjourn the meeting at 8:12 pm.

CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
November 22, 2010

POSTPONED BY THE MAYOR TO

November 29, 2010 at 7:00 pm
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
7:00 p.m., Open Portion, Council Chamber

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Bonnie Sprinkling, Corporate Officer
Sue-Lin Tarnowski, Deputy Director of Finance
Al Fontes, Manager of Operations
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief
Gerard LeBlanc, Planner
Lisa Urlacher, Council Clerk

CALL TO ORDER

Mayor Evans called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to add the following items to the agenda as new business:

- NB-1 Bylaw No. 469, *Zoning Amendment Bylaw (270-82)* - CRD
Harbourview Parking Lot
- NB-2 Bylaw No. 481, *Zoning Amendment Bylaw (270-87)* – 2039 Reversal
of Rezoning for Idlemore Road
- NB-3 Consent for CRD Bylaw 3751 – Sooke Region Museum
- NB-4 Purchase of Snow Plow Blade
- NB-5 Correspondence received November 15, 2010 from Ellen Lewers

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Committee of the Whole meeting held on November 6, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Regular Council meeting held on November 8, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Committee of the Whole meeting held on November 15, 2010 be adopted as circulated.
CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|-------------------|--|
| January 13, 2010 | Capital Region Board Committee of the Whole |
| June 9, 2010 | Capital Region Hospital District Board |
| October 6, 2010 | Capital Region Board Parks & Recreation Commission |
| October 13, 2010 | Capital Region District Board |
| November 9, 2010 | Sign Bylaw Review Committee |
| November 10, 2010 | Sooke Economic Development Commission |

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Gail Hall, resident, expressed concern as to the waiving of the fee regarding the reversal rezoning of Idlemore Road. Ms. Hall noted that the EPCOR contract term ends July 2011 and asked that Council consider moving the Alternative Approval Process to the Spring of 2011 to reflect the term ending clause.

Fred Von Ilberg, resident, expressed concern as to the legal documents regarding the EPCOR agreements and commented on statements made at the April 6, 2004 meeting when the original agreement passed. Mr. Von Ilberg further referenced the term date commencing on July 1, 2006 through to July 2011. Mr. Von Ilberg also referenced the contract discussed at the May 18th meeting and noted that there were different or altered dates.

Mayor Evans clarified that the documents that were discussed were in draft form and assured that the final contracts signed were substantively the same as the draft.

Mr. Von Ilberg commented on the definition of "partnership" and noted that clause 3.1 of the EPCOR Agreement clearly reads "Independent Contractor" not partner. Mr. Von Ilberg stated that a motion was made on October 4, 2004 that Council maintain the Wastewater Operations and Maintenance Agreement with EPCOR Water Service Inc. as is with the term ending June 17, 2009; was this agreement executed. Mr Von Ilberg asked where the additional funds will come from for the removal of the Filberg derelict vessel and inquired as to when the plans for the Boat Launch will be made available.

PUBLIC HEARINGS AND RELATED BYLAWS

PH-1 Report of Public Hearings – 6978 West Coast Road

- **Bylaw No. 456, *Zoning Amendment Bylaw (270-74)***
- **Bylaw No. 461, *6978 West Coast Road Phased Development Agreement Authorization Bylaw, 2010***

Mayor Evans called the Public Hearings for Bylaw No. 456 and Bylaw No. 461 to order at 7:13 p.m.

Mayor Evans 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.

Gerard LeBlanc gave a powerpoint presentation and summary of the rezoning application and phased development agreement for 6978 West Coast Road.

