



**PH -1**

**Public Hearing  
Information Package**

**September 28, 2020 at 7:00 pm**

Sooke Council Chambers  
2225 Otter Point Road, Sooke, BC

**Regional Context Statement**

<b>Proposed Bylaw:</b>	<b><i>Official Community Plan Amendment Bylaw No. 774 (400-15), 2020</i></b>
<b>Zoning Amendment:</b>	The purpose of <i>Official Community Plan Amendment Bylaw No. 744 (400-15), 2020</i> is to update the text in Section 4.1 of the <i>Official Community Plan Bylaw 400, 2010</i> relating to the Regional Context Statement.

**Information Package Contents:**

**Page No.**

1. Notice of Public Hearing published in the Sooke News Mirror <ul style="list-style-type: none"><li>• September 16 and 23, 2020</li></ul>	<b>1</b>
2. <i>Official Community Plan Amendment Bylaw No. 774 (400-15), 2020</i> at second reading	<b>3</b>
3. Council minutes and resolution dated April 14, 2020.	<b>8</b>
4. Staff report to Council dated April 14, 2020.	<b>9</b>

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

Printed September 15, 2020





# 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.

---

## 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



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

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

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	
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 . 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

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.

---

Maja Tait  
Mayor

---

Carolyn Mushata  
Corporate Officer

---

*\* 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):



Making a difference...together

Protective Services

T 250.660.6110

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

Carolyn Mushata, Corporate Officer  
Norm McInnis, Chief Administrative Officer

Approved - 08 Apr 2020  
Approved - 09 Apr 2020



**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

March 12, 2020

File: 0400-50  
District of Sooke

Tara Johnson  
Planner II  
District of Sooke  
2205 Otter Point Road  
Victoria, BC V9Z 1J2  
Via email: [tjohnson@sooke.ca](mailto:tjohnson@sooke.ca)

Dear Ms. Johnson:

**RE: DISTRICT OF SOOKE REGIONAL CONTEXT STATEMENT**

Please be advised that at the Capital Regional District's (CRD) Board meeting of March 11, 2020, the CRD Board accepted the regional context statement submitted by the District of Sooke through adoption of the following resolution:

*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.*

Please contact me at 250.360.3638 if you have any questions regarding the decision.

Sincerely,

Kristen Morley, JD  
Corporate Officer  
General Manager, Corporate Services

cc: CRD Board  
Emily Sinclair, Senior Manager, Regional and Strategic Planning, CRD  
District of Sooke Mayor and Council

**SUMMARY OF COMMENTS RECEIVED  
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL for DRAFT Regional Context  
Statement SENT January 16, 2020**

<b>EXTERNAL REFERRALS</b>	
<b>Agency</b>	<b>Comments</b>
Agricultural Land Commission	See attached letter dated March 25, 2020
Ministry of Forests, Lands and Natural Resource	<p>I reviewed the proposed amendments under Managing and Balancing Growth, Environment and Infrastructure, and Climate Action. I have no concerns and support all proposed changes under these headings. They will help ensure long-term environmental protection as the District of Sooke continues to grow.</p> <p style="text-align: center;"> <input checked="" type="checkbox"/> No concerns  <input type="checkbox"/> No concerns with comments  <input type="checkbox"/> Concerns with comments         </p> <p style="text-align: center;"> <i>Grant Bracher, Ph.D., P.Ag., R.P.Bio.            Ecosystem Biologist            Ministry of Forests, Lands and Natural Resource Operations            and Rural Development</i> </p>
Ministry of Transportation and Infrastructure	<p>Please consider this the official response from the Ministry of Transportation and Infrastructure regarding the proposed amendment to the Official Community Plan, Bylaw No.774.</p> <p>The Ministry has no objection to the proposed bylaw amendment proceeding as presented.</p>
CRD Juan de Fuca Planning	No response
School District #62	At this time the school district does not have any concerns with this referral.
T'Souke Nation	No response.
District of Metchosin	No comments



March 25, 2020

Reply to the attention of Gordon Bednard  
ALC Planning Review: 46718  
Local Government File: Bylaw 774

Tara Johnson,  
Planner II – District of Sooke  
**Delivered Electronically**

**Re: Sooke OCP Bylaw 774 (400(15), 2020 – Regional Context Statement Update**

Thank you for your correspondence dated January 16, 2020.

