



# Notice of Public Hearing

The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, September 28, 2020** commencing at 7:00 pm with regard to the following proposed Bylaws.

- 1) **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 774 (400-15), 2020**  
(Official Community Plan Update - Regional Context Statement)

**Proposal:** The purpose of *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020* is to update the text in Section 4.1 of Official Community Plan Bylaw 400, 2010 relating to the Regional Context Statement.

The Capital Regional District adopted a new Regional Growth Strategy in 2018, which replaced the previous Strategy adopted in 2003. An update to the Regional Context Statement, as per sections 446 and 447 of the *Local Government Act*, is required to ensure it is consistent with the content of the Regional Growth Strategy. The Regional Context Statement identifies how the Official Community Plan addresses the goals of the Regional Growth Strategy, including the two new goals of Climate Action and Food Systems now included in the Strategy.

- 2) **ZONING AMENDMENT BYLAW NO. 750 (600-77), 2020**

**Proposal:** The purpose of *Zoning Amendment Bylaw No. 750 (600-77), 2020* is to amend the Part 2 Definitions and Part 3 General sections of the bylaw to provide clarity surrounding the regulations as they pertain to flood plain and steep slope development.

## Further Information:

Copies of the bylaws, supporting written reports and any relevant background documentation may be viewed in the "Public Notices" section of the District of Sooke website [www.sooke.ca](http://www.sooke.ca) or a copy can be picked up at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), commencing September 16, 2020 to and including September 28, 2020.

## Public Input:

Due to the current COVID-19 environment, the Province has provided local governments directive in the form of Ministerial Order M192 enabling Councils to hold an electronic Public Hearing. The District is moving forward as per the Provincial directive and will be holding an electronic Public Hearing for these bylaw amendments.

The electronic Public Hearing will follow the same format as an in-person Public Hearing. Public access to Council Chambers is not permitted as physical distancing cannot be achieved for the unknown number of attendees. Meetings may be viewed on the District's live stream webcast at <https://sooke.ca/?p=391>. All persons who believe their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw. You may indicate your support or opposition to a Public Hearing item in one of the following ways:

1. **Submit written comments to Council**

Should you have any concerns or comments you wish to convey to Council, please submit in writing by fax to 250-642-0541, email [publichearing@sooke.ca](mailto:publichearing@sooke.ca) or in person to the Corporate Officer at the District Municipal Offices no later than **Monday, September 28, 2020 at 12:00 pm**.

## 2. Register to Speak Live

You can register to speak live via phone. Once registered, you will be provided with a phone number and instructions to call to join the live meeting. To register to speak live and to receive further instructions, email [publichearing@sooke.ca](mailto:publichearing@sooke.ca) or phone 250-642-1634. The deadline to register to speak live is **Monday, September 28, 2020 at 12:00 pm.**

## 3. Register to Participate Electronically

If you have a webcam and microphone, you can register to participate via a Microsoft Teams Meeting with a valid email address. Once registered, an invitation to participate will be sent to your email. To register to participate electronically, email [publichearing@sooke.ca](mailto:publichearing@sooke.ca) or phone 250-642-1634. The deadline to register to speak live is **Monday, September 28, 2020 at 12:00 pm.**

**Only registered participants will be admitted to the meeting.** Please be advised that the opinions you express orally and any submissions to Council will become part of the public record and are subject to disclosure under the *Freedom of Information and Protection of Privacy Act (FOIPPA)*.

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

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# New Floodplain Regulation Bylaw Public Input Opportunity

The Council of the District of Sooke is seeking public input on the District's draft Floodplain Regulation Bylaw No. 773 on **Monday, September 28, 2020** immediately following the Public Hearing. The intent of the bylaw is to address flood hazard management and provide for the Building Official's role with ensuring building safety and hazard mitigation.

A copy of the bylaw may be viewed in the "Public Notices" section of the District of Sooke website [www.sooke.ca](http://www.sooke.ca) or a copy can be picked up at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), commencing September 16, 2020 to and including September 28, 2020.

Due to the current COVID-19 environment, public input will follow the same format as indicated in the above Notice of Public Hearing.

Carolyn Mushata  
Corporate Officer



## DISTRICT OF SOOKE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 774

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A bylaw to amend the *Official Community Plan Bylaw, 2010*, to update the Regional Context Statement.