A discussion ensued involving members of Council, Staff and the Applicant. The following concerns were raised:

- Lot consolidation prior to Council consideration
- Standardized ALR requirements and guidelines
- Deceleration and acceleration lane
- The need for truck and trailer parking on West Coast Road
- Drainage problems in the area need to be addressed
- Affordable housing unit component
- Concern of development looking congested
- Ensure that Fire Department concerns are addressed
- Implement parking signs
- Commercial access standards for site lines
- Emergency vehicle access
- Traffic impact concerns

The following comments were made:

- Small lot subdivision within the growth
- Qualified Professional Engineers ensure that all requirements are met
- Modernize and blend existing house
- Landscaping in front of development

Public Submissions:

Richard Covacic, neighbour, asked that a six (6) foot fence be installed between their property and proposed lot 1.

Gail Hall, resident, expressed concern as to community contributions and stated that a policy cannot override a bylaw.

Chris Rumsby, neighbour, clarified that the previous owner asked that the existing house remain and expressed concern as to the arduous requirement of a buffered area at the back of the development. Mr. Rumsby stated that he is in favour of the proposed bylaws.

Mayor Evans called three times for submissions to the Public Hearings for Bylaw No. 456 and Bylaw No. 461 Hearing none; she closed the public hearing at 7:40 pm.

Council consider third reading of Bylaw No. 456 and Bylaw No. 461

MOVED and seconded that Bylaw No. 456, *Zoning Amendment Bylaw (270-74)* be read a third time.

CARRIED

Councillor Dumont opposed the motion

MOVED and seconded that Bylaw No. 461, *6978 West Coast Road Phased Development Agreement Authorization Bylaw, 2010* be amended (change of ownership).
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 461, *6978 West Coast Road Phased Development Agreement Authorization Bylaw, 2010* be read a third time.
CARRIED **Councillor Dumont opposed the motion**

BYLAWS

B-1 Bylaw No. 478, Zoning Amendment Bylaw (270-85)

Council consider Committee of the Whole recommendation of November 15, 2010.

MOVED and seconded that Bylaw No. 478, *Zoning Amendment Bylaw (270-85)* be introduced and read a first time.
CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 478, *Zoning Amendment Bylaw (270-85)* be read a second time.
CARRIED UNANIMOUSLY

MOVED and seconded to wave the requirements of the Amenity Contribution Policy for the rezoning application under Bylaw No. 478.
CARRIED UNANIMOUSLY

MOVED and seconded to remove "Duplex" from section 8.9.1 Permitted Uses in Bylaw No. 478, *Zoning Amendment Bylaw (270-85)*.
CARRIED UNANIMOUSLY

MOVED and seconded to schedule a Public Hearing for Bylaw No. 478, *Zoning Amendment Bylaw (270-85)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.
CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 2011 Acting Mayor Appointments and Meeting Schedule

MOVED and seconded to appoint the following members of Council as Acting Mayor in the event of the Mayor's absence for the period specified in the year 2011:

| <i>Period</i> | <i>Appointment</i> |
|----------------------|-------------------------|
| January-February | Councillor Maja Tait |
| March-April | Councillor Sheila Beech |
| May - June: | Councillor Herb Haldane |
| July - August: | Councillor Ron Dumont |
| September - October: | Councillor Bev Berger |
| November - December: | Councillor Dave Bennett |

AND TO approve the 2011 Regular Council meeting schedule as *follows*:

| | |
|--------------------------|----------------------------|
| January 10, 2011 | June 13, 2011 |
| January 24, 2011 | June 27, 2011 |
| February 14, 2011 | July 11, 2011 |
| February 28, 2011 | August 8, 2011 |
| March 14, 2011 | September 12, 2011 |
| March 28, 2011 | October 11, 2011 (Tuesday) |
| April 11, 2011 | October 24, 2011 |
| April 26, 2011 (Tuesday) | November 14, 2011 |
| May 9, 2011 | November 28, 2011 |
| May 24, 2011 (Tuesday) | December 12, 2011 |

AND TO approve the 2011 Committee of the Whole meeting schedule as follows:

| | |
|-------------------|-----------------------------|
| January 17, 2011 | July 4, 2011 |
| February 7, 2011 | August 2, 2011 |
| February 21, 2011 | September 6, 2011 (Tuesday) |
| March 7, 2011 | September 19, 2011 |
| March 21, 2011 | October 3, 2011 |
| April 4, 2011 | October 17, 2011 |
| April 18, 2011 | November 7, 2011 |
| May 2, 2011 | November 21, 2011 |
| May 16, 2011 | December 5, 2011 |
| June 20, 2011 | |