The Agricultural Land Commission (ALC) understands that the proposed amendment is intended to update Sooke's Regional Context Statement to maintain consistency with the 2018 Capital Regional District Regional Growth Strategy.

The ALC appreciates the District's support for agriculture as evidenced in its goal to keep urban settlement compact by, in part, protecting agricultural land in the District. The ALC also appreciates reference to larger minimum lot sizes (min. 4 ha) in agricultural areas, and Sooke's support for strengthening the quality, character and viability of rural/agricultural lands through the OCP and Agricultural Plan.

The ALC has also noted and encourages the Districts intention to include a target for increasing the amount of land in food production. I would suggest the District contact the Ministry of Agriculture (MAg) through the Regional Agrologist (Doug Pepper) or Land Use Planner (Red Bailey) who would have some insight into how other local governments have had success with such an initiative.

If you have any questions about the above, please contact the undersigned at 236-468-2039 or by e-mail ([gordon.bednard@gov.bc.ca](mailto:gordon.bednard@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Gordon Bednard, Regional Planner

46718M1



## Update to Sooke Regional Context Statement

### RECOMMENDATION:

That Council:

1. Introduce and give First Reading to Official Community Plan Amendment Bylaw No. 774 (400-15), 2020;
2. Direct staff to refer Official Community Plan Amendment Bylaw No. 774 (400-15), 2020 to the Capital Regional District Board for acceptance;
3. Direct staff to refer 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; and
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 Summary:

A "2018 Regional Growth Strategy Bylaw 4017" was adopted on March 14, 2018 by the Capital Regional District to replace the Regional Growth Strategy that was adopted in 2003. Sooke's *Bylaw No. 400, Official Community Plan, 2010* (OCP, 2010) includes a regional context statement within Section 4.1 which demonstrates how Sooke is consistent or working towards consistency with the Regional Growth Strategy.

The purpose of this report is to present Council with a draft updated regional context statement that summarizes how the policies in OCP, 2010 remain consistent with the policies and targets from the "2018 Regional Growth Strategy Bylaw 4017" (2018 RGS).

### Previous Council Action:

District of Sooke Council at a Regular Council meeting on January 29, 2018 resolved:  
*That Council accept Regional Growth Strategy Bylaw No. 4017, the "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2016".*

District of Sooke Council at a Regular Council meeting on December 9, 2019 resolved:  
*That Council direct staff to respond to the CRD referral dated October 23, 2019, with a letter of support for Bylaw No. 4328 "Capital Regional Growth Strategy Bylaw No. 1, 2018, Amendment Bylaw No. 1, 2019.*

### Report:

When a Regional Growth Strategy (RGS) applies to a municipality, section 446 of the *Local Government Act* requires that the official community plan include a regional context statement (RCS) to identify the relationship between the Official Community Plan (OCP) and regional issues identified in the RGS. Sooke's OCP was adopted in May 2010, and includes an RCS that

was consistent with the 2003 RGS (Attachment 2). The 2018 RGS was reviewed by staff to confirm policy alignment with the OCP as highlighted through the proposed OCP amendment to update the RCS (Attachment 3). In general, the OCP, 2010 continues to maintain alignment with the 2018 RGS.

The 2018 RGS was adopted on March 14, 2018. As per the *Local Government Act*, municipalities must submit to the Capital Regional District (CRD) Board a revised RCS for acceptance by March 14, 2020 (within two years of RGS adoption).

