

Subject: District of Sooke OCP - Summary of External Referral Comments
 Date: August 24, 2022
 File: 2493.0016.02

The following are the compiled comments received by the District of Sooke from external referral agencies for the 2022 Official Community Plan update. External referral comments were compiled from email attachments provided by the District on August 4, 2022.

Comments have been summarized by Urban Systems in the table below with the date of correspondence and responses to the individual recommendations, as required. The recommended response or action column summarizes where recommendations from external referrals have resulted in changes to the OCP document. These additions and any comments not included in the updated OCP document should be reviewed by District Staff to ensure appropriateness for the content and intent of the Plan.

REFERRAL COMMENTS ON DRAFT BYLAW 800 FOLLOWING 1ST READING (CIRCULATED APRIL 12, 2022)

Submission From	Date Received	Referral Agency Comment Summary	Recommended Response or Action
Shaw Cable		No comment received	
Island Health		<ul style="list-style-type: none"> The OCP uses 2016 census data. For more accurate predictive modelling with respect to population data, we recommend using the 2021 census demographic data. 	This recommendation has been addressed to the extent possible with 2021 Census data released to date.
		<ul style="list-style-type: none"> Encourage inclusion and reference to current vacancy rates to prioritize planning to address housing affordability and access issues. 	This recommendation noted for general consideration, however this data was not available.
		<ul style="list-style-type: none"> Policy 4.9.4.4 references the regulation short-term rentals. More specifics around this policy can guide availability and affordability of the rental markets. Short-term rentals remove stock from the long-term residential rental market, leading to low supply, high demand, and increase costs for those most in need of quality housing options. 	Noted for general consideration as this policy is implemented with no corresponding document edits.
		<ul style="list-style-type: none"> Aim for vision zero transportation safer in street designs. The inclusion of traffic 	Noted for general consideration.

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		calming methods and engineered roadways that can help reduce speed and increase pedestrian and cyclist safety as well as encourage active transportation modes. Traffic calming initiatives such as speed zones, speed humps, leading pedestrian intervals, and pedestrian refuge islands to name a few, will also improve safe travel into and out of the parking area.	Neighbourhood traffic management and calming is largely addressed through the Sooke Transportation Master Plan.
		<ul style="list-style-type: none"> Consider strengthening the policy around retention of topographic features that specifically limits clear cutting development models. Significant loss of trees and green space can worsen the effects of flooding and increase risk for landslides during high precipitation events. Mature trees and green space offers protection against the impact of heat during warmer months. 	This comment has been noted with no corresponding document edits as a significant update to the scope of policy objectives and DP requirements in Sooke.
		<ul style="list-style-type: none"> Consider strategies that could be adopted that will provide further support to regenerative and organic farming practice while lessening non-cosmetic pesticide use. 	Noted for general consideration as applicable policies in the OCP are implemented. These include Objective 4.2.4 and Policies 4.2.4.3 and 4.6.6.1, and as encouraged under the Agriculture LUD.
		<ul style="list-style-type: none"> Additional consideration should be given to the provision of emergency shelters to support local residents during times of emergency weather events that necessitate the need for cooling, warming or evacuation spaces. 	Noted for general consideration as the OCP policy implemented, including in the development of an Emergency Management Plan under Action 4.2.5.2.
CRD Parks	June 7, 2022	<ul style="list-style-type: none"> Sea to Sea and Sooke Hills Wilderness are no longer park reserves, as they are labelled on the maps and are properly referred to as "Sea to Sea Regional Park" and "Sooke Hills Wilderness Regional Park." For the Sea to Sea, a big chunk of land in the middle of the park is missing on the maps (Figure 11 Parks and Trails Map on page 101.) This land was acquired in the middle of the park was acquired in 2010. On the OCP Land Use Designations map on pages 58-59, Sooke River Road 	<p>No changes have been made to these items.</p> <p>Based on conversations with Sooke Staff, the most current information has been provided by the CRD.</p>