CARRIED UNANIMOUSLY

RA-2 2011 Council Appointments

MOVED and seconded to endorse the following District of Sooke appointments to Boards and Commissions for 2011;

- Re-appointment of Councillor Bev Berger as Council Member (one year term) to the Sooke and Electoral Area Parks and Recreation Commission for the year 2011;
- Re-appointment of Councillor Ron Dumont as Representative and Councillor Maja Tait as Alternate Representative to the Vancouver Island Regional Library Board for the year 2011;
- Re-appointment of Councillor Maja Tait to the CRD Regional Housing Trust Fund Commission for the year 2011.

AND TO endorse the Council Liaison appointments for 2011 Community Committees and Societies as attached.

CARRIED UNANIMOUSLY

RA-3 Disposition of Municipal Property – Pineridge Park, Cinnabar Place Park and Opal Place Park

MOVED and seconded to accept the offers to purchase received for the recently closed parks known as Pineridge Park, Opal Place Park and Cinnabar Place Park;

AND TO authorize staff to publish notice of the proposed disposition of municipal property in accordance with sections 26 and 94 of the *Community Charter*;

AND TO authorize the Mayor and Chief Administrative Officer to execute all documents required to finalize the disposition of the municipal properties.

CARRIED UNANIMOUSLY

RA-4 Grant Road Connector Phase 1 & Water View Street Phase 1 Design, Tender and Construction Services – Proposed Award

MOVED and seconded to award the contract for the design, tender and construction services for the Grant Road Connector Phase 1 and Water View Street Phase 1 to 1st Team Consulting in the amount of \$166,915.00 (design) plus \$127,175.00 (construction), excluding taxes;

AND TO authorize the Mayor and Chief Administrative Officer to execute the contract with 1st Team Consulting.

CARRIED

Councillor Haldane opposed the motion

NB-1 Bylaw No. 469, Zoning Amendment Bylaw (270-82) - CRD Harbourview Parking Lot

MOVED and seconded to approve the Memorandum of Agreement with the Capital Regional District as to the Harbourview Parking area;

AND TO authorize the Mayor and Chief Administrative Officer to sign the Memorandum of Understanding;

AND TO adopt Bylaw No. 469, *Zoning Amendment Bylaw (270-82)*.

CARRIED UNANIMOUSLY

NB-2 Bylaw No. 481, Zoning Amendment Bylaw (270-87) – 2039 Reversal of Rezoning for Idlemore Road

MOVED and seconded to postpone the consideration of rescinding the rezoning of property located at 2039 Idlemore Road to an upcoming meeting to ensure that the applicant is advised of the meeting date.

CARRIED UNANIMOUSLY

NB-3 Consent for CRD Bylaw 3751 – Sooke Region Museum

MOVED and seconded to give consent to the adoption of CRD Bylaw 3751, *Sooke Region Museum Service Establishment Bylaw No. 1, 2008, Amendment Bylaw No. 2, 2010* in accordance with section 801.4 of the *Local Government Act* as amended to clarify the amount under section 1 (f) One Hundred and Sixty Thousand Five Hundred (\$160,500)

CARRIED UNANIMOUSLY

NB-4 Purchase of Snow Plow Blade

MOVED and seconded to authorize the purchase of a snow plow blade for the Sooke Fire Rescue Service utility truck;

AND THAT funding for the snow plow blade come from the *Emergency Road Repair and Snow Removal Reserve Fund Bylaw, 2006*.

CARRIED

Councillor Dumont opposed the motion

REPORTS FOR INFORMATION

RI-1 Mayor and Council Reports

Councillor Berger reported on the EMCS Youth Council upcoming Community Concert on January 22nd, 2011.