### **Summary of Sooke Council comments during RGS consultation**

In May, 2016 when the 2018 RGS was in draft form; the District of Sooke Council provided feedback to the CRD Board requesting that Sooke be identified as a 'Major Centre' in the region; and that water be available to all Sooke residents, regardless of the Growth Boundary. In response, all references to 'Major Centre' were removed from the draft RGS and the region was instead, divided into: 'Core', 'Saanich Peninsula', and 'West Shore' areas. The draft RGS changed to also include language to support water servicing outside the Growth Boundary where there is a "pressing public health, public safety or environmental issue related to existing units or to service agriculture" (2018 RGS, Section 2.2, Policy 3). Satisfied with the changes, the District of Sooke Council accepted the RGS on January 23, 2017 and again on January 29, 2018 after the completion of a non-binding mediation process to settle disputed RGS provisions.

### **2018 RGS**

The 2018 RGS (<https://www.crd.bc.ca/project/regional-growth-strategy>) replaces the region's first growth strategy, adopted in 2003. The 2018 RGS provides policies and targets related to the following seven key objectives:

- managing and balancing growth,
- environment and infrastructure,
- housing and community,
- transportation,
- economic development,
- food systems and
- climate action.

In the context of Sooke, most objectives in the 2018 RGS are similar to those contained in the 2003 RGS, with exception of two additional strategic objectives: food systems and climate action. Other changes and an overview of the CRD RGS update are summarized in the attached CRD handout (Attachment 1). *Note: CRD amendment to 2018 RGS in progress. District of Sooke Council recently supported proposed amendments that would update regional population, dwelling unit and employment projections and replace municipal projections with sub-regional projections in the 2018 RGS.*

### **Update to Sooke's RCS**

The 2018 RGS was reviewed by staff to confirm policy alignment with the OCP as highlighted through the draft OCP amendment to update the RCS (Attachment 3 - Bylaw 744). The CRD board has approved a framework to guide the evaluation of the RCS and this framework was followed by staff when preparing the update to Sooke's RCS. CRD staff have been consulted during the drafting of the RCS and have provided helpful feedback.

No new policies are proposed for inclusion in the OCP, 2010. Changes in the updated RCS include:

- a reorganization and simplification of information,
- removal of references to the legal effect of the regional growth strategy (as per legal opinion),
- adding population, dwelling and employment projections; and
- summarizing how the OCP, 2010 objectives and policies remain consistent with the policies and priority targets from the 2018 RGS.

In general, the OCP, 2010 continues to maintain alignment with the 2018 RGS.

The CRD is in process of amending the RGS to update population projections and in the likelihood that Bylaw No. 4328 "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2018, Amendment Bylaw No. 1, 2019" is not adopted by the CRD Board before Sooke completes their RCS amendment, the CRD has requested that Sooke's RCS reference CRD municipal population projections and CRD sub-regional population projections. Doing this avoids having to do another amendment to Sooke's RCS.

A comprehensive review of Sooke's OCP will begin in 2020, therefore the draft RCS reviews only existing OCP goals, objectives and policies. No new policies are proposed as part of this proposed bylaw amendment.

### **Next Steps**

Following first reading of the draft bylaw, the proposed RCS will be forwarded to the CRD Board for acceptance. Once the CRD has received the draft RCS, they will have 120 days to accept the RCS, or indicate the sections it objects to. If accepted, the bylaw can be considered for Second Reading by Council and proceed to Public Hearing.

### **Consultation**

Staff are seeking direction from Council regarding consultation as per sections 475 and 476 of the *Local Government Act*. Staff recommend that the Agricultural Land Commission, T'sou-ke Nation, Beecher Bay, Ministry of Transportation and Infrastructure, School District No. 62, Ministry of Environment, Juan de Fuca Electoral Area Planning and District of Metchosin have the opportunity to review the proposed RCS and to provide comments.