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		<p>Regional Park Reserve is identified as Agricultural Land when it should be identified as regional park.</p> <ul style="list-style-type: none"> • Crown Parcel PID 009 388 567 at the southern boundary of the S2S Regional Park is identified as Gateway Residential South 	
JdF Office	No comment received		
BC Hydro	No comment received		
ALR Commission	No comment received		
MoTI	May 12, 2022	<ul style="list-style-type: none"> • The Ministry is aware of the increase in development along our Highway corridors and road networks in this area. Due to safety considerations and design limitations, direct access from developments to Highway 14 may be restricted. Frontage road, backage road or connection to internal municipal road networks are preferred. • The Ministry looks forward to working with the District regarding Highway 14 and connecting ministry and municipal road networks to ensure safety for the travelling public in and around the Sooke area. Subdivision proposals adjacent to the Highway 14 require Provincial Approving Officer signature and must therefore be submitted to the Ministry for approval. As well, rezoning of property within 800 meters of Highway 14 requires Ministry review and approval. We have enjoyed working with the District staff in regards to these referrals and hope to continue with this positive working relationship. 	Noted as a general consideration with no corresponding document edits.
Canada Post	No comment received		
BC Transit	May 19, 2022	<p>Please find BC Transit's recommendations below:</p> <ul style="list-style-type: none"> • Continue the densification and intensification of land uses along 	Noted as a general consideration for Staff with no corresponding document edits. Many of the recommended are

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		<p>Highway 14 into the Sooke Core, from Kaltasin Road to Otter Point Road to complement existing transit support ongoing ridership growth in Sooke.</p> <ul style="list-style-type: none"> • Continue to support the Sooke Local Area Transit Plan, adopted in 2020, which identifies service and infrastructure priorities for implementation over the short to medium terms. <p>In addition, below are general transportation and land use policies recommended for inclusion in the OCP.</p> <ul style="list-style-type: none"> • Increase development density, particularly within 400 metres of existing transit service • Allow for a mix of commercial, residential, and institutional uses within 400 metres of existing transit service • Locate new affordable housing adjacent to transit services • Consider improvements to transit infrastructure as part of community amenity contributions • Improve road network connectivity by developing a grid or grid-like network while avoiding dead ends and culs-de-sac. • Improve pedestrian and active transportation networks and their connections to transit services • Limit or remove auto-oriented land uses and services in areas served by transit • Reduce or eliminate minimum parking requirements for all development • Consider maximum parking limits • Reduce or eliminate free public parking, particularly on-street parking • Continue to work with BC Transit in development of transit service, infrastructure, and transit facilities throughout the community • Advocate for additional and improved transit service through the Victoria Regional Transit Commission 	<p>addressed through the OCP, including the actions under Objective 4.1.3, and the District's Transportation Master Plan.</p>
<p>Scia'new First Nation</p>	<p>No comment received</p>		

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CRD Water	No comment received		
CRD Real Estate	May 13, 2022	No comments on the OCP	
DFO	April 14, 2022	<p>DFO did not provide detailed comments on the Official Community Plan (OCP). General recommendations include:</p> <ul style="list-style-type: none"> • That land use planning processes consider establishing clear environmental conservation and protection objectives that are reflected in the designation of environmentally sensitive areas, setback requirements, stormwater retention/detention requirements, land use restrictions and bylaws. • Protection of freshwater and marine resources provides long-term benefits to fish and fish habitat, as well as to the public, by regulating water quality and quantity, providing for stream channel and foreshore stability, and increasing resiliency to climate change impacts. 	Noted as a general consideration for Staff with no corresponding document edits. These recommendations are adequately addressed in existing policies, actions, and DP requirements.
MoE	No comment received		
Seaparc	No comment received		
SD #62	No comment received		
Fortis BC	No comment received		
T'Sou-ke Nation	May 12, 2022	No comments received	
District of Metchosin	No comment received		
Archaeological	No comment received		