MOVED and seconded to receive the reports from Mayor Evans and Councillor Bennett for information.

CARRIED UNANIMOUSLY

RI-2 RCMP Monthly Mayor Report – October 2010

MOVED and seconded to receive the RCMP Monthly Mayor Report for October 2010 for information.

CARRIED UNANIMOUSLY

RI-3 Public Boat Launch Project Update

Al Fontes provided an overview of the staff report.

MOVED and seconded to receive the Public Boat Launch Project Update report for information.

CARRIED UNANIMOUSLY

It was suggested that upon the completion of the derelict vessel remediation a report be sent to AVICC.

RI-4 Development Cost Charges Bylaw Review Update Request for Quote – Award

Elisabeth Nelson provided an overview of the staff report.

MOVED and seconded to receive the Development Cost Charges Bylaw Review Update report for information.

CARRIED UNANIMOUSLY

CORRESPONDENCE REQUIRING ACTION

NB-5 Correspondence received November 15, 2010 from Ellen Lewers

MOVED and seconded to receive and file the correspondence from Ellen Lewers dated November 15, 2010

CARRIED UNANIMOUSLY

C-1 Sooke Region Museum – Request for Sustainable Funding

MOVED and seconded to receive and file the correspondence received from the Sooke Region Museum.

CARRIED UNANIMOUSLY

C-2 Greater Victoria Development Agency – Request for Funding

MOVED and seconded to send a letter to the Greater Victoria Development Agency explaining that at this time the District of Sooke is unable to provide funding.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

NM-1 Notice of Motion Councillor Bev Berger for Introduction

MOTION:

THAT COUNCIL consider dedicating one Committee of the Whole meeting a month or a portion of the meeting to a public question and answer period, with the understanding that staff may not be able to answer all of the questions brought forward.

REPORT OF IN CAMERA RESOLUTIONS

In Camera Resolution dated November 23, 2010 - Release of In Camera Sewer Franchise Agreement Information

MOVED and seconded to authorize the release of in camera information as set out in the Sewer Franchise Agreement Backgrounder #2, #3 and #4 in accordance with the public communication and public consultation plan

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:51 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Special Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
on December 8, 2010 at 6:00 p.m.

COUNCIL PRESENT

Mayor Janet Evans
Councillor Ron Dumont
Councillor David Bennett
Councillor Bev Berger

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Al Fontes, Director of Engineering
Sue-Lin Tarnowski, Acting Director of Finance
Steve Sorensen, Fire Chief
Lisa Urlacher, Council Clerk

ABSENT:

Councillor Maja Tait
Councillor Sheila Beech
Councillor Herb Haldane

CALL TO ORDER

Mayor Evans called the meeting to order at 6:02 p.m.

APPROVAL OF AGENDA

MOVED and seconded to approve the agenda with the addition of Public Participation.
CARRIED

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and seconded to close the meeting to the public under section 90(1)(k) of the *Community Charter* as to 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.

CARRIED UNANIMOUSLY

CALL TO ORDER open portion

Mayor Evans called the meeting to order at 6:05 p.m.

REPORT OF IN CAMERA RESOLUTIONS

Release of In Camera Sewer Franchise Agreement Information

MOVED and seconded to authorize the release of in camera information as set out in the Sewer Franchise Agreement - Information for Public Presentation dated December 2010 in accordance with the public communication and public consultation plan

CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

There were no questions or comments from the public.

REPORTS REQUIRING ACTION

RA-1 Sooke Public Boat Launch, Design and Construction Services – Proposal Award

MOVED and seconded that Council award the contract for the design and construction services of the Sooke Public Boat Launch to Heavy Metal Marine in the amount of \$1,099,197.52 including taxes.

AND THAT Council authorize the Mayor and Chief Administrative Office to execute the contract with Heavy Metal Marine.

CARRIED

REPORTS FOR INFORMATION

RA-1 Christmas Tree in Town Centre

MOVED and seconded that Council receive for information the status of the Christmas tree in the Town Centre.