Notification to the public is recommended through means of posting notice on the District's website to which members of the public may speak and provide input to the Planning Department. The feedback received from the consultation will be provided to Council as part of the package provided by staff in advance of the public hearing.

### **Legal Impacts:**

As per sections 475 and 476 of the *Local Government Act*, any time the OCP is amended, Council must consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing and specifically consider whether consultation is required with the following: the board of a regional district, council of any adjacent municipality, boards of education, greater boards and improvement district boards, first nations, provincial and federal government and their agencies. This consultation is in addition to the public hearing required under section 477(3)(c).

**Budget/Financial Impacts:**

Financial resources are not required for consultation of the draft RCS. As no new policies or services are being proposed it is anticipated there would be no financial impact to the District of Sooke.

**Strategic Relevance:**

The various objectives contained within the 2018 RGS and related OCP, 2010 policies described in the draft RCS align with Sooke's strategic objectives to demonstrate leadership in climate action and manage long-term growth while enhancing community identity, vitality, and safety.

**Attached Documents:**

[Attachment 1: 2018 RGS Overview](#)

[Attachment 2: Existing Regional Context Statement OCP, 2010 \(400\)](#)

[Attachment 3: Draft OCP Amendment Bylaw 774 to update RCS](#)

Approved by  
Ivy Campbell, Head of Planning  
Carolyn Mushata, Corporate Officer  
Norm McInnis, Chief Administrative Officer

Approved - 07 Jan 2020  
Approved - 07 Jan 2020  
Approved - 08 Jan 2020

# Regional Growth Strategy

## Overview

The logo for the Capital Regional District (CRD) is displayed in white text on a teal background. The letters 'CRD' are stylized, with the 'C' and 'R' connected and the 'D' separate.

### RGS at-a-glance

The Regional Growth Strategy is a vision for the future of the Capital region. The document guides decisions on regional issues, focusing on matters that have impacts beyond municipal borders.

#### Seven Theme Areas:

1. Growth Management
2. Environment and Infrastructure
3. Housing and Community
4. Transportation
5. Economic Development
6. Food Systems
7. Climate Action

**Authority:** Provincial legislation authorizes RGS preparation and implementation.

**Collaboration:** The CRD, the Juan de Fuca Electoral Area (JdF EA) and the 13 local municipalities collaboratively developed the RGS. The RGS does not apply to Salt Spring Island and the Southern Gulf Islands as they fall under the planning authority of the Islands Trust.

**Adoption & Implementation:** The CRD adopted the RGS as bylaw in March 2018, following unanimous municipal approval and JdF EA endorsement at the Board. The CRD, the JdF EA and the municipalities implement the RGS through service delivery, infrastructure investment and policy.

**Monitoring & Reporting:** The CRD is responsible for monitoring and yearly reporting on progress toward achieving RGS objectives.

### Inside the updated RGS

The 2018 RGS replaces the region's first growth strategy, adopted in 2003. The RGS update provides new population, dwelling unit and employment projections to 2038. The update found that the original vision for the future of the region is sound and affirmed the following strategic directions:

- Maintain a policy of urban containment that focuses growth within a clearly defined boundary
- Direct growth to centres where employment, housing and recreational services are close to one another, thereby reducing transportation costs and time as well as supporting more efficient transit
- Provide for growth in the West Shore communities
- Expand the accessibility and range of active transportation options (walking and biking) in the region
- Protect, enhance and expand natural areas to maintain high water quality, preserve ecosystem health and provide recreation areas
- Sustain farming and forestry
- Support and increase current employment activities (airport, harbours, post-secondary institutions, tourism Department of National Defense, government services, etc.)
- Support the growth of 'new economy' businesses
- Expand the range of available affordable housing

The update also provides new direction on the following:

- Mitigate and adapt to climate change
- Strengthen food and agriculture systems for food security
- Locate new growth centres in growing communities to respond to employment, housing and recreational needs.
- Evaluate requests for water service extensions according to RGS criteria, allowing designated communities in the Juan de Fuca Electoral Area to apply for water service extensions
- Integrate content and direction from approved CRD planning documents, including the Regional Transportation Plan

## **4.0 PART II – “THE PLAN”**

To help achieve the overall vision, each major section of “Part II - The Plan” is separated into Goals, Objectives, Policies and Actions. This helps to communicate the vision for the particular section and to then facilitate action at a policy level towards achieving the stated goals.