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

### Citation

1. This bylaw is cited as *Official Community Plan Amendment Bylaw No. 774(400-15), 2020*.

### Amendment

2. Bylaw No. 400, *Official Community Plan Bylaw, 2010* is amended by deleting Section 4.1, Regional Context Statement in its entirety, and replacing with the following:

#### 4.1 REGIONAL CONTEXT STATEMENT

The 2018 Regional Growth Strategy Bylaw 4017 (RGS), adopted in March 2018 replaces the region's first growth strategy, adopted in 2003.

Projections show that Sooke has historically experienced steady rates of growth. This trend is expected to continue with additional residents moving to the District over the next 20 years. The population in the District of Sooke increased from 8,165 in 2001 to 13,060 in 2016, at a rate of 3.2 percent (*District of Sooke 2019 Housing Needs Report*). The RGS projects that by 2038, Sooke will have a population of 24,700 residents. If the RGS is amended to replace municipal projections with an overall growth projection for sub-regions, the RGS sub-regional projections for the West Shore region that includes Sooke, Colwood, Highlands, Juan de Fuca EA, Langford, and Metchosin, project a population increase by 50.9 percent from 83,100 to 125,400 people between 2018 and 2038. Sooke's municipal projections can align with the RGS municipal and sub-regional projections.

**Table One: Population, Dwelling and Employment Projections for Sooke – 20 Year Timeframe**

Year	Population	Dwellings	Employment	Source
2011	11,700	4500	2700	2011 Census data
2016	13,060	5599	4685	2016 Census data
2038	20,500	7581	3348	<i>Sooke municipal projections*</i>
2038	24,700	10,900	4,400	<i>RGS municipal projections*</i>

\* *Sooke and CRD municipal projections are different as a result of different models used. The District of Sooke uses a land-use analysis approach, which requires detailed assessments of developable land in the municipality and the CRD population projections were prepared with reference to the Province of British Columbia BC Statistics' PEOPLE (Population Extrapolation for Organizational Planning with Less Error) model.*

This OCP is consistent with the seven objectives of the RGS, as described below:

**4.1.1 RGS Objectives:**

**MANAGING AND BALANCING GROWTH**

**Keep Urban Settlement Compact** A major goal of the OCP is to become a complete community that allows residents to ‘live, work, play’. Sooke’s Urban Containment Boundary is called the Community Growth Area (CGA) which aligns with the RGS Urban Containment Policy Area. General policies in the OCP require the highest residential density, mixed-use development and majority of commercial development to be located within the Town Centre. Specific policies in the OCP support density bonusing, fee reductions and tax incentives to encourage higher densities that will support transit and a walkable community. Specific policies in the OCP support low to medium density single and multi-family residential mixed with neighborhood scale commercial nodes in Community Residential and limit growth in Gateway Residential by restricting lot sizes. Specific policies in the OCP prevent Rural Residential designated lands outside of the CGA from becoming future urban areas. These policies contribute to supporting the RGS target of locating a minimum of 95% of the region’s new dwelling units within the Urban Containment Policy Area by 2038.

The protection of the RGS Capital Green Lands Policy Area is supported through specific policies in the OCP that restrict development and designate these lands in Sooke as ‘Park’. The RGS Renewable Resource Lands Policy Area is supported by general policies in the OCP and in Sooke’s Agricultural Plan through the protection of agricultural land.

**Protect the Integrity of Rural Communities** To preserve Sooke’s rural community, around 62% of the District’s land base is located outside of the CGA boundary in the form of park, farmland and rural residential properties, leaving 38% of the land base for targeted growth. The Town Centre has been planned as a hub for a large regional population, and aspires to provide more services, employment and amenities to the community. The rural and agricultural character of lands outside the CGA is protected by a specific OCP policy requiring a 4-hectare minimum lot size for rural residential density. Strengthening the character, quality and economic viability of rural lands and agricultural lands is further supported by general policies in the OCP and in Sooke’s 2012 Agricultural Plan. These policies are consistent with the Rural/Residential Policy Area policies of the RGS.

**ENVIRONMENT AND INFRASTRUCTURE**

**Protect, Conserve and Manage Ecosystem Health** Regionally significant parks identified in the OCP include the Sea to Sea, Ayum Creek, Sooke Potholes, Roche Cove and the Galloping Goose. To ensure protection, the OCP designates Capital Green Lands and the CRD Sea to Sea green/blue belt as ‘Park’. Specific actions and general objectives in the OCP support the District working with the CRD to discuss regional park land acquisition and regional/local trail network construction. For improved human health and healthy ecosystems, Sooke’s Parks & Trails Master Plan and general policies in the OCP support park space, bicycle and trail network connections.