CARRIED

MOTION TO CLOSE THE MEETING TO THE PUBLIC

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

- a) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- b) 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.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 6:43 p.m.

CARRIED

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council
held in the Council Chamber
at 2225 Otter Point Road, Sooke, BC
December on 13, 2010 at 7:00 p.m

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Elisabeth Nelson, Municipal Engineer
Gerard LeBlanc, Planner
Al Fontes, Manager of Operations
Sue-Lin Tarnowski, Deputy Director of Finance
Steve Sorensen, Fire Chief
Staff Sergeant Steve Wright
Lisa Urlacher, Council Clerk

CALL TO ORDER

Mayor Evans called the meeting to order at 6:30 p.m.

APPROVAL OF THE AGENDA

MOVED and seconded to add the following item to the agenda as supplemental information - B-1 Bylaw No. 429, *Zoning Amendment Bylaw (270-65) - 7044 Maple Park Terrace.*

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED and seconded that the minutes of the Regular Council meeting held on November 23, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Regular Council meeting held on November 29, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED and seconded that the minutes of the Special Council meeting held on December 8, 2010 be adopted as circulated.

CARRIED UNANIMOUSLY

MINUTES FOR INFORMATION

MOVED and seconded that the following minutes be received for information:

| | |
|------------------|---------------------------------------|
| December 7, 2010 | Protective Services Committee |
| December 8, 2010 | Sooke Economic Development Commission |

AND THAT the following minutes be received for information:

September 15, 2010 CRD Regional Water Supply Commission
October 20, 2010 CRD Regional Parks Committee
October 27, 2010 CRD Environmental Sustainability Committee
October 27, 2010 CRD Core Area Liquid Waste Management Committee
October 27, 2010 CRD Planning, Transportation & Protective Services Committee
November 3, 2010 CRD Board sitting as Committee of the Whole
September 15, 2010 CRD Regional Water Supply Commission

CARRIED UNANIMOUSLY

DELEGATIONS

D-1 T'Sou-ke First Nation

Chief Gordon Planes spoke of the First Nation's traditional territory and expressed that bringing the sewer pipeline over the bridge would be an opportunity to clean up the environment. Times change and providing a sewer system to the Kaltasin area would assist in achieving the goal of bringing the environment back to its natural state. Sooke is becoming a popular destination for eco tourism and sewerage the whole community is a critical key role in improving the environment. Chief Planes stated that the environment is a priority for the First Nations and the sewer pipeline is an effective tool for culture revitalization, building healthy communities and self sustainability. The sewer pipeline is a key role to move forward and ensure that the values and culture of the First Nations will survive in an ever-changing community. Chief Planes stated that there are resources within INAC and noted that our communities should work together in parallel to achieve the goal of cleaning up the environment.

D-2 Life Sport Triathlon

Paul Regensburg provided an overview of the opportunity to showcase Sooke in a 60 minute national television program of the Subaru Sooke International triathlon. Production cost is \$75,000 and are shared among the major event stakeholders including Subaru and Life Sport. It was explained that Sooke contribution would be \$25,000 towards the production costs. The 60 minute production will be aired 121 times as a moving postcard across Sooke capturing the race. Also included in the production will be 2-3 vignettes of local Sooke attractions and messages (commercials) that Sooke would like to communicate to the audience.

UNFINISHED BUSINESS

U-1 Rescind Rezoning – 2039 Idlemore Road

MOVED and seconded that Council give first reading to Bylaw No. 481, *Zoning Amendment Bylaw, (270-87)*.

CARRIED UNANIMOUSLY

MOVED and seconded that Council give second reading to Bylaw No. 481, *Zoning Amendment Bylaw, (270-87)*.

CARRIED UNANIMOUSLY

MOVED and seconded that Council waive the requirement for a public hearing in accordance with section 890(4) of the *Local Government Act*.
CARRIED UNANIMOUSLY

PUBLIC QUESTION AND COMMENT PERIOD

Ellen Lewers, resident, expressed support for the notice of motion and asked that Council also consider relaxing the format to roundtable discussions.