### **4.1 REGIONAL CONTEXT STATEMENT (RCS)**

Local planning and land use policies link with and work towards the goals and objectives established in the Capital Regional District’s Regional Growth Strategy (RGS). The RGS was approved for the Capital Regional District (CRD) by the Board for the Capital Region in August 2003 and was reaffirmed in the RGS State of the Region report of 2008. The growth management strategy defines areas where different types of land uses and development growth will be focused as well as areas where development will be controlled. Member municipalities must therefore create a ‘Regional Context Statement’ in their Official Community Plans which indicate how the goals of their OCP meet the objectives of the RGS.

The District of Sooke will be proactive in addressing growth, rather than reactive, through policy and regulatory amendments, and through the Official Community Plan and Zoning Bylaw. Infrastructure servicing will not be used as a growth control mechanism, but rather to support growth initiatives in targeted locations, promote better environmental stewardship (e.g. water quality of the harbor and basin), and to better the health and safety of residents. Growth management, environmental issues, and land use designations will guide planning and decisions about development intensity. Within this context, site specific land use and density will be determined in the creation of a new zoning bylaw after District of Sooke Council adopts this OCP.

It is the District of Sooke Regional Context Statement which links the OCP land use goals to the RGS. The OCP envisions development that shall strengthen and diversify the local economy and community; however the District of Sooke shall strive to ensure that such growth is environmentally, economically and socially sustainable, so as to protect and enhance community liveability and support efficient infrastructure, all of which are goals of the RGS.

Though supportive of managed growth, Sooke will continue to examine the full and long term economic costs of infrastructure, the employment relationship the community has with surrounding areas, the lack of available local work due to the absence of a commercial core and its associated jobs, and the loss of its traditional and local natural resource-based economy as it has currently defined Sooke as a bedroom community to other member municipalities. The connections between development, quality of life, sustainability, and complete communities have to be continually re-examined and



redefined in an appropriate and tailored way specific to Sooke. Residents must have more options to “live, work and play” in Sooke.

As the RGS notes, a regional urban containment and servicing area has not been defined for Sooke; the intent was for the CRD and the District of Sooke to develop an urban containment and servicing boundary as an OCP is being updated. The RGS also states that the District of Sooke should grow moderately, enhance its role as a regional centre for nearby smaller communities, and that the CRD and the District of Sooke are to work together to find ways to expand and diversify the economy of the area. This OCP meets these common goals as well as the strategic initiatives embodied in the RGS as explained in detail in the chart below.

Furthermore, since the District of Sooke is significantly separated from the rest of the developed areas of the Capital Regional District, the community wishes to retain its mostly rural, forested and oceanside natural setting as its greatest natural attribute, which sets it apart from all other municipalities within the CRD. It is therefore imperative for the District of Sooke to build the community in a more sustainable manner in terms of healthy buildings with less reliance on traditional municipal infrastructure. To this end, Sooke shall combine smart growth initiatives, a green building checklist, and Leadership in Energy and Environmental Design (LEED) & LEED-ND (Neighbourhood Development), to create a sustainable development checklist for all development and building applications with implementation occurring through Development Permit Area (DPA) requirements and changes to the Building Regulation Bylaw.