The OCP has a Development Permit Area through which natural environmental features and their associated lands are protected. Minimizing the impact on the natural environment and designing development to prevent pollutants from entering into any water system is supported by specific policies in the OCP. Sooke’s Liquid Waste Management Plan is an integral part of the environmental remediation and protection of Sooke Harbour and Basin, terrestrial, fresh water and marine environments. These land use planning mechanisms are used to contribute towards meeting the RGS targets to complete the Regional Trail Network and reduce contaminants to fresh and marine waterbodies.

**Manage  
Regional  
Infrastructure  
Services  
Sustainably**

Access to clean, safe drinking water to all residents within the District of Sooke is a long-term intention of the OCP to address environmental issues, fire suppression, agricultural sustainability, and public health. The extension of sewers throughout the CGA to protect the environment is encouraged. Sooke’s primary population growth will be within the CGA. To help utilize infrastructure more efficiently to support the promotion of settlement patterns that are cost-effective and minimize negative financial impacts to those currently serviced, the OCP includes specific policies that direct new residential development to existing areas and within the boundaries of the CGA, keep urban areas compact, and support mixed use development.

**HOUSING AND COMMUNITY**

**Create Safe and  
Complete  
Communities**

The OCP includes general policies to provide a variety of housing types and tenures, encourage pedestrian and cycling networks, and employment opportunities in proximity to places of work, schools, services, recreation, and parks to support the wellbeing of residents. Land use designations within Sooke’s CGA are consistent with the RGS “Complete Communities Criteria” with specific policies that direct the highest residential and majority of commercial growth to the Town Centre and specific policies that support small scale commercial nodes served well by transit, major roads and trails. Section 7.5 of the OCP, Zoning Bylaw No. 600 and Sooke’s Floodplain Regulation Bylaw support the protection of development from steep slopes and areas prone to flooding.

**Improve  
Housing  
Affordability**

A major goal of the OCP is to increase the supply of a diverse range of affordable and attainable housing in Sooke. The OCP includes general policies to make the community more affordable, and to create complete communities with housing close to transit and jobs, to reduce commuting cost. The OCP includes specific policies requiring an affordable housing contribution at time of rezoning, allowing secondary suites, and discouraging the stratification of both existing rental housing and manufactured home parks to preserve rental housing.

Sooke is working towards implementing the recommendations within Sooke’s 2007 Affordable Housing & Social Housing Policy and has completed a Housing Needs Report. When the OCP is reviewed in the future, the findings from the Housing Needs Report and accompanying economic assessment will be incorporated. The District will work towards meeting the RGS target of increasing the supply of more affordable housing, reducing the number of people in core housing need and reducing the number of people who are homeless; all of which will be incorporated into the next OCP review.

**TRANSPORTATION**

**Improve Multi-  
Modal  
Connectivity  
and Mobility**

Increasing the supply of housing and creating more employment opportunities for people in Sooke will help to reduce the high number of residents that commute out of the community. Reducing the dominance of the automobile and improving the regional multi-modal network is supported by general policies in the OCP for development of more bicycle and pedestrian connections and facility improvements, improving and expanding local and regional transit service opportunities, and improved streetscape enhancements. At the time of this amendment an update to Sooke’s Transportation Master Plan (TMP) was in progress and this plan will outline new Complete Streets standards and opportunities to enhance local and regional transportation networks. The new TMP will emphasize more active multi-modal transportation such as a pedestrian network plan and will incorporate policies from the BC Transit Sooke Local Area Transit Plan; all of which will be incorporated into the next OCP review. The OCP has strong policies in place to become a compact complete community and with the help of the TMP, the District will work towards the RGS target of achieving a transportation system that sees 42% of all trips made by walking, cycling and transit.

**ECONOMIC DEVELOPMENT**

**Realize the Region’s Economic Potential** The development of a diversified and sustainable economy is a key objective of the OCP for Sooke to become a complete community. The OCP includes general and specific policies to support a diversified local economy through encouraging low impact tourism, industrial, renewable energy opportunities, businesses supportive of climate action, value added forestry, fishing and agriculture, and home-based businesses. An action item included in the OCP is the development of an ‘Industrial Lands Strategy’. Specific policies included in the OCP support the long-term protection of RGS Renewable Resource Lands through the requirement for sufficient buffering between agricultural lands and adjacent, non-agricultural properties and restricting lot sizes of rural and agricultural lands outside the CGA to 4-hectare minimum. To bring the OCP into consistency with the RGS, consideration will be given and incorporated into the next OCP review to including a target for achieving a jobs/population ratio of 36 jobs per 100 people in the West Shore.

**FOOD SYSTEMS**

**Food Systems** A major goal of the OCP is to foster a sustainable food culture that is rooted in historical and T’Sou-ke Nation knowledge, viable local production, and environmental stewardship. A key objective in the OCP is to preserve and use agricultural lands. With 531.3 hectares in the ALR, Sooke has roughly 3.1 % of the region’s ALR lands. Specific policies included in the OCP, Sooke’s 2012 Agricultural Plan and Sooke’s 2008 Sustainable Development Strategy support protection of agricultural land, buffering of agricultural uses from non-agricultural properties, and linking food security with economic development. The OCP has specific policies to support community gardens in parks and in residential developments to encourage food security. To bring the OCP into consistency with the RGS consideration will be given to including a target for increasing the amount of land in food production when the OCP is reviewed in the future.

**CLIMATE ACTION**

**Significantly Reduce Community-Based Greenhouse Gas Emissions** A major goal of the OCP is to reduce GHG emissions and promote energy conservation. The OCP contains a target to reduce GHG emissions by at least 33% by 2020. The OCP includes general policies to support compact development, energy efficient buildings, and to create sustainable complete communities with local jobs, and housing close to transit. The OCP includes specific policies to improve walking infrastructure and establish partnerships on opportunities to implement a renewable energy economy. In 2013 Sooke developed a Community Energy and Emissions Plan with specific actions to reduce GHG emissions. In 2014, the District established a Carbon Tax Rebate Reserve Fund. To bring the OCP into consistency with the RGS when the OCP is reviewed in the future, consideration will be given to discussing how GHG emissions will be monitored and tracked so that Sooke can determine if the RGS updated target to reduce community greenhouse gas emissions by 61% by 2038 is achievable.

READ a FIRST time the 13<sup>th</sup> day of January, 2020.

ACCEPTED by the Capital Regional District the 11<sup>th</sup> day of March, 2020.

READ a SECOND time the 14<sup>th</sup> day of April, 2020.

PUBLIC HEARING held the      day of      , 2020.

READ a THIRD time the      day of      , 2020.

ADOPTED the      day of      , 2020.

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Maja Tait  
Mayor

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Carolyn Mushata  
Corporate Officer

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\* Consultation notice as per s. 475 of the LGA posted in Public Notice Places on \_\_\_\_\_.

Referred to the Agricultural Land Commission, Ministry of Environment, T'Sou-ke Nation, Beecher Bay, Ministry of Transportation and Infrastructure, School District No. 62, Juan de Fuca Electoral Area Planning and District of Metchosin on January 16, 2020.

Notice of Public Hearing published on \_\_\_\_\_ and \_\_\_\_\_.

## Minutes for the Regular Council Meeting of the District of Sooke - April 14, 2020

### 8.1. OCP Amendment Bylaw - Update to Regional Context Statement

The Director of Planning provided an overview of the written staff report seeking second reading of *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020* to update the Regional Context Statement. Mr. Pawlow clarified that a Public Hearing would be scheduled only when provincial direction was received outlining how Public Hearings can be accommodated with COVID restrictions.

#### **Council discussion:**

- Clarification as to why an amendment is necessary when a new OCP is being worked on. Staff advised that it is a procedural matter required of all 13 member municipalities in the Capital Regional District and that due to the expected timelines associated with completing a new OCP, Sooke would be non-compliant for an extended amount of time should we not amend the current OCP at this point in time.

#### **2020-106**

**MOVED by Councillor Jeff Bateman, seconded by Councillor Ebony Logins:**

THAT Council give Second Reading to *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020*; and

THAT a Public Hearing be scheduled for *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020* in accordance with Section 466 of the *Local Government Act*.

**CARRIED UNANIMOUSLY**

**In Favour:** Mayor Maja Tait, Councillor Jeff Bateman, Councillor Al Beddows, Councillor Dana Lajeunesse, Councillor Ebony Logins, Councillor Megan McMath, and Councillor Tony St-Pierre





## OCP Amendment Bylaw - Update to Regional Context Statement

### **RECOMMENDATION:**

THAT Council give Second Reading to *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020*; and

THAT a Public Hearing be scheduled for *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020* in accordance with Section 466 of the *Local Government Act*.

### **Report Summary:**

The proposed update to Sooke's regional context statement was accepted by the Capital Regional District Board on March 11, 2020 and *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020* can now proceed to second reading and scheduling of a public hearing.

### **Previous Council Action:**

At a Regular Council Meeting on January 13, 2020, Council resolved:

*That Council:*

1. *Introduce and give First Reading to Official Community Plan Amendment Bylaw No. 774 (400-15), 2020;*
2. *Direct staff to refer the Official Community Plan Amendment Bylaw No. 774 (400-15), 2020 to the Capital Regional District Board for acceptance;*
3. *Direct staff to refer the Official Community Plan Amendment Bylaw No. 774 (400-15), 2020 to the Agricultural Land Commission, Ministry of Environment, T'sou-ke Nation, Beecher Bay, Ministry of Transportation and Infrastructure, School District No. 62, Juan de Fuca Electoral Area Planning and District of Metchosin;*
4. *Consider consultation under Section 475(1) of the Local Government Act and direct staff to post notice of Official Community Plan Amendment Bylaw No. 774 (400-15), 2020 and the accompanying staff report on the District's website to which members of the public may speak and provide input to the Planning Department who will provide a report on any input received to Council at time of the Public Hearing.*

### **Report:**

On March 14th, 2018, the Capital Regional District (CRD) Board adopted Bylaw No. 4017, a revised Regional Growth Strategy (RGS). Under Sec. 446(2) of the *Local Government Act*, the District of Sooke is required to submit a regional context statement to the CRD Board. Council gave first reading to *Official Community Plan Amendment Bylaw No. 774 (400-15), 2020* on January 13, 2020 to update Sooke's regional context statement. The proposed regional context statement was referred to the CRD Board for acceptance and on March 11, 2020, the CRD Board accepted Sooke's regional context statement through adoption of the following resolution (Attachment 1):

*The Planning and Protective Services Committee recommends to the Capital Regional District Board: That the District of Sooke's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.*

As per Council's resolution on January 13, 2020, *Official Community Plan Amendment Bylaw No. 774 (400-15)*, 2020 and a copy of the January 13, 2020 staff report (Attachment 3) were emailed to the Agricultural Land Commission, Ministry of Environment, T'Sou-ke Nation, Beecher Bay, Ministry of Transportation and Infrastructure, School District No. 62, Juan de Fuca Electoral Area Planning and the District of Metchosin. Notification was posted to the District of Sooke website to provide the public an opportunity to review and provide feedback on the draft update to Sooke's regional context statement. The public will have another opportunity to comment at the public hearing.

As presented in the referral summary (Attachment 2), no concerns were received from the Ministry of Forests, Lands and Natural Operations (response on behalf of Ministry of Environment), School District No. 62, Ministry of Transportation and Infrastructure and the Agricultural Land Commission. No comments or inquiries were received from the public, T'Sou-ke Nation, Beecher Bay, the District of Metchosin or the Juan de Fuca Electoral Area Planning.

### **Next Steps**

The bylaw may proceed to second reading and scheduling of the public hearing. The public hearing will be scheduled once regular meetings resume following the COVID-19 pandemic or the Province provides an alternate process. Provided there are no amendments required as a result of the public hearing, the bylaw may proceed to third reading and adoption. If the public hearing results in changes that require revisions to the regional context statement, Council must re-refer the regional context statement to the CRD Board for acceptance.

### **Legal Impacts:**

As per sections 477(3)(c) of the *Local Government Act*, a public hearing is required in accordance with Section 466 of the *Local Government Act*.

### **Budget/Financial Impacts:**

None.

### **Strategic Relevance:**

- Build a reputable organization - Support Council and staff with the necessary tools to provide excellent governance and customer service

### **Attached Documents:**

[Attachment 1: CRD Board acceptance letter](#)

[Attachment 2: Referral Summary](#)

[Attachment 3: January 9 staff report](#)

Approved by  
Matthew Pawlow

Approved - 08 Apr 2020













