PUBLIC HEARINGS AND RELATED BYLAWS

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

PH-1 Bylaw No. 478, *Zoning Amendment Bylaw (270-85)* – 5677 Sooke Road

Mayor Evans called the Public Hearing for Bylaw No. 478, *Zoning Amendment Bylaw (270-85)* to order at 6:55 p.m.

Gerard LeBlanc gave a power point presentation and summary of the rezoning application and phased development agreement for 5677 Sooke Road.

PUBLIC COMMENTS AND QUESTIONS:

Rod Mackenzie, neighbour, expressed support for the rezoning and asked for assurance that existing privacy is not impacted. Mr. Mackenzie stated that there are extensive trees alongside his property. Mr. Mackenzie also asked that it be considered that no roadway and/or utilities be constructed against the property line as it would damage the root system of the trees. Another concern raised was increased traffic and drainage from the site. It was explained that Ministry of Transportation will require improvements from the applicant and drainage will be addressed to ensure that no additional runoff is created from the development.

Robert Bennett, neighbour, expressed concerns regarding drainage, privacy and traffic.

Ellen Lewers, resident, asked for the total area of the property and for clarification as to the proposed Gateway Residential Zone minimum lot size. It was explained that the total area of the property is 3.73 acres and that the minimum lot area for the proposed zoning is 2500 m².

Paul Merrick, representing the applicant, explained that they are creating the Gateway Residential Zone as allowed under the Official Community Plan. Mr Merrick stated that this is before Council to consider the density and use only. There is no detailed design or concept drawing for the subdivision and explained that that the sewage waste water is subject to a qualified professional and approved by VIHA.

Melanie Haugland, applicant, expressed that their family has deep roots in the community and it is their intention to keep two of the proposed lots for their children and family. Ms.

Haugland stated that the proposed new lots will increase the tax base and allow their family to continue to live in Sooke.

Mayor Evans called three times for submissions to the Public Hearing. Hearing none, she closed the public hearing at 7:15 pm.

MOVED and seconded to approve and authorize the Chief Executive Officer and Mayor to sign the 5677 Sooke Road Development Agreement as amended on schedule A to remove item 2 under ROADS AND IMPROVMENTS.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 478, *Zoning Amendment Bylaw (270-85)* be read a third time.

CARRIED UNANIMOUSLY

BYLAWS

- B-1 **Bylaw No. 426, Sooke Core Sewer Specified Area Amendment Bylaw (147-9) - 7044 Maple Park Terrace**

MOVED and seconded that Bylaw No. 426, *Sooke Core Sewer Specified Area Amendment Bylaw (147-9)* be adopted.

CARRIED UNANIMOUSLY

Bylaw No. 429, Zoning Amendment Bylaw (270-65) - 7044 Maple Park Terrace,

MOVED and seconded that Bylaw No. 429, *Zoning Amendment Bylaw (270-65)* be adopted.

CARRIED UNANIMOUSLY

- B-2 **Bylaw No. 455, Zoning Amendment Bylaw (270-73) – 1999 Maple Avenue South**

MOVED and seconded that Bylaw No. 455, *Zoning Amendment Bylaw (270-73)* be adopted.

CARRIED UNANIMOUSLY

Bylaw No. 460, Maple Avenue South Phased Development Agreement Authorization Bylaw, 2010

MOVED and seconded that Bylaw No. 460, *Maple Avenue South Phased Development Agreement Authorization Bylaw, 2010* be adopted.

CARRIED UNANIMOUSLY

REPORTS REQUIRING ACTION

RA-1 Zoning Bylaw and Technical Review Committee

MOVED and seconded to establish a Zoning Bylaw Technical Review Committee as a Select Committee;

AND to accept the proposed Zoning Bylaw Technical Review Committee Terms of Reference;

AND to direct staff to advertise for members of the Zoning Bylaw Technical Review Committee.