All proposed land use designations in this OCP include goals, objectives and policies that support the above vision as well as the RGS’s eight strategic initiatives and the recently released State of the Region report and summary requirements. The RGS strategic initiatives are woven into the entire OCP and can be linked explicitly to specific OCP sections as explained in the following Regional Context Statement:

RGS Strategic Initiative	Sooke OCP Section	Comments
<b>Keep Urban Settlement Compact</b>	Section 4.7 Housing; Section 5.0 Land Use Designations	<p>The Schedule “A” Land Use Map of the OCP designates areas where growth is intended, controlled, or limited to ensure a compact community design. Intended growth areas include a range of land use designations, specifically the Town Centre and Comprehensive Development designations, where Sooke envisions the majority of higher density residential to be focused. Creating a compact settlement pattern through these</p> <p>absorb a small portion of the overall growth that will come from the population increases that are expected for the West Shore of the CRD.</p> <p>There are two main boundary areas of this Official</p>

Community Plan, shown on the Schedule "A" Land Use Map, which impact directly upon the long term growth and desired compact settlement pattern and sustainability of the District of Sooke, and the OCP's compliance with the RGS:

1. Urban Growth Area (UGA) – The Urban Growth Area (UGA) encapsulates the entire area of the District of Sooke and follows the municipality's boundary. The intent of having a UGA around the entire District is to indicate a long term intention to provide clean and treated drinking water to all residents of Sooke as there are existing water problems in several rural areas of the District. The UGA does not define the future 'development area' of the District.
2. Community Growth Area (CGA) – In order to keep urban settlement compact, the District of Sooke will direct development and density growth to the CGA. Within the CGA the long term goal is to provide water and sewer services to all properties. There shall be no increase in development capacity in areas outside of the CGA boundary beyond that existing at the time of the adoption of this OCP. To meet this goal of a compact and sustainable community, the CGA will make up only 29% of the District's overall land base (Community Residential, Comprehensive Development Areas, Town Centre, and Gateway Residential) while primary area for residential and commercial development will total only 23% (Community Residential, Comprehensive Development Areas, and Town Centre).

New proposed development shall not be allowed to target land uses where they are not intended on the land use map. It is the District of Sooke's intention to revitalize the Town Centre area, targeting growth in the form of higher residential density and commercial land uses, in order to reduce sprawl and commercial strip development. Infrastructure improvements as proposed in this OCP are not to be used as justification for future growth outside of the CGA. Furthermore, a fiscal and strategic analysis is necessary of the proposed infrastructure within the CGA so as to target

effective to the District and CRD. Agreements for water infrastructure and distribution between the District of Sooke, the CRD and developers shall be considered to minimize costs now and in the future to the District and CRD.

Due to the environmental sensitivity of the Sooke Harbour and Basin, developments in the Community Growth area shall be required to be connected to the municipal sewage service in order to clean-up the many lands containing failing septic systems and to make sure that new development occurs in a responsible and sustainable manner.

Development incentives such as density bonusing and development fee reductions (e.g. building permits) to densify and build LEED accredited, or similar, buildings in the Town Centre are already available and continue to be supported by this OCP in order to meet the vision to have a compact and walkable community.

**Protect the Integrity of Rural Communities**

Section 5.3 Rural Community Residential; Section 5.7 Agriculture; Section 7.0 Development Permit Areas

The land use mix, locations, and densification in the OCP support the integrity of Sooke as a primarily rural community but also as a regional centre as noted in the RGS. To this end, over 66% of the District of Sooke is designated as agriculture (i.e. ALR), rural residential, and park and therefore it is not supported under the policies of this OCP to have density increases beyond which currently exists in these areas. Future population and development growth must occur only within the confines of the CGA, primarily the Town Centre and Comprehensive Development Areas. The geography of the District and geotechnical aspects of development in the community make many areas difficult to build on and costly to extend services therefore aiding in the protection of rural areas from development and keeping the urban areas compact. These rural lands also significantly buffer the Capital Green Lands and Renewable Resource Lands from adjacent residential development as the minimum lot size noted in the OCP for these lands is 4ha.

Furthermore, development permits are required for most development within the District of Sooke unless the purpose is to build one single-family dwelling or duplex, a farm building, is a subdivision that creates four lots or less, is for structural changes that fit within the existing building footprint, or is for minor exterior finishing or similar minor changes. Development must fit within the rural character of the area and in these rural areas, not substantially impact upon the surrounding environment thus wildlife studies, traffic impact analysis, wildfire hazard assessment, environmental reports, geotechnical reports for any properties with slopes over 30%, and possibly other information may be required by the District for consideration of the DP application.

**Protect Regional Green  
and Blue Spaces**

Sections 4.10  
Environment & 4.12  
Parks and Trails

The District recently completed its first Parks and Trails Master Plan (2009) which addresses existing and proposed protected spaces as well as proposed trail network within the District over the next 20 years. CRD Parks was a stakeholder in the planning process and the plan recognizes as an opportunity Sooke's proximity to the Sea-to-Sea Green Blue/Belt and the long term recreational possibilities for those areas. The Crown lands included in the 'Unprotected Green Space Policy Area' of the Sea-to-Sea Green/Blue Belt in Sooke (i.e. Broom Hill lands) is currently under treaty negotiation therefore the Parks & Trails Master Plan has made working with the T-Sou-ke Nation, CRD and stakeholder groups a Class "A" priority in the plan so as to determine trail connections to the area and future recreational use of those lands. The OCP has adopted these and all other recommendations of the Parks & Trails Master Plan which provides planning direction to protect environmentally sensitive areas as public open space while still providing opportunities for residents to recreate.

Furthermore, this OCP supports the vision of the CRD's Sea to Sea Green/Blue Belt by designating the Capital Green Lands as 'Park' in the District, e.g. the Harbourview/Sea to Sea Regional Park area. The District will continue to work collaboratively with the CRD in regards to linking the parks and trails system of the Sea to Sea Regional Park to Sooke and discussing partnerships for stewardship programs and opportunities to complete an integrated local/regional trail network. For example, currently underway is a District of Sooke/CRD Parks planning partnership to link the Galloping Goose Regional Trail to the Town Centre of Sooke.

**Manage Natural  
Resources and the  
Environment  
Sustainably**

Section 4.9  
Infrastructure;  
Section 4.10  
Environment

As required by the RGS, the District of Sooke will complete shortly its first Liquid Waste Management Plan (LWMP) for both rainwater and sanitary. The OCP supports the LWMP recommendations for implementation. Using an integrated watershed planning approach the LWMP has informed the OCP as to the need for better sewage infrastructure and sustainable and cost effective approaches to rainwater management. The LWMP is soon to be sent to the Ministry of Environment for approval.

The OCP has also incorporated the recommendations from the District's Sustainable Development Strategy (2008). The strategy provides recommendations in

regards to becoming a compact community, providing better transportation alternatives, 'green' building and low impact development, protection of agricultural land, and encouraging local food production.

Some other OCP policies aiding in this initiative include the creation of a 'Sustainability Checklist' for all new development in the community, water reduction strategies, development of an invasive species management plan, a natural areas strategy, incorporate innovative development standards into District of Sooke bylaws, and to create a Green Advisory or Community Sustainability Committee.

**Build Complete Communities**

Section 3.1 Vision;  
Section 3.2 Guiding Principles;  
Section 4.2 Sustainable Land Use Policy;  
Section 4.4 Economic Development;  
Section 4.6 Health & Quality of Life;  
Section 4.7 Housing

This is the overriding theme of the District of Sooke OCP. Criteria and policies to build Sooke as a complete community are noted throughout the OCP as residents greatly desire a 'live, work, play' sustainable community. Starting with the revitalization of the Town Centre as the primary place for business in Sooke, and supplemented by a residentially dense and pedestrian friendly core, residents will be able to live in multiple-family, live/work dwelling, or mixed single-family residential neighbourhood that is within easy walking distance of their job in the Town Centre via an integrated trail, cycle and transit network. Recreational opportunities abound either within neighbourhoods, along the Galloping Goose/Sooke Connector Trail, or in the Town Centre such as the waterfront walkway, green spaces, or cultural facilities.

To build a complete community, the District of Sooke seeks to strengthen its historic role as a regional service centre and rebuild its local employment base. To that end some development and population growth is necessary to create a critical mass upon which sustainable and local economic opportunities can be created.

**Improve Housing Affordability**

Section 4.7 Housing

The OCP supports the CRD's Regional Housing Affordability Strategy, different forms of affordable housing (e.g. rental, suites, housing agreements), bonus density incentives for affordable housing, and amenity contributions that may be used towards home or land purchase by the District, partnerships with non-profit or governmental organizations, and other incentives for the creation of affordable housing units. Ten percent of all dwelling units above the original base density will be required to be affordable units or the developer must provide cash or land that can be used for such purposes. A \$50,000 Housing Reserve

		<p>Fund is an action item of the OCP to jumpstart the operation of a 'Housing Committee or Corporation' and to help leverage funds from other sources to provide affordable housing in Sooke.</p> <p>The OCP also supports a mix of smaller and larger lot sizes in the Community Residential area in existing and new developments to allow for a variety of dwelling types (e.g. single-family, duplex, suites, townhouse) and sizes that appeal to several demographics and income levels.</p>
<b>Increase Transportation Choice</b>	Section 4.13 Transportation	<p>Since a provincial highway runs through the middle of the Town Centre of Sooke the OCP strongly supports the District working with the Ministry of Transportation and Infrastructure (MoTI) to facilitate improvements to the highway corridor so that pedestrian and cycle travel is accentuated and that a significant share of vehicle traffic is moved to an alternate route away from the Town Centre. The trail network is to lead people to the Town Centre where a major transit hub is located, in addition to the Park and Ride facilities outside of the Town Centre. Implementation of the District of Sooke Transportation Master Plan is a key action item of the OCP.</p> <p>A 'Pedestrian Network Plan' is also supported which examines all modes of pedestrian travel and associated facilities to help increase this type of travel choice over vehicle use. Walkability and superb transit connections and facilities are key to the necessary reduction of vehicles off of Highway 14. Policies in the OCP supporting much greater density in the Town Centre and a priority on pedestrian modes of travel increases transportation choice while also creating a more compact and complete community.</p>
<b>Strengthen the Regional Economy</b>	Section 4.4 Economic Development	<p>The long term and sustainable economic growth and job creation possibilities for the District lie in the diversification of the economy in the area. The OCP supports value-added forestry, fishing and agriculture industries and recognizes the potential for education-related employment in these fields, including in tourism, arts and technology trades via a local educational institution. A \$50,000 Sustainable Economic Development Reserve Fund is to be created to aid in such initiatives.</p> <p>A 'Technical Industrial' designation has also been created to promote a clean and aesthetic business park area to facilitate Sooke's diversification into other economic and employment generators.</p>



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

---

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

---

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	Sooke municipal projections*
2038	24,700	10,900	4,400	RGS municipal projections*

\* 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.

<b>Manage Regional Infrastructure Services Sustainably</b>	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

<b>Create Safe and Complete Communities</b>	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.
---------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Improve Housing Affordability</b>	<p>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.</p> <p>Sooke is working towards implementing the recommendations within Sooke's 2007 Affordable Housing &amp; 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.</p>
--------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## TRANSPORTATION

<b>Improve Multi-Modal Connectivity and Mobility</b>	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      day of      2020.

READ a SECOND time the      day of      2020.

PUBLIC HEARING held the      day of      , 2020.

READ a THIRD time the      day of      , 2020.

---

ADOPTED the      day of      , 2020.

---

Maja Tait  
Mayor

---

Carolyn Mushata  
Corporate Officer