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RCMP	No comment received		
Telus	No comment received		
Ministry of Land, Water and Resource Stewardship	May 20, 2022	<ul style="list-style-type: none"> Recommend establishing a requirement within DPA guidelines for a 30m setback from the high-water mark and any stream, lake, or wetland boundary, whenever opportunities for a 30 m setback exist not just on those where the Riparian Areas Protection Regulation applies. 	This recommendation has not been integrated due to public feedback and previous dialogue with Council.
		<ul style="list-style-type: none"> Recommend ensuring the following are considered ESAs: freshwater aquatic ecosystems with a 30m setback, estuary and marine shorelines and intertidal zones, terrestrial ecosystems that follow provincial Sensitive Ecosystem Inventory designations (i.e., Garry Oak ecosystems), at-risk species and ecosystems, nests of any bird protected under the Wildlife Act. 	This recommendation has been integrated into Action 4.2.1.5 to reflect the recommended list of ESAs to be inventoried.
		<ul style="list-style-type: none"> In addition to species at risk, the province tracks ecological communities at risk. These ecological communities are defined from their plant associations and should be included in appropriate actions. 	This recommendation has been integrated into Action 4.2.1.6 to reflect the recommended list of ESAs to be inventoried.
		<ul style="list-style-type: none"> DPA's should apply to any property that contains an ESA, whether mapped or not. Because not all ESAs are mapped (we can only map what we know), all undeveloped parcels, regardless of size, that are to be converted to urban development, should be subject to an environmental impact assessment to confirm the presence or absence of recommended ESAs. 	This comment has been noted with no corresponding document edits as a significant update to the scope of DP requirements in Sooke.
		<ul style="list-style-type: none"> Recommend municipalities include a clear policy statement aimed at preserving and restoring ecological connectivity between sensitive ecosystems to the maximum extent possible. Municipalities should map these ecological corridors as ESAs and include them in DPAs. 	This comment has been noted with no corresponding document edits as a significant update to the scope of policies, actions, and DP requirements in the OCP.
		<ul style="list-style-type: none"> Consider mapping stored carbon and requiring in a DPA that developers 	This comment has been noted with no corresponding document

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		include loss of carbon storage in their impact assessment for the development.	edits as a significant update to the scope of DP requirements in the OCP.
		<ul style="list-style-type: none"> In addition to Provincial best-practice guidelines pertaining to aquatic habitats, groundwater management and drinking water protection we recommend that this list include the Provincial Develop With Care 2014 - Environmental Guidelines for Urban and Rural Land Development. 	DP guidelines related to Provincial best-practice guidelines had been removed in this iteration of the OCP by staff, therefore this recommendation was not included in the document.
		<ul style="list-style-type: none"> Recommend requiring an environmental impacts assessment through the development permit process for any undeveloped parcels to confirm the presence or absence of ESAs. 	This comment has been noted with no corresponding document edits as a significant update to the scope of DP requirements in the OCP.
		<ul style="list-style-type: none"> Do not support exempting land subdivision from DPA 1 since subdivision can directly contribute to GHG emissions. 	This comment has been noted with no corresponding document edits as a significant update to the scope of DP requirements in the OCP.
		<ul style="list-style-type: none"> Recommend revising landscaping and restoration requirements to include require both native and climate adaptive species. 	This recommendation has been integrated into Section 7.3.4.2(i) as a reasonable requirement for landscaping and restoration.
		<ul style="list-style-type: none"> Recommend updating habitat protection guidelines to require that any development, including land alteration or subdivision to include minimum standards for an environmental impact assessment to be completed by a QEP. 	This comment has been noted with no corresponding document edits as a significant update to the scope of DP requirements in the OCP.
		<ul style="list-style-type: none"> Recommend requiring an environmental impact assessment within DPA 5 (Steep Slopes). 	This recommendation has not been implemented since this DPA pertains to hazard lands and not environmental protection. This recommendation can be adequately addressed

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