CARRIED UNANIMOUSLY

Councillor Haldane volunteered to be the Council representative for the Zoning Bylaw and Technical Review Committee.

RA-2 Food Primary Liquor Licence Application – Prestige Hotel

MOVED and seconded to support the food primary liquor licence agreement application by Prestige Hotel & Resort located on the property known as 6929 West Coast Road.

CARRIED UNANIMOUSLY

RA-3 2010 Council Committee Appointments

MOVED and seconded to endorse the 2011 Council Committee Appointments effective December 1, 2011 with the addition of Councillor Haldane as the Council Representative on the Zoning Bylaw Technical Review Committee.

CARRIED UNANIMOUSLY

RA-4 2010 Mobile Youth Services Team and Integrated Regional Crime Unit/Integrated Domestic Violence Unit Payments

MOVED and seconded to defer the 2010 payment to the City of Victoria for the Mobile Youth Services Team (MYST);

AND to defer the 2010 payment to the District of Saanich for the Regional Domestic Violence Unit pending further information and clarification.

CARRIED UNANIMOUSLY

RA-5 Triathlon Television Production for Sooke Subaru Triathlon – 2011

MOVED and seconded to endorse the proposal from Lifesport Coaching and agree to assist in funding one-third of a one-hour television production featuring the 2011 Subaru Sooke Triathlon to be held on August 7, 2011.

CARRIED UNANIMOUSLY

RA-6 Investigative discussion with Camosun College

MOVED and seconded to receive the report for information

AND to direct staff to work in conjunction with the Economic Development Commission to develop survey questions for Camosun College to provide post secondary courses in Sooke.

CARRIED UNANIMOUSLY

REPORTS FOR INFORMATION

RI-1 Mayor and Councillor Report

MOVED and seconded to receive the report from Councillor Bennett for information.

CARRIED UNANIMOUSLY

RI-2 Council Reader File

MOVED and seconded to receive the Council Reader File-November 2010 report for information.

CARRIED UNANIMOUSLY

NEW BUSINESS

MOVED and seconded to approve the addition of Travis Butler as a delegation.

CARRIED UNANIMOUSLY

NB-1 Travis Butler

Mr. Butler provided information as to the Class A burn at the log sort that was burning during the weekend.

Fire Chief Sorenson explained that several complaints were made regarding smoke issues and the District Environment Officer asked that Mr. Butler come before Council to explain the situation. It was note that it was primarily land clearing debris and that all requirements were met under *Waste Management Act* and the permit issued.

CORRESPONDENCE FOR INFORMATION

I-1 Gas Tax Agreement Community Works Fund Payment

MOVED and seconded to receive and file the correspondence regarding Gas Tax Agreement Community Works Fund Payment.

CARRIED UNANIMOUSLY

I-2 Victoria Secular Humanist Association

MOVED and seconded to receive and file the correspondence received from the Victoria Secular Humanist Association;

AND TO continue providing property tax exemptions for places of worship in Sooke.

CARRIED UNANIMOUSLY

It was noted that staff obtain more information on Gibson's Permissive Tax Exemption policy.

NOTICES OF MOTION

NM-1 (Notice of motion at Council meeting of November 29, 2010)

MOVED and seconded that Council consider dedicating one Committee of the Whole meeting a month or a portion of the meeting to a public question and answer period, with the understanding that staff may not be able to answer all of the questions brought forward.

After discussion and debate an amendment to include a maximum of sixty (60) minutes for the public question and answer period was approved by general consensus. The following motion was adopted:

That Council dedicate one Committee of the Whole meeting a month for a maximum of sixty (60) minutes to a public question and answer period, with the understanding that staff and Council may not be able to answer all of the questions brought forward.

CARRIED **Councillors Beech, Bennett and Dumont opposed the motion**

ADJOURNMENT

MOVED and seconded to adjourn the meeting at 8:04 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer

