

DISTRICT OF SOOKE

*"Where the Rainforest Meets the Sea"*

# OFFICIAL COMMUNITY PLAN



LIVE



WORK



PLAY





## *Consolidated for Public Convenience Only*

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please contact the District of Sooke.

### **Unofficial Consolidation November 12, 2014**

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### *Amendments to Bylaw No. 400, Official Community Plan, 2010*

<b>Bylaw No.</b>	<b>Amnt. No.</b>	<b>Bylaw Purpose</b>	<b>Date of Adoption</b>
493	400-1	Mapping Amendment	October 11, 2011
548	400-3	Text amendment – Part V – Development Permit Areas	October 22, 2012
598	400-6	Text amendment – Town Centre Guidelines	July 21, 2014
534	400-2	Mapping Amendment	November 3, 2014





## DISTRICT OF SOOKE

### BYLAW No. 400

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A bylaw to adopt the District of Sooke Official Community Plan.

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Under section 876 of the *Local Government Act*, the Council may, by bylaw, adopt an official community plan.

In accordance with the *Local Government Act*, the Council has undertaken the necessary consultations and other steps for adoption of a new official community plan.

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

1. This bylaw is cited as the *Official Community Plan Bylaw, 2010*.
2. The plan titled *District of Sooke Official Community Plan 2010* set out in Schedule A to this bylaw is adopted and designated as the official community plan for the District of Sooke.
3. Bylaw No. 86, *Official Community Plan Bylaw, 2002*, as amended, is repealed.

Introduced and read a first time the 14<sup>th</sup> day of December, 2009.

Amended on the 8<sup>th</sup> day of February, 2010

Read a second time the 8<sup>th</sup> day of February, 2010.

Amended on the 8<sup>th</sup> day of March, 2010

Public hearing held the 29<sup>th</sup> day of March, 2010

Capital Regional District approval of Regional Context Statement received the 12<sup>th</sup> day of May, 2010

Amended on the 17<sup>th</sup> day of May, 2010

Read a third time the 17<sup>th</sup> day of May, 2010

Adopted on the 17<sup>th</sup> day of May, 2010

\_\_\_\_\_  
Original signed by Janet Evans  
Mayor

\_\_\_\_\_  
Original signed by Bonnie Sprinkling  
Corporate Officer

\_\_\_\_\_  
Original signed by Gerald Christie, MCIP, MNRES  
Director of Planning



## **SCHEDULE A**

### **DISTRICT OF SOOKE BYLAW NO. 400, *OFFICIAL COMMUNITY PLAN, 2010***



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*Page numbers updated as per consolidation October 16, 2014 for Bylaw No. 598(400-6)*

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## **OFFICIAL COMMUNITY PLAN REVIEW COMMITTEE**

### **Public Members**

#### *Chairs*

Ellen Lewers (2009)

David Bennett (2007/2008)

#### *Members*

Randy Clarkston, Patrick Fallon, Rick Gates, Dana Lajeunesse, David Mallett, Andrew Moore, John Nicholson, Mark Poppe, Susan Todman, Tara Tompkins, Councillor Sheila Beech, Councillor Ron Dumont, Laurie Wallace, Councillor David Bennett, Ellen Lewers

### **District Staff**

Gerald Christie, Director of Planning

Ian Scott, Planner

### **Consultant**

Mazzoni & Associates Planning – Felice Mazzoni, Principle





## **1.0 PREFACE**

### **1.1 WHAT IS THE OFFICIAL COMMUNITY PLAN?**

To help guide the future development of municipalities in British Columbia, the Provincial Government authorizes municipalities to adopt community plans under the *Local Government Act, Section 875.1*.

The Official Community Plan (OCP) provides a long term vision, which is implemented by way of broad short and long term goals, objectives and policies of the local government. The goals establish direction, objectives focus on more specific areas to be pursued and policies identify how the goals and objectives will be realized. The OCP considers the character of existing and proposed land use, as well as servicing requirements in the area covered by the OCP. In addition, the OCP should reflect community values while being respectful of private property rights.

Once adopted, the OCP serves as a foundation for all policies, regulations and decisions pertaining to land use and development in a municipality. It provides direction and a framework for the decisions that will shape the future form and character of the whole community. Although the OCP is a dynamic planning framework, it is a District Bylaw and can subsequently be modified through amendments. It is important to acknowledge that the OCP is an evolving and flexible document, but an OCP that is amended routinely, defeats the purpose of the dynamic planning framework and the commitment of Council, staff and community.

The OCP is adopted by Council to guide land use and development decisions, and to provide detailed planning direction in a variety of areas from redeveloping sites in the downtown, to providing design criteria for undeveloped lands. The Official Community Plan addresses growth and development challenges and responds to economic and social changes that occur. It is important that the OCP is routinely measured to help gauge successes and failures in order to improve the overall realization of the OCP vision. This can be achieved through a variety of means, such as through the establishment of health and quality of life indicators, which can also be monitored by Council and staff, but is ultimately best implemented in cooperation with community supported committees.

## **1.2 COMMUNITY INVOLVEMENT**

Council and staff at the District of Sooke believe community involvement is essential to the successful creation of a community-supported Official Community Plan. It is also a provincial requirement that the public be involved in the consultation process.

To this end the District of Sooke established an Official Community Plan Review Committee that acted as an intermediary level of guidance regarding public process and input. The Official Community Plan Review Committee (OCPRC) represented the community's interest in creating and guiding the Official Community Plan (OCP) vision, goals, objectives, policies and implementation strategies (action items) that are socially, culturally, economically and environmentally desirable.

The public was engaged through a series of grassroots events managed and implemented by Mazzoni and Associates Planning with assistance from the OCPRC and in cooperation with the District of Sooke. Public participation engagement strategies involved a youth survey, a community survey, coffee houses, appetizer nights, senior's events, youth paint-in, public displays, community barbeque, expression sessions, open houses, spring bash, and general public encounters at public areas, such as grocery stores, and other service establishments.

## 2.0 LOCATION

The District of Sooke (“Sooke”) with its population of approximately 10,000, is located on the southern point of Vancouver Island, on Canada’s rugged west coast. Sooke is situated on the north shore of the Sooke Harbour and Basin. Sooke is surrounded to the north, west and south by the Juan de Fuca Electoral Area and to the east by the District of Metchosin. Sooke’s political boundary includes a portion of the Sooke Harbour & Basin even though Sooke only encompasses approximately half of the directly adjacent shore. East Sooke is the unincorporated area to the south of Sooke, which encompasses the remaining uplands of the basin and separates Sooke Basin from the Juan de Fuca Strait. Whiffin Spit is a long spit of land that extends out into the mouth of the Sooke Harbour and helps protect the inner basin leaving a narrow channel of tide rips between its tip and the opposite shore. The inlet is edged with both gravel and sand beaches. The land varies from steep and gradually sloped, wooded hillsides, to the Sooke Hills further north. The community of Sooke is overlooking the Juan de Fuca Strait and Olympic Mountains range and encompasses approximately 5,800 hectares of land, which can be classified as semi-rural. The District of Sooke is located within the Capital Regional District, approximately 45 kilometres from Greater Victoria along scenic Highway 14, also known as the Pacific Marine Circle Route, and is 20 kilometres directly west of Langford. The T’Sou-ke Nation is located along the eastern shores of the Sooke River, Sooke Basin, as well as the lands along the Strait of Juan de Fuca.





## **3.0 PART I – “VISION AND GUIDING PRINCIPLES”**

### **3.1 COMMUNITY VISION**

Looking forward twenty-five years from now....

*The people of Sooke are proud of their community and its natural setting. Sooke’s historic ties with the T’Sou-ke Nation are creating strong economic partnerships, social bonds, and development opportunities, which have strengthened the cultural integrity of both communities. Sooke’s friendly people, diversity of culture, history, character, working class roots and small town atmosphere make it very attractive for people to visit and call home. Sooke is a great place for families, children, seniors, and others who appreciate a quiet, less complicated lifestyle with the amenities of a complete yet sustainable community.*

*Sooke has a vibrant, sustainable, well defined commercial core with pedestrian linkages, mixed land uses, higher densities and an appealing Town Centre character and design. The Town Centre has been linked to surrounding neighbourhoods through an integrated trail and pedestrian network. Sooke has also developed a number of sustainable, mixed use areas to complement the Town Centre and existing residential areas. The Town Centre is now the hub of vibrant pedestrian activity with many people living, working and shopping in the area. There are many small shops and galleries clustered in quaint buildings within this urban environment, which attract both visitors and new residents.*

*There is a strong sense of character within the Town Centre, with narrow streets, public gathering places and attractive landscaping. A sea-walk extends along the harbour waterfront of the community, linking the mouth of the Sooke River to the Town Centre and Whiffin Spit Park, and which has become a main attraction for residents and visitors. Sooke is a small town surrounded by rural agricultural lands, natural forests and water. The community is a safe, inviting place to live, linked to surrounding communities by a variety of transportation modes.*

*The community creates shared sustainable economic development through a thriving economy. The existence of a variety of housing types in conjunction with affordable housing has attracted a wide variety of demographics and income levels. Tourism is an important economic driver combined with a well established visual and performing arts scene. Marine and waterfront businesses support tourism as well as a mix of commercial and appropriate industrial activities. Innovations and flexibility in zoning has made Sooke a food security hub, created a friendly development environment, and which respects the rural cultural character and sense of place of the community.*

## **3.2 GUIDING PRINCIPLES**

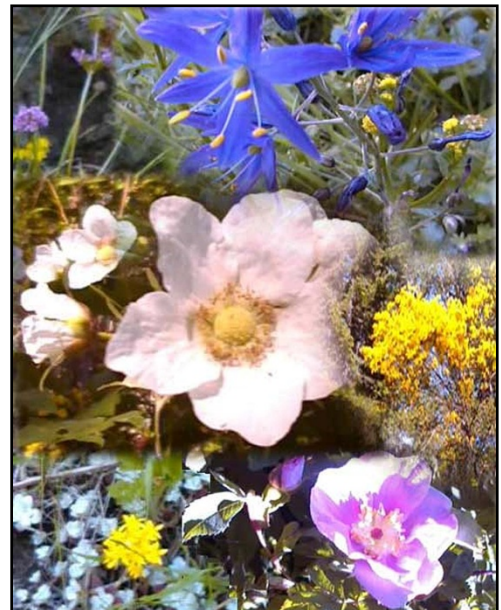
### **3.2.1 Sooke's "Thriveability"**

Sooke promotes its "thriveability", safety and healthy community status through the following:

- a. Supporting the provision of health care, social services, education and daily living requirements;
- b. Supporting a wide range of recreational, social and cultural opportunities;
- c. Promoting "sustainable" transportation;
- d. Allowing people to "age in place";
- e. Providing opportunities for social support networks;
- f. Supporting community-centred health, such as childcare and social services, youth services and activities (recreational and sports programs) through public private partnerships;
- g. Utilizing the social determinants of health as benchmarks to gauge success to achieve good health outcomes for community members;
- h. Embracing change but retaining Sooke's unique historic, social and cultural 'rural' character; and
- i. Promoting, creating and supporting affordable housing for a variety of ages and financial capacities.

### **3.2.2 Sustainability in Sooke**

Sooke is committed to meeting its present needs without compromising the ability of future generations to meet their own needs. In Sooke, sustainability will be achieved through community participation and reconciliation of short and long term economic, social, environmental and cultural well-being. The District of Sooke will achieve this shared Community Vision, a picture in which everyone can see themselves.



### **3.2.3 Environmental Stewardship**

Sooke will achieve environmental sustainability through the following:

- a. Working in partnership with T'Sou-ke Nation to enhance environmental stewardship;
- b. Protecting the natural environment through efficient use of land, energy, water and other resources;
- c. Protecting and enhancing the marine-receiving environments of the Sooke Harbour and Basin;

- d. Encouraging individuals and the community to take responsibility for the appropriate handling and disposal of their wastes;
- e. Protecting and maintaining aquatic ecosystems (lakes, wetlands, rivers, streams, etc.);
- f. Ensuring wastes associated with the cleaning of streets, parking lots and rainwater conveyance systems are handled and disposed of, in an environmentally responsible manner;
- g. Participating in project(s) that work toward the protection and enhancement of the Sooke Harbour and Basin such as initiatives to open shellfish beds presently closed to recreational harvesting;
- h. Working with the Ministry of Forests and Range to minimize the downstream impacts from timber harvesting on Crown land and with the Private Managed Forest Land Council for timber harvesting on private land. Areas of concern should include all of the District of Sooke as well as those portions of watersheds that Sooke shares with the neighboring jurisdictions;
- i. Working with the Ministry of Agriculture and Lands to minimize downstream impacts from agriculture and livestock activities;
- j. Providing increased public access to forest, ocean and rivers wherever possible;
- k. Encouraging mixed land uses and growth in existing developed areas;
- l. Building compact neighbourhoods;
- m. Encouraging “green” technologies;
- n. Preserving environmentally significant areas, including environmentally sensitive areas, vistas and agricultural lands;
- o. Protecting wildlife habitats and corridors;
- p. Preserving, enhancing, rehabilitating and/or restoring existing landscape, including trees; and
- q. Encouraging existing industry, residents and the municipality to become more environmentally sustainable.

#### **3.2.4 Economic Diversification**

Sooke will enable development of a healthy, diversified, sustainable economy through the following:

- a. Encouraging a strong, diversified workforce;
- b. Providing efficient and cost effective municipal services;
- c. Encouraging revitalization and redevelopment of the Town Centre;
- d. Improving the community’s overall visual appearance;
- e. Promoting private investment from inside and outside Sooke;
- f. Providing infrastructure by including effective public transport and trails to encourage diverse opportunities that will enhance local ecotourism opportunities, while supporting new local green industries, such as the rapidly growing renewable energy market;
- g. Working with government agencies towards improvements in the community’s existing and proposed infrastructure (e.g. roads, water, sewer) that would help support economic diversification;



- h. Working in partnership with T'Sou-ke Nation to enhance economic development opportunities; and
- i. Promoting value-added environmentally friendly industries, in particular high-tech industries, to help diversify and enhance the economics of the community.

### **3.2.5 Sooke Smart Growth (SSG)**

The District of Sooke wishes to utilize infrastructure more efficiently and have land use planning decisions based upon pollution reduction, decreased automobile use, and environmental sustainability resulting in an increased quality of life for residents through the following:

- a. Adopting and implementing made-in-Sooke Smart Growth principles;
- b. Adopting a collection of land use and development principles that aim to enhance the quality of life and preserve the natural environment, including development adjacent to wildland urban interface;
- c. Ensuring growth is fiscally, environmentally and socially responsible, and recognize the connections between development and quality of life; and
- d. Prioritizing infill, redevelopment and densification strategies and mixed use.

### **3.2.6 A Culture of the Arts, Leisure and Recreation**

Sooke citizens are united in wishing to preserve and enhance their culture. Sooke acknowledges its roots and appreciates its heritage from the T'Sou-ke Nation and early pioneers. Sooke supports the large number of societies and voluntary organizations that are engaged in year round activities that help keep residents healthy, active and engaged in arts and culture, including spiritual practices. The OCP supports Sooke's cultural heritage and opportunities for a greater arts presence, leisure, and upgrades to recreational infrastructure.

### **3.2.7 Community Inclusion**

Sooke recognizes its citizens are its greatest resource and that truly effective governance depends on harnessing the collective expertise, knowledge and creativity of its residents. The District shall implement new committees and engage the community to continuously review implementation timelines to improve municipal operations and exercise public involvement in the same.

### **3.2.8 Regional Collaboration**

The District of Sooke will work in collaboration and partnership with the T'Sou-ke Nation, the Capital Regional District and surrounding municipalities, with regard to infrastructure, transportation, environmental concerns and in-migration issues. The District of Sooke will also continue to play an active role in the Regional Growth Strategy planning process and other planning processes, e.g. Regional Parks Plan.

### **3.2.9 Preserving Sooke's Character**

Sooke will aim to preserve and enhance its character through the following:

- a. Encouraging design that promotes small town oceanside character;
- b. Striving to preserve heritage buildings through government initiatives, preferential designations and special legislative considerations;
- c. Fostering multicultural heritage and character by collaboration with T'Sou-ke Nation in terms of character and architecture of new structures and development;
- d. Encouraging view corridors to Sooke's natural features, including the harbour and waterfront areas;
- e. Promoting Sooke as a unique experience that differentiates itself from similar destinations through the community's arts and culture, recreation, adventure and location as a gateway community; and
- f. Supporting proposed development only where they are intended on the land use strategy map and where the goals, objectives and policies of the OCP can be met.



## **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	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 designations is necessary as the District expects to 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.
There are two main boundary areas of this Official		

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 those in highest need of services while still being cost 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 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.

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.

**Increase Transportation Choice**

Section 4.13  
Transportation

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.

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.

**Strengthen the Regional Economy**

Section 4.4  
Economic  
Development

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.

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. Home-based businesses are encouraged throughout the District as is agri-tourism that would provide for another revenue stream for existing farms.



## **4.2 SUSTAINABLE LAND USE POLICY**

District of Sooke shall take a proactive approach to sustainability implementation by creating its own “Made-in-Sooke” Smart Growth (SSG) principles. SSG principles shall be implemented in all new development and redevelopment of existing properties. The zoning bylaw shall be amended to include all the policies, objectives and action items within the Official Community Plan, including the associated Town Centre Plan and Parks and Trails Master Plan. A SSG development checklist shall be incorporated as a requirement for all applicable development applications and building permit applications.

### **4.2.1 GOALS**

- Create a range of housing opportunities and choices;
- Create walkable neighbourhoods;
- Encourage community and stakeholder collaboration;
- Design and create Sooke as a compact community while retaining its rural nature;
- Create a “sense of place” within Sooke;
- Make fair, cost effective, consistent development decisions;
- Balance economic development with social and environmental considerations;
- In conjunction with BC Transit, create a well designed, complete community through accessible and efficient transportation initiatives; and
- Integrate green space/open space/public space into daily living.

### **4.2.2 OBJECTIVES**

- a. Become a cultural centre by developing a complimentary economy to other adjacent communities that focuses on Sooke’s assets, including arts and culture, food and the ocean front;
- b. Enhance the pedestrian environment through maintenance and improvement of sidewalk infrastructure, as well as trails and connections throughout Sooke;
- c. Enhance existing neighbourhoods and promote pedestrian-oriented subdivisions;
- d. Protect the natural environment, including aquatic ecosystems (lakes, wetlands, rivers, streams), environmentally sensitive areas, and rare species;
- e. Promote food security initiatives and a sustainable local food system;
- f. Promote and implement green infrastructure and Innovative Development Standards;
- g. Promote a variety of housing including townhouses, rowhouses, apartments, multi-family developments, co-operative housing, co-housing, co-strata structures, secondary and basement suites, small starter homes and duplexes; and
- h. Support LEED, energy efficiency and build “green” concepts into all building construction.

### **4.2.3 POLICIES**

- a. Encourage all new multi-family, commercial, industrial and institutional buildings and structures to meet or exceed a minimum LEED Certified Standard or municipal equivalency;

- b. Provide development incentives for residential developments that provide a low environmental impact and are LEED-ND certified or equivalent;
- c. Provide development incentives for commercial and industrial facilities that are LEED certified or equivalent; and
- d. Work with the Capital Regional District to create a cost incentive for residents to conserve water while differentiating water rates between various land uses (e.g. agriculture);

#### **4.2.4 ACTIONS**

- a. Create a “Made-in-Sooke”, “green” building checklist for new construction, which can be distributed to potential builders and developers;
- b. Amend the Sooke Subdivision Servicing Bylaw to include Innovative Development Standards (IDS); Implement the Parks and Trails Master Plan to provide an integrated trails network to link neighbourhoods throughout the community to the Town Centre; and
- c. Develop a Community Wildfire Protection Plan.





## **4.3 ENERGY AND CLIMATE CHANGE**

Climate change is considered by the United Nations Intergovernmental Panel on Climate Change to be a serious threat facing the world today. The District of Sooke is in the position of making an important contribution to assist in climate protection. The District of Sooke acknowledges the climate change threat and is a signatory of the British Columbia Climate Action Charter. By 2012, the District of Sooke shall cut greenhouse gas (GHG) emissions significantly from municipal/community operations and community-wide initiatives with investments in environmental infrastructure, sustainable transportation infrastructure, food security infrastructure, and reductions in GHG emissions through sustainable land use planning and promoting leadership in conservation initiatives.

### **4.3.1 GOALS**

- Sooke will plan a liveable, sustainable community, encourage sustainable developments and transit-oriented developments and implement innovative infrastructure technologies, including production of clean/renewable, alternative energy.
- Reduce GHG emissions to 20% below 2006 levels by 2012, 33% below 2006 levels by 2020. The District of Sooke municipal operations shall be reduced to a carbon neutral status by 2012;
- Take responsibility for a sustainable, positive community future by ensuring the ongoing health of the social, economic and natural environment through climate protection, both within and surrounding District of Sooke. Increase local renewable energy production, while decreasing energy consumption, and improving energy efficiency;
- Partner with T'Sou-ke Nation in regard to opportunities to implement a clean/renewable energy economy; and
- Reduce commuter traffic by retrofitting Sooke into a more complete sustainable community with a local work force.

### **4.3.2 OBJECTIVES**

- a. In cooperation with applicable stakeholders, strive to reduce GHG emissions through the following:
  - i. efficient land use, energy and transportation planning;
  - ii. infrastructure design;
  - iii. green procurement;
  - iv. building retrofits;
  - v. water conservation;
  - vi. solid waste diversion; and
  - vii. renewable energy.
- b. Establish the importance of energy to all aspects of the community's social, economic and environmental well-being;
- c. Establish the importance of demonstrating leadership in sustainable energy;

- d. Emphasize the community's global citizenship (linking local efforts to regional, national and international energy and emissions policy);
- e. Articulate the relevance of energy management to land use planning and development controls;
- f. Enable staff to explore energy options, both on the supply side (e.g. a district heating system) and the demand side (e.g. neighborhood and site design);
- g. Address the importance of energy efficient municipal buildings and equipment;
- h. Encourage full life cycle cost assessments for all municipal building energy-related decisions (e.g. heating, cooling or water energy systems);
- i. Encourage collaboration with other orders of government (e.g. regional, provincial, federal) and with utilities to address energy and emissions management; and
- j. Work with all stakeholders to better understand the local effects of climate change, and identifying both the benefits and impacts on the environment, society, and the economy.

#### **4.3.3 POLICIES**

- a. Collaborate, encourage, and support Canada Mortgage and Housing Corporation (CMHC) Net Zero Energy Healthy Housing Initiative – Equilibrium Housing to developers in Sooke. Equilibrium Housing is a design and development approach that addresses and integrates the following five key principles for sustainable design:
  - i. Health;
  - ii. Energy;
  - iii. Resources;
  - iv. Environment; and
  - v. Affordability.
- b. As a first option, investigate alternative energy systems for all District owned municipal facilities. Investigate and implement where appropriate renewable energy solutions (both for production and use) for all municipal facilities;
- c. Explore the feasibility and implementation of extending the services of the Victoria Car-Share Co-op to Sooke;
- d. Investigate participating in the Provincial Community Action on Energy and Emission program;
- e. Promote and work to explore options to diversify the District's energy supply via renewable energy options such as solar photovoltaic, solar hot water, bio-fuel from waste (hemp, pulp, bio-solids, etc.), and heat pumps to reduce GHG emissions. Research and map energy opportunities and link them with development, large energy users, and District buildings;
- f. Create contiguous development (avoiding gaps of undeveloped properties);
- g. Promote mix of land uses in Comprehensive Development areas to allow complementary land uses to exist in the same area;
- h. Create an incentive for the installation of solar hot water panels for residential homes;

- i. Promote the creation of energy zones within the District of Sooke, which set standards for density, rate of growth and infrastructure connections to provide for cost effective and sustainable energy choices. Map and promote solar energy zones, taking advantage of and preserving solar energy options;
- j. Attract “green” manufacturing industries to Sooke;
- k. Examine and promote the creation of solar energy zones in the Zoning Bylaw, which specify standards for roof pitches, solar access provisions and street orientations in order to preserve solar energy options;
- l. Explore the possibility of creating and diversifying community energy and heating system(s) (heat recovery, wind, tidal, solar power, etc.);
- m. Create minimum level, liveable area, building construction heights above the high water mark on waterfront properties in order to plan for increasing ocean levels as a result of global warming;
- n. Implement the use of solar power wherever possible for municipal infrastructure (crosswalks, lighting, pump stations, boardwalk, etc);
- o. Develop community-based environmental initiatives to sequester carbon, beautify public spaces and make the community greener and healthier;
- p. Create a neighbourhood energy utility through partnerships with the private sector, using biomass or heat recovery from the sewer system;
- q. Create a solar powered/geothermal/off-the-grid development, either totally or partially, as a pilot project in partnership with a private developer; and
- r. Implement adaptive lighting technology and consider retrofitting to LED lights where appropriate.

#### **4.3.4 ACTION ITEMS**

- a. Measure and create a baseline of community and Sooke (operational) energy GHG emissions to create a CO2 inventory using provincial community and municipal inventory ratios;
- b. Develop administrative procedures for a Sooke sustainable purchasing policy/guide (green procurement). Extend procurement policy beyond purchasing to other aspects of District business, such as no bottled water, paperless agendas, 100% post consumer recycled paper and toilet paper, green cleaning supplies and cleaning services, local purchasing of supplies and organic food where possible, and green District events and community events;
- c. Join Federation of Canadian Municipalities Partners for Climate Change Protection;
- d. Create a greenhouse gas action plan/community energy plan/Integrated Community Sustainability Plan (ICSP);
- e. Implement carbon trading/carbon offsetting/carbon neutral/zero foot print, etc. incentives program(s);
- f. Develop a low carbon diet information brochure for the general public in collaboration with Food Community Health Initiative (Food CHI);
- g. Become a BC Hydro Power Smart Partner;
- h. Develop and implement a green energy infrastructure checklist for subdivisions, comprehensive development areas and building permits. Incorporate Canadian

Home Builders Association “Built Green” program and LEED for Homes into a green building checklist (certifies environmental performance for new houses and low-rise residential buildings);

- i. Create a municipal/developer green initiatives forum, partnered with other public and private green technology producers, to help inform and educate developers and builders of new green initiatives within the construction industry; and
- j. Create a local composting facility and implement a curbside household organic waste pickup program.



## **4.4 ECONOMIC DEVELOPMENT**

### **4.4.1 GOALS**

- Sooke's community economic environment shall encourage proactive, collaborative and diverse economic development, which is strategic in nature, responsive to community needs and seeks to ensure economic growth, while achieving environmental and social balance that supports "live, work and play" in Sooke; and
- Expanding on the Sooke region's "Wild by Nature" tourism economy as a major driver of business development and local employment is a primary goal that is supported by the OCP's vision for a more sustainable and diversified economy in Sooke.

### **4.4.2 OBJECTIVES**

#### A. Economic Development

- a. Maintain support for and involvement with the Sooke Economic Development Commission (SEDC) as the lead agency and facilitator of community economic development;
- b. Encourage and support healthy quality of life and related businesses, services and infrastructure, while protecting the natural environment;
- c. Advocate for sustainable and community appropriate growth, including employment opportunities, small business retention/expansion, population increases and expansion of the taxation base;
- d. Encourage a diversified local economy;
- e. Encourage a unified economic development mechanism for the community of Sooke;
- f. Ensure collaboration with all government economic stakeholders, including Capital Regional District (CRD) and the Juan de Fuca Electoral Area (JDFA);
- g. Improve infrastructure that will attract and maintain economic development in Sooke including road improvements, streetscape, municipal sewer and water, high speed wireless internet for residences and businesses and renewable energy/power for industrial areas and/or business park and residential areas;
- h. Continue to support the traditional economic base of the resource and service sectors, but recognize and support the shift towards emerging sustainable resource management opportunities as the new core of the local economy, e.g. tourism, education, value-added;
- i. Promote growth and expansion of value added forestry, fishing and agriculture;
- j. Develop and link locally based workforce and training programs that support a viable restoration of the economy, such as sustainably eco-based managed fisheries and forestry practices;

- k. Create a new Town Centre for the community of Sooke as per the Town Centre Plan (2009);
- l. Create supportive land use policy structure in terms of zoning and development permit areas, which create simple fast-tracked redevelopment of the new Town Centre;
- m. Build on a business friendly environment through streamlined approval processes, improved fee structure, open and responsive governance, efficient use of taxation resources and timely delivery of services;
- n. Explore partnership opportunities with local private and public sector and other organizations such as T'Sou-ke Nation, to achieve community improvements, local business support, external investment and joint marketing initiatives;
- o. Develop the Town Centre, providing a variety of public access routes and pedestrian networks from residential neighbourhoods to the Town Centre;
- p. Explore opportunities, locations, boundary expansion and reclamation for industrial and eco-industrial lands and/or business park;
- q. Create animal husbandry zones or equivalent land uses through amendments to the zoning bylaw;
- r. Support the agriculture community in Sooke and surrounding region through a variety of diverse and creative economic agricultural opportunities;
- s. Link food security and economic development initiatives;
- t. Support and develop educational satellite and other educational opportunities in Sooke;
- u. Encourage and support development of a healthy, balanced and diverse local economy, which results in the creation of a variety of income levels; and
- v. Support Sooke Smart Growth principles when expanding and infilling the Town Centre in order to attract residents and visitors to the Town Centre, with emphasis on pedestrian networks and residential above commercial development for a fully integrated community.

#### B. Tourism

- a. To maintain the tourism industry in Sooke as a fundamental economic driver of the community and to grow its potential through appropriate land use and policy decisions;
- b. Create a positive business environment for tourism-related business development;
- c. Implement the recommendations of the Sooke Town Centre Plan to make the Town Centre area the base for tourist activities including food and beverage, waterfront wharf and boardwalk, retail, sightseeing and nature-based tourist operations;
- d. The Town Centre will be the focus of activity and development related to the promotion of the commerce and cultural tourism sector, which includes arts and culture and film;



- e. To make Sooke the regional base for tourists wishing to take part in the outdoor opportunities available on the west coast of Southern Vancouver Island, e.g. fishing, whale watching, Port Renfrew, Juan De Fuca Marine Trail, West Coast Trail;
- f. Create an environment that encourages educational institutions or courses specializing in resource management, arts & culture, tourism, and guide/outfitting to locate in Sooke; and
- g. Increase travel tours to Sooke through joint marketing with local business.

#### **4.4.3 POLICIES**

##### **A. Economic Development**

- a. Strengthen local business with support initiatives to identify programs, external funding sources for business and labour force training, serve as a resource for business information, and partner in economic development activities with local business organizations and regional agencies;
- b. Establish a program to create a street market on the Town Centre Plan proposed “Waterview Street”;
- c. Encourage redevelopment of the Evergreen Mall in a manner that discourages vehicle dependent businesses such as automotive services and “drive-thrus”;
- d. Parking between the buildings and Sooke Road shall be limited;
- e. Support medical services in the Town Centre and particularly in close proximity to the seniors’ housing on Ayre Road;
- f. Focus high traffic generating businesses on the North side of Sooke Road and pedestrian friendly businesses on the South side of Sooke Road;
- g. Development of service businesses on the proposed Grant Road extension is not supported so as to protect the long term integrity of the new transportation corridor;
- h. Support the creation of a business park on the large vacant site on Gatewood Road;
- i. Restrict the development of any “big box” retail within the community through exclusionary zoning;
- j. Support the eventual relocation of light industrial business to outside of the Town Centre;
- k. Consider development of a college or arts school, residential/commercial mixed use development or seniors’ housing on the vacant site adjacent to Evergreen Mall;
- l. If local schools are closed, support the re-use of the building for community use; for example, Sooke Elementary School;
- m. Support incentives for mixed use commercial development to occur in the Town Centre;
- n. Support marine related retail including marine pub and hotel on identified waterfront sites;

- o. Development of businesses such as a community movie theatre and a bowling alley in the Town Centre area;
- p. Development of a light industrial sector, including clean/green, technological, sustainable industries and renewable energy opportunities;
- q. Provide reduced parking incentives within the Town Centre area to promote walkability;
- r. Support a minimum of LEED certified, LEED-ND, or municipal equivalency, for all new multi-family residential, commercial, industrial and institutional development and redevelopment or equivalent standard created within the District;
- s. Require all new development and redevelopment to install underground utilities and services and promote existing overhead utilities and services to be moved underground where appropriate;
- t. Encourage industrial-type businesses to move away from the Sooke Harbour and Town Centre to more suitable identified industrial area;
- u. Promote beautification and accessibility of the Town Centre through a user friendly pedestrian and cycling network, including bicycle parking;
- v. Seek and support partnerships for satellite post secondary educational facilities in Sooke in conjunction with existing organizations;
- w. Provide support for renewable energy opportunities, both small and large scale;
- x. Encourage and support Sooke Smart Growth principles in all development;
- y. Develop diversified industries, such as engineering, pharmaceutical and technological, and ensure industry is sustainable and not at the expense of the environment or social carrying capacity of Sooke;
- z. Support limited small scale supportive retail/commercial nodes within residential development;
- aa. Support the establishment of post-secondary dorms (e.g. for Royal Roads);
- bb. Promote college/trade school campus at Edward Milne Community School;
- cc. Enter into public/private/partnership arrangements, and financial partnerships where appropriate for development opportunities; and
- dd. Support development incentives for facilities that are LEED certified or equivalent in the Town Centre.

## B. Tourism

- a. Support policies which aid and promote agri-tourism which utilize a combination of the District of Sooke's scenic rural settings with fresh, home-grown farm products, farm tours, and participatory activities such as ranching and horseback riding;
- b. Support low impact and ancillary tourist commercial activities on existing and proposed commercial and agricultural lands throughout Sooke;
- c. Continue to support and liaise, via membership and/or in-kind contribution, with the following organizations towards increasing the economic opportunities to Sooke from tourism:
  - i. Sooke Regional Museum and Visitor Centre;

- ii. Sooke Community Association;
- iii. Sooke Region Chamber of Commerce;
- iv. Sooke Region Tourism Association (SRTA);
- v. Tourism Victoria;
- vi. Tourism Association of Vancouver Island;
- d. Promote tourist commercial development along the waterfront with an emphasis on public access;
- e. Support via promotion and marketing the low impact motorized and non-motorized, land and water-based tourist activities available in Sooke, e.g. sea kayaking, mountain biking, and ATV riding in designated areas;
- f. Improve infrastructure that supports bicycle tourists accessing the Town Centre such as the Galloping Goose/Sooke Connector Trail and improvements to Sooke Road/Highway 14 to more safely accommodate cyclists;
- g. Consider temporary tourist accommodation uses in residential areas, e.g. Bed and Breakfast, that do not significantly impact upon the character of the neighbourhood; and
- h. Support further development of hotel and other tourist accommodations in close proximity to the Town Centre and in comprehensive development areas.

#### **4.4.4 ACTION ITEMS**

- a. Incorporate development incentives for LEED certified or equivalent buildings;
- b. Update Development Cost Charges bylaw for all new capital infrastructure as well as roads, sewer, parkland, affordable housing components and discounts for energy efficiency in buildings;
- c. Create a “District of Sooke Economic Development Corporation” and hire an economic development officer in order to consolidate and focus tourism and other development initiatives;
- d. Create a \$50,000 reserve fund to be used for sustainable economic development initiatives in the context of an Economic Development Corporation;
- e. Consider flexible and inclusive zoning through amendments to the Sooke Zoning Bylaw with pre-zoned commercial areas located primarily in the Town Centre using amenity zoning and/or density bonusing provisions;
- f. Create incentives for people locating new and existing commercial businesses within the Town Centre;
- g. Implement the recommendations of the Sooke Parks and Trails Master Plan;
- h. Create tax incentives, green rebates, DCC rebates and carbon reduction standards for the use of green initiatives, the parameters of which are defined by the District of Sooke;
- i. Consider requesting that Sooke be designated “special status” within the context of the *Local Government Act* through consideration by the associated Provincial Minister in order to allow for policy flexibility where required;
- j. Create a fast track development application system rewarding sustainable green applications with expedited processing;

- k. Amend the Sooke Zoning Bylaw to allow for the creation of density bonusing and phased development criteria;
- l. Amend the Sooke Zoning Bylaw to allow for more primary and ancillary tourist-focused activities in commercial and agricultural zones;
- m. Investigate potential demand for increased moorage space;
- n. Investigate potential of a small passenger ferry link to East Sooke and sightseeing ferries throughout the Sooke Harbour and Basin;
- o. Create a user-friendly development document regarding all associated applications and fees. Include information on energy efficient design, sustainable building materials, xeriscaping, environmentally friendly lighting, etc.;
- p. Develop and create a parking plan for the town centre, which takes into consideration the reduced dependency on vehicles as the primary mode of transportation and the emphasis on pedestrian movement and use of transit within the community;
- q. Install welcome signs at both Highway 14 boundaries of Sooke;
- r. Review the Sooke Sign Regulation Bylaw and, in conjunction with the existing Sign Bylaw Review Committee, make recommendations to change the bylaw to accommodate creative and informative wayfinding signage for tourists and residents that is of a consistent look for the District; and
- s. Design and construct the Galloping Goose Sooke Connector Trail to the Town Centre.

## **4.5 AGRICULTURE AND FOOD SECURITY**

Sooke envisions a vibrant sustainable food culture rooted in viable local production, historical and T'Sou-ke Nation knowledge and environmental stewardship. The protection of capable and suitable farmland throughout the District of Sooke is necessary for the long term sustainable growth of the community and food security for residents.

### **4.5.1 GOALS**

- To protect the availability of existing agricultural lands and the ability of the community to produce food locally in a sustainable manner; and
- To better understand the agricultural potential of the District of Sooke through public consultation, discussions with agricultural stakeholder groups and the preparation of an agricultural plan, lands which have potential for agriculture and to realize that potential..

### **4.5.2 OBJECTIVES**

- a. To preserve and utilize capable and suitable agricultural lands to foster self sufficiency, promote food security of food production and improve economic diversity;
- b. To ensure the continuation of small scale farms to encourage local small scale agricultural production and create viable farming operations through increased agri-tourism;
- c. To encourage small scale food production on residential properties of all sizes;
- d. To encourage and support all citizens in Sooke to have the opportunity, knowledge and resources to produce, acquire, eat, enjoy and celebrate affordable and nutritious local food;
- e. Through the development and recommendations contained in a District of Sooke Agricultural Plan, support a “no-net-loss” approach to existing capable and suitable farmland when making land use decisions;
- f. Ensure that there are community food gardens throughout the District of Sooke to provide opportunities for residents and to support the local food bank; and
- g. Support organic food production.

### **4.5.3 POLICIES**

- a. Support all uses of land within the ALR that are in accordance with the Agricultural Land Commission Act, BC Regulation 171/2002 and Orders of the Agricultural Land Commission.;
- b. Support the objectives of the Agricultural Land Commission and encourage the preservation of lands which have for farming capability and suitability;
- c. Support ongoing communication with the Agricultural Land Commission as to the OCP's proposed ALR land exclusions and inclusions;
- d. Support the provision of allotment gardens and backyard produce gardens;

- e. Eliminate contamination of the Sooke Harbour and Basin in order to re-establish the local shellfish industry;
- f. Encourage the re-establishment of a flushing channel through Goodridge Peninsula to aid in the flushing of Coopers Cove;
- g. Support and expand the farmers' market in Sooke;
- h. Support the expansion of local food organizations including the Sooke Food CHI organization and a community focused agricultural forum;
- i. Encourage "organic intensive agricultural" and other sustainable farming activities on arable lands both in and not within the ALR;
- j. Ensure sufficient buffers, including roads and right-of-ways, between agricultural lands and adjacent, non-agricultural properties; use of 'best practices' guides from the ALC should be considered during the planning or development processes, e.g. *Ministry of Agriculture and Land's Guide to Edge Planning* and *Ministry of Agriculture and Land's Guide to Using and Developing Trails in Farm and Ranching Areas*;
- k. Support organic gardening and agriculture;
- l. Support and implement, where possible, recommendations contained within Vancouver Island Health Authority's *Community Food Action Initiative by Food Community Health Initiative (CHI): A Food Strategy for the Sooke Region*;
- m. Collaborate with farmers'/growers' associations when creating or amending bylaws affecting farmers;
- n. Support and encourage educational workshops that provide food production awareness and preservation techniques;
- o. Encourage local farming, and investigate economic incentives and diversified use of ALR lands, while maintaining and protecting the intent of ALR lands;
- p. Encourage organic pesticide use for farming, agriculture, animal husbandry and landscaping use within the District of Sooke by 2011 through the use of integrated pest management;
- q. Collaborate with the Provincial Government with regard to reducing and eliminating "red tape" and restrictions on growing local food, raising and slaughtering animals for consumption and the sale of local food products, including animal or meat products. The District of Sooke will not condone current sale of meats or food products that are contrary to the Public Health Act and the Food Safety Act; and
- r. Where feasible, support transition of pocket parks to community gardens.

#### **4.5.4 ACTION ITEMS**

- a. Develop a Sooke Agricultural Plan that would provide a detailed review of opportunities and constraints in regards to agriculturally designated lands, farmed but non-designated lands, and which will provide an analysis of all other lands in the District of Sooke for either inclusion or exclusion into/from the Agricultural Land Reserve (ALR);
- b. Create a Sooke/ALC Agricultural Land Reserve Advisory Committee to aid in the development and implementation of the Sooke Agricultural Plan;



- c. Negotiate and explore all possibilities with the Agricultural Land Commission (ALC) for the exclusion of land from the ALR which is vital to the strategic development of Sooke (e.g. Technical Industrial overlay designated area; properties located east of Maple Avenue in the block bounded by Grant, Gatewood and West Coast Roads; Sunriver school site location change), which hold negligible farming potential, and possibilities exist to mitigate agricultural losses; and likewise, include land within the ALR, which has farming potential, maintaining a net zero loss of land from the ALR;
- d. Enter into negotiations/discussion with British Columbia Assessment Authority regarding amending the classification system of farm lands and associated taxation;
- e. Create and implement a food action plan as identified through the Food CHI: A Food Strategy For The Region Final Report (July 2008);
- f. Create an inventory of at-risk farms in Sooke and consider the acquisition of farmland for community farm activities and agri-tourism pilot projects;
- g. Allow use of ancillary/accessory agriculture on single family residential lots and ensure the Zoning Bylaw, and Sooke/private covenants, allow for home gardening on single family residential lots;
- h. Designate land for the location of a farmers' market, either temporary, seasonal or permanent, for a street farm market with consideration given to the provision of potable water and sewer facilities if there is preparation of food on site;
- i. Create a recurring \$10,000 food security reserve fund to help fund and create community gardens and other food security initiatives;
- j. Consider policy within the Sooke Zoning Bylaw to implement an appropriate minimum on-site or off-site requirement for food growing space or community garden based on proposed gross floor area for condominium development and multi-family projects;
- k. Create educational material and policy support for implementing yard and garden waste recycling program for appropriate land uses and provide educational material for the public regarding composting, water use, soil quality, etc.;
- l. Inventory existing small park areas to verify and target pocket parks as areas in neighbourhoods that could be used for community gardens and incorporated into the ALR if necessary;
- m. Encourage the feasibility for heat recovery, specifically for greenhouses; and
- n. Open a Sooke composting facility making it "bear smart" in its design and function.

## 4.6 HEALTH AND QUALITY OF LIFE

Evidence indicates that socioeconomic factors, such as living and working conditions, are crucially important for a healthy population. In order for Sooke to become a more complete community where people can live, work and play, health and quality of life are crucial for the well-being of its residents.

### 4.6.1 GOALS

- Promote, enhance and maintain the physical, mental and social well-being as determined through socioeconomic, environmental and biological factors.

### 4.6.2 OBJECTIVES

- a. Ensure the ongoing health of the natural environment (air, water, soil);
- b. Enhance the social infrastructure of Sooke through improvements to the social support networks, education, employment/working conditions, social environments, physical environments, personal health practices and coping skills, healthy child development, health services, and culture;
- c. Promote a healthy corresponding built environment (housing, roads, pathways) in order to increase the opportunities for local residents and visitors to make healthy lifestyle choices;
- d. Create safe, walkable neighbourhoods;
- e. Protect social living and “sense of place” within the community;
- f. Provide a welcoming and supportive environment to all residents and visitors respecting diversities of cultures, demographics, values and beliefs;
- g. Build and expand on the volunteer network and community spirit of Sooke;
- h. Reduce Sooke’s travel dependence on the automobile;
- i. Promote recreational activities that are not structured within a facility, such as waterfront trail access, and back country recreational opportunities;
- j. Collaborate with other levels of government, with non-governmental agencies and with health care providers to ensure the best use of resources to support a wide range of services that meet the needs of the community;
- k. Encourage a family friendly atmosphere in Sooke;



- l. Encourage the involvement of residents in community-based safety and prevention programs related to fire, flooding, crime, traffic, emergency preparedness and community design; and
- m. Promote educational programs in regards to healthier lifestyles.

#### **4.6.3 POLICIES**

- a. Work with the community to determine current and future health service needs in the community, particularly with respect to seniors' services;
- b. Support the provision of sound primary healthcare services for the elderly, and promoting a positive and healthy lifestyle among them;
- c. Support reducing the burden of medical expenses on the elderly;
- d. Support the improvement of various community-based elder care services;
- e. Provide a favorable living environment for the elderly, including implementing "barrier-free" designs for the elderly in public places;
- f. Proactively advocate a proper perspective about the elderly, and encourage public and private organizations to make good use of the knowledge and experience of the elderly;
- g. Promote "lifelong learning" to enrich the lives of the elderly, so as to cater for their physical and psychological needs;
- h. Strengthen community connections, relationships and services for children and youth;
- i. Encourage early childhood education services and facilities within existing and new developments and neighbourhoods in conjunction with a current needs assessment;
- j. Investigate the feasibility, identify appropriate locations and partner with local social services and organizations to create a youth multi-purpose centre through lease or construction;
- k. Promote local career training opportunities at the middle school and high school and encourage post secondary and continuing education;
- l. Collaborate and partner with regional college and university institutions and work with School District No. 62 to plan for new schools, satellite campus and institutional facilities;
- m. Respond to diverse community needs for affordable and appropriate recreation, leisure and cultural activities, programs and facilities;
- n. Provide opportunities for citizens to contribute positively to the community through volunteering, the provision of leadership development and support, and the empowerment of community members to identify needs, set priorities and pursue a common vision;



- o. Support and participate in collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, culture and heritage;
- p. Provide for public safety through effective police, fire protection, rescue and emergency services to the community;
- q. Support and enhance the arts and culture community;
- r. Expand and maintain the social and health infrastructure needed to create a livable community;
- s. In cooperation with School District No. 62, explore youth relationships with existing social realms (political and otherwise);
- t. Strengthen and diversify recreational, economical, educational and service-related activities;
- u. Support and pursue the development of a medical and health related facility in a centrally located area of Sooke (to foster pedestrian access to other Town Centre services); and
- v. Investigate the feasibility of dedicating land for a cemetery and a crematorium.

#### **4.6.4 ACTION ITEMS**

- a. Create a \$20,000 Social Reserve Fund and make it a requirement of developers through development triggers to contribute to the fund. The fund shall be available to support local social support initiatives through approval of Council;
- b. Create or amend a staff or Council position to create and designate a formal youth liaison;
- c. Require and develop “walk-ability plans” in conjunction with all new and existing development projects;
- d. Create a waterfront promenade plan with timelines and associated mapping;
- e. Actively pursue areas for connecting trails for multiple user groups, including biking, as detailed in the Parks and Trails Master Plan;
- f. Develop a Community Wildfire Protection plan;
- g. Amend the District’s Community Amenity Contribution Policy to create base densities for each OCP designation above which a rezoning to a higher density requires amenity contributions; and
- h. Create quality of life indicator measurements and actively monitor those measurements annually (or every 2 years);
  - i. Create, through policy “quality of life indicators” including SMART (Specific, Measurable, Achievable, Reachable, Trackable) monitoring strategies; and
  - ii. Create an OCP Implementation and Monitoring Committee to help ensure quality of life indicators are met and measured at designated intervals.

## **4.7 HOUSING**

The District of Sooke will focus in its Community Growth Area:

- Highest density, mixed use residential developments within the Town Centre and comprehensive development areas;
- Medium to low density residential development in the community residential area; and
- Low density infill development in the gateway residential area.

### **4.7.1. GOALS**

- Provide a variety of housing options and densities for a diverse population;
- Create a population that supports a range of businesses and cultural activities in the Town Centre;
- Ensure residential development reflects the small town character of Sooke; and
- Develop housing that has a minimal environmental footprint.

### **4.7.2 OBJECTIVES**

- a. Support the CRD's Regional Housing Affordability Strategy (RHAS), which calls for local governments, community, industry and interested stakeholder groups to work together to secure increased funding for affordable housing, while reducing policy and regulatory obstacles and streamlining the development process;
- b. Ensure provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying income levels and demographics;
- c. Provide affordable and attainable housing opportunities;
- d. Provide adequate housing resources, which take into account seasonal fluctuations;
- e. Secure and promote options for seniors' housing, including independent living and special needs; and
- f. Accommodate a population growth rate of 6% between 2010 and 2020 and an overall 4% average growth rate between 2010 and 2035. i. e. estimated 2020 population projection of 18,800 residents; estimated 2030 population of 23,000, and estimated 2035 population projection of 28,000 residents.

### **4.7.3 POLICIES**

- a. Implement the recommendations in the *Sooke Affordable Housing & Social Housing Policy, 2007*;
- b. Require that a minimum of 10% of all new multi-family and condominium units are affordable residential housing as defined by the District of Sooke, and implemented through housing agreements, phased development agreements or through the use of density bonusing. The option shall be given to developers to locate their required affordable housing in close proximity to the Town Centre;

- c. Amend the District's Community Amenity Contribution Policy to create base densities for each OCP designation above which a rezoning to a higher density requires amenity contributions;
- d. Require housing agreements to be registered at the time of development permit or occupancy permit as determined by the District of Sooke;
- e. Consider a minimum of 5% of any proposed hotel and resort condominium units as staff housing units as defined by the District of Sooke. Staff housing shall be enforced through housing agreements;
- f. Require that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivisions are affordable housing lots as defined by the District of Sooke. Affordable single family lots shall be sold at an affordable rate through tools such as covenants and housing agreements;
- g. Consider allowing developers the flexibility to provide their required affordable housing in different forms thus creating an 'affordable housing mix' in new developments, e.g. secondary suites, condominium rental units, cash, or land in lieu to the District of Sooke towards on/off-site affordable housing;
- h. Require that, within large residential developments, at least 25% of the total dwelling units proposed should take the form of equivalent multi-family residential units;
- i. Support incentives for multi-family residential developments in the Town Centre;
- j. Support incentives for affordable housing throughout the community;
- k. Support the creation of rental housing in a variety of forms in the community;
- l. Promote and preserve the development of rental accommodations and manufactured home parks in appropriate areas;
- m. Encourage multi-family residential development in the Town Centre;
- n. Discourage the stratification of existing multi-family rental properties and manufactured home parks if the available rental housing stock is insufficient for meeting current rental needs;
- o. Single family urban density sprawl is not supported;
- p. Support the development of tourism accommodations, such as hotels, motels, hostels, resorts, etc. in order to fill the growing need to house a variety of tourists;
- q. Support residential use above commercial in commercial areas including Comprehensive Development (CD) designated areas, Town Centre and in Commercial Nodes;
- r. Support Sooke Smart Growth principles throughout the District of Sooke;
- s. Support the recommendations of the provincial Fire Smart program which includes guidelines in regards to building materials, fire separation, vegetation management, and fire safety;
- t. Support development incentives for in-place fire prevention features;
- u. Support the use of shared (private/municipal) building schemes or use District of Sooke enforced building schemes to ensure long term quality of design and character;
- v. Support proposed multi-family and affordable housing units containing a diversified mix of floor sizes;

- w. Encourage a diversity of housing types and densities through the creation of flexible zones (“flexi-zones”) and incentives in the zoning bylaw; and
- x. Support DCC’s incentives for small lot subdivisions (as defined by District of Sooke) that are designed to result in lower greenhouse gas emissions and greater green space.

#### **4.7.4 ACTION ITEMS**

- a. Amend the Sooke Zoning Bylaw as follows:
  - i. Include use of ancillary/accessory agriculture on single family residential lots and a minimum percentage of lot area allocated for the same;
  - ii. Create a small lot residential zone and a vacation rental zone (consider required full-time resident);
  - iii. Create density bonusing provisions in the zoning bylaw for additional affordable housing units beyond the minimum 10% of total units to be proposed within the Sooke Zoning Bylaw;
  - iv. Create land use zones in the Sooke Zoning Bylaw that offer a variety of density and types of housing;
  - v. Allow secondary suites in all single family residential areas. Minimum lot sizes for homes with secondary suites need to be able to accommodate parking and provision of private or shared open space for suite tenants. Creation of ratios in the Sooke Zoning Bylaw for land size/open space/home size/parking should be considered in determining appropriate minimum unit size for suite or duplex development;
  - vi. Allow the highest density residential in the Town Centre and comprehensive development zones;
  - vii. Allow medium to low density residential in the Community Residential area; and
  - viii. Allow low density residential in the Gateway Residential area.
- b. Conduct an affordable and accessible housing needs assessment to determine the type and parameters of new affordable, attainable, seasonal, special needs and local housing;
- c. Create affordable housing and accessible housing definitions and parameters associated with Sooke’s local income levels;
- d. In consultation with local service groups and non-profit organizations establish a Sooke Housing Committee or Corporation in order to create a governing body for affordable housing;
- e. Create a \$50,000 affordable housing reserve fund that may be used for:
  - i. operational funds for a new Sooke Housing Committee or Corporation; or,
  - ii. acquiring public or private lands for the establishment of affordable housing or seniors’ housing.
- f. Acquire or designate municipal land for affordable housing in order to create an affordable housing land bank in which to enter into partnership for the creation of affordable housing and seniors’ housing;



- g. Research the need for staff housing being made a development requirement of all new resort developments;
- h. Require affordable housing for residential developments;
- i. Initiate partnerships with BC Housing, CMHC and the private sector to create affordable housing developments;
- j. Require 10% (rounded up) of the total number of any single-family residential proposed subdivision (lots) and spec-built subdivisions as affordable residential lots and/or affordable single family homes respectively as defined by the District of Sooke;
- k. Require 10% of multi-family residential developments to be affordable housing units as defined by the District of Sooke;
- l. Require secure ground floor storage for bicycles and mobility scooters on all multi-family, condominium and townhouse developments;
- m. Create a Sooke Build Green Program and checklist in order to implement energy efficiency and sustainable initiatives into single family home and townhouse construction; and
- n. Support single family dwellings with suites and duplexes on “tent lots” as defined by the District of Sooke.

## **4.8 ARTS AND CULTURE**

Sooke's arts and culture are intrinsic to its neighborhood and community identity, livability, and diversity. It educates, entertains, generates revenue and employment, and enhances the quality of life for all residents. Community cohesiveness can be strengthened through support for Sooke's heritage, arts and culture, recreational and institutional facilities, programs and services, activities and events that bring people together, create citizen involvement and community partnerships.



The community of Sooke has a rich and diverse cultural body with a variety of clubs and associations. Sooke is a haven for artists, artisans and craftspeople. Throughout Sooke's rural landscape are talented artistic people who practise arts and crafts as a lifestyle, including painters, potters, woodworkers, sculptors, blacksmiths and fibre artists to name some. There are a variety of local studios, workshops and galleries and formal tours are offered during the spring, fall and over the Christmas season. The arts are not confined by the visual, as residents of Sooke have a strong musical presence, including symphony concerts, bluegrass festivals and park music events.

### **4.8.1 GOAL**

- It is the goal of the community of Sooke to sustain its unique cultural identity by honouring and supporting the history, celebrating the community diversity, and promoting a dynamic arts and cultural community.

### **4.8.2 POLICIES**

- a. To encourage and support the arts and cultural community, including the performing, visual, literary, historic, and multimedia arts;
- b. Encourage community programming for a variety of artistic disciplines;
- c. Work with other municipalities, school districts, Chambers of Commerce and other agencies to plan and coordinate arts initiatives;
- d. Encourage the use of theatres, spaces and venues for public participation, education and enjoyment of culture through the planning and design of buildings, open spaces and public areas, including the street environment;

- e. Recognize and promote cultural excellence and diversity within the community, including the professional and amateur, the traditional and innovative, the aspiring and the established;
- f. Encourage opportunities and resources for education, participation and enjoyment of arts, culture and heritage for all residents;
- g. Promote local career training opportunities at the middle school and high school and encourage post secondary and continuing education;
- h. Support the integration of public art in the design of public and private developments;
- i. Encourage the installation of public art on or within public buildings and property, including public waterfronts, parks, and streets. Public art may include permanent and temporary installations of statuary, murals and other visual art displays reflecting local culture;
- j. Encourage ongoing participation in regional arts and culture initiatives;
- k. Continue to promote the use of parks, civic buildings and public spaces for public art, performances, festivals, and exhibitions;
- l. Engage T'Sou-ke Nation artists to implement public art features as a part of public and/or private development projects;
- m. Large-scale arts / cultural facilities, whether for performing, exhibition or education functions, which serve a District-wide or regional function will be encouraged to locate downtown or in the central Waterfront area;
- n. Public amenities, including street furniture, public art, and plazas, should be incorporated into new and existing developments;
- o. Support the development of public art in the Town Centre, including a major landmark sculpture, in a high profile location;
- p. Promote recreation, tourism, and arts and cultural opportunities through advertising and increased quantities of arts, entertainment and tourism venues;
- q. Strive to achieve an active, vibrant, and economically viable Downtown area that draws its energy from exciting and innovative downtown artistic and cultural venues within a Downtown cultural "precinct";
- r. Encourage and support private sector involvement in the arts;
- s. Promote and communicate the value of the Municipal Arts Program to the community.
- t. Conduct regular reviews of and make recommendations to Council for improvements to policies and bylaws pertaining to arts;
- u. In consultation with the Sooke Region Museum, ensure the maintenance of an inventory of i) the existing art collection; ii) suitable public places and spaces for the display of art; and iii) potential local and regional artists to produce or assist in the production of appropriate art works;
- v. Upon request, provide practical assistance to land owners, organizations and business owners in the display of art in new and existing developments and *public spaces*; and
- w. Support the Municipal Arts Program Policy.

#### **4.8.3 ACTION ITEMS**

- a. Create a \$30,000 Sooke Program of the Arts Reserve Fund and make it a requirement of developers through development “triggers” to contribute to the fund. The fund shall be available to support local arts and culture initiatives through approval of Council;
- b. Include arts and culture infrastructure and targets as part of density bonusing in order to allow for amenity contributions to be spent on arts and culture projects, structures, and organizations;
- c. Establish an annual action plan for public art projects, including an operating budget approved by Council;
- d. Develop and maintain partnerships with the cultural and business sectors to implement the Municipal Arts Program Policy;
- e. Coordinate acquisition and de-accessioning of public art as per the Municipal Arts Program Policy; and
- f. Ensure that copyright, ownership, publication, exhibition, and jury feedback are appropriately considered and fulfilled in accordance with any legal requirements.

## **4.9 INFRASTRUCTURE**

### **4.9.1 GOALS**

- Provide access to high quality infrastructure services for all community residents through a prioritized and financial viable plan;
- Ensure new community infrastructure and services are provided in a sustainable and efficient manner; and
- Environmentally sensitive infrastructure servicing will be encouraged and practiced where feasible with sensitivity to balancing the capacity of the natural environment with the demands of growth.

### **4.9.2 OBJECTIVES**

- a. Avoid the use of infrastructure, in particular, as the primary catalyst or deterrent for development (servicing shall not solely dictate development potential);
- b. Work with the development community to provide servicing for newly-developing and redeveloping properties;
- c. Work with the Capital Regional District (CRD) to promote water demand management and conservation as a component of a sustainable wastewater treatment system;
- d. Work with the CRD to ensure adequate water supply for Sooke through conservation and expansion of the water supply system, water demand management and water quality protection to serve both the current and future population of Sooke;
- e. In the spirit of the Capital Regional District's Regional Growth Strategy, liaise and proactively partner with the CRD to expand the current water service to *all* areas of Sooke as it is critical for environmental reasons, fire suppression, agricultural sustainability, and the protection of public health;
- f. Encourage rainwater collection systems, where the extension of municipal services is inappropriate, to encourage use and storage for landscaping purposes;
- g. Provide adequate wastewater treatment options to achieve goals for growth management and standards for environment protection;
- h. Expand wastewater treatment service to all areas of Sooke where onsite sewage disposal is not environmentally feasible or is an environmental liability and phase out the use of onsite sewage disposal systems (septic fields) on residential properties;
- i. Adapt an integrated rainwater management strategy that is technically sound, environmentally sensitive, feasible and fiscally responsible in servicing property;
- j. Utilize the natural environment (trees, porous surfaces, watersheds, riparian areas) to help absorb and naturally treat rainwater;
- k. Minimize rainwater infiltration to the sanitary sewer system;
- l. Encourage green roof design as a method to help reduce rainwater runoff;
- m. Provide incentives for rainwater collection and other water saving innovations as well as for green roofs and efficient, sustainable, alternate wastewater treatment and/or disposal; and

- n. Provide wireless internet and communications services to the community.

#### **4.9.3 POLICIES**

- a. Examine and implement alternative wastewater treatment systems through partnerships with the private and public sector to provide for increased capacity and sustainability;
- b. Through direct provision by the development industry, and through application of Development Cost Charges, require new development to provide for the extension of municipal infrastructure services;
- c. Promote effective solid waste management services for Sooke that would include additional recycling options, composting and green technologies;
- d. In areas where there is no municipal sewer or water provision, require all new and re-development to adhere to the best practices recommendations of the District's Liquid Waste Management Plan as well as the guidelines of the Vancouver Island Health Authority and Ministry of Environment for on-site sewage disposal and private wells;
- e. Require all new development to install underground services where feasible;
- f. Implement principles of sustainable development through consideration of renewable and alternative technologies for infrastructure;
- g. Explore the possibility and feasibility of creating community energy systems and specific zones;
- h. Implement Innovative Development Standards to lessen the impact on District services;
- i. Support the creation of a plan that provides detailed policy direction, areas of priority, and a financially viable cost structure to provide clean (treated) drinking water to all residents of Sooke over the long term;
- j. Require all new and re-development to implement on-site rainwater management, and surface treatment of rainwater, wherever possible;
- k. Require municipal roads be designed to minimize impervious surfaces and manage rainwater within the right-of-way;
- l. Protect aquatic ecosystems (lakes, wetlands, rivers, streams), as part of the surface drainage system; and
- m. Examine the physical and economic feasibility of providing wireless internet and communications services throughout the District or portions thereof.

#### **4.9.4 ACTION ITEMS**

- a. Immediately following Council's adoption of the OCP obtain Capital Regional District (CRD) approval of the Regional Context Statement;
- b. In cooperation with the CRD conduct the following:
  - i. A review of the water supply and distribution system and implement the recommendations for water system upgrades and improvements;
  - ii. Continue and expand an education program for Sooke residents toward the objective of overall reduced water consumption, including techniques for reducing residential water consumption for landscaping and growing food;

- c. Work with the water provider to extend municipal water services to all areas of Sooke;
- d. Explore the possibility and feasibility of a municipal water distribution system to provide consistent flow of potable drinking water for all residents within the municipal boundaries of Sooke;
- e. Commission an infrastructure comprehensive development plan based on the desired vision and objectives in this plan;
- f. Create a sewer infrastructure plan which examines the feasibility of connecting all unserved properties in Sooke to the municipal sewage system;
- g. Review and amend the Subdivision and Development Standards Bylaw to include a variety of green infrastructure alternatives;
- h. Work with wastewater system contractor to create a program to encourage water conservancy (dual/low flush toilets);
- i. Create a systematic and congruent street lighting plan for the community of Sooke, which includes style and type of full cut-off luminaires, low level bollard lighting and other sustainable, function-oriented lighting options such as LED's;
- j. Update the Subdivision and Development Standards Bylaw to require on-site rainwater management, and surface treatment of rainwater, wherever possible; and
- k. Adopt a rainwater protection bylaw to ensure contaminants do not enter the municipal collection system, watercourses or the near shore marine environments.



Photo by Ken Sprinkling



## **4.10 ENVIRONMENT**

Environment refers to the natural attributes of Sooke. Preservation of environmental attributes requires participation of many stakeholders from the community in addition to those in the surrounding areas. Environmental responsibility implies individual and collective respect and sound decision making that result from awareness and appreciation of Sooke's environmental attributes.

### **4.10.1 GOALS**

- Sooke shall take responsibility for a sustainable, positive community future by ensuring the ongoing health of the natural environment, both within and surrounding Sooke; and
- Sooke shall identify, protect, enhance and create environmental resources for the long term benefit of wildlife, natural ecosystems and the enjoyment of the present and future population and visitors to the District of Sooke.



### **4.10.2 OBJECTIVES**

- a. Collaborate with the Capital Regional District (CRD) and other non-profit stakeholders for air quality monitoring, and to investigate possible measures for air quality improvement (i.e. policies, fines, alternate energy, enhanced education, etc.);
- b. Work with the CRD and other non-profit stakeholders to protect the quality and quantity of the District of Sooke's vital water resources, including watersheds and wetlands;
- c. Work with T'Sou-ke Nation, CRD, the Province, and other non-profit stakeholders to identify, inventory and protect provincially and federally listed species at risk;
- d. Work proactively and in conjunction with the CRD, to better understand the local effects of climate change and discuss realistic adaptation measures, taking into consideration a balance between environment, social, economic and human safety;
- e. Protect sensitive natural areas, in conjunction with the T'Sou-ke Nation, CRD, the Province, and other non-profit stakeholders to identify, inventory and protect wildlife habitat areas in and around Sooke;
- f. Work with the CRD to increase efforts to reduce waste, beginning with additional recycling options, including composting and yard waste;
- g. Preserve and protect Sooke's natural resources, rural identity and scenic beauty;

- h. Provide leadership and education in promoting water conservation;
- i. Provide clean, fresh drinking water for the entire community of Sooke;
- j. Promote leading edge, best management practices in new development and District of Sooke owned parks;
- k. Support educational programs that create public awareness regarding Sooke's collective environmental responsibility;
- l. Eliminate contamination of the Sooke Harbour and Basin area to protect and ensure a healthy and vibrant Sooke Harbour and Basin for future generations to come;
- m. Aim for the enhanced health and safety of the residents and visitors, and minimize the risk of damage to property and life resulting from hazardous natural conditions; and
- n. Harmonize existing development and the natural environment.

#### **4.10.3 POLICIES**

- a. Work in conjunction with the Juan De Fuca Water Commission to develop an invasive species management and removal plan in and around the District of Sooke;
- b. Work with the CRD to expand the area of current recycling services and increase existing recycling options;
- c. Work with VIHA and provincial and federal governments towards the eventual treatment of all sewage in the District of Sooke and strongly consider other recommendations made in the Liquid Waste Management Plan;
- d. Ban the use of cosmetic/non-essential pesticides on all lands in and around Sooke, starting with municipal lands, and educate the public regarding organic alternatives to conventional pesticides;
- e. Encourage Crime Prevention Through Environmental Design (CPTED) in all developments;
- f. Collaborate with T'Sou-ke Nation and surrounding government organizations and communities in order to capitalize on federal programs to support alternative and renewable energy sources, such as solar, wind, geothermal and wave energy projects;
- g. Support idling reduction education through signage and policy, and implement the program to include commercial vehicles, and create a no-idling zone throughout the community;
- h. Promote landscaping initiatives to conserve water and work with the Juan De Fuca Water Commission to increase enforcement of watering restrictions;
- i. Develop a natural areas strategy to help preserve and maintain the biodiversity of these ecosystems areas, including the Sooke Basin, for future generations;
- j. Expand the percentage of area dedicated for natural park space, bicycle paths and trail networks to maintain healthy ecosystems, management of water quality and quantity (rain water flows), and provide appropriate public access and transportation corridors to connect the community;

- k. Preserve the environment and viewsapes of the Sooke Harbour and Basin, as seen from both land and sea, through:
  - i. Appropriate sizing and “stepping” of new buildings;
  - ii. Protection and integration of natural features in development design;
  - iii. Limiting new structures on the water to those regulated through comprehensive development zoning, development permit, and/or policy;
- l. Applications made to the BC Integrated Land Management Bureau (ILMB) for private docks and floats are supported by the District of Sooke if the following criteria are met:
  - i. Adherence to the ILMB policies regarding local public consultation, e.g. T’Sou-ke Nation, and is in keeping with best management, planning and design standards, e.g. shared access and dock usage whenever possible (i.e. Department of Fisheries and Oceans *Best Management Practices for Docks and Floats in the South Coast Area* and the *British Columbia Integrated Land Management Bureau Private Moorage Policy*;
  - ii. Between the Town Centre, Government Wharf and Wright Road:
    - A. Once the District completes the public process and approves its *Subdivision and Development Standards Bylaw*, which will provide the necessary guidelines for dock development, prior to construction of a dock, landowners obtain a development permit which considers environmental, form and character, and viewscape issues along the waterfront. Docks must be designed in consideration of the proposed public waterfront walk envisioned in this area; and
    - B. The District must work with landowners and ILMB at the time of dock application, rezoning or development permit to obtain access for a future waterfront walkway in the area;
- m. Improve existing and provide new additional public access to waterfront through development triggers such as subdivisions, rezonings, development permits, and utility easements;
- n. Preserve and perform adaptive measures to environmentally restore the Sooke Harbour and Basin working in conjunction with multi-jurisdictional government agencies and stakeholders in the area;
- o. Protect and enhance wildlife and wilderness connectivity opportunities through natural corridors, and surrounding watersheds;
- p. Reduce ‘edge effect’ on park and natural areas by obtaining larger and contiguous open space areas instead of several smaller ones at the time of development;
- q. Strive towards achieving Bear Smart Designation/Status through Sooke support of the Bear Aware program, and increase efforts to implement Bear Aware recommendations and reduce bear/human conflict;
- r. Encourage and promote the use of cloth or other reusable shopping bags or 100% biodegradable shopping bags in the District of Sooke, with the goal of eliminating plastic bag use;
- s. New development and redevelopment of property shall adhere to the *Environmental Best Management Practices for Urban and Rural Land Development*

- (Ministry of Water, Land and Air Protection) and *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia* where applicable;
- t. The District of Sooke shall review at the time of subdivision whether or not parkland dedication shall be in the form of parkland or cash-in-lieu, with respect to the Parks and Trails Master Plan;
  - u. Require practices that improve and/or save Sooke's topsoil such as the following:
    - i. Stripping and stock piling topsoil safely before disturbing the subsoil (digging trenches, etc.);
    - ii. Developing subdivisions, and/or during any other development work, topsoil be set aside temporarily, and either reused onsite or composted and preserved in a Bear Smart manner;
    - iii. Implement erosion and sediment control best management practices; and
    - iv. Require erosion management and sediment control plans be submitted for all land alteration activities;
  - v. Require that meaningful collaboration be undertaken by other government and non-government agencies when land use discussions/decisions are being undertaken within and adjacent to the District of Sooke;
  - w. Require environmental impact assessments within riparian areas as identified in Development Permit Areas;
  - x. Protect valuable existing green space/open space through appropriate regulations and guidelines on both private and public lands;
  - y. Require native tree planting and landscaping in all new subdivisions, developments and re-developments;
  - z. Limit development within Environmental Sensitive Areas with guidelines and bylaws to protect the environment;
  - aa. Adopt the principle of minimal impact to the aquatic environment by adhering to the documents titled *Land Development Guidelines for the Protection of Aquatic Habitat* (Ministry of Environment, Lands and Parks) and *Water Land and Air Protection Stormwater Management Guidebook* and the entire "stream stewardship series"; and
  - bb. Require that all rainwater discharges be designed based on best management practices as recommended in the publication titled *Urban Runoff Quality Control Guidelines for B.C.* (Ministry of Environment, Lands and Parks) or to the District of Sooke Liquid Waste Management Plan (Rainwater) recommendations.
  - cc. Consider recommendations made in BC's Air Action Plan in land use planning decisions.

#### **4.10.4 ACTION ITEMS**

- a. Implement a wood stove rebate program, and impose a reasonable deadline for requirement to upgrade from non-certified wood burning appliances to EPA/CSA certified wood burning appliances within the District of Sooke boundaries;
- b. Work in collaboration with T'Sou-ke Nation, Department of Fisheries and Oceans, and Ministry of Environment to investigate the feasibility of a second "flushing

- channel” in Whiffin Spit and at Goodridge Peninsula to allow for the natural and historical cleansing of Sooke Harbour and Basin areas through tidal action;
- c. Inventory, protect and enhance environmentally sensitive areas (ESA’s), including natural watercourses, riparian and steep or unstable slopes;
  - d. Create an awareness campaign through brochures and the District website regarding beneficial energy, landscaping, gardening and mowing practices that have the potential for considerable water savings, and for minimizing chemical pollutants in the environment including the following:
    - i. Demonstration areas for xeriscaping and naturescaping, proper mowing practices, etc. (possibly on District of Sooke property);
    - ii. Create printed information booklets, brochures and handouts for homeowners, providing guidance regarding landscaping in Sooke, including bear aware and deer resistant species, preferred native species, plants to avoid, etc; and
    - iii. Create seminars regarding sustainable landscaping for District of Sooke staff as well as all Sooke residents.
  - e. Work with the CRD and wastewater system contractor to develop and implement a toxic “round-up” program for residents to dispose of chemical/paint toxins during an annual clean-up campaign;
  - f. Identify and inventory natural watercourses, including tributaries, both fish-bearing and non-fish bearing, and maintain them in their natural state as provided by legislation;
  - g. Promote the development of a facility for the discharge of sewage from holding tanks on recreational vehicles to the sewage collection system (sani-dump); and
  - h. Promote the development of a facility for the discharge of sewage from holding tanks on boats to the sewage collection system (dockside vacuum system).



## **4.11 LEISURE/RECREATION SERVICES AND FACILITIES**

### **4.11.1 GOALS**

- Provide safe, affordable and high quality leisure and recreation opportunities to a diverse range of residents and visitors; and
- Foster a healthy, active and involved community environment, which sustains community well-being through leisure and recreation services and facilities.

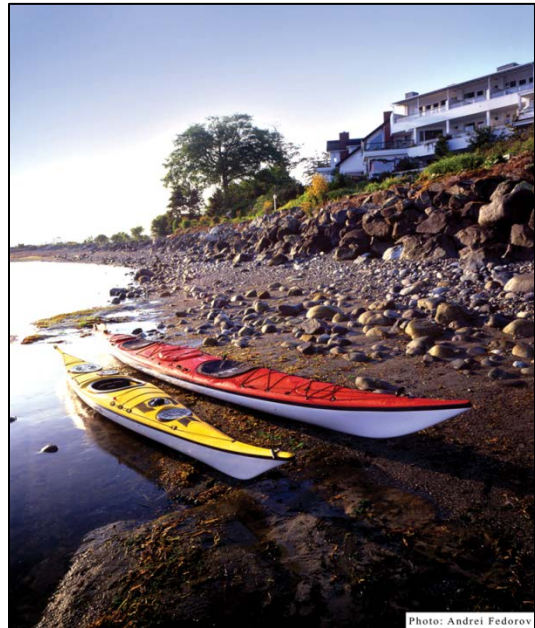


Photo: Andrei Fedorov

### **4.11.2 OBJECTIVES**

- a. Provide facilities that incorporate diverse cultural activities;
- b. Provide a variety of facilities for non-motorized recreation (ie. equestrian, mountain bikes);
- c. Consider trail development and facilities for motorized recreational activities;
- d. Collaborate with the Capital Regional District (CRD), SEAPARC, Sooke Community Association and School District #62 (Sooke) in providing leisure and recreation opportunities during the day and increased opportunities during evenings, in particular for youth and seniors;
- e. Expand upon current recreation opportunities and facilities and develop new opportunities and facilities where possible;
- f. Provide, enhance and increase youth recreation and leadership opportunities in Sooke;
- g. Promote fitness, health and well-being;
- h. Promote recreation services and facilities, in particular, group oriented sports activities;
- i. Improve current park facilities; and
- j. Analyze the fiscal and operational management ability of the District of Sooke to own and operate SEAPARC Leisure Centre complex and lands within the District.

### **4.11.3 POLICIES**

- a. Establish additional activities through recreation programming and leadership opportunities for youth;
- b. Provide recreational activities for all demographics, including the disabled and special needs;
- c. Develop strategies to financially assist community organizations and provide public appreciation events for volunteerism, both historic and current;
- d. Improve and expand District of Sooke-owned parks facilities, including playground equipment to CSA standards, concessions and benches, and work to improve the cleanliness of parks;

- e. Expand SEAPARC facilities in discussion and cooperation with applicable stakeholders;
- f. Support the development of increased commercial services, including shops for youth such as for clothing, and sports equipment, and other youth-inspired businesses;
- g. Provide safe youth activities and facilities such as for soccer, softball, baseball, basket ball, skate boarding, etc;
- h. Work to increase public access to freshwater and saltwater to provide additional swimming opportunities;
- i. Protect existing recreational and leisure access and use of Sooke Harbour and Basin, and where possible, secure additional low impact opportunities for recreation and access;
- j. Collaborate and partner with youth and School District #62 to promote activities and field trips;
- k. Where feasible, provide additional youth-identified services and programs within existing buildings and structures, and examine the construction of new facilities where appropriate;
- l. Provide improved social, cultural, educational and economic opportunities for youth in Sooke; and
- m. Provide a safe environment for cycling in Sooke.

#### **4.11.4 ACTION ITEMS**

- a. Create a mountain bike trails area with mapping;
- b. Build a trail extension to the Galloping Goose Trail that routes through Sooke and the Town Centre;
- c. Explore the feasibility and establishment of a youth centre in the Town Centre;
- d. In consultation with SEAPARC and local youth, expand current youth recreation programs, with emphasis on group activities;
- e. Expand and diversify the public library and consider new locations that would enable the library to expand their operation;
- f. Establish an official youth leadership committee to collaborate with the Sooke Youth Council to improve education, social, cultural and economic opportunities in Sooke;
- g. Create a track and field training centre with a track;
- h. Provide bicycle facilities, storage and racks throughout the community, in particular at Edward Milne Community School, the Town Centre area and SEAPARC;
- i. Build a business case to analyze the possibility of the District of Sooke taking over SEAPARC from the CRD. Subject to the operation and management of SEAPARC Leisure Centre complex and lands, to hire a full time recreation, tourism and leisure services director; and
- j. Work with the CRD, Sooke Community Association, SEAPARC and other non-profit organizations to maximize recreational opportunities.



## **4.12 PARKS AND TRAILS**

Sooke parks and trails provide residents with places to enjoy safe and convenient recreation. Access to parks and trails help to increase physical activity and contribute to a healthier community, and are considered a quality of life indicator. Residents and businesses are attracted to locations that provide a high standard of living. Parks and trails can help protect and celebrate a community's culture and history and serve as a social focal point. This Official Community Plan includes references to the Parks and Trails Master Plan (2009) of which the OCP supports the specific goals, objectives and recommendations of that plan.



### **4.12.1 GOALS**

- Develop a community parks and trails system that provides a network of greenways and open space, which meets the needs of current and future residents and visitors;
- Retain Sooke's natural setting as its greatest attribute and which sets it apart from all other municipalities within the Capital Regional District (CRD);
- Create a strong pedestrian linkage between existing neighbourhoods, the Town Centre and along the Sooke Harbour and Basin shoreline; and
- Balance the leisure needs of residents with that of the environment when developing, managing and maintaining the parks and trails system.

### **4.12.2 OBJECTIVES**

- a. To protect strategic parks, open space and other natural areas;
- b. To implement the Parks and Trails Master Plan (2009) recommendations;
- c. To support parks and open space that promotes a sense of community, including interactive sports and activities; and
- d. Providing a trail connection between the Galloping Goose Trail, the Town Centre and Sooke trails.

### **4.12.3 POLICIES**

- a. For all new waterfront developments, negotiate with landowners to purchase or secure right-of-way to expand the existing waterfront boardwalk into a continuous waterfront walkway between the Town Centre, Government Wharf and Wright Road. In areas of existing development where a trail location is desirable, the

- District of Sooke shall negotiate with the landowner and appropriate Provincial Ministry to acquire public access through foreshore areas;
- b. Encourage development of dedicated cycle lanes when road upgrades and new road development occurs on: Sooke Road, West Coast Road, Sooke River Road, Phillips Road, Church Road, Otter Point Road, Maple Avenue, Whiffin Spit Road;
  - c. Endeavour to form trail linkages as outlined in the Parks and Trails Master Plan, including the Kaltasin and T'Sou-ke Nation neighborhoods, linking shoreline access points and providing safer pedestrian routes to schools and the Town Centre;
  - d. Preserve, maintain and sign the public trail routes;
  - e. Work with the Capital Regional District (CRD) to develop a connection between the existing Silver Spray Trail Corridor and the trail system in East Sooke Regional Park;
  - f. Collaborate with BC Hydro to create reciprocal access agreements for multi-use trails on hydro right-of-way areas;
  - g. Develop an east/west off road, multi-use trail for pedestrians and cyclists using pre-existing trail routes in the vicinity of Ponds Park and adjacent developments;
  - h. Create connections between the existing trails in DeMamie Creek Park, and identify a location to develop a trail connecting to the Throup Road/Journey Middle School area;
  - i. Protect and increase beach and other waterway accesses, such as the Government Wharf;
  - j. Look for opportunities to partner with community stakeholders and other government agencies to facilitate parks and trails improvements in Sooke;
  - k. Consider accessibility and include accessible amenities where terrain and natural eco-systems permit;
  - l. Negotiate with the province and private property owner(s) to provide access through and/or on property for public pedestrian trail accesses by securing rights-of-way and easements. Where possible work to purchase these lands for controlled community use;
  - m. Promote and encourage neighbourhood open space that is conducive to unofficial sports activity and play, specifically encouraging larger neighbourhood parks rather than pockets of smaller parks;
  - n. Provide covered bike racks throughout the community and "rock star" bike parking in the closest location to amenities and buildings;
  - o. Parks to include high quality CSA approved equipment;
  - p. Connect sidewalks to trails and strive for an uninterrupted and integrated pedestrian mobility system;
  - q. Consider a tree planting program using native plant species to maximize survival rates and minimize maintenance in all areas of the community;
  - r. Integrate rainwater management facilities into parks and trails;
  - s. Consider public recreational access to the Sooke side of Kemp Lake;
  - t. Provide access points and lookouts to the waterfront, and encourage commercial retail opportunities for pedestrian destinations;
  - u. Increase public access to fresh water and salt water for swimming and fishing opportunities;
  - v. Support and partner with the Lions Club to plan for a future Sooke Lions Park;

- w. New parks shall achieve the priorities identified in the Parks and Trails Master Plan;
- x. Work with local motorized recreation groups and the CRD to determine appropriate recreation areas for this activity, including undertaking the feasibility of a pilot project to allow motorized recreational users to have “through access” on existing roads in the Harbourview/Sea to Sea Park to allow access to lands beyond the municipal boundary;
- y. Encourage education of trail use etiquette, safety and environmental values for motorized and non-motorized trail or park users;
- z. Develop volunteer programs to provide opportunities for community residents to take part in parks and trails development, maintenance and programming;
- aa. Promote the District of Sooke’s outdoor recreation network to attract people and events to the community (e.g. Gateway to the West Coast; most westerly starting point of the Trans-Canada Trail); and
- bb. Multi-use trails to accommodate cyclists and pedestrians will be preferred over on-road bike lanes.

#### **4.12.4 ACTION ITEMS**

- a. Develop a multi-use waterfront walkway between the Town Centre, Government Wharf and Wright Road. The District of Sooke should only consider the long term viability of a waterfront walkway to the Sooke River and Whiffin Spit after future consultation with residents;
- b. Develop a Waterfront Walkway Plan in consultation with waterfront landowners and residents for the Town Centre to Wright Road area.
- c. Acquire a contiguous shoreline park around Goodridge Island;
- d. Develop an east/west off road multi-use trail that accommodates pedestrians and cyclists in conjunction with new road development along Throup/Grant Road Connector;
- e. Develop a multi-use trail connection from the Galloping Goose over the Sooke River at the Sooke Potholes and the Sooke River Flats;
- f. Decommission and sell the parks as recommended in the Parks and Trails Master Plan;
- g. Complete the design and construction of John Phillips Memorial Park;
- h. Develop a wilderness hiking trail along the historic former Flowline route;
- i. Construct a pedestrian trail and bridge connection along DeMamiel Creek from Pascoe Road to Sunriver Estates and Helgesen Road;
- j. Develop a trails signage strategy to identify trail routes, provide user information and market the trail system to the public;
- k. Develop and maintain foreshore road ends for public access with appropriate signage;
- l. Clear and develop a portion of Blythwood Park as a staging area for the Galloping Goose Trail;
- m. Remediate and remove invasive species from Deerlepe Park;

- n. Identify and secure at least one large land area suitable for future sports field development;
- o. Amend the Sooke Zoning Bylaw, and other associated bylaws and policies if necessary (e.g. Amenities Policy), to aid in the implementation of the recommendations of the Parks and Trails Master Plan (2009);
- p. Develop a park plan for Winfield Road to provide passive recreation facilities;
- q. Create a Pedestrian Network Study for Sooke and area, utilizing long range visioning and planning for a variety of transportation modes, including bikes, golf carts, special needs carts, skateboards, rollerblades, strollers, running and walking;
- r. Work with the T'Sou-ke Nation and the provincial government to examine the feasibility of co-management of a public park on Broom Hill;
- s. Establish a suitable Sunriver school site that will also provide sports fields for public use;
- t. Amend the Sooke Zoning Bylaw to accommodate density bonusing or phased development agreements to acquire funds, fee simple lands, parkland and amenities;
- u. In consultation with the CRD and local park and trail user groups, amend the Sooke Zoning Bylaw to bring in line the District's zoning of the Sea to Sea Park lands to accommodate existing and proposed recreational uses, i.e. motorized recreational use on existing designated roadways of that area, and the permitted uses proposed in the regional park management plan for that area;
- v. Work with the CRD, the province and other regional landowners towards developing a multi-use interconnected backcountry trail system;
- w. Develop parks and trail information materials such as brochures, handouts, and website design, etc;
- x. Examine the feasibility of a new or upgraded BMX track at SEAPARC;
- y. Examine appropriate locations for the construction of a disc golf course;
- z. Develop a rural trail loop around Sooke as per the Parks and Trails Master Plan;
- aa. Develop at least one public boat launch along the Sooke Harbour; and
- bb. In conjunction with other municipalities, investigate the feasibility of extending the Trans-Canada Trail from Victoria to Sooke.

## **4.13 TRANSPORTATION**

Safety considerations are paramount in Sooke regarding transportation planning through the following:

- separating travel modes such as bicycle, bus, and other vehicles;
- encouraging non-motorized travel;
- reducing operating speeds using techniques such as traffic calming;
- achieving compatibility between a road's use, and its form and function;
- providing for local access and mobility of through traffic; and
- accommodating pedestrians, cyclists and public transit on the transportation network and at desired crossings.



### **4.13.1 GOALS**

- To provide adequate transportation infrastructure and services in a timely manner to create connectivity and promote pleasant, safe pedestrian travel and other forms of alternative transportation methods as a primary means of movement and an important quality of life attribute;
- To ensure a safe and efficient road network through development of a network of vehicle, transit, bicycle and pedestrian routes; and
- To implement new approaches to transportation planning, such as better coordinating land use and transportation; increasing the availability of high quality transit service including HandiDART and neighbourhood bus services; creating variety, resiliency and connectivity within road networks; and ensuring connectivity between pedestrian, bike, transit and road facilities.

### **4.13.2 OBJECTIVES**

- a. Work in collaboration with the Ministry of Transportation and Infrastructure (MOTI) and the Capital Regional District (CRD) in order to follow the recommendations and implementation plan contained within the District of Sooke Transportation Master Plan 2009;
- b. Link the District's five year Capital Expenditure Program with the Transportation Master Plan 2009;
- c. Utilize Sooke Smart Growth planning principles and integrate transportation and land use decision making in the Town Centre, including the exploration and

- adoption of alternative development road standards, bicycle lanes, pedestrian movement and mixed use, so residents can live, work and shop close to home;
- d. Promote Sooke as a BC Transit transportation hub for repair and overnight storage of transit vehicles;
- e. Promote Sooke's linkage with the BC Transit system and the installation of full pull-out bus stops;
- f. In conjunction with the CRD and other surrounding municipalities, support a light rail transit system in the West Shore;
- g. Promote Sooke tourism shuttle services in partnership with Sooke tourism stakeholders;
- h. Explore the possibility of ferry or boat service to and from Sooke, including Bamfield, Ucluelet, Tofino and Victoria, etc;
- i. Develop connectivity between existing sidewalks and trail systems to schools, parks and commercial areas including along the Sooke River, waterfront and highway crossings;
- j. Create "human scale" frontages and development that encourage walking;
- k. Promote the community as pedestrian friendly, with a strong focus on a pedestrian friendly environment in the Town Centre;
- l. Promote safe, efficient and economical operation for all users of the existing and future road networks, including regional transportation links; and
- m. Support the Throup/Grant Road connector to reduce traffic on Highway 14 through Sooke's Town Centre.

#### **4.13.3 POLICIES**

- a. Support an alternate route through Sooke to help take traffic off Highway 14. The new alternate route corridor is to restrict development and access to appropriately controlled intersections so as to protect the long term integrity of the new corridor;
- b. The District and MOTI will develop a Memorandum of Understanding (MOU) to support transportation strategies, including roundabouts, intersections, decreased cross-sections, etc. for Highway 14;
- c. Investigate the following sources of funding for transportation infrastructure projects:
  - i. special levies;
  - ii. strategic budget allocations;
  - iii. Gas Tax Fund;
  - iv. Green Municipal Fund;
  - v. public transportation infrastructure funds;
  - vi. Canada Strategic Infrastructure Fund; and
  - vii. Infrastructure Canada program.
- d. Improve and expand public transportation service opportunities, bus shelters and cross walks in cooperation with BC Transit in Sooke and surrounding area. Utilize the *Let's Get Moving, Capital Regional District, Transportation and Health*

*Initiative, Final Report for Juan de Fuca Electoral Area and District of Sooke, 2007, recommendations and improvements to guide improvements;*

- e. Establish criteria for identifying ongoing improvements to existing transportation links;
- f. Ensure sustainable transportation planning and design standards are met, including the exploration of Innovative Development Standards for the associated climate;
- g. Explore alternative forms of Town Centre parking, including off street, underground, and multi-storey above ground parking facilities;
- h. Continue to promote safety first planning principles, for all modes of transportation such as vehicle, transit, pedestrian and bike travel;
- i. Explore the potential for, and location of, a transportation hub for boat, road, transit, cycle and pedestrian movement;
- j. Promote Sooke as a pedestrian friendly community in which pedestrian facilities are established and integrated with planning for transit service;
- k. Improve Highway 14 conditions and the aesthetics of the highway corridor by discouraging unkempt lots and bill board advertising and encouraging the installation of formalized landscaping;
- l. All utilities to be underground to improve the visual appeal of the highway corridor;
- m. Using traffic calming methods, such as round-a-bouts, parking scallops and meridian landscaping to beautify and increase safety on Highway 14;
- n. Promote a ferry system service for transporting people in and around the Sooke Harbour and Basin and to and from other coastal communities; and
- o. Promote to BC Transit a bus repair facility in the Sooke works yard or other appropriate industrial site; and
- p. In further consultation with BC Transit, support the idea to provide a park and ride facility in West Sooke as well as improvements to the existing central transit exchange to facilitate better local to regional transit service.

#### **4.13.4 ACTION ITEMS**

- a. Implement the District of Sooke Transportation Master Plan, 2009 with priority to build the Throup/Grant Road connector road;
- b. Complete a Town Centre parking management study that includes public consultation with Town Centre businesses and the general public, and an inventory of possible locations for municipal owned parking areas;
- c. Review and amend the Subdivision and Development Standards bylaw and Sooke Zoning Bylaw and cross reference them to the Transportation Master Plan;
- d. Update the Development Cost Charge (DCC) bylaw in accordance with the Transportation Master Plan;
- e. Initiate parking management strategies to identify and inventory strategic municipal and private parking locations as well as exploring parking management



- techniques such as day/night sharing of parking facilities and reduced parking ratios for complimentary land uses;
- f. To create an inventory of existing and potential parking areas;
  - g. Develop alternative development road standards and incorporate them into the Subdivision and Development Standards Bylaw;
  - h. Implement a municipal/community car pool program;
  - i. In collaboration with the Ministry of Transportation and Infrastructure (MOTI) create and implement a Traffic Calming Plan for roads within and around Sooke;
  - j. Create a Pedestrian Network (Mobility) Master Plan or equivalent for Sooke and area, utilizing long range visioning and planning for a variety of transportation modes, including bikes, golf carts, special needs carts, skateboards, rollerblades, strollers, running and walking. The Pedestrian Network Plan shall include a section on seniors' mobility and be linked to the budget plan ;
  - k. Install sidewalks and pedestrian bicycle lanes along Highway 14, especially in areas where residential dwellings and commercial services exist;
  - l. Install speed limit signage on all arterial and high use roads and work with MOTI to improve road signage and safety conditions;
  - m. Implement the road network connections outlined in the Transportation Master Plan, as well as the recommendations for the Bicycle and Pedestrian Network, Public Transit, Neighbourhood Zero Emission Vehicles, Transportation Demand Management and Implementation plan;
  - n. Install sidewalks and/or trails on a minimum of one side of all roads except in rural areas;
  - o. The Town Centre shall have 3 metre wide sidewalks on both sides of all roads wherever possible; and
  - p. Incorporate street lighting improvements to allow for safer movement of pedestrians and vehicles.



Photo by Ken Sprinkling

## 5.0 PART III – “LAND USE DESIGNATIONS”

The OCP includes land use designations as shown on Schedule “A” to provide long term planning direction for generally permitted uses in the District of Sooke and where intensive, non-intensive, or preservation-type activities should occur. The chart below summarizes the details of the OCP designations and associated residential densities that are used for land use planning and the calculation of amenity contributions. Maximum densities within each designation are framed by the policy direction of the OCP and the site specific zoning provided in a new Zoning Bylaw. Detailed policies for each designation are provided within this section.

OCP Designation	Land Use	Residential Density	Base Density
<b>Community Residential</b>	<ul style="list-style-type: none"> <li>Single and multiple-family residential mix with neighbourhood scale commercial</li> </ul>	<ul style="list-style-type: none"> <li>Low to medium</li> </ul>	<ul style="list-style-type: none"> <li>Base density 10 dwelling units/hectare</li> </ul>
<b>Gateway Residential</b>	<ul style="list-style-type: none"> <li>Large lot single family residential, limited multiple-family and neighbourhood commercial, and agriculture</li> </ul>	<ul style="list-style-type: none"> <li>Low</li> </ul>	<ul style="list-style-type: none"> <li>Base density 1 dwelling unit/hectare</li> </ul>
<b>Rural Community Residential</b>	<ul style="list-style-type: none"> <li>Acreages, agriculture and single family residential</li> </ul>	<ul style="list-style-type: none"> <li>Very low</li> </ul>	<ul style="list-style-type: none"> <li>Base density 1 dwelling unit/4 hectare</li> </ul>
<b>Town Centre</b>	<ul style="list-style-type: none"> <li>Commercial and multiple family</li> </ul>	<ul style="list-style-type: none"> <li>High</li> </ul>	<ul style="list-style-type: none"> <li>Base density 30 dwelling units/hectare</li> </ul>
<b>Technical Industrial Centre</b>	<ul style="list-style-type: none"> <li>Business park, technology centre, and live/work residential</li> </ul>	<ul style="list-style-type: none"> <li>Low to medium, as per policies of underlying Community Residential designation</li> </ul>	<ul style="list-style-type: none"> <li>Base density 10 dwelling units/hectare (as per Community Residential designation)</li> </ul>
<b>Industrial Development</b>	<ul style="list-style-type: none"> <li>Light, general and heavy industrial</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>Farming and agri-tourism</li> </ul>	<ul style="list-style-type: none"> <li>As per ALC approval</li> </ul>	<ul style="list-style-type: none"> <li>As per ALC approval</li> </ul>
<b>Forest/Watershed</b>	<ul style="list-style-type: none"> <li>Recreation, agriculture, and natural areas protection</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Comprehensive Development</b>	<ul style="list-style-type: none"> <li>Integration of commercial, residential, recreational and public mix of land uses</li> </ul>	<ul style="list-style-type: none"> <li>Medium to high</li> </ul>	<ul style="list-style-type: none"> <li>Base density 20 dwelling units/hectare</li> </ul>
<b>Commercial Node</b>	<ul style="list-style-type: none"> <li>Neighbourhood scale commercial</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

Land use designations are required by legislation to be part of an OCP and must deal specifically with the types and densities of residential, commercial, industrial, institutional, agricultural and recreational uses and the location(s) where such uses are permitted. Designations must also provide statements concerning environmentally sensitive areas and regulations as well as existing or proposed public amenities (e.g. park) and infrastructure (e.g. roads). The designations contained within this OCP support the Regional Context Statement and goals of the Regional Growth Strategy. The designations also provide guidance to Council in regards to policies relating to agriculture.

## **5.1 COMMUNITY RESIDENTIAL**

The Community Residential designation is the area within which low to medium density residential growth will occur along with some associated and appropriately scaled commercial development. Residential development is targeted towards the Community Growth Areas, where municipal services can be provided or accessed in an efficient manner. All new residential development shall be challenged by the creation of a 'Build Green' checklist created by the District of Sooke. The checklist shall outline green options and be enforced through the District Building Bylaw and Sooke Zoning Bylaw where applicable. High density residential development is supported in the Town Centre.

### **5.1.1 GOALS**

- Ensure the sustainable construction of single family and multiple family residential dwellings;
- Reduce residential sprawl;
- Ensure future and existing residential development minimizes the impact on municipal infrastructure; and
- Support mixed-use development (e.g. commercial/residential) and infill where appropriate.

### **5.1.2 OBJECTIVES**

- a. Provide a range of high quality housing types, tenures and densities, which can meet the diverse needs of, and attract, individuals and families of varying income levels and demographics;
- b. Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups;
- c. Encourage a variety of housing types, including coach housing, row housing, live/work units and town houses, etc. that diversify the housing stock;
- d. Provide the most efficient use of land and existing physical infrastructure in terms of infill/densification;
- e. Deter new residential subdivision development outside the Community Growth Area (CGA);
- f. Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
- g. Require safe and formalized pedestrian access to services from all residential areas, including connections to amenities and commercial service areas;
- h. Reduce impact on the natural environment and avoid hazardous land conditions and environmentally sensitive areas;
- i. Preserve and enhance the character of existing neighbourhoods;
- j. Encourage the creation of childcare facilities in residential areas;
- k. Allow for a variety of housing options within new and existing residential areas;

- l. Promote green space and boulevard treatments which incorporate rainwater management; and
- m. Allow limited small scale commercial development to serve local neighborhood residents, e.g. daycare, corner store, neighborhood pub.

### **5.1.3 POLICIES**

- a. In new residential subdivision developments, encourage the use of Leadership in Energy and Environmental Design LEED-ND (Neighbourhood Development) or municipal equivalent, in exchange for density bonuses or Development Cost Charge (DCC) rebates;
- b. Provide density and site consideration incentives for provision of underground or concealed parking as well as amenities;
- c. Require the use of Innovative Development Standards (IDS) within residential subdivisions, where feasible. IDS includes engineered French drain technology, rain water detention ponds, narrow roads, permeable surfaces, retention of the natural ecosystems;
- d. Encourage community gardens in residential subdivisions (at the subdivision stage) as common property in stratas, municipally owned fee simple property, or easements or rights-of-way through one communal plot and area or multiple plots and areas;
- e. Within existing residential subdivisions where there are no available areas for community gardens, the District of Sooke shall endeavour to acquire land, convert unused parks or use rights-of-way and easements for such purposes;
- f. Permit home based businesses to operate from residential homes;
- g. Require new residential development to take advantage of natural amenities including tree stands, view potential, natural features and view corridors;
- h. Support contiguous residential infill development to medium densities via rezoning and subdivisions;
- i. Mixed use developments, such as commercial with residential above the main floor, is supported in areas that are served well by transit, major roads and trails;
- j. Small, neighbourhood scale commercial development may also be considered in the following areas:
  - i. On West Coast Road between Tominny Road and Gatewood Road (western Town Centre boundary);
  - ii. On Sooke Road between Charters Road and Sooke Elementary School (eastern Town Centre boundary);
  - iii. In proposed large-scale comprehensive developments to primarily service neighbourhood residents; and
  - iv. At the controlled intersection of two major roads subject to a traffic impact study (TIS).

#### **5.1.4 ACTION ITEMS**

- a. Amend the Subdivision and Development Standards Bylaw to include Innovative Development Standards for residential subdivisions;
- b. Incorporate infrastructure incentive rebates in the Development Cost Charge (DCC) Bylaw for subdivisions that incorporate LEED-ND criteria into proposed subdivisions. Create a similar rebate for commercial, industrial and multi-family developments that incorporate LEED building design. Rebates would be issued if the LEED building or development removes the need to upsize or install new infrastructure;
- c. Require 10% (rounded up) of the total number of any single family residential proposed subdivision (lots) and spec-built subdivisions as affordable residential lots and/or affordable single family homes respectively as defined by the District of Sooke;
- d. Amend the Sooke Zoning Bylaw to include the following:
  - i. Use of ancillary/accessory agriculture on single family residential lots and a minimum percentage of lot area allocated for the same;
  - ii. Creation of a small lot residential zone and a vacation rental zone (with required full time resident); and
  - iii. Allow secondary suites in all single family homes with lot sizes that are able to appropriately accommodate an additional on-site parking space and tenant open space, either private or shared.

## **5.2 GATEWAY RESIDENTIAL**

The Gateway Residential designation is the area within which low density residential growth will occur along with some associated neighbourhood appropriate small-scale commercial development. Although this area is categorized as a growth area, the type of development that is targeted for this area is low density infill. This designation is meant to preserve the mixed residential/rural character of the area while still allowing for some increased density but limiting access along the highway corridor. This particular area also requires attention be given to infrastructure upgrades, including Highway 14 but especially to the expansion of the municipal sewer to help eliminate the negative environmental impacts that on-site sewage systems are having on the Sooke Harbour and Basin.

### **5.2.1 GOALS**

- Encourage a sustainable mix of small scale neighbourhood commercial, rural agriculture, single family residential and limited multifamily uses;
- Reduce the environmental impact of non-municipal on-site sewage disposal;
- Ensure future and existing residential development minimizes the impact on municipal infrastructure and Highway 14; and
- Create a target for future growth through infill and re-development that complements the area and involves an arterial gateway to the community.

### **5.2.2 OBJECTIVES**

- a. Provide a range of high quality housing types, tenures and low densities, which can meet the diverse needs of, and attract, individuals and families of varying income levels and demographics;
- b. Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups;
- c. Promote safety and functionality to land uses adjacent to the main arterial route into town;
- d. Provide the most efficient use of land and existing physical infrastructure in terms of infill;
- e. Not support the creation of lots of less than 2500m<sup>2</sup>;
- f. Deter single family residential sprawl development outside the Community Growth Boundary (CGB);
- g. Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
- h. Require safe and formalized pedestrian access to services from all residential areas including connections to amenities and commercial service areas;
- i. Create a more organized, environmentally attractive and aesthetically pleasing entrance to town;
- j. Reduce the impact on the natural environment and avoid hazardous land conditions and environmentally sensitive areas; and



- k. Enhance the character of existing neighbourhoods and protect the character of the gateway area.

### **5.2.3 POLICIES**

- a. Extend and provide municipal sewage infrastructure to the area and consequently connect all required structures, and decommission any and all private septic fields and/or sewage holding tanks whenever possible;
- b. Require safe and efficient access and egress points off Highway 14 (Sooke Road). Combined access points, shared access or shared easements shall be utilized to reduce access points onto Highway 14 (Sooke Road) for new developments or subdivisions;
- c. Require the use of Innovative Development Standards (IDS) within residential subdivisions, where feasible. Parking configurations that require “backing out” onto Highway 14 (Sooke Road) shall not be permitted;
- d. Require development along the waterfront to take advantage of topographic variations;
- e. Hold the preservation and protection of the Sooke Harbour and Basin and foreshore as a priority to any future development;
- f. Permit home-based businesses to operate from residential homes;
- g. Require new residential development to take advantage of natural amenities including tree stands, view potential, natural features and view corridors; and
- h. To not support rezoning or subdivision applications for proposed lot sizes of less than 2500m<sup>2</sup>.

### **5.2.4 ACTION ITEMS**

- a. Work with the District of Sooke waste water provider to determine the feasibility and cost to provide municipal sewer service to the area;
- b. Work with the Ministry of Environment and VIHA towards agreement on appropriate on-site sewage disposal options for proposed rezoning and subdivision applications in the area. The agreement will be based upon the recommendations in the District of Sooke Liquid Waste Management Plan and regulated through the Sooke Zoning Bylaw regulations;
- c. Work with MOTI on an ‘Access Management Strategy’ addressing existing accesses on the highway, proposed road improvements, and increasing pedestrian safety and infrastructure within the corridor; and
- d. Work with the CRD in regards to the Galloping Goose Sooke Connector conceptual alignment and design for the area. Once the design is complete partner with the CRD and appropriate government agencies and grant organizations towards construction of the trail as a top priority.

## **5.3 RURAL COMMUNITY RESIDENTIAL**

The Rural Community Residential designation is the area within which the lowest density residential growth will occur. Rural residential development is designated in areas with larger existing lot sizes in a predominantly rural setting. Rural properties exist throughout the District of Sooke as the community has embraced the rural lifestyle and culture of the area. This designation is meant to preserve the rural and agricultural character of lands outside of the Community Growth Area.

### **5.3.1 GOALS**

- Maintain the existence of larger lot sizes, agricultural use, and rural living opportunities in the District of Sooke;
- Ensure future and existing residential development minimizes the impact on municipal infrastructure;
- Allow sustainable rural development such as farming and agricultural-tourism; and
- Protect and maintain the natural environment.

### **5.3.2 OBJECTIVES**

- a. Allow for a rural living lifestyle;
- b. Foster the agricultural use of rural lands and ancillary value-added uses;
- c. Encourage preservation of large lot areas for agricultural, open space, and environmental reasons;
- d. Reduce impact on the natural environment as well as environmentally sensitive areas and avoid hazardous land conditions; and
- e. Preserve the character of existing areas and neighbourhoods.

### **5.3.3 POLICIES**

- a. Minimum lot size to be 4 hectares;
- b. Encourage hobby farming and small scale agricultural uses as well as community gardens;
- c. Permit home-based businesses and cottage industries to operate from residential homes; and
- d. Land uses may include farming, single family residential homes, duplexes, secondary suites, parks and trails, churches, schools, farms, home-based businesses, bed and breakfast, and agri-tourism (e.g. farm tours, horseback riding) or similar land uses.

### **5.3.4 ACTION ITEMS**

- a. Work with appropriate government agencies to inventory sensitive habitat and wildlife within the rural areas; and
- b. Work with the CRD to develop a plan to bring municipal water service to all areas, including rural areas, of the District of Sooke.

## **5.4 TOWN CENTRE**

The Town Centre is the heart of the community. As envisioned in the approved Sooke Town Centre Plan (2009), the Town Centre designation is the area within which the highest density residential development will occur while being the primary commercial hub of the community.

### **5.4.1 GOALS**

- Encourage a Town Centre that incorporates high quality public spaces and contributes to Sooke's history and sense of place;
- Promote a strong civic presence and a high level of public amenity;
- Ensure an interconnected network of small scale, mixed purpose, or shared streets;
- Concentrate retail uses, services, personal services, facilities and entertainment within the Town Centre;
- Develop a strong central focus and a series of nodes within and adjacent to the Town Centre;
- Develop a strong service centre that serves Sooke and the surrounding area;
- Develop marine commercial uses that attract tourists and locals;
- Ensure that significant heritage buildings in the Town Centre are protected and that new development is complementary;
- Retain Sooke Elementary site as an important community facility;
- Create a learning campus within the Town Centre;
- Improve public views of waterfront from Sooke Road;
- Ensure a mix of uses including high density residential;
- Plan, design and build according to Sooke Smart Growth principles and environmental sustainability;
- Ensure future and existing development minimizes the impact on municipal infrastructure and staffing (e.g. fire department); and
- Require all new or renovated development to include rain water management techniques. Encourage existing developments to incorporate rainwater management systems in their current development to assist in rainwater detention and treatment of runoff waters.

### **5.4.2 OBJECTIVES**

- a. To implement the vision and recommendations outlined in the Town Centre Plan;
- b. To support the development of galleries, live/work, and exhibit space in the proposed Artisan Alley and art studios as home occupations;
- c. To create streets that extend from Sooke Road to the waterfront and allow for public views of the waterfront;
- d. To consider the location and height of development adjacent to the waterfront so as to maintain public harbour views;

- e. To improve the waterfront access from Murray Road in accordance with the Town Centre Plan and Downtown Design Guidelines 2006;
- f. To provide viewing locations of Sooke Harbour and Basin;
- g. Support a commercial pier development at the foot of the proposed Waterview Street and at the proposed extension of Church Road South;
- h. To create a new pedestrian-scaled and focused Waterview Street south of Sooke Road that extends to the waterfront;
- i. To create active storefronts that limit non-retail uses on the ground floor;
- j. Support further rezoning for commercial use of properties inside the established Town Centre core;
- k. To investigate other public facilities that would be appropriate for a multi-purpose civic centre located on proposed Waterview Street as part of the Five Year Capital Plan for Sooke;
- l. To consider retrofitting the Sooke Elementary school gymnasium as a local movie theatre or performing arts complex, if the school closes;
- m. To support a major multi-purpose educational, tourist oriented, residential and commercial development on the waterfront; and
- n. To create an identifiable focal point and Town Centre for the community; a place where people live, work and meet, that attracts residents and visitors.
- o. Revitalize the Town Centre by enhancing the architectural form and character of the area and establishing a “West Coast” character. *(added by Bylaw No. 598 July 21, 2014)*

#### **5.4.3 POLICIES**

- a. Establish height requirements in terms of acquiring maximum natural lighting to the street for all new and existing development and renovations; avoid building shadows where possible with varying heights;
- b. Encourage businesses to maintain appearances of store fronts and landscaping in conjunction with the Communities in Bloom program;
- c. Allow for varying densities and heights of buildings and encourage ‘stepping’ or ‘tiering’ of buildings down the slope to the water’s edge and using green roofs and natural building materials to limit the visual impact of the development;
- d. No residential only buildings are supported along Waterview Street. Commercial or mixed use buildings along Waterview Street will be primarily 4-6 storeys in height and of a character espoused by the Town Centre Plan;
- e. Residential development in the Town Centre will take the form of townhouses, rowhouses, and condominiums in the general locations espoused by the Town Centre Plan;
- f. Require pedestrian and cycling amenities (bike stands, seating, covered areas) for new developments;
- g. Strongly encourage new and existing businesses on the waterfront to provide double storefronts in order to link pedestrian movement on both sides of structures;

- h. Provide municipal tax incentives or abatements for new and existing commercial development within the Town Centre;
- i. Reduce the dominance of the automobile in the Town Centre;
- j. Create a flexible area where vehicle parking can double for public use;
- k. Dedicate public spaces for events, performances, buskers and mobile food stands;
- l. The District will negotiate with landowners at the time of rezoning or development application towards the establishment of public access for a waterfront walkway in the Town Centre area;
- m. Create multi-modal streets for pedestrians, bicycles and mass transit;
- n. Develop Horne Road in a manner that provides pedestrian connections between Murray Road, the proposed public access at the foot of Waterview Street and the extension of Church Road;
- o. Parks, open spaces and recreational and institutional facilities are to be featured predominantly in the Town Centre area; and
- p. Educational, health and child care facilities are encouraged in this area.
- q. Establish a “West Coast” theme for the Town Centre that promotes Sooke’s natural beauty, cultural and maritime history through the promotion of architectural form and character and landscaping. *(added by Bylaw No. 598 July 21, 2014)*

#### **5.4.4 ACTION ITEMS**

- a. Amend the Sooke Zoning Bylaw and the Subdivision and Development Standards bylaw, to reflect the zoning provisions in the Town Centre plan;
- b. Meet with Vancouver Island Regional Library Board regarding potential relocation of the library in the Town Centre, possibly as part of the development of a multi-purpose civic centre on the proposed Waterview Street or in Mariners Village;
- c. Develop inventory of significant heritage sites and buildings within the Town Centre;
- d. Identify an appropriate site for a community garden in the Town Centre;
- e. Include public art as a component of major development projects in the Town Centre;
- f. Create a civic square as a key component of the proposed Waterview Street development concept;
- g. Create a Park-and-Ride close to the Town Centre;
- h. Consider rezoning the waterfront at the foot of proposed Waterview Street for a mix of marine commercial uses, including a hotel and marine pub;
- i. Develop a public pier with retail and ferry service to East Sooke;
- j. Create a parking plan, which includes dedicated parking areas and streetscape design;
- k. Create new Town Centre sign policies in order to provide clear signage and directional flow to and from all areas of the community, including pedestrian and cycling traffic;
- l. Purchase land for dedicated parking, located on the periphery of the Town Centre commercial core;

- m. Create parking maximum requirements, instead of minimums, within the Sooke Zoning Bylaw;
- n. Investigate the feasibility and associated cost of a public/private/ partnership in order to create multi-use public art gallery space in conjunction with a municipal hall and library in the Town Centre;
- o. Investigate and implement revitalization tax and parking incentives for the Town Centre commercial core; and
- p. Create community Wi-Fi access within the Town Centre area.

## **5.5 TECHNICAL INDUSTRIAL CENTRE (BUSINESS PARK)**

The Technical Industrial Centre designation is the area which supports the development of 'business parks' where all commercial and industrial activities are primarily indoors, 'clean', allow for live/work units or residential above the business activity, and which have a higher level of building design and street frontage improvements similar to that of commercial areas.

### **5.5.1 GOALS**

- Enable Sooke to have greater economic viability, achieved through the diversification of the local economy and provision of employment opportunities into economic segments that are currently not served by the commercial or industrial sector of the community, i.e. technology centres, business parks, commercial/light industrial, and
- Accommodate such developments close to existing community services and housing and whose micro industrial and technology research, manufacturing and administration complements, and does not compete with, the Town Centre commercial area.

### **5.5.2 OBJECTIVES**

- a. To ensure a diversified local economic base;
- b. To provide additional employment opportunities;
- c. To locate technical and light industrial activities to appropriate locations;
- d. To attract a highly skilled workforce, which can live *and* work in Sooke rather than commute elsewhere;
- e. To encourage sustainable, non-polluting, technology-based industries;
- f. To encourage live/work scenarios within developments;
- g. To ensure the provision of sufficient technical industrial land to meet the economic growth requirements of the community;
- h. To encourage and support development of the light industrial sector, including clean/green, technological, sustainable industries and renewable energy opportunities;
- i. To develop a diversified base industry, such as engineering, pharmaceutical and technological; and
- j. To ensure industry is sustainable and is not at the expense of the environment or social carrying capacity of Sooke.

### **5.5.3 POLICIES**

- a. Encourage and promote the development of high paying and labour intensive industries;



- b. Encourage and promote development of an eco-industrial park and/or business park, and an eco-industrial LEED park as a pilot project, supporting alternative energy, alternative grey-water treatment, etc;
- c. Support office and commercial uses in industrial areas, which complement light industrial redevelopment, e.g. redevelopment of the existing Kaltasin industrial and institutional zoned properties;
- d. Support the inclusion of accessory residential use in the Technical Industrial Centre designation and in existing industrial areas where appropriate;
- e. Designate Milnes Landing, the Gatewood vacant site and Kaltasin/Idlemore as business park locations;
- f. Allow for accessory commercial offices within this designation;
- g. Encourage a wide range of technical industrial activities and land uses;
- h. Require the use of rainwater management systems in all industrial areas including groundwater infiltration, rainwater detention and rain gardens in landscape areas; and
- i. Require a high level of building and site design for all Technical Industrial Centre locations.

#### **5.5.4 ACTION ITEMS**

- a. Develop tax and other incentives to encourage technology and business park developments in specified areas to LEED standard; and
- b. Amend the Sooke Zoning Bylaw to create a new zone that permits appropriate uses for a Technical Industrial Centre and that they be built to a high aesthetic standard.

## **5.6 INDUSTRIAL DEVELOPMENT**

The Industrial designation is the area within which all industrial development may be supported. This designation also contains the sand, rock and gravel deposits within the District that are suitable for extraction and processing. The natural resource industry has provided a significant portion of Sooke's employment base throughout its history, and although Sooke's economy is now in transition, industrial areas are necessary to supply goods and services that will aid in the future development of Sooke and employment of local residents.

### **5.6.1 GOALS**

- To support a variety of light, general and heavy industrial uses in existing industrial areas; and
- To support the creation of an Industrial Lands Strategy to help in designating new industrial and gravel extraction/processing areas where it can be clearly demonstrated that operational impacts (e.g. noise, smell, traffic) can be adequately mitigated to lessen to the greatest extent possible the impact to neighbouring non-industrial properties.

### **5.6.2 OBJECTIVES**

- a. To ensure a diversified local economic base;
- b. To provide additional employment opportunities;
- c. To minimize and mitigate detrimental effects of industrial development on the natural environment and surrounding areas; and
- d. To support and encourage diverse sustainable industrial activities.

### **5.6.3 POLICIES**

- a. Encourage and promote:
  - i. The development of high paying and labour intensive industries;
  - ii. Environmentally friendly industries; and
  - iii. The development of an eco-industrial park and/or business park.
- b. Require high quality site design, including extensive landscaping and visual buffers from non-industrial uses;
- c. New industrial development must support the environmental, community land use, and lifestyle goals of Sooke;
- d. Require industrial use areas, such as gravel pits, to be appropriately screened, reclaimed and "greened up" by the operator after works are complete; and
- e. Require the inclusion of rainwater management systems in all industrial developments.

#### **5.6.4 ACTION ITEM**

- a. Working with the CRD, Sooke Economic Development Commission and Sooke Region Chamber of Commerce, develop an 'Industrial Lands Strategy' which helps to determine industrial lands demand by type and amount, and identify possible new industrial sites within and adjacent to the District.

## **5.7 AGRICULTURE**

The Agriculture designation is the area which supports a variety of primary (e.g. farming) and secondary (e.g. agri-tourism) agricultural activities. Sooke envisions a vibrant sustainable food culture rooted in viable local production, historical and T'Sou-ke Nation's knowledge and environmental stewardship.

### **5.7.1 GOAL**

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

### **5.7.2 OBJECTIVES**

- a. To preserve and utilize capable and suitable agricultural lands to foster self-sufficiency, promote food security of food production and improve economic diversity;
- b. To ensure the continuation of small scale farms to encourage local small scale agricultural production and create viable farming operations through increased agri-tourism; and
- c. Support organic food production in all areas.

### **5.7.3 POLICIES**

- a. Associate and implement the "Agriculture and Food Security" section of this document on Agriculture designated properties;
- b. Encourage "organic intensive agricultural" and other sustainable farming activities on arable lands both in and not within the ALR;
- c. Consider District controlled water distribution for purposes of food security;
- d. Ensure sufficient buffers, including roads and right-of-ways, between agricultural lands and adjacent, non-agricultural properties; use of 'best practices' guides from the ALC should be considered during the planning or development processes, e.g. *Ministry of Agriculture and Land's Guide to Edge Planning* and *Ministry of Agriculture and Land's Guide to Using and Developing Trails in Farm and Ranching Areas*; and
- e. Support organic gardening and agriculture.

### **5.7.4 ACTION ITEMS**

- a. Inventory existing small park areas to review and target pocket parks as areas in neighbourhoods that could be used for community gardens and discuss with the ALC about incorporating such parks into the ALR is possible; and
- b. Provide educational material for the public regarding composting, water use, soil quality, etc.

## **5.8 PARK**

The Park designation includes areas within which forested and open space lands are a vital component to the District of Sooke's landscape in terms of ecological, recreational and scenic significance. Maintaining municipal, regional and provincial parklands helps to promote biodiversity by protecting and providing wildlife habitat and opportunities for recreation, education and eco-tourism. The forested areas around Sooke also provide for an attractive landscape that Sooke residents enjoy for leisure activities of all types and have significant tourism potential for visitors to come to see. Watersheds often share the same area as forested lands and are vital to the ecosystem and the health of Sooke Harbour and Basin.

### **5.8.1 GOALS**

- Manage park resources sustainably for the long term protection of their natural features, inherent ecological values and existing recreational opportunities for residents and visitors to Sooke;
- To implement the recommendations of the Parks and Trails Master Plan (2009);
- Maintain a sustainable forest under the provisions of the *Forest Land Reserve Act*;
- Look to protect *all* watersheds in the area, and their catchment area, and as a priority, protect Ayum Creek and Charters River Watersheds;
- Maintain the aesthetic value of the forest and the natural context of the community; and
- Retain Sooke's natural setting as its greatest attribute to distinguish it from other municipalities within the Capital Regional District.

### **5.8.2 OBJECTIVES**

- a. To protect and preserve existing parks, open space and other natural areas;
- b. To require high standards of forest management practices;
- c. To only allow any activities that will not compromise any watersheds; and
- d. Allow for non-intensive agriculture and a community and regional parks and trails system, where appropriate, that provides a network of greenways and open space, which meet the leisure and food security needs of current and future residents and visitors.

### **5.8.3 POLICIES**

- a. Restrict development within this designation to low impact backcountry park and trail activities, activities necessary for forest and watershed management, wildfire access and where appropriate, the maintenance of existing roads for motorized recreational users;
- b. Minimize stream crossings;
- c. Endeavour to allow low impact trail linkages as outlined in the Parks and Trails Master Plan;

- d. Work with motorized recreational user groups and the CRD to establish policy to manage recreational vehicles and to permit 'through access' in the Harbourview/Sea to Sea Park to allow such users to access lands beyond the District of Sooke;
- e. Ensure rainwater management is implemented to protect the aquatic habitats within the forested watersheds; and
- f. Work with appropriate provincial ministries when considering agricultural uses on Park designated lands.

#### **5.8.4 ACTION ITEM**

- a. Complete and implement the recommendations of the Liquid Waste Management Plan;
- b. Work with the CRD towards establishing appropriate park and multi-use trail policies for the Harbourview/Sea to Sea Park area and to bring in line the District of Sooke's zoning of those lands in regards to the existing land uses and those proposed in the CRD's Sea to Sea Park Management Plan for the lands;
- c. Work with the CRD, motorized recreational backcountry users, and other park and trail groups towards establishing a pilot project for motorized recreational users through Harbourview/Sea to Sea Park in order to access backcountry lands beyond the District boundary; and
- d. Consider establishing a Parks and Trails Advisory Committee as recommended in the Parks and Trails Master Plan (2009).

## **5.9 COMPREHENSIVE DEVELOPMENT (CD)**

Larger, undeveloped parcels in Sooke offer unique advantages in terms of size and scale of development in addition to incorporating innovative mixtures of land uses.

Developments proposed within Comprehensive Development (CD) designated areas shall be developed according to a CD plan which is in accordance with the goals, objectives and policies of this section, with intent to provide a mix of land uses, housing types, higher densities, commercial uses, public open space, infrastructure and amenities.

Comprehensive development zoning proposed outside of this CD designation is permitted but must meet with the policies detailed in the designation within which they are located.

### **5.9.1 GOALS**

- Allow for flexible, innovative development options for larger parcels of land targeted for development within Community Growth Areas (CGA);
- To maximize environmental protection, viewscales, amenity provisions and variability in densities and land uses;
- To provide long term consistent land use decisions in large proposed new neighbourhoods through the Council approval of a Neighbourhood Plan which meets all the goals, objectives and policies of the OCP at that planning scale; and
- To allow the planning and development of CD areas to only complement and not compete with the Town Centre area.

### **5.9.2 OBJECTIVES**

- a. To encourage innovative design and flexibility combined with density incentives;
- b. To develop distinctive, attractive neighbourhoods with a strong sense of place; and
- c. To enhance the quality of community by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety and incorporate rainwater management.

### **5.9.3 POLICIES**

- a. Comprehensive developments proposed outside the CGA shall be encouraged to relocate to more appropriate sites with existing servicing;
- b. CD developments proposed in areas without sewer shall be required to connect to the municipal sewer system;
- c. The District of Sooke shall facilitate and co-implement Phased Development Agreements (PDAs) through a bylaw in order to create an additional tool to acquire amenities, land or housing concessions;



- d. Promote the use of individual gardens by allowing or requiring larger decks on multi-family units;
- e. Encourage developments to be built to a LEED standard in exchange for Development Cost Charges (DCC) rebates;
- f. Require a minimum of 10% of all new units proposed through multi-family or condominium, to be dedicated to affordable housing, as defined by the District of Sooke;
- g. Consider providing staff housing units in an amount equal to a minimum of 5% of all hotel units and resort condominium units (associated with a hotel);
- h. Consider inclusion in the Sooke Zoning Bylaw of a minimum of 5% of the total building gross floor area proposed (excluding accessory buildings) as park, recreation and play areas into each development, and 2% of gross floor area for community gardens in strata developments;
- i. Proposed developments located within CD areas shall be required to address the following:
  - i. Phase I and Phase II (if necessary) environmental impact assessment;
  - ii. Viewscape plan where appropriate;
  - iii. Wildlife management plan;
  - iv. Landscape plan incorporating native plant species;
  - v. Community communal garden plan;
  - vi. Design and integrate new street patterns into the existing network of Sooke;
  - vii. Demonstrate that the density, land uses and related facilities are appropriate in form and scale to the community and the immediate neighbourhood;
  - viii. Promote the protection of environmental and scenic land values;
  - ix. Incorporate Innovative Development Standards (IDS) and natural rainwater collection systems;
  - x. Provide for development and evolution of mixed use neighbourhoods that allow for a variety of small scale service commercial nodes;
  - xi. When mixed use land uses are proposed, demonstrate that the development and its features are of a form, scale, character and use that fosters a sense of neighbourhood focus;
  - xii. Address Crime Prevention Through Environmental Design (CPTED) principles in new CD developments;
  - xiii. Organize new development into compact groupings or clusters as a way of reducing sprawl, consolidating natural areas of protection where appropriate, reducing municipal servicing costs and creating additional amenities for homeowners;
  - xiv. Reduce the need for reliance upon automobiles in neighbourhoods through the provision of significant pedestrian, cycling and transit facilities;
  - xv. Create a sense of neighbourhood through the adoption of lanes, rear loading techniques, and narrower roadways to emphasize the home, yard,

- and personal scale space at the street level while providing for the inclusion of landscaped pedestrian spaces, walkways and amenities;
- xvi. Maximize the use of permeable ground cover in the design of roadways, alleys, laneways and public areas (e.g. concrete pavers, recycled rubber sidewalks and other green-friendly landscaping material); and
- xvii. Enhance the neighbourhood's unique sense of place by employing visual cues that may include, but are not limited to, unique light posts (full cut-off), street signs, landscaping, complementary awnings or various paving treatments.

#### **5.9.4 ACTION ITEMS**

- a. Amend the Sooke Zoning Bylaw by including the following:
  - i. 5% of the proposed gross floor area be set aside for amenity areas;
  - ii. 2% of the gross floor area designated for community communal gardens within strata bylaws (maintenance and up keep costs are assigned to strata); and
- e. Associated land areas within the Sooke Zoning Bylaw shall be zoned a "Rural Zone" in preparation for a future rezoning to CD.

## **5.10 COMMERCIAL NODE**

The intent of the Commercial Node designation is to provide for future compact forms of commercial development in the district, to serve the travelling public and residents that are in the immediate area, with a neighborhood scale commercial centre for convenience items and services such as a restaurant/pub, gas station and/or corner grocery store.

### **5.10.1 GOAL**

- To allow for the development of neighbourhood scale commercial development that will serve travellers and nearby residents so to limit the need to travel long distances for convenience items and dining.

### **5.10.2 OBJECTIVES**

- a. To allow for convenience items and services to be purchased by nearby residents who cannot easily access the commercial services offered in the Town Centre; and
- b. To create a neighbourhood commercial focal point which nearby residents can walk to from home, a place where they can socialize and dine with neighbours, and where they can obtain their necessary daily needs such as minor grocery items, gasoline and mail.

### **5.10.3 POLICIES**

- a. The commercial node will be limited in size to one hectare; and
- b. Expansion of commercial nodes throughout the District is not supported, other than in designated areas, so as to protect the viability and ongoing revitalization of the Town Centre as the main and only commercial district in the community.

### **5.10.4 ACTION ITEM**

- a. Create a new zone in the Sooke Zoning Bylaw that provides regulations for commercial nodes.

## **6.0 Part IV – Temporary Commercial and Industrial Use Permits**

Council may choose to issue temporary commercial or industrial use permits as per the Local Government Act in order to:

- a. Allow a commercial use in an industrial designation or an industrial use in a commercial designation, on a temporary basis;
- b. Allow seasonal uses in commercial areas; and
- c. Allow temporary non-agricultural uses on agricultural land as a means of augmenting or supplementing farm income.

In consideration of the issuance of a temporary use permit, Council shall be satisfied that the temporary use does not adversely affect adjacent or surrounding properties in terms of pollution, odour, noise, light, traffic, viewscales, parking or loading.

Temporary Use Permits may be issued for a period of up to two years and may be extended upon application. Upon expiry, the temporary use of land, buildings and structures shall cease to exist.

## **7.0 PART V – DEVELOPMENT PERMIT AREAS**

### **7.1 INTRODUCTION**

**Unless exempted under 7.2.2 of this plan, any proposed building and subdivision within a Development Permit Area (DPA) requires the issuance of a development permit. The authority for local governments to establish DPA's is set out in the *Local Government Act*, Sections 919.1 and 920.**

The purpose of a Development Permit Area (DPA) may be to:

- a. Protect development from hazardous conditions;
- b. Protect agricultural land;
- c. Protect the natural environment, its ecosystems and biological diversity;
- d. Revitalize an area in which a commercial use is permitted;
- e. Establish objectives for the form and character of intensive residential development, and/or to establish objectives for the form and character of commercial, industrial or multi-family residential development; and
- f. Establish objectives to promote energy conservation, water conservation and reduce greenhouse gases.

Development Permit Areas can also promote energy and water conservation, and reduce greenhouse gases at the single family dwelling level. The scope of this legislation includes the following:

- a. Window glazing and orientation for solar energy gain;
- b. Southerly exposure for proposed buildings;
- c. Landscaping that requires less water;
- d. Drainage by infiltration and increasing permeability;
- e. Use of natural vegetation to reduce cooling nodes;
- f. Siting of buildings;
- g. Energy efficiency;
- h. Form and character of exterior of buildings;
- i. Specific sustainability features in the development; and
- j. Machinery, equipment and systems which are external to buildings.

The Government of British Columbia's *Bill 27* requires local governments to develop targets for greenhouse gas (GHG) emission reductions and report on progress. Local governments may tailor DPA guidelines, so that development will contribute to specific measurable targets for the community.

## **7.2 GENERAL POLICIES**

**Unless exempted by Section 7.2.2 all proposed development, re-development and subdivision are required to obtain a Development Permit prior to any construction, alteration or subdivision of land.**

### **7.2.1 DEVELOPMENT PERMIT INFORMATION REQUIREMENTS**

In consultation with the District, applicants for a Development Permit may be required to submit appropriate reports certified by a qualified professional indicating land use suitability for their proposal which should also include any mitigation recommendations from the qualified professional in relation to the proposed development. Although not an exhaustive list, professional reports may include the following:

- a. Geotechnical report: for properties having any slopes greater than 30%;
- b. Environmental report;
- c. Wildlife Study;
- d. Rainwater Management Plan;
- e. Archaeological Impact Assessment;
- f. Traffic Impact Assessment; or
- g. Wildfire Hazard Assessment: for lands larger than 4 hectares (10 acres), lands abutting properties greater than 4 hectares (10 acres), or for properties abutting the municipal boundary.

### **7.2.2 DEVELOPMENT PERMIT EXEMPTIONS**

- All proposed developments, redevelopments and subdivisions are subject to a Development Permit unless specifically exempted by this section.
- A Development Permit will not be required provided that at least one of the following exemptions is met.

#### **Exemptions to Development Permit:**

- a. The development is for the purpose of constructing a single family dwelling, a duplex, accessory building or accessory dwelling unit, or farm building (*Amended by Bylaw No. 548 October 22, 2012*);
- b. Subdivisions creating four or fewer lots (none of which is subdividable under the applicable zoning regulations and for this purpose a lot identified on a subdivision plan as a remainder is a lot created by the subdivision), lot line adjustment, parcel consolidation, or a subdivision for park or heritage protection (Development Permit is required for Wildfire Hazard Assessment for lands larger than 4 hectares (10 acres)), lands abutting properties greater than 4 hectares (10 acres), or for properties abutting the municipal boundary);

- c. The building permit value of the proposed construction is less than \$50,000;
- d. Planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification;
- e. Structural alteration of legal or legal non-conforming buildings and structures within the existing footprint;
- f. Construction within a building that does not require exterior alterations;
- g. Replacement of exterior finishes using the same or similar materials and colours;
- h. Emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property including:
  - i. Emergency actions for flood protection and erosion protection;
  - ii. Removal of hazard trees (as determined by a qualified professional);
  - iii. Clearing of an obstruction from bridge, culvert or drainage flow; and
  - iv. Repairs to bridges and safety fences in accordance with the *Water Act*;
- i. The use of land is for outdoor recreational purposes and does not include buildings and structures other than fencing or nets;
- j. Unless within the Town Centre or a Comprehensive Development area, no development permit is required for signage; and
- k. All uses other than multi-family developments which include apartments, townhouses and cluster dwellings are exempt from the requirements of Development Permit Area #3. (amended by Bylaw No. 548 October 22, 2012)



### 7.3 DEVELOPMENT PERMIT AREAS

There are three areas of the District within which a Development Permit may be required subject to the exemptions listed under section 7.2.2:

- Town Centre Area
- Community Growth and Comprehensive Development Areas
- Lands zoned Multi-Family Residential, Comprehensive Development, Mixed Use and Town Centre Commercial

(amended by Bylaw No. 548 October 22, 2012)



## **7.4 DEVELOPMENT PERMIT AREA (DPA) #1 – TOWN CENTRE**

*(Refer to Sooke Town Centre Plan, 2009)*

*(section 7.4 amended entirely by Bylaw No. 598 (400-6) July 21, 2014)*

### **7.4.1 DESIGNATION**

Those lands within the District of Sooke shown on Map 1 – Schedule “A” Official Community Plan Land Use Map labelled as TC – Town Centre are designated as a Development Permit Area 1 (DPA 1) for the:

- revitalization of an area in which a commercial use is permitted subject to section 919.1(1)(d) of the *Local Government Act*;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development subject to section 919.1(1)(f) of the *Local Government Act*;
- establishment of objectives to promote energy conservation subject to section 919.1(1)(h) of the *Local Government Act*;
- establishment of objectives to promote the reduction of greenhouse gas emissions subject to section 919.1(1)(j) of the *Local Government Act*.

No construction of, addition to or alteration of a building or other structure may be started until a development permit has been issued by the District of Sooke for that construction unless exempted in section 7.2.2.

### **7.4.2 JUSTIFICATION**

To date, the development of the Town Centre area has taken on a highway “strip” look, has a lack of design uniformity and character, and provides minimal pedestrian infrastructure. There is a critical need to create a viable, healthy commercial Town Centre; revitalization is a key to encouraging businesses to locate within the Town Centre and to creating a healthy community core.

The intent of the guidelines is to ensure that building design is sympathetic in form and character to Sooke’s unique geographic location and its spectacular natural setting of the West Coast, as well as to establish a foundation for a unique identity to set Sooke apart from other destinations.

### **7.4.3 OBJECTIVES**

- a. Land use and form and character guidelines shall be consistent with that of the Town Centre Plan;
- b. To create a Town Centre that is strongly connected to the waterfront;
- c. To create a coherent and identifiable “West Coast” character as a theme to promotes Sooke’s natural beauty, cultural and maritime history;

- d. To promote development that fosters an active and vibrant public realm with an emphasis on the pedestrian experience;
- e. To ensure parking and vehicle access does not detract from the quality of the public realm;
- f. To create a strong civic presence and a high level of quality building, design and public amenity;
- g. Plan, design and build according to Sooke Smart Growth principals and environmental sustainability;
- h. To recognize the importance of sign integration that considers the pedestrian experience;
- i. To allow for a mix of uses, including high density residential.

#### **7.4.4 GUIDELINES TO ACHIEVE OBJECTIVES**

Land use and form and character guidelines shall be consistent with that of the Sooke Town Centre Plan. In addition to these guidelines, multi family residential components of a project will also be subject to the relevant guidelines in Development Permit Area (DPA) #3 – Multi Family Residential.

##### **7.4.4.1 Site Design and Layout**

- a. No residential only buildings are supported along Waterview Street. Commercial or mixed use buildings along Waterview Street will be primarily up to 4-6 storeys in height;
- b. Build mixed use developments along Sooke Road and Otter Point Road (i.e. commercial, retail, office and residential combined) to create diversity and a lively Town Centre precinct;
- c. Encourage multiple, mixed use to diversify the form and character of the Town centre;
- d. Coordinate landscape materials and building siting to provide shade from direct sunlight during the summer, while allowing sunlight penetration into the building in winter;
- e. Select plants that are drought tolerant and whose natural requirements are appropriate to the local climate while being conscientious of colour choices and preserving old heritage species and landscaping;
- f. Improve pedestrian connections and provide stronger open space and trail routes between the Town Centre, the waterfront and the outlying residential areas as well as within the Town Centre;
- g. Establish safe pedestrian sidewalks and crossings using creative, pedestrian friendly solutions;
- h. Maintain view corridors to the waterfront and where possible, incorporate elevated public viewing locations such as lighthouse towers;
- i. Include cyclist lanes on major routes;

- j. Improve streetscape appearance and pedestrian experience through upgraded sidewalks, furniture, lighting, landscaping, signage and underground servicing;
- k. Buildings shall include a pedestrian oriented streetscape design contiguous with adjacent development;
- l. Retain existing valuable trees and vegetation as much as possible;
- m. Ensure that tree species are consistent within each street block to avoid a patchwork appearance;
- n. All developments should be designed for safety and security with particular attention to passive surveillance, good site lines, appropriate lighting, clear definition of private, semiprivate and public space and appropriate access control measures;
- o. Select and locate lighting in a manner that does not result in glare, light pollution or nuisance to residents or adjacent properties;
- p. Consider design that incorporates landscaping, vegetation and stormwater management on roofs;
- q. New developments should provide for opportunities for the installation of art in landscaped areas and in front of buildings;
- r. Off street parking areas shall be concealed within structures, where possible, and minimize vehicle parking in front of buildings and locate the parking beside or behind the building;
- s. Design off-street parking access, service and loading areas in a manner that minimizes disruption to the continuity of the building frontage, pedestrian movement zone and streetscape;
- t. Break up surface parking areas and other large areas of paved surfaces with landscape planting;
- u. Screen drive-through windows and associated stacking lanes and equipment from adjacent properties and from adjacent public sidewalks;

#### **7.4.4.2 Building Design**

- a. A consistent line of building fronts, which clearly defines the space of the street, is desired;
- b. Larger and longer buildings should be visually broken into “human scaled” proportions, with bulk and massing reduced, especially along street fronts;
- c. Massing should be devised to minimize shadowing effects on surrounding buildings or open spaces. Proportional relationships between street width and buildings must also be considered;
- d. Corner locations are highly visible and should be designed with visually prominent architectural design features and elements;
- e. Orient windows to overlook streets, lanes, sidewalks, pedestrian passages, children’s play areas, parking areas, public open spaces and the water’s edge to increase neighborhood security;
- f. Clear, transparent windows should be used for all ground floor retail uses;

- g. Make roofs and roof lines visually interesting. Encourage roof tops on a building in a manner that considers views from above and utilizes the space for active uses where appropriate;
- h. The primary entrances to a building should be clearly identified with an awning or canopy, change in roofline or arbours or trellises;
- i. Architectural features should include the use of double facing fronts in terms of buildings along the water;
- j. Visually dominant materials on a building should be wood, stone and rock in its natural form to achieve Sooke's "West Coast" character, as outlined in the Town Centre Illustrative Design Handbook. Using rustic forms and materials such as stone, rock and wood as a dominant building material or as significant building accents promotes a sense of authenticity that reflects the local geography and geology of Sooke;
- k. In respect of Sooke's maritime history, corrugated metal siding is supported to achieve contrast of siding textures when used as a linking element between stone and wood and landscaping;
- l. Buildings should utilize several coordinated, complementary colours to highlight architectural features. Monotone colour palettes are discouraged;
- m. Blank ground level walls without windows or access breaks are to include unique design features such as architectural elements, artistic treatment, mural and living wall.

#### **7.4.4.3 Awnings, Canopies and Signs**

Awnings and canopies provide shelter and shade to pedestrians, a color accent to a building, an opportunity for store identification, pedestrian scale to the street and serve as a transition between the building, the sidewalk and the street. Awnings may be made of fabric or other relatively flexible material and can be stationary or retractable. A canopy is any permanent, rigid, non-retractable roof-like structure that is supported solely from a building and projects from any façade of the building.

Signs are an important element that can be an integral component of a building. In the Town Centre, hanging signs perpendicular to the building and canopy signs are attractive and easily read by pedestrians.

- a. Awnings and canopies should be used to provide shelter from rain and sun as well as provide usable outdoor areas for shops and restaurants;
- b. Awnings, canopies and signage are to be integrated into the overall architectural design of the building and complement the building colour scheme;
- c. Awnings and canopies are to be designed or broken up into sections to reflect the various components of the building, and in order to minimize large or long awning/canopy;
- d. Awning and canopies shall not be back lit;

- e. To create a consistent look and increase sign visibility on Waterview Street, projecting signs or canopy signs (hanging signs) as per the Sooke Sign Bylaw are to be used on the ground level of buildings located along Waterview Street;
- f. Signs should be professionally designed and of a high quality construction and material.

#### **7.4.4.4 Energy Conservation and Reduction of GHG Emissions**

- a. Attempts should be made to minimize non-essential impervious surfaces;
- b. Building design should have passive heating, lighting and cooling and consider use of Built Green®, LEED®, or other energy conservation features;
- c. Building design should incorporate solar ready or other energy saving/ GHG reduction features;
- d. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs;

## **7.5 DEVELOPMENT PERMIT AREA (DPA) #2 – COMMUNITY GROWTH AREAS AND COMPREHENSIVE DEVELOPMENT (CD) DESIGNATED AREAS**

Significant future development is anticipated for Sooke, all of which is to occur within the OCP designated Community Growth Areas and Comprehensive Development Areas. Under certain conditions a Development Permit will be required prior to any new building construction, or alteration or addition to a building or structure in order to allow the District of Sooke to review development applications for compliance to form and character and environmental guidelines as noted below.

### **7.5.1 GOALS**

- Promote a high level of design and design creativity for buildings in the Community Growth Area;
- Promote high level of site design and building design consistency in Comprehensive Development Areas;
- Integrate innovations for building and site design that promotes green and sustainable development;
- Promote excellent pedestrian connectivity throughout the district and within new developments; and
- Protect development from slope instability.

### **7.5.2 QUALIFYING CATEGORIES**

- a. Form and character establishment of objectives for commercial, industrial, private institutional and multiple family development;
- b. Revitalization of an area in which a commercial use is permitted;
- c. Construction of, addition to, and/or alteration of a building structure;
- d. Protection of the natural environment, its ecosystems and biological diversity; and
- e. Protection of development from geotechnical and other hazardous conditions.

### **7.5.3 JUSTIFICATION**

- a. Areas of targeted development and growth, in terms of commercial, industrial, institutional, and residential land uses within the Community Growth Area, require a high standard of design;
- b. Reduce the detrimental impacts and effects of areas of adverse slope stability; and
- c. Protect the environmental significance of riparian areas and environmentally sensitive areas.

## **7.5.4 GUIDELINES**

### **7.5.4.1 Form and Character**

- a. The design of a new project or addition to an existing development shall be based on a comprehensive design concept and should give adequate attention to general architectural style, detailing, scale, materials, character and material of roofs, treatment of entrances, gradations of heights, relationship of indoor and outdoor spaces and signage, design and placement of play areas, community gardens, access, parking arrangement and circulation, landscape character and design and rainwater management;
- b. A master signage plan shall be provided to the District for any comprehensive development and is to meet the intent of the form and character provisions of this section;
- c. The use, scale, form and character of the project should be compatible and lend continuity to the surrounding neighbourhood. Infill developments shall incorporate and promote connections between sidewalks, parking areas, entranceways, parks and trails;
- d. Safe pedestrian path networks in terms of wider sidewalks and/or trails shall be provided throughout any new development or redevelopment with maximum connectivity to outlying residential areas;
- e. Architectural features shall encompass specific details to streetscape as well as the relationship between the building and the street;
- f. Buildings shall include “broken roof lines” and a pedestrian oriented streetscape design contiguous with adjacent development and scaled appropriately for larger commercial operations;
- g. Off street parking areas shall be concealed within structures, where possible, or screened from view from the streets;
- h. Vegetation shall be used to screen off street parking and service areas and generally enhance the appearance of the area and improve onsite rainwater management;
- i. Utilize ‘Bear Smart’ techniques in design to reduce the likelihood of bear-human conflict, e.g. secure garbage units, non-fruit bearing trees, etc;
- j. Landscaped pedestrian walkways to and from buildings and parking areas should be provided; and
- k. Buildings shall be sited, so as to ensure that any adjacent single family residential properties have visual privacy, as well as protection from site illumination and noise; and
- l. Waterfront walkway and private dock development shall be integrated and consistent in design as will be detailed in the District’s new Subdivision and Development Standards Bylaw. Until that Bylaw is complete and proposes standards and/or guidelines for dock development, no development permit is required for docks in the District of Sooke; and



- m. A geotechnical study is required if the area has a slope of 30% or more and the recommendations of the qualified professional of the study included in the development permit indicating how the development will not be jeopardized.

#### **7.5.4.2 Environmental Protection**

- a. Developments in this area shall follow the Provincial Riparian Area Regulations as determined by a qualified environmental professional and should include:
  - i) Information regarding potential impacts of the proposed development, mitigation options and design alternatives (e.g. Environmental Impact Assessment);
  - ii) Evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas;
  - iii) Identifies measures that will be required to maintain the integrity of the riparian area.
- b. In areas of possible poor drainage, as identified by Sooke staff and/or confirmed through a qualified professional, a drainage plan must be completed and include recommendations for implementation with the proposed development. The drainage plan shall aim to minimize to the fullest extent the impact the development may have on the riparian area, while being developed and when completely built out. At a minimum, the drainage plan must include recommendations that address the following factors:
  - i) Water quality;
  - ii) Water quantity;
  - iii) Erosion control;
  - iv) Impact on fish and wildlife habitat;
  - v) Physical riparian functions; and
  - vi) Demonstrate how water is managed on-site and how the downstream impacts of runoff are mitigated.
- c. A Qualified Environmental Professional (QEP), in conjunction with a landscape architect, is required to provide a landscape plan if the proposed area to be developed was previously cleared of native vegetation, or is cleared during the process of development. Conditions and requirements respecting implementation of the vegetation management may be specified in a development permit;
- d. Vegetation species used in replanting, restoration or enhancement of a site shall be selected to suit the soil, light and groundwater conditions of the site (e.g. use of native species);
- e. On undeveloped properties, existing trees and significant stands of trees, other native vegetation, and significant geophysical features are to be retained to the fullest extent possible; and
- f. Climate change and the environment must be considered during the development permit approval process as noted in Section 4.3 and 4.10 of the OCP.

## **7.6 DEVELOPMENT PERMIT AREA (DPA) #3 – MULTI FAMILY RESIDENTIAL**

*Section 7.6 added by Bylaw No. 548 October 22, 2013*

### **7.6.1 DESIGNATION**

Those areas of Sooke zoned Multi-Family Residential, Town Centre Commercial and Comprehensive Development are designated as a development permit area for the form and character of commercial, industrial or multi-family residential development subject to section 919.1(1) (f) of the *Local Government Act*.

No construction of, addition to or alteration of a building or other structure may be started until an application for, and issuance of a development permit from the District of Sooke for that construction has been received unless exempted in Section 7.2.2.

### **7.6.2 JUSTIFICATION:**

Section 919.1(1)(e) of the Local Government Act authorizes local government to designate development permit areas where the establishment of objectives for the form and character of intensive residential development is desired and can be justified.

By increasing the density of residential development, the District of Sooke is able to offer a wider range of housing options and provide affordable housing.

### **7.6.3 OBJECTIVES**

- a. The principle objective is to manage the transition from single family to multiple family in a manner that protects the quality of development in single family areas while permitting the orderly and compatible transition to higher density.
- b. To regulate the form and character of multi-family development to provide for attractive neighbourhoods and the appearance of the development fosters pride, encouraging property owners both in the development and in the surrounding neighbourhood to value and maintain their properties.

### **7.6.4 GUIDELINES**

In addition to these guidelines, the relevant guidelines in DPA # 1 and DPA # 2 are also to be considered depending on which DPA the subject property lies within.

#### **7.6.4.1 Neighbourhood Considerations**

- a. Respect the privacy of single-family neighbours through the use of screening, landscaping and fencing.

- b. Respect the scale and character of development on neighbouring properties to achieve some degree of visual harmony and sense of neighbourhood.

#### **7.6.4.2 Protection of View Corridors**

- a. Maintain, enhance or frame views to natural areas, especially Sooke Harbour and Basin and the Olympic Mountains.
- b. Place buildings on sites to maintain existing view corridors or open up new ones.

#### **7.6.4.3 Form and Character**

- a. Respond to topography and the climate through the siting and orientation of buildings.
- b. Have consistency in the design of the development.
- c. Break up the bulk of larger buildings.
- d. Make roofs and roof lines visually interesting.
- e. Exterior cladding materials and detailing should be appropriate for the West Coast climate. A variety of complementary exterior building materials and colours is encouraged including those for building details such as corner boards, window borders and horizontal bands. Where stucco is used, it is to be adequately treated to prevent discolouration and the proliferation of moss, particularly on north-facing facades.
- f. Mechanical equipment including, but not necessarily limited to air conditioning, fireplace vents, antennae and satellite dishes, must be concealed from view from adjacent public streets and nearby residences.
- g. Fences or walls along public street frontages are to be constructed of high quality wood, masonry or wrought iron materials or a combination of these materials. Chain link fences are to be avoided and are strongly discouraged along street frontages.
- h. Garbage and recycling areas are to be sited in a convenient location for the use of residents, and are to be secure and screened from view from adjacent public streets and nearby residences.
- i. Parking areas are to be screened and their appearance enhanced through the use of surface materials with varied textures to create distinct but compatible visual breaks.
- j. Wherever possible existing mature trees and vegetation should be retained. New vegetation should be placed so that it will soften blank walls and retaining structures when mature.

#### **7.6.4.4     Adaptability**

In order to help satisfy the diverse and changing housing needs of people, the designs of intensive residential buildings and units are encouraged to be both adaptive and accessible for persons of different stages of life and degrees of mobility.

#### **7.6.5.6     Public Safety**

- a. Opportunities for natural surveillance, (“eyes on the street”) are to be maximized. Where mature vegetation is retained and new vegetation planted, neither should block sightlines to public streets and pedestrian walkways thereby allowing clear views of neighbourhood activity. Integration of Crime Prevention Through Environmental Design principals are encouraged.
- b. Care should be taken to ensure lighting does not cause a nuisance for adjacent residences, pedestrians or motorists by way of glare.

## **8.0 PART VI – “IMPLEMENTATION”**

### **8.1 INTRODUCTION**

The simple act of stating community goals, objectives and policies never assures their realization. Rather, it is necessary to utilize a variety of methods to confirm that the aspirations of the community are consciously and actively engaged. In order to fulfill the vision expressed in Part I of this Official Community Plan (OCP), the policies contained in the previous section must be implemented. A program of implementation facilitates the orderly development and control of land in the best interests of the community. The process of implementation includes many different elements, which reflect legislative authority, municipal procedures and Council policies. Reserve funds can be set up by bylaw through Council. They serve to distinguish monies directly associated with particular functions or projects. Reserve fund bylaws specify which projects or municipal functions can qualify for funding from each reserve fund. The following is a brief summary of the key components in the OCP implementation program.

### **8.2 PLANS AND DOCUMENTS**

Additional plans, programs or bylaws intended to help implement and explain the OCP include the following:

1. Development Cost Charge Bylaw;
2. Sooke Zoning Bylaw;
3. Town Centre Strategic Revitalization Program Bylaw:
  - a. Tax incentive;
  - b. Parking incentives.
4. Parks and Trails Master Plan;
5. Transportation Master Plan;
6. Sooke Town Centre Plan;
7. Liquid Waste Management Plan;
8. Arts Policy
9. Natural Areas Strategy;
10. Water Conservation Plan;
11. Greenhouse Gas (GHG) Action Plan/Community Energy Plan;
12. Parking Plan;
13. Sign Regulation Bylaw;
14. Tree Planting Program;
15. Tree Protection Bylaw;
16. Quality of Life Indicator Measurements;
17. Rebate Programs;

18. Early Childhood Education Services and Facilities Needs Assessment;
19. Affordable and Accessible Housing Needs Assessment; and
20. Summary booklet relating the “OCP Story” complete with major goals and objectives and the public process.

Checklists and additional document guides include the following:

1. Green Energy Infrastructure Checklist for Subdivisions, Comprehensive Developments and Building Permits;
2. Sustainability Checklist (Sooke Build Green Checklist, Sooke Smart Growth Checklist);
3. Development Documents: Outline Application Fees, Energy Efficient Design, Sustainable Building Materials, Xeriscaping and Naturescaping, Environmental Lighting, Rainwater Pollution Prevention Plan (Spills and E&SC), Rainwater Management Plan;
4. Green Procurement Guide;
5. Low Carbon Diet Brochure; and
6. Street Beautification Catalogue.

Reserve Funds may include the following:

1. Green Infrastructure Reserve Fund (\$50,000; Sooke Smart Growth e.g. solar energy, LED lights, etc.);
2. Sustainable Economic Development Reserve Fund (\$50,000);
3. Land Reserve Fund (5 year capital expense budget for public land acquisition);
4. Farm Purchasing Reserve Fund (5 year capital expense budget);
5. Food Security Reserve Fund (\$10,000; e.g. community gardens);
6. Social Reserve Fund (\$20,000);
7. Affordable Housing Reserve Fund (\$50,000); and
8. Sooke Program of the Arts (\$30,000)

### **8.3 COMMITTEES**

Council may involve interested, dedicated citizens in local government decision making through Committees, Corporations and Commissions. Examples of these may include:

1. Green Advisory or Community Sustainability;
2. Official Community Plan Implementation and Monitoring;
3. Sooke Agriculture Land Reserve Advisory;
4. Sooke Housing Committee or Corporation;
5. District of Sooke Economic Development Corporation (with Staff Economic Development Officer);
6. Youth Council;
7. Arts and Culture Committee; and
8. Liquid Waste Management Plan Implementation Committee

#### **8.4 SOOKE ZONING BYLAW**

This bylaw regulates the use of land within the District of Sooke. The Sooke Zoning Bylaw shall be rewritten to implement land use policies updated and contained in the designations and policies of this OCP.

#### **8.5 FISCAL PROGRAM**

Implementation of many policies contained in this OCP depends on the expenditure of District funds. The Capital Works Program, in particular, must reflect the policies of the Official Community Plan with regard to the physical infrastructure and action items.

#### **8.6 COUNCIL POLICIES**

District Council may, by resolution, adopt policies in various subject areas affecting the implementation of the Official Community Plan.



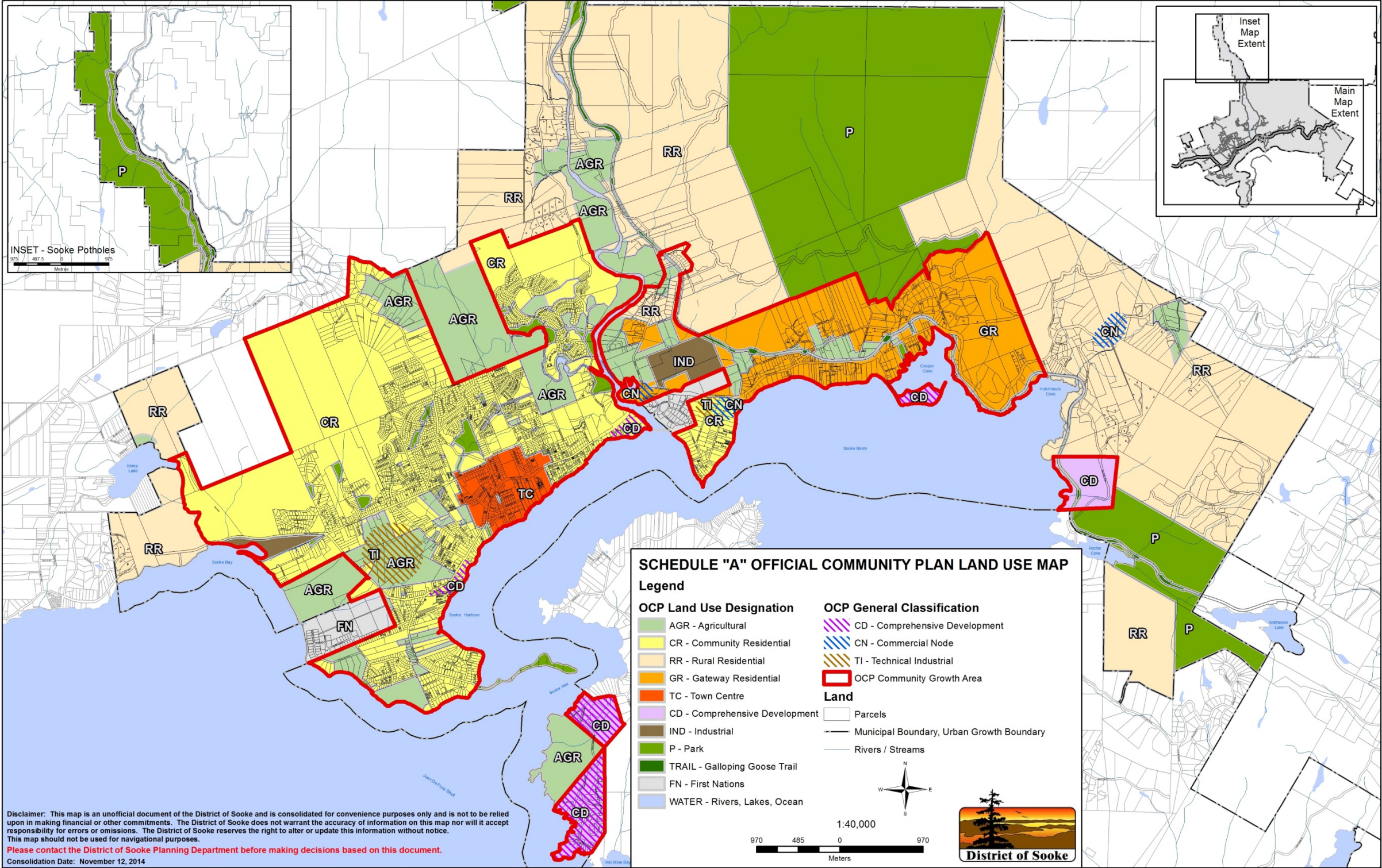


## Appendix I – Mapping

Map 1	SCHEDULE A - LAND USE MAP
MAP 1A	LAND USE MAP – West Sooke/Town Centre/Silver Spray
MAP 1B	LAND USE MAP – Sooke Potholes
MAP 1C	LAND USE MAP – Sooke River/Saseenos
MAP 1D	LAND USE MAP – East Sooke
Map 2	Parks & Trail Routes Overview
Map 3	Sooke Town Centre Plan 2050
Map 4	Transportation Master Plan
Map 5	Environmentally Sensitive Areas



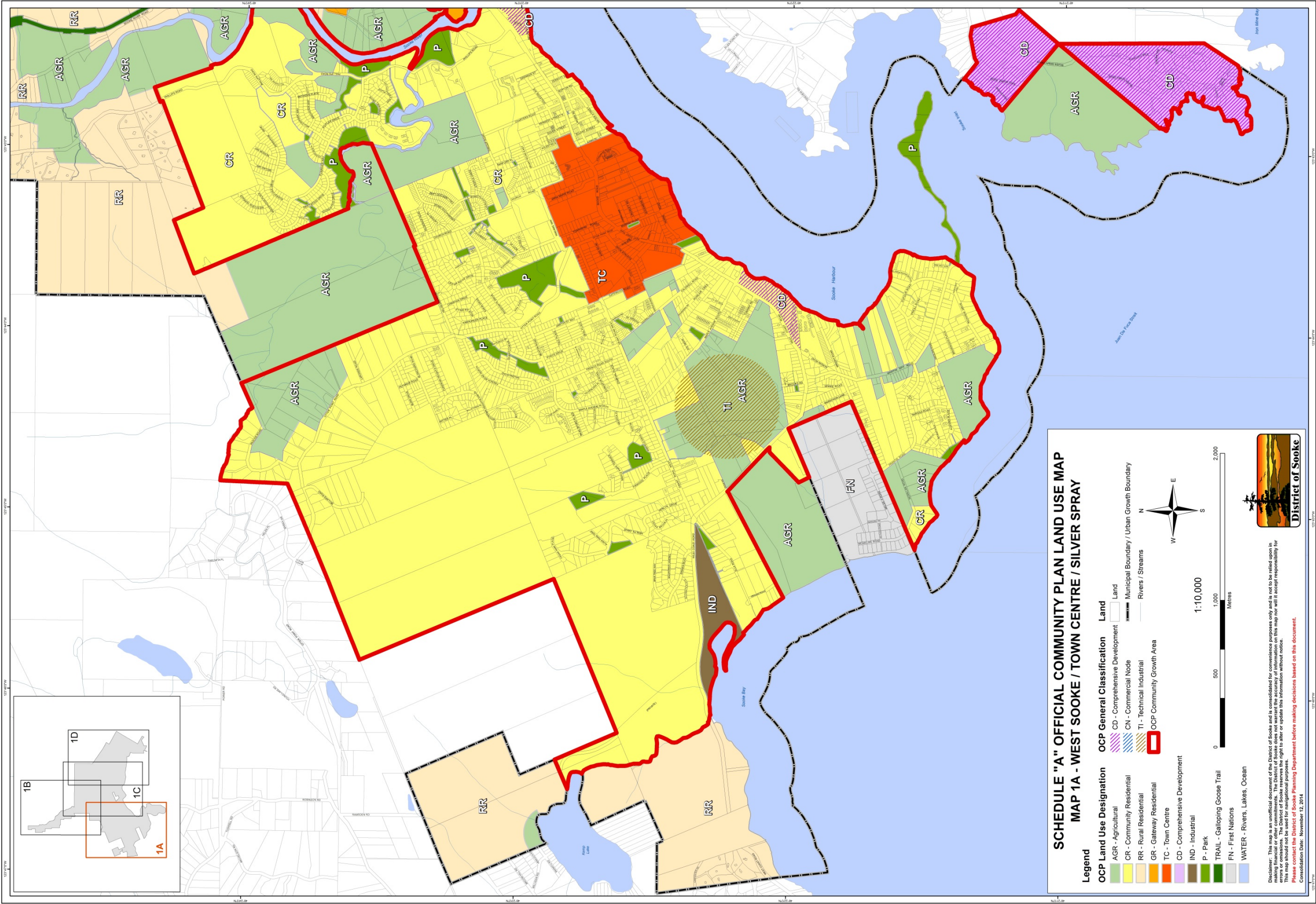
MAP 1 – SCHEDULE ‘A’ OFFICIAL COMMUNITY PLAN LAND USE MAP







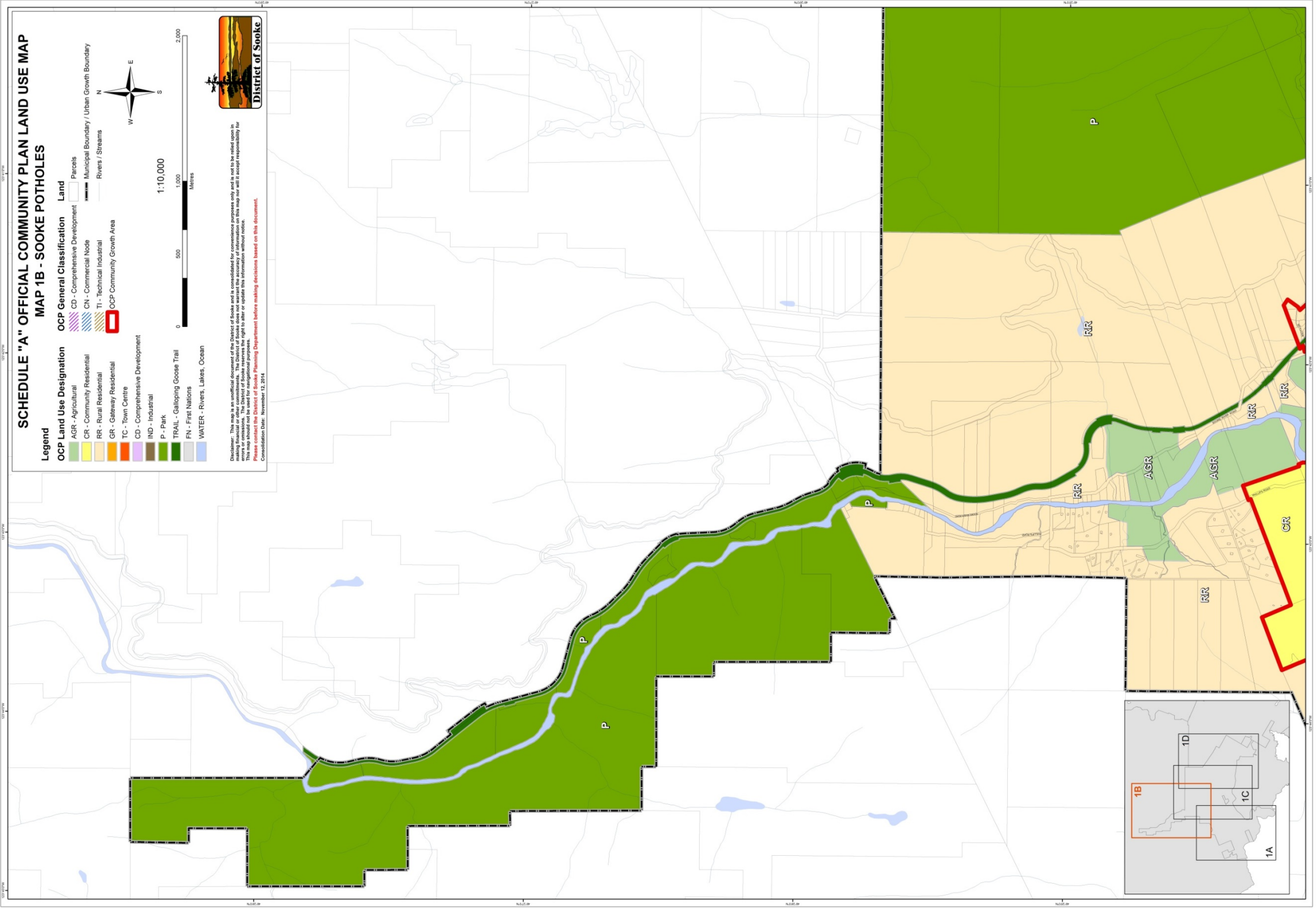
MAP 1A – LAND USE MAP – WEST SOOKE / TOWN CENTRE / SILVER SPRAY





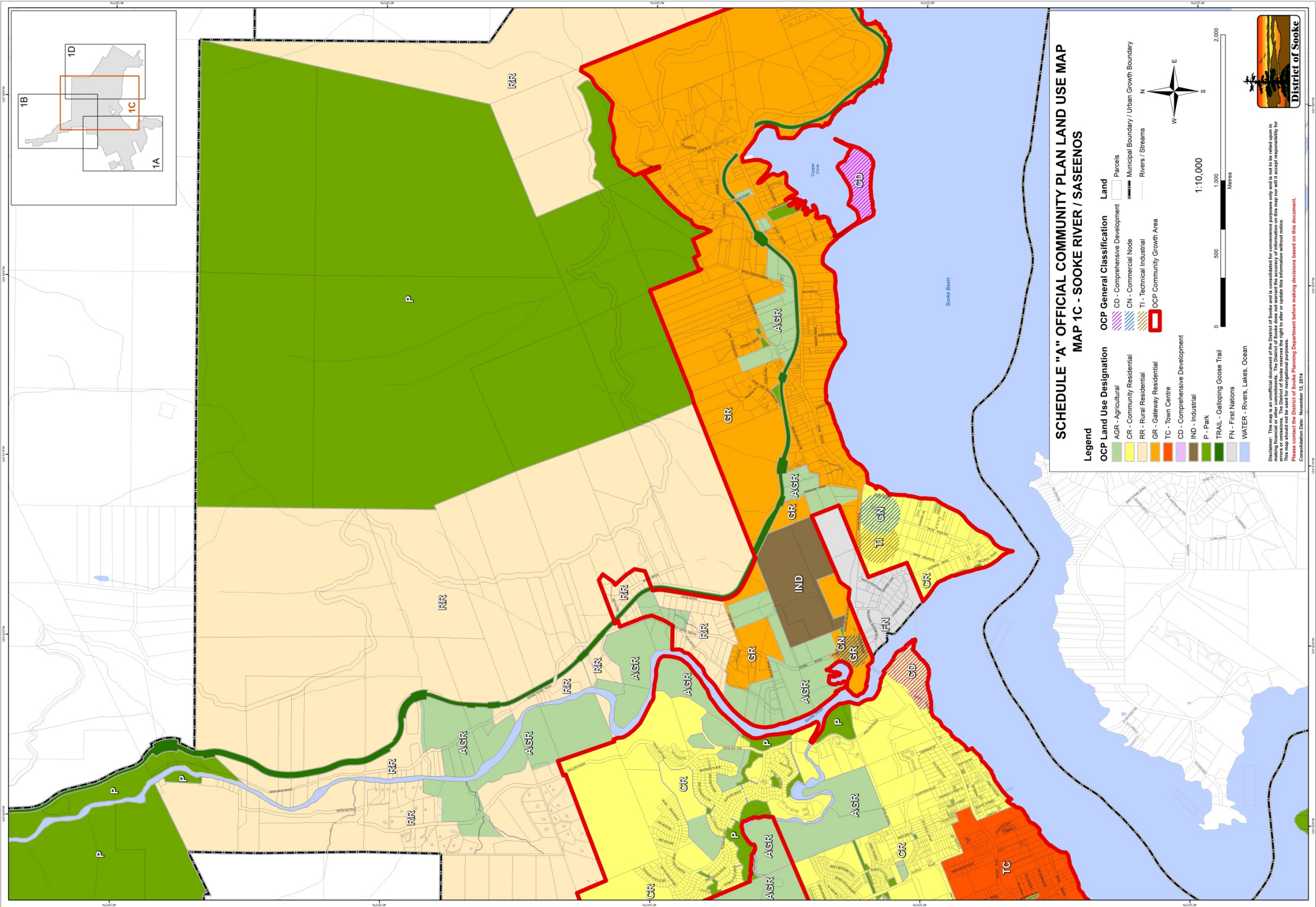


MAP 1B – LAND USE MAP - SOOKE POTHOLES





MAP 1C – LAND USE MAP - SOOKE RIVER / SASEENOS







**SCHEDULE "A" OFFICIAL COMMUNITY PLAN LAND USE MAP**  
**MAP 1D - EAST SOOKO**

**Legend**

**OCP Land Use Designation**

- AGR - Agricultural
- CR - Community Residential
- RR - Rural Residential
- GR - Gateway Residential
- TC - Town Centre
- CD - Comprehensive Development
- IND - Industrial
- TRAIL - Galloping Goose Trail
- FN - First Nations
- WATER - Rivers, Lakes, Ocean

**OCP General Classification**

- CD - Comprehensive Development
- CN - Commercial Node
- T1 - Technical Industrial
- OC - OCP Community Growth Area

**Land**

- Parcels
- Municipal Boundary / Urban Growth Boundary
- Rivers / Streams

Scale: 1:10,000  
 0 500 1,000 2,000 Meters

North Arrow

Inset Map: Sooko District

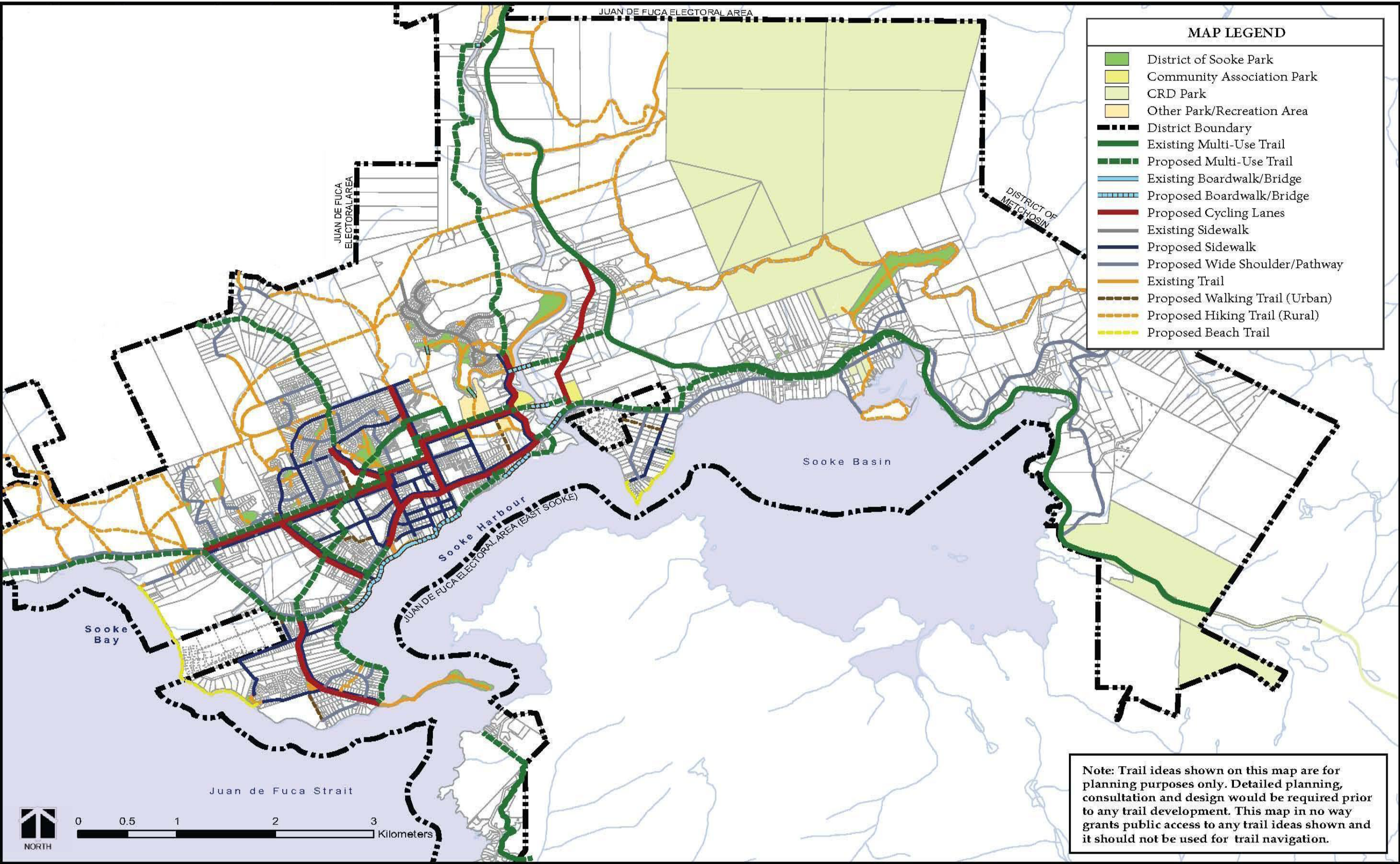
Disclaimer: This map is an unofficial document of the District of Sooko and is consolidated for convenience purposes only and is not to be relied upon in any legal proceeding. The District of Sooko reserves the right to alter or update this information without notice. Please contact the District of Sooko Planning Department before making decisions based on this document.

Consolidation Date: November 12, 2014





MAP 2 – PARKS & TRAIL ROUTES OVERVIEW







MAP 3 – SOOKE TOWN CENTRE PLAN (2050)



- LEGEND**
- |   |                                      |                         |                                 |
|---|--------------------------------------|-------------------------|---------------------------------|
| 1. CIVIC/PUBLIC SPACE<br>(TOWN HALL/<br>LIBRARY ETC.) | 5. COMMERCIAL / RETAIL               | 10. MULTI-STOREY RES.   | 15. GALLERIES + LIVE/WORK UNITS |
| 2. TOWN SQUARE  | 6. COMMERCIAL /<br>RESIDENTIAL ABOVE | 11. EXISTING COMMERCIAL | 16. SINGLE FAMILY + SUITES      |
| 3. PARK   | 7. MARINE COMMERCIAL                 | 12. EXISTING CHURCH     | 17. EXISTING CHURCH             |
| 4. LANDSCAPED PROMENADE                               | 8. WATER STREET PIER                 | 13. PRIVATE DOCKS       | 18. SOOKE MARKET PLACE          |
|   | 9. TOWNHOUSES                        | 14. ROTARY PIER         |                                 |

This sketch plan illustrates the form of possible future managed growth of the Sooke Village Centre. It shows some of the ways that an integrated and attractive mix of residential, commercial and civic village centre could be developed closer to the waterfront and away from the highway. Naturally, all the buildings and streets illustrated are subject to approved proposals by individuals or groups of property owners as well as conformance to local and regional plans and applicable codes.

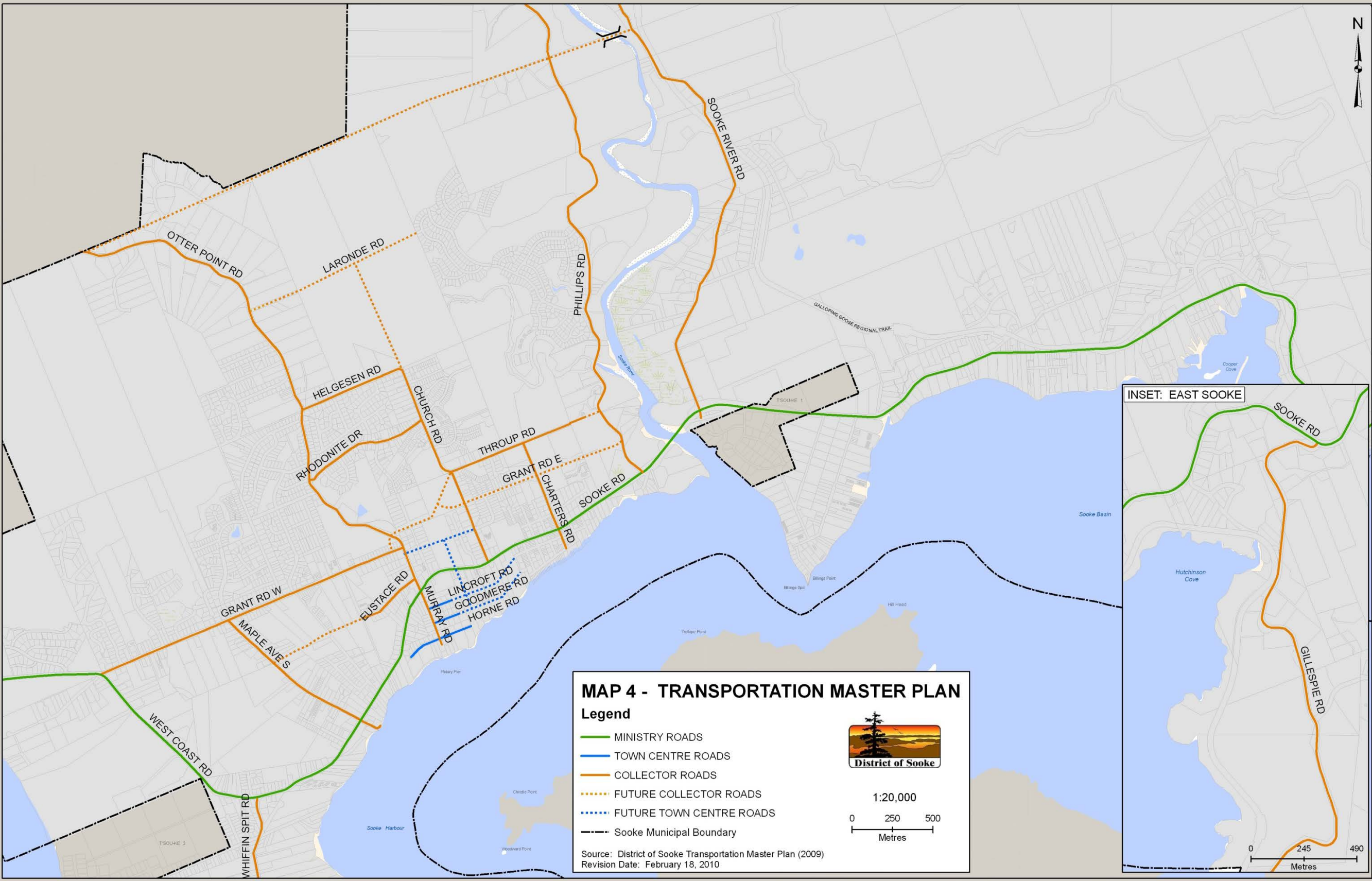
Dennis Carlsen Consulting  
D'Ambrosio architecture + urbanism · Don Roughley · Boulevard Transportation Group

2050  
SOOKE TOWN CENTRE  
APRIL 23, 2009





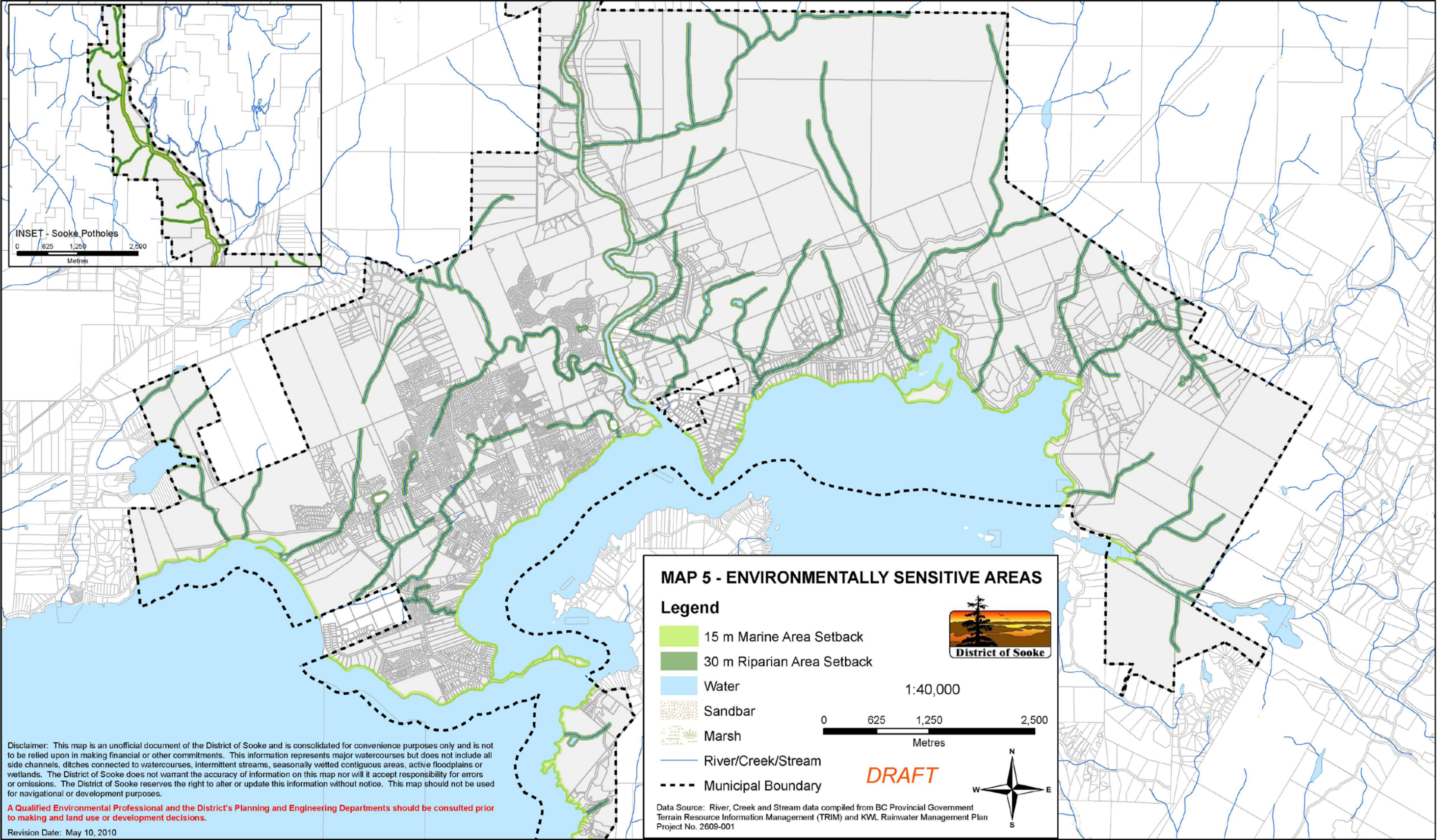
MAP 4 – TRANSPORTATION MASTER PLAN







MAP 5 – ENVIRONMENTALLY SENSITIVE AREAS







## **APPENDIX II – SOOKE’S PHYSICAL, SOCIAL & REGIONAL CONTEXT**

### **BACKGROUND**

#### **CLIMATE**

Sooke has one of the mildest climates in western Canada, with warm, dry summer months and wet, mild winter months. Due to mild climatic conditions, residents are able to enjoy a variety of leisure and recreational pursuits annually and also are able to grow a variety of food year round. Although it does not snow frequently in Sooke, some snow falls in the months of December and January. The annual precipitation rate approximates between 900 millimetres and 1492 millimetres, with the bulk of the rain occurring during the winter months. Summer conditions are quite dry and although enjoyable, can pose issues for residents that rely on well water or rain water collection through cisterns as their primary water source.

#### **ECOLOGY**

The shoreline ecology in Sooke contains sea stacks and areas with cave-like feel, carved out by the Pacific Ocean, with hard packed sand and cobblestone beaches. Tidal pools host a variety of animals, such as five-armed blood stars, anemones and sea urchins to name a few. There are a vast array of basin, offshore and deep sea species that provide links to Sooke, such as prawns, shrimp, scallops, oysters and mussels, salmon and halibut. Sea gulls, blue herons, kingfishers, osprey, turkey vultures, hawks and otters are all quite frequent sights on the shoreline.

The kelp beds host an abundant amount of food sources in the offshore waters, which attracts scooters, mergansers, cormorants and grebes, which feed harbour seals and sea lions, which in turn attract killer whales (orcas). Grey whales also migrate along the coast en route between California and Alaska during the 16,000 kilometre annual migration.

Sooke region is in the Coastal Western Hemlock Biogeoclimatic Zone. The coastal forests are evergreen forests, known for lush vegetation. Predominant within the coastal forests are western red cedar, Douglas fir and western hemlock. Red alder, big leaf maple and pacific dogwood are found along streams and at forests edges. The arbutus tree is a unique species, which is found in woodland openings and has curved limbs, with red peeling bark and is Canada’s only broad leaved evergreen. At the forest floor and adapting to low light levels with nutrient rich deadfall are nurse logs, which provide a thick blanket of moss and homes for ground salal, ferns, huckleberries and salmonberries.

Wildlife in Sooke is diverse and abundant within the forest as well as urbanized areas. Various birds, such as the winter wren, varied thrush, woodpeckers, yellow-bellied sap suckers, white breasted nuthatches, and western flycatchers and chickadees are all common species. During summer months the “rufous hummingbird” returns from wintering in Mexico to add activity to the forests. The Columbian blacktail deer also calls the forest home and is a smaller version of the mule deer found in other areas of the province. Coastal black bears are larger than their mainland cousins and eat berries, grass, roots, fish, carrion and whatever mammals they can catch. The black bear prefer bushy forest areas, but inhabit most terrain, from coastal beaches to forests. Another species in the region is the cougar, which is the largest of several wild cats residing in British Columbia.

### **Sensitive Species**

The District of Sooke is home to a variety of species that have been listed as endangered by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). The streambank lupine and the blue-grey tailedropper slug species occur along the banks of the Sooke River. The lupine occurs within the Sooke Potholes Provincial Park and thus is afforded some protection within the park. The blue-grey tailedropper slug is known to occur adjacent to the Galloping Goose Regional Trail in the 2600 and 2700 blocks of Sooke River Road. The critical habitat (older forests with a deciduous component) of this species is threatened by habitat loss from recreational use and habitat loss from urban development. Sooke is also considered habitat to the ermine (*Ermine* subspecies) and potentially Keen’s myotis (a bat). The ermine is blue-listed by the BC Conservation Data Centre (BC CDC) and appears to prefer low elevation sites near the ocean, rivers, creeks and estuaries. They can be seen occasionally on Whiffin Spit. Keen’s myotis is red-listed by the BC CDC and is believed to nest in tree cavities, rock crevices and small caves. They are believed to hunt along forest edges and openings as well as over ponds. Sooke also has the only known occurrence of the Nevada marsh fern in Canada and is red-listed by the BC CDC.

As of 2007, the following 4 additional blue-listed plant species occur within Sooke:

- Pacific waterleaf, which is widely dispersed in the moist woodlands and stream banks;
- Common bluecup found in moist seepages around the Sooke River;
- Fleshy jaumea found in moist tidal beaches and salt marshes in the lowland zone; and
- Macoun’s groundsel found in the dry open forests, disturbed areas and rock outcrops.

In 2005, bald eagles nested at three official locations (two additional inactive nests) within Sooke. Four chicks fledged from these nests according to Wildlife Tree Stewardship

Program (WTSP). Habitat loss and degradation as well as shooting the animal for feathers, are considered key threats to this species. This species is not listed by the BC CDC or by COSEWIC.

Great blue herons, listed as special concern by COSEWIC, are also known to use habitat within Sooke. Human activity near heron colonies poses the largest threat to this subspecies.

## **WILDLIFE MANAGEMENT**

Sooke has large tracts of wild areas and streams in and around the community and wildlife species live in and travel through these areas. Some species are attracted into residential areas to search for food, such as black bears, cougars, deer, raccoons and grey squirrels. These attractants include garbage as the number one attractant of bears, both residential and commercial, fruit trees, bird seed and other feed intentionally left out for wildlife, barbecues, pet and livestock feed and unattended pets and livestock. Also contributing to the issue is human's continual expansion of development and encroachment upon wildlife habitat.

Black bear issues include bears entering residential areas, which presents a risk to property, domestic animals and humans. Bears successful in getting into human food sources in residential areas will continue to return to the food sources as long as the food continues to be available. Bears that are human habituated and food conditioned have a very low success rate in relocation and are most likely to be destroyed. Most bear reports in Sooke were in and around Grant Road and side roads Henlyn and Firwood, Otter Point Road near Robinson Road, Whiffin Spit area and Sun River Estates. The following bear incidents occurred in Sooke in 2007:

- 273 reports of bears received by Conservation Officer Service (COS), the annual average are 175 reports;
- 1 bear was relocated; and
- Conservation Officers destroyed 2 bears.

Cougar issues include cougars entering residential areas, which presents a risk to humans and domestic animals. Cougars are attracted to residential areas due to the presence of their natural prey species, deer and raccoons. Predation of pets and livestock does occur as the opportunities present themselves, while cougars are in search of natural prey species. In 2007 there were 29 cougar reports in Sooke to the COS, mostly sightings.

Deer and raccoon pose no major safety threat to humans other than automobile accidents, but do eat crops and gardens. Deer and raccoons attract other large predators to the area and raccoons will prey on small animals, such as chickens and fish in ponds.

Grey squirrels are an introduced species, which can get into homes and cause damage by chewing wires and removing thermal insulation. Grey squirrels prey on small native mammals and birds and their nests.

The best solution to human-wildlife conflict is to avoid attracting wildlife to residential areas by not feeding any wildlife and controlling attractants. In some areas where bears travel wildlife corridors, placing a fence in the way may redirect them around, but only if there are no attractants present. This strategy was successfully utilized along DeMamiel Creek next to Ecole Poirier Elementary School.

### **Bear Smart**

The Bear Aware Program administers the Bear Smart Community Certification. There is more than education to be done to make bear-human conflict reduction more sustainable. The Bear Smart Certification promotes a more comprehensive plan for communities to address bear-human conflict in a long term capacity. The program is a proactive conservation strategy that encourages efforts by communities, businesses and individuals to reduce bear-human conflicts. The goal of the program is to focus efforts on addressing the root causes of bear-human conflicts, reduce the number of conflicts and ultimately reduce the number of bears that have to be relocated or destroyed as a result of conflicts. The program is based on a series of criteria that communities must achieve in order to be a designated “Bear Smart” community. It is a cooperative venture and entirely voluntary on the part of the communities. The responsibility to manage bear-human conflicts rests with everyone, and it requires participation from the provincial government, municipal governments and local citizens to successfully implement the Bear Aware Program.

The program not only requires community-driven cooperation, but also requires community financial commitments, obligations and considerations.

## **THE COMMUNITY**

The community of Sooke was incorporated on December 7, 1999, and possesses a relaxed and casual lifestyle in a rural to semi-rural setting. The community has a variety of amenities such as, a par 3 golf course, Whiffin Spit Park, Sooke Potholes Provincial Park, skateboard park, arena and aquatic centre, museum, visitor information centre and much more.

Sooke also contains many talented artists and craftspeople that create beautiful works of art, and as a result Sooke possesses a dynamic, strong arts core, e.g. Sooke Fine Arts Show. Theatre also plays a strong role in the arts sector, as does music, including the Sooke Philharmonic.

The volunteer spirit is dynamic and strong in Sooke and connects the community through numerous special events and participation in a wide range of community groups. There are hundreds of volunteers who invest valuable time, talent and enthusiasm in order to see the community of Sooke prosper from such tireless dedication.

## **CULTURE**

The community of Sooke has a rich and diverse cultural body with a variety of clubs and associations. Sooke is a haven for artists, artisans and craftspeople. Throughout Sooke's rural landscape are talented artistic people who practise arts and crafts as a lifestyle, including painters, potters, woodworkers, sculptors, blacksmiths and fibre artists to name some. There are a variety of local studios, workshops and galleries and formal tours are offered during spring, fall and over the Christmas season. The arts are not confined by the visual, as residents of Sooke have a strong musical presence, including symphony concerts, bluegrass festivals and park music events.

### **T'Sou-ke Nation**

The T'Sou-ke Nation have a strong cultural presence in Sooke and are currently undergoing rapid change, while gaining a solid reputation as a progressive, forward-thinking Nation. T'Sou-ke Nation has dedicated staff and a wide range of volunteers who provide hard work, dedication and determination to accomplish many tasks. T'Sou-ke Nation have seen many achievements, including opening of a new Health Centre, a new school playground, creating new environmental and communications departments, becoming a member of the Inter Tribal Health Authority, signing of a Memorandum of Understanding with the District of Sooke, ratification of a "Land Code" and hosting many T'Sou-ke Nation community gatherings related to diverse events, such as traditional food gathering. The T'Sou-ke Nation are well positioned to face the challenges and opportunities that the future will bring, including voting on the Te'Mexw Treaty offer, approving a collective vision and a community plan. In addition, T'Sou-ke Nation have now completed their solar power community initiative. This solar project is one of the largest of its kind in the country for a Nation, and the community has plans to expand the project further.

The heritage of the T'Sou-ke people is derived from a land of natural abundance, the choicest of locations, and a people whose traditions taught them to live in balance with nature.

In the place today known as Sooke, it was the T'Sou-ke people who held dominion with the main village at the river mouth. In what is today called Port Renfrew was the Pacheñaht people whose territory encompassed the San Juan Valley and as far south as Point No Point, or "Ka ee shuldalth."



While the people travelled throughout the region, it was the Sooke River and the San Juan River that were the focus, for it was the annual salmon run that was the lifeblood of the people.

The Native people lived in long houses, which were constructed of red cedar and often had intricately carved posts and beams, recording the history and tradition of each family. There could be up to six families living in each long house, which might measure 60 by 100 feet. An open fire was built within a circle of rocks and sand that helped retain the heat and a smoke hole was put in the roof.

Winters were free from busy food gathering and much time was spent in ceremonies, story telling and spirit dancing. Elders taught the youth the ancient skills and told the stories, which passed down the ways of wisdom and history. The youth carried knowledge forward of the old ways to each new generation.

Canoes were fashioned from cedar and used for fishing, food gathering, trading, social life, communication and warfare. The larger canoes were used to catch halibut farther out on the ocean. The women would dress the fish and hang them up for drying and smoking. Seals were a major source of meat and were harpooned from the bow of a canoe. Seal oil was often served with dried clams or mussels, and clamshells were used as soup ladles, while mussel shells were used for cutting.

Deer and elk were hunted with spears and bows and arrows. Venison would be smoked and added to the winter's food supply. A variety of berries were utilized and ducks were caught in nets made of natural fibres suspended between poles. During the annual salmon run a weir would be placed in the river. It took great skill to capture the salmon through netting and spearing. The entire family was kept busy in the preparation of the food for the winter. Each person would require approximately one dried fish per day put aside for the winter.

Young girls learned the weaving of baskets using pliable swamp grasses and the inner bark of cedar. Cedar bark was used for clothing, as was deerskin, while warmer clothing was made from skins of marten and raccoon. Most everyday apparel, dresses for women and tunics for men, were of yellow cedar bark.

Potlatches were held every few years, when the host family would sing welcome songs, feed all their guests, often in the hundreds, and give out gifts. Many ceremonies and special dances took place, with drumbeats and chanting.

## **HISTORICAL**

The area first took its name from its true first human inhabitants, the T'Sou-ke Nation (Salish people). T'Sou-ke name was given to a species of stickleback fish that was once quite numerous in the Sooke Basin. While residing in the Beecher Bay area, T'Sou-ke Nation moved their camps to the Sooke area during the summer for the abundant clam beds and larger salmon runs.

While several nations took part in commerce, exploration and the search for the Northwest Passage, the two most powerful were Spain and Britain.

The first Spanish expedition under Juan Perez reached present day British Columbia in 1774, followed by a second under Juan Francisco de Bodega in 1775 and a third in 1779 by Artega and Quadra. Following a 1788 expedition under Martinez and Haro, which determined Russian intentions to occupy Nootka Sound, an establishment was built at Nootka Sound in 1789 to defend Spain's claim to sovereignty over the west coast of North America. From this base, further expeditions by Eliza, Fidalgo and Quimper in 1790 reached northward to Alaska and into Juan de Fuca Strait. Explorations continued until 1793, at which time the Spanish interests in Britain were no longer of interest to Quadra and Captain George Vancouver. Under pressure of events closer to home, Spain relinquished all claims to sovereignty in the Pacific Northwest.

Sir Francis Drake has been credited as the first explorer to reach the Northwest Pacific in 1579. Two hundred years elapsed until Captain James Cook reached Nootka Sound in 1778. His visit prompted the forays of the British fur traders along the northern coastline from 1785 onward. In 1792 Captain George Vancouver reached Juan de Fuca Strait and explored extensively the inside passage from Puget Sound to the top of Vancouver Island on his way to meet with the Spanish commander Quadra at Nootka Sound. Overland explorers reached the Pacific and gave their names to the mighty rivers they followed, the Alexander McKenzie, David Thompson and Simon Fraser.

The sea otter's rich pelt brought many ships to engage in the fur trade. While explorers traded metal for furs to be used as clothing, it was not until 1780, while ships were provisioning in China, that the market value of the furs was discovered. In 1784 James Hanna became the first of many fur traders who grew rich by fur sales in the Chinese port of Macao. Hunters from coastal Indian tribes, attracted to hunt the peaceful animal by the promise of trade goods, took great numbers of pelts. Traders, in a double cultural exchange, carried Chinese items back to England and the United States. By the mid 1800's, over killing of the sea otter and other furbearers had taken place, and without the rich profits, the traders dwindled in number. Protected since 1911 by international laws, the sea otter population is slowly recovering from the brink of extinction.

The earliest recorded encounter between T'Sou-ke Nation and Europeans was when Spanish explorer Manuel Quimper first entered Sooke Harbour in 1790. Quimper found the land very beautiful, level and abundant in blackberries. Quimper claimed the land for Spain, planting a Holy Cross in the area of Whiffin Spit, which was later named for John Whiffin, a clerk in the Royal Navy. However, less than five years later, the British and Spanish signed a treaty at Nootka turning over all lands north of the Juan de Fuca Strait to the British.

Europeans settled in the Sooke region when Scottish Captain Walter Colquhoun Grant arrived in 1849. He purchased 40 hectares of land on the Sooke Inlet where he built a cabin, began raising crops and range animals, and constructed a small powered sawmill. Abundant to this day is the plant scotch broom, planted by Grant, which has spread throughout southern Vancouver Island. In 1853 Grant sold his holdings to John and Ann Muir, who established Vancouver Island's first steam powered sawmill, located at the present site of the Government Warf, built a flourmill and also engaged in shipbuilding. The late eighteenth century brought the arrival of additional immigrant settlers, some arrived by ship from the British Isles, while others arrived overland across the continent from the French settlements in eastern Canada.

In 1864, Peter Leech found gold in one of the tributaries of the Sooke River. The junction of Leech and Sooke Rivers was the site of a minor gold rush. Within a very short period, a tent town called Leechtown was created. The gold rush was short lived, but Sooke, the nearest permanent settlement, benefited by acquiring a wharf and an improved road.

With Confederation between Vancouver Island and the Mainland in 1866, government assistance increased, providing funds for upgrading the road, building a permanent bridge over the Sooke River, a post office and school facilities. As the twentieth century began, the community acquired a resident doctor, water system and volunteer fire department.

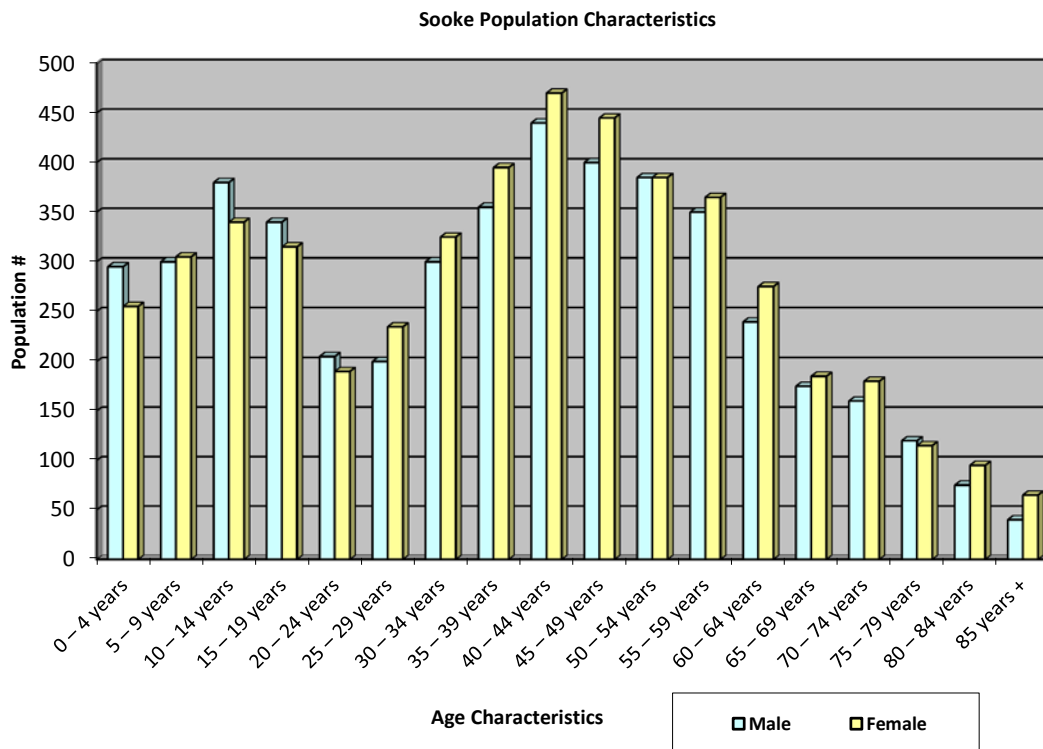
Over the years, the development of Sooke has been closely tied to the boom and bust of its local resource base. The Muirs, Milligans, Elders, Butlers and Sooke Forest Products have all been associated with the forest industry at various times. Fish harvesting and processing profited from Sooke's sheltered harbour and basin and its proximity to the annual salmon migrations: in 1904, Sooke Village served as a base for workers who manned fish traps, replaced in 1959 by an 80 vessel fishing fleet of gillnetters or seiners. However, with the decline in fish stocks much of this activity has disappeared. Though never a true farming community, a degree of subsistence farming was a factor in the life of many of Sooke's early residents, and at one time Sooke was known for its turnip crops. Local residents have played a significant role in building the community. For example, in 1933 as a response to the economic crisis of the Depression and to stimulate interest in the community, a picnic was held on Sooke Flats to celebrate the progress of Sooke, later this would become known as All Sooke Day. Its success prompted the formation of the Sooke Community Association. All Sooke Day expanded to include a wide variety of

activities related to logging, and drew participants and visitors from the entire Pacific Northwest.

The Sooke Region Museum and Information Centre currently depicts the rich history of Sooke and the surrounding region using exhibits, photos and outdoor reconstructions, tracing the region's history from its wildlife to Nations and pioneer settlement. Sooke's oldest standing pioneer home, Moss Cottage, has been reconstructed on the museum grounds.

## DEMOGRAPHICS

According to Statistics Canada, 2006 census results, Sooke has a total population of 9,705. There are slightly more females than males with a 51% to 49% ratio. The median age of the population is 40.7, with 80.7 % of the population over the age of 15. There is a large demographic of teens or youth, which reside in Sooke as well as an aging population. This type of information is important to help determine the needs of the community, both presently and in the future. For example, there will likely be a demand for a variety of seniors' housing options for the aging demographic, while at the same time a demand for youth and social services, including affordable housing for the up and coming demographic.



(Source: Statistics Canada, 2006)

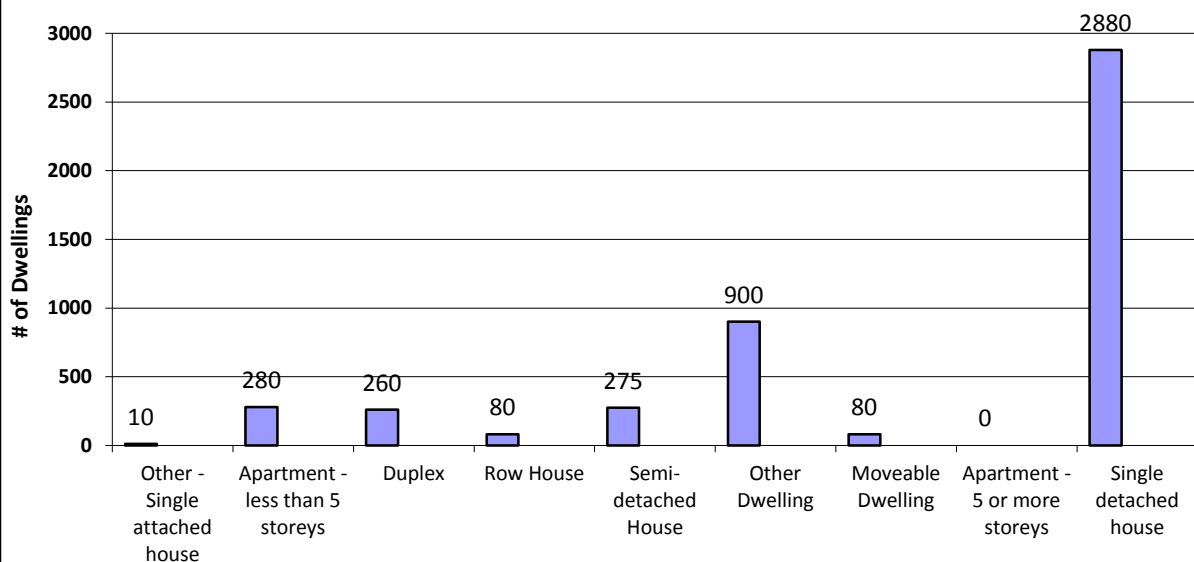
According to Capital Regional District Fact Sheet-Population statistics, the average annual growth rate from 1996 – 2006 for Sooke was 1.5%. Further, the average annual growth rate from 2001 – 2006 for Sooke was 2.2%. Regionally other growth rates from 2001 – 2006 were as follows: Colwood 1.4%, Highlands 2.7%, Juan De Fuca Electoral Area 2.4%, Langford 3.8%, Metchosin -0.3% and Nation Reserves 2.1%.

Sooke Population, Projections and Growth Rate			
Year	Population	Population Projections	Growth Rates
1996	8,436	N/A	1996 – 2006: 1.5%
2001	8,735		2001 – 2006: 11%
2006	9,704		
2007	N/A	10,236 (estimated)	5.19%
2008	N/A	10,593	3.3%
2010-2020	N/A	17,380	6%
2020-2035	N/A	25,871	4%

The total number of dwellings in Sooke is 3,860. 25% of the District of Sooke residents earn less than \$29,999 annually, which is the federal low income cut off. This is significant information which helps to determine the high need for affordable housing and demand for adequate social services.

(Source: Statistics Canada, 2006)

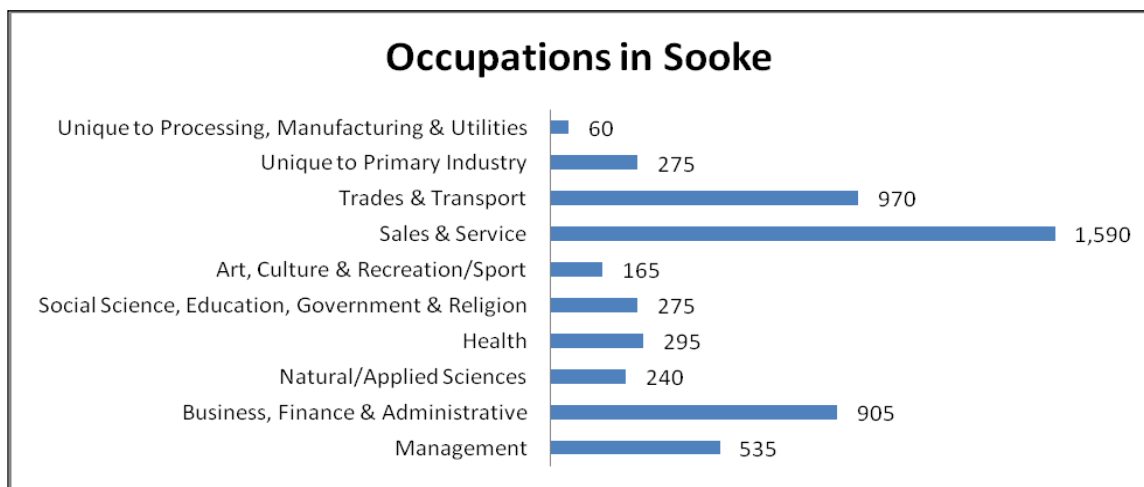
### Private Households



## ECONOMY

Sooke's traditional industries have been logging and fishing. Today, tourism is emerging as an important factor in the economy of the region, as increasing numbers of visitors worldwide discover the south west beaches and many recreational opportunities.

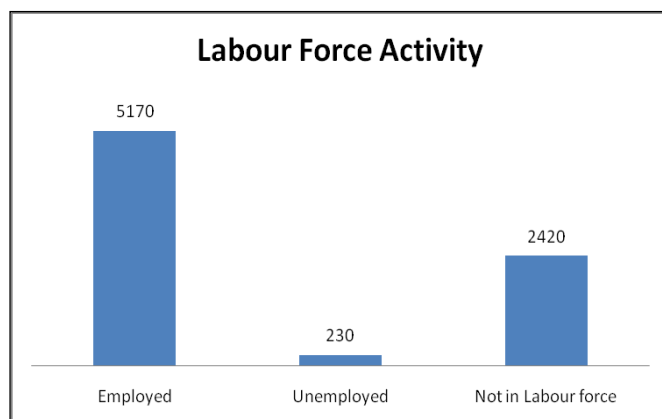
The business community in Sooke is based in the downtown core and consists of restaurants, two grocery stores, pharmacies, a hardware store, two strip malls, two chartered banks and a community credit union, dentists and doctors to name a few. The majority of occupations in Sooke are within the sales and services sector.



(Source: Statistics Canada, 2006)

The majority of residents, 52%, work outside the municipality of Sooke. The impact of this statistic reaches beyond economic issues and actually has many social and environmental implications, such as transportation or traffic issues, sense of place and volunteerism. Sooke residents expressed a strong desire for implementation strategies to help diversify and stimulate Sooke's economy in order to provide greater employment and service opportunities, which in turn would help entice and retain more residents to work, live and play in Sooke. Although 52% of residents have been identified as working outside of Sooke, it cannot be determined specifically where these residents are employed.

It is important to note that according to Statistics Canada 2006 Census results 3,000 residents over the age of 15



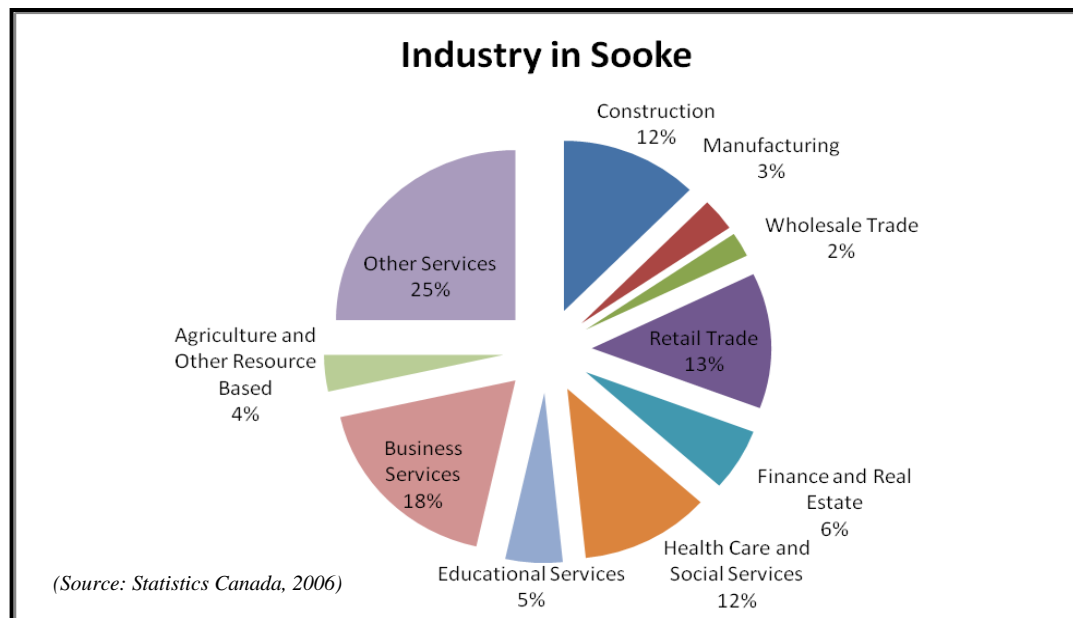
(Source: Statistics Canada, 2006)

reported caring for children as unpaid work (1,290 male and 1,715 female). In addition, 1,430 residents over the age of 15 reported unpaid work relating to care or assistance for seniors (570 male and 860 female).

## Industry

The following labour force statistics are a snap shot of the total labour force in Sooke for the population 15 years and older. Statistics regarding industry in Sooke relates to an experienced labour force. It provides a snapshot of the number of Sooke residents currently in the labour force, but is not contained to employment in Sooke only.

Industry in Sooke is fairly underdeveloped. The chart below depicts the category “other services” at 25%, which Statistics Canada, 2006 did not provide further details regarding. However, it could be determined that a significant portion of this category may be related to the tourism industry.



## Trends

In recent years the District of Sooke and surrounding region has seen an increase in development activity. This is a result of population growth and demand, which is resulting in predominantly single family residential development and to a lesser extent, commercial development. Until the recent global recession Sooke had received an increasing number of development applications including for single family residential dwellings. However, as residential growth continues so does the need for adequate and sustainable infrastructure, services, amenities and employment. The rapid increase in residential development, combined with the lack of local jobs, has created a “bedroom community” development pattern in Sooke. It is important to note that an increased

commuter population in Sooke will result in an increase in traffic congestion on Highway 14 to Greater Victoria and West Shore communities, unless alternative forms of transportation options are realized or the District of Sooke incorporates live/work options within walking distance of higher density residential areas.

Sooke is experiencing a transition from a resource dependent community to an increasing focus on tourism. The tourism industry is faced with challenges however due to lack of infrastructure and service support and strong leadership and management in recent years. If year-round tourism is to develop as a major economic driver in the community, it must be sustainably managed and tourism support services must be developed to ensure the long term viability of the industry.

### **Amenity Migration**

Many small communities across Canada have experienced an increase in visitors. These visitors come for a variety of reasons including the natural beauty, cultural experiences and recreational/leisure opportunities of a destination. With an aging 'baby boom' population with greater disposable incomes, these visitors are becoming full time or part time residents in such communities. Coastal communities in British Columbia have been and will continue to experience the effects of these new migrants in particular.

### **Bedroom Community Syndrome**

The community of Sooke is located in close proximity to Victoria, the capital city of BC, as well as additional large well developed communities and service centres, such as Langford. The close locale and thriving economy/employment of Victoria presents challenges for the community of Sooke. The lack of jobs and commercial opportunities in Sooke, combined with lower local land values compared to that of the relatively high land values in surrounding communities, makes many South Island residents choose Sooke as their home, but unfortunately are forced to commute for employment to Victoria.

## **TOURISM**

Sooke has an emerging tourism industry. Although Sooke is predominantly located on the north shore of the Sooke Harbour and Basin, waterfront access is not abundant, nor consistent. The community has expressed a great desire to increase public access to the waterfront and for creation of waterfront trails for tourists and residents alike. To this end, Sooke has recently partnered with a major hotel chain to aid in the development of a new public boat launch which is to be constructed as part the now approved full service hotel and convention centre facility which can accommodate up to 400 attendees. Sooke also contains numerous bed and breakfast establishments, country inns, cabins, vacation rental homes and other retreats.



Sooke is the gateway to numerous ecotourism activities such as the West Coast Trail, Juan de Fuca Marine Trail and Galloping Goose Trail. Sooke offers a variety of recreational opportunities including year round fresh and salt water fishing, cycling, scuba diving, hiking, windsurfing, kayaking, sailing, surfing, mountain biking, whale and bird watching, hunting and backcountry recreation.

## **RECREATION**

Recreational opportunities in Sooke are endless, contributing to the wonderful lifestyle that residents enjoy. Sooke is situated in a spectacular natural setting, and outdoor recreation such as hiking, camping, mountain biking, fishing, and kayaking are literally on the community's doorstep. Besides having access to a variety of playing fields and parks, recreational opportunities also exist through programs and facilities offered at Sooke Electoral Area Parks and Recreation Commission (SEAPARC) Leisure Complex, and through a number of different sporting leagues.

### **Leisure**

SEAPARC Leisure Complex features an arena, a competition pool, leisure pool, swirl pool, multipurpose room, boardroom, concession, Star Jones Ball Field, (amphitheatre in waiting) and offices and reception area. A skate park on land leased from School District 62 is also administered by SEAPARC. SEAPARC's purpose is to provide programs and services that foster community wellness and an active balanced lifestyle.

The aquatic facility features a 25-metre pool, with 6 lanes, 1 metre diving board, a zero depth entry leisure pool equipped with spray toys, a bubble system and a river run, a cedar strip dry sauna and large capacity hot tub.

The arena facility features a NHL regulation sized ice rink, which serves organized sport groups, recreation programs and the public. The ice is in from September until March after which a dry floor is used for a variety of programs and community events, including the annual Sooke Fine Arts Show and Rotary Club of Sooke Auction and Spring Fair. Some of the community groups that utilize the facility include Sooke Minor Hockey Association, Sooke Skating Club and men's Recreational Hockey. SEAPARC offers a wide choice of quality programs and services such as, health and fitness, leadership and training, arts, dance and culture, swimming and skating lessons, special events, sports and recreation, day camps and outdoor adventure excursions for youth.

SEAPARC is a partnership of the municipality of Sooke and western communities in the Juan de Fuca Electoral Area (Port Renfrew, Otter Point, Shirley, Jordan River and East Sooke). The commission serves the residents of all of these areas but the majority of the funding for the complex comes from the District of Sooke through property taxes and user fees.

## **Community Recreational Spaces**

Formal green space comprises approximately 19% of the District of Sooke. These green spaces fall under several management jurisdictions, including the District of Sooke, Capital Regional District (CRD), the Province of BC, The Land Conservancy (TLC), Sooke Community Association, SEAPARC and School District 62. The District of Sooke owns and maintains approximately 2.5% of the total protected green space.

The community has a number of school sites that include various playing fields, a skate park and a number of playgrounds. There are also several venues that provide recreational opportunities for camping within the District. Some of the more notable community recreational spaces include:

### *Ed Macgregor Park*

Ed Macgregor Park is located on two acres of oceanfront with ornamental gardens, sculptures and public art. The upper portion of the park boasts a variety of garden spaces, and an amphitheatre with an area to picnic and enjoy scenic views of Sooke Harbour and the Olympic Mountains. This wheelchair accessible park provides a venue for community events including music and art in the park, weddings, markets and outdoor theatre. Public access is also available to Sooke Harbour and a waterfront boardwalk and trail, which link to the Rotary Pier at the end of Murray Road, and will eventually extend to the Government Warf at Maple Avenue. The park is currently under redesign as the District's "Spirit Square". This redesign is to include a new public washroom, covered performance area, landscaping upgrades and better pedestrian connectivity to the downtown and Murray Road Park.

### *Whiffin Spit Park*

Located at the end of Whiffin Spit Road, this sandy spit stretches across the Sooke Harbour, and features a lighthouse at the tip. As it provides excellent views of the Olympic Mountains, Washington State, Sooke Harbour and Sooke Hills, and has high quality flora and fauna, this park has become a popular place for walking and bird watching. Whiffin Spit Park is an important tourist attraction for the region.

### *John Phillips Memorial Park*

This park is currently undeveloped green space near the Town Centre. A parks committee was established to prepare a concept plan for John Phillips Memorial Park based on community consultation. The concept plan included a number of features that the community would like to see in the final design of the park. The parks committee advised that site drainage in the park would need to be addressed prior to formal development.

### *The Sooke River Flats and Campground*

The Sooke River Flats and Campground is a campground accessed via Phillips Road, and is owned and operated by the Sooke Community Association. The campground is nestled along the beautiful shores of DeMamiel Creek and the Sooke River. The park includes a playground, picnic area and shelter, wheelchair accessible washrooms and horseshoe pitches. The site hosts a number of community events throughout the summer months, including Canada Day celebrations, and a number of outdoor concerts.

## **Regional and Provincial Parks**

### *Ayum Creek Regional Park*

Ayum Creek Regional Park Reserve is accessible via Sooke Road at Cooper's Cove. This five-hectare park protects the stream-fed estuary of Ayum Creek, which empties into the Sooke Basin. The creek flows through mixed forest and riparian habitat, and is a spawning stream for wild coho and chum salmon, as well as steelhead and cutthroat trout.

Under the park's management guidelines, no development has occurred, and no facilities have been developed within the park. Protection and restoration of this sensitive ecosystem are the highest priorities in considering future use of the area. In 2003, some environmental conservation work was completed to enhance salmon habitat in Ayum Creek. Recreational activities in the park are limited to walking along designated trails.

### *Sea to Sea Regional Park*

The Sea to Sea Regional Park is not a contiguous parcel of land; rather, it is divided into several parcels intersected and bounded by public and private lands. The Sea to Sea Regional Park is located within the Sooke Hills, and one portion of this park falls within the boundaries of the Sooke District. The Land Conservancy (TLC) holds covenants on the lands stating CRD Parks must use the lands for regional park purposes, and they must prepare a park management plan that addresses ecological protection and management, outdoor activities and facilities.

The park management plan is still under development, and at this time, it is unknown what recreational opportunities will be enhanced in this area. These densely forested hills embody true wilderness and represents ecological diversity at its best. Old growth forest and a scattering of wetlands support a wide range of animal and plant species in this area.

### *Sooke Potholes Regional/Provincial Park and Campground*

The Sooke Potholes Regional Park lies immediately north of the Sooke Potholes Provincial Park at the terminus of Sooke River Road. The park is bordered by the Sooke River on the west, and the Galloping Goose Regional Trail on the east. The park is approximately 64 hectares and 8 kilometers in length. The Sooke Potholes were acquired in partnership between CRD Parks and TLC, and a small parcel of land at the park entrance is managed and maintained by the Province of BC. CRD Parks works collaboratively with TLC in park

development operations and management, and are bound by a legal agreement defining TLC's role within the park. TLC has developed a camping area between the Galloping Goose Regional Trail and the Sooke River that provides options for tenting and RV camping.

The Sooke Potholes feature unique geological formations – deep pools in the river – that offer some of the best freshwater swimming in the region. Cyclists, runners, hikers, horseback riders and campers use the area extensively for recreation, in addition to those who come to leisurely explore the short forest trails and enjoy the stunning scenery.

This park contains significant wildlife habitat. The river itself is a major salmon river, containing both Coho and Chinook salmon runs. There is a remnant old growth Douglas fir ecosystem and associated sensitive plant communities. This location also provides habitat for black-tailed deer, red squirrels, bald eagles, black bear and cougar.

#### *Roche Cove*

Roche Cove and Roche Harbour in Sooke Basin are named for Richard Roche, 3rd Lieutenant on HMS Satellite, a British naval vessel stationed in Victoria from 1857 to 1860. There are a number of peaceful locations to picnic where a variety of flora and fauna can be experienced.

### **Trails**

The Galloping Goose Regional Trail is a 55 kilometre multi-use trail for cycling and pedestrian use that is well used and enjoyed by Sooke residents and visitors alike. The trail extends westward from Victoria, through East Sooke, Sooke Potholes Park and ends at the Kapoor Reserve on the east side of the Sooke River.

Both formal and informal trails exist in the Regional and Provincial Parks to provide access for mountain biking and hiking. A series of trails have been developed as the community grows, that helps link existing neighbourhoods and parks with new areas of development. There are also a number of well-used trails that informally exist on Crown and privately owned lands. The trails are not well advertised and are predominantly used by local residents for mountain biking and hiking. One of the more popular areas for recreating is Broom Hill, although a portion of this area is under land claim from the T'Sou-ke Nation.

The District of Sooke and the CRD are currently working together to fund a conceptual design plan for a Galloping Goose Sooke Connector Trail and Sooke River pedestrian bridge leading towards the Town Centre. The design may also propose a Phillips Road trail to a northern Sooke River suspension bridge crossing enabling trail users to access the Sooke Potholes and thus in turn create a circle route for trail users.

## **PHYSICAL CONTEXT**

### **LAND USE PATTERNS AND THE BUILT FORM**

The community of Sooke is dispersed over a large land area. The historical development of land has occurred along Sooke Road, due in part to a lack of infrastructure, which subsequently created a community that lacks a distinct downtown core. Commercial land uses are spread along Sooke Road with residential development occurring in infill areas, as well as fringe areas of the community. The geographic downtown area is centred on the intersection of Otter Point and Sooke Road. Land uses in Sooke have largely been unplanned due to the lack of strong policies and location of infrastructure services.

### **WATER, SEWER AND STORM INFRASTRUCTURE**

#### **Water**

The Sooke water supply is the responsibility of the Capital Regional District (CRD) and is overseen by the Juan de Fuca Water Distribution Commission, which is composed of 7 commissioners appointed by the member municipalities and the Juan de Fuca Electoral Area. Distribution system planning includes the following:

- Design, construction and maintenance of water distribution mains in View Royal, Colwood, Langford, Metchosin, Highlands, Sooke and portions of the Juan de Fuca Electoral Area;
- Design and implementation of infrastructure renewal and upgrading programs;
- Operation of distribution system pumping stations and reservoirs;
- Review and approval of plans by developers to provide water to new developments; and
- The primary source of operating and capital funds is from the sale of water to individual customers based on metered consumption on a user pay basis.

There are also a number of Sooke residents that access water through wells, which many of run dry in summer months resulting in the need to truck in potable water.

#### **Sewer**

The Sooke wastewater collection and treatment system is owned by the District of Sooke and operated by EPCOR Water Services Inc. The District of Sooke and EPCOR entered into a 5 year fixed price agreement to provide operation and maintenance of the sewer collection system and wastewater treatment plant. The contract with EPCOR expired in June 2009 and options to renew are being explored. Construction of the collection system and wastewater treatment plant began in 2004 and the system was commissioned

in November 2006. Initial individual and domestic hook ups began in January 2006 through until August 2007 and are ongoing in the sewer specified areas (SSA).

The project consists of a 27 kilometre (km) collection system, 3 lift stations and a secondary wastewater treatment facility. A 4th lift station was added to accommodate the Sunriver development. Secondary sewage treatment removes 90% of the total suspended solids and high levels of other contaminants, which provides significant environmental benefits.

System statistics include the following:

- 27 km long collection system (not including Sunriver addition);
- 1.7 km long, 30 metre deep outfall;
- 3 pump stations located at Sooke Road, West Coast Road and Helgesen Road, with a fourth pump station servicing Sun River subdivision, which was turned over to the District of Sooke in 2007 and is now included in the overall system;
- 3,000 m<sup>3</sup>/day secondary wastewater treatment;
- Sequential Batch Reactor Secondary Treatment Process with UV disinfection;
- Capacity peak design of 3,000 m<sup>3</sup>/day, expandable by an additional 3,000m<sup>3</sup>/day through the addition of two SBR basins and a third digester component; and
- Servicing core area of 5,500 residents.

The sewer system is an integral part of the environmental remediation and protection of Sooke Harbour and Basin. Prior to the development of the system, residents in the core area were served by more than 1,000 individual septic systems. Leakage from these systems was seeping into the Sooke Harbour and Basin, creating serious environmental problems for marine ecosystems. An additional goal of the project is to allow the return of safe shellfish harvesting in Sooke Harbour and Basin by the T'Sou-ke Nation.

## **Rainwater**

As part of the grant criteria for the sewer collection system the District of Sooke was required to complete a provincially mandated Liquid Waste Management Plan (LWMP). The 3 stage LWMP process involves evaluation of the way wastewater (rainwater and sanitary sewage) is managed in the community and the development of a long term plan for improved rainwater and sanitary waste management.

The District of Sooke developed the LWMP rainwater and sanitary components separately. It is expected the LWMP will be complete by fall, 2009. Stage 1 of this plan for both components focused on background data, general servicing and treatment options. Stage 2 and 3 of the LWMP (rainwater), ensures that municipal rainwater infrastructure is developed in a manner that will result in healthy watercourses and healthy near-shore marine environment, that low impact development techniques are employed and biological and chemical contaminants do not enter rainwater flows. Stages 2 and 3

(sanitary) investigated how future development will be serviced, and the beneficial reuse opportunities of solids and sludge's. The final stages of the LWMP are to amend existing bylaws and draft new bylaws to implement these plans. The Subdivision and Development Standards bylaw is being amended to ensure the goals of the LWMP are being reflected.

The philosophy is to design with nature using rain gardens, green roofs, permeable pavements, swales and created wetlands, and to use the traditional pipe systems only when the "green" way is impractical.

There are eighteen water courses (nineteen watersheds – two for Sooke River- upper and lower) within the District of Sooke. Storm drainage consists mainly of open ditches, culverts and natural drainage courses. Some newer subdivisions, strata subdivisions and the Town Centre commercial core consist mainly of underground storm drains; however, most also have rainwater detention systems incorporated in the designs. The Town Centre drainage is an enclosed system.

The older underground storm drain systems consist mostly of concrete pipe, corrugated metal pipe and even a section of wood-stave piping. The actual condition and location of these systems is sometimes unknown, with no available record drawings. Some systems are known to be undersized. Many of these older systems run through private property and are unsecured. The drainage systems along Highway 14 through the Town Centre core consist of undersized pipes in deteriorating condition.

Recently installed storm drain systems consist of curbs, gutters and catch basins and pipes to open water discharge. These systems are designed to be environmentally responsible and include retention ponds and oil/grit separators where warranted. Developers are required to ensure post-development rainwater flows are no greater than predevelopment flows. Storm drainage systems within new developments are contained within road allowances or registered statutory rights of way.

The District is currently upgrading its Engineering Specifications. These new specifications require that all new developments adopt Low Impact Development (LID) standards, which include rainwater management throughout the developments as well as addressing downstream impacts. The bylaw requires streams, ditches, ponds and wetlands be preserved and that each individual lot adequately detain or contain rainwater generated on the lot. Rainwater leaving any site will be required to be carefully designed to incorporate managed runoff patterns, which optimize ground absorption, evapotranspiration, detention and water balancing techniques.

The District of Sooke, in partnership with the Capital Regional District (CRD), monitors rainwater discharge and quality in all piped or open channel marine discharges, and samples marine surface water, to determine if any catchment contains contaminants. Subsequently the CRD works with District staff to locate the



source of contamination and resolve the matter. This monitoring program will continue as the community expands.

It is the District of Sooke's goal to maintain and enhance the natural environment, including the surface water runoff channels. All new development will assist in protecting the existing streams and enhancing sections of the downstream systems that may have been impacted by previous activities.

The District of Sooke is widely known for its wealth of freshwater systems and Sooke Harbour, Basin, Inlet and Bay into which they discharge. These natural systems have come to define the District of Sooke and are an important component of the Sooke economy.

The rainwater collection and conveyance systems in Sooke are comprised of limited piping and consist largely of ditches, watercourses and wetlands. These constructed and natural systems and the marine near shore environment are subject to detrimental impacts from biological and chemical contaminants. Contaminated rainwater flows can result in beach closures, disease in the human population, shellfish closures, contaminated sediments and groundwater and fish kills.

One of the most effective methods of protecting Sooke's infrastructure, watercourses and the near shore marine environment from rainwater-carried contamination is to ensure that contaminants do not enter flows in the first place. It is clearly better to institute a source control method approach to contaminants management and environmental protection. A source control approach works with businesses, institutions and other rainwater collection system users to identify and stop contamination before it enters the rainwater system. A typical program would consist of the development of regulations and best management practices, inspections of businesses and institutions, enforcement as required, education of businesses, institutions and residents, and monitoring for compliance and reporting.

## **TRANSPORTATION**

### **Highway 14**

Highway 14 connects Greater Victoria to Port Renfrew and is known as Sooke Road to the east, and west of the Town Centre is called West Coast Road. Highway 14 is the primary arterial route and intersects with several no through roads. The same road configuration is present in Sooke's outlying areas, while the downtown is designed in a loose grid fashion with the arterial route remaining as the thoroughfare route. The District of Sooke 2000 Traffic Plan identifies up to 25 accesses per kilometre onto Sooke Road, where according to the Ministry of Transportation and Infrastructure the maximum limit permitted is 12. Many of the roadways have underdeveloped shoulders with wide-open

drainage ditches. Few roads in the area have sidewalks, crosswalks or bike lanes for pedestrians and cyclists.

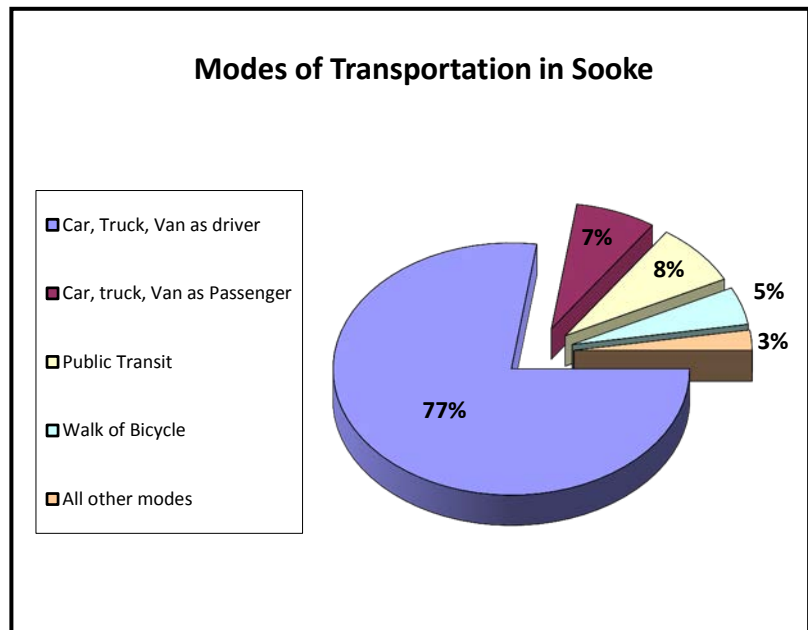
The 2006 Community Health Initiative survey revealed the majority of residents from East Sooke to Port Renfrew feel unsafe walking, biking and crossing roadways. The rural character of the area also has implications for emergency response, such as lack of cell phone coverage, expansive wilderness areas and wildlife.

Most residents commute to and from work, by driving a car, van or truck. While other modes of transportation are significantly less by comparison, it demonstrates the need to create and support alternative modes of transportation, such as bicycle lanes, pedestrian trails and connectivity of such transportation networks to commercial centres as well as residential areas. There

are residents that utilize other methods of transportation, such as bicycling, walking, car pooling and public transit, but this is an area that needs further research, support and ultimately, development. Bus routes and frequency should be examined and additional services provided to further offset the amount of residents that rely on driving as the predominant mode of transportation.

The Transportation Master Plan and a Parks and Trails Master Plan are now complete. These District plans take into account surrounding regions and the plans prepared by the Capital Regional District to move vehicles, cyclists and pedestrians throughout the region. All plans envision an integrated network of roadways, sidewalks and trails within the District.

### Public Transit and Access to Services



Sooke, East Sooke and Otter Point are serviced by BC Transit public transportation. Transit service is limited and often inaccessible for those in rural areas, so other modes of transportation, such as ride sharing are required. BC Transit offers limited HandyDART service to Sooke and several non-profit organizations provide specialized transportation service. Service providers noted transportation as the largest perceived barrier to public accessibility of services, according to the Community Health Initiative survey in 2006. The findings indicated the public lacks information regarding transportation options in the area, resulting in many of the services being underutilized. More buses are scheduled to begin serving Sooke in the summer of 2009. In addition, there are plans for a centrally located interchange at Evergreen Mall across from Village Foods as well as expansion of the Park and Ride.

## **SOLID WASTE MANAGEMENT**

Private companies compete for garbage pick up in Sooke, which is trucked to Hartland Landfill. The CRD acquired the Hartland Landfill in 1975, which previously was operated as a private facility since the 1950's. The facility continued to be operated by a private contractor until 1985, when the CRD assumed direct operation of the landfill site. In 1997, Phase I of the landfill site was closed and the filling of Phase II (Heal Basin) initiated. Phase II is expected to be utilized until approximately 2045, at which time it will have reached the maximum design capacity and will subsequently need to be closed. In 2006, the CRD Environment Committee approved a draft Solid Waste Strategic Plan with the following waste diversion goals:

- 60% by 2012; and
- 85% by 2020.

Residential user pay garbage collection system limits the amounts of refuse each household may place out for collection to the equivalent of a single can per week. Additional cans or bags are only collected if residents purchase and attach garbage tags.

### **Recycling**

All solid waste diversion programs are funded through tipping fee revenues from Hartland Landfill and from the sale of recyclable materials. A recycling fee is currently drawn by the CRD from Sooke resident's individual property taxes which helps to operate the blue box recycling program. Sooke has thrift stores, which also contribute to waste diversion as well as a bottle return depot.

## EMERGENCY SERVICES

### Royal Canadian Mounted Police

The Royal Canadian Mounted Police (RCMP) serves Sooke and the entire region. The detachment has the following members:

- One Staff Sergeant
- Two Corporals
- Twelve Constables
- Three Public Service employees
- Six Auxiliary Constables
- One part-time Victim Services employee

The Sooke RCMP (municipal contract) has the following members:

- Ten uniformed police officers
- Three public service employees
- One Victim Services Coordinator.

Council approved one additional uniformed police officer in 2008 towards the goal of having one officer per 1,000 population.

The Sooke detachment currently has general duty members who are designated school liaison officers within each school. The officers are called upon to deliver presentations promoting health, safety and education. There are two general duty members that are fully recognized DARE instructors who work within the school system to provide education and information.

The Sooke Speedwatch program currently has five active volunteers who utilize a high visibility speed reader board in high volume traffic areas. The volunteers provide statistical data to the Sooke detachment and to the Insurance Corporation of British Columbia (ICBC) relating to speeds and vehicle count. The Speedwatch program is extremely popular and many individuals and groups specifically ask for the program to be deployed in their area.

The Sooke Auxiliary Officer program has five fully trained members who assist in crime prevention and education as well as other police programs, such as Coastal Watch. The program is slated to expand by two additional members in 2008. Park Watch is a community funded and managed group of volunteers and employees, which was formed to reduce thefts from local parks and day sites. A group of high visibility members patrol provincial and municipal parking lots of parks to reduce thefts from vehicles and to educate the public regarding safeguarding personal belongings. Sooke RCMP also has a

number of additional volunteers who work with Citizens on Patrol, Victim Services, Restorative Justice and the Sooke Community and Police Consultative Society.

The detachment has an average crime rate when compared across the province, but is slightly higher than the surrounding areas. The calls for service are relatively high and are most notable during the summer months. The current detachment strategies relate to youth, aboriginal policing, drugs, alcohol and traffic.

The RCMP has been involved in contract policing services since 1928, when the first provincial agreement was negotiated. Today, each participating province and territory has a Provincial or Territorial Policing Services Agreement (PPSA or TPSA), with terms requiring the province to pay 70% and the federal government to pay 30% of the policing costs. Current PPSAs and TPSAs were signed in 1992 and are in effect until March 2012. In general, municipalities in contract provinces with populations greater than 15,000 that have the RCMP as the police force, pay 90% of their policing agreements costs, while the federal government pays 10%. As Sooke has a population of less than 15,000, the District of Sooke pays 70%, while the federal government pays 30%.

On December 14, 2007, the Task Force on Government and Cultural Change in the RCMP released its report. In the near future, the RCMP expect that they will move forward with significant changes based on the findings and recommendations of this Task Force. In 2008, the Regional Crime Unit was initiated in the Capital Regional District (CRD) in partnership with RCMP contracting partners. This is an innovative strategy that assists in significantly reducing crime in areas where crime is well developed.

### **Sooke Fire Rescue Service**

The Sooke Fire Department was first established as the Sooke Harbour Fire Department in 1913. The department currently operates from two centrally located fire stations, with potential future stations to include areas in Sunriver, Silver Spray and Grouse Nest. The department's fire fighting and emergency equipment consists of two front line pumper trucks with 1,250 gpm pumps and 1,000 gallon water tanks, 1 reserve pumper truck (same type as above), one aerial/pumper truck with 1,750 gpm pump, 400 gallon tank and 109 ft. ladder, 1 tanker truck carries 1,400 gallons water, one heavy rescue truck (rescue/hazardous materials/command post), one wild land/forest fire unit with compressed air foam pump and 400 gallon water tank, two pickup trucks, one chief vehicle, one first responder vehicle and give trailers (hazardous materials support unit, wild land support unit, fire safety house, traffic control and public education).

The Sooke Fire Department attended the following number of calls over the last ten years:

Sooke Fire Rescue Service - Call Volume - Ten Year - 1999 - 2009

1999	312
2000	458
2001	432
2002	421
2003	522
2004	598
2005	608
2006	714
2007	781
2008	752
2009	851

Volunteer firefighters attend approximately 4,500 – 5,000 training hours annually. The department consists of up to 50 members divided into two divisions – suppression and fire prevention, and three platoons (platoon consists of one Captain, two Lieutenants and 10 firefighters). All firefighters are trained and certified to NFPA Level 1 and 2 Firefighter and certificated Medical First Responder Level 3. Station #1 consists of Platoon A and Platoon B and Station #2 consists of Platoon D. Public Education/Fire Prevention Division consists of five members, including one Lieutenant. There are four career staff, which includes the Fire Chief, Deputy Chief, Training Officer and Firefighter. The average length of service for volunteer firefighters is 2.8 years, while the average length of service for officers is 10 years.

The Sooke Fire Department coverage area includes the District of Sooke for firefighting purposes. The coverage area for rescue includes the District of Sooke, Otter Point, East Sooke, Jordan River and Port Renfrew. The department also supplies firefighting mutual aid to all area fire departments in the Pacific Rim and Westshore areas and disaster mutual aid to the Greater Victoria area as far away as Sidney.

The Public Education Division teaches fire safety and prevention to school children, daycares, adults, seniors, local businesses and service groups. Fire extinguisher training is provided to approximately 100 persons annually and fire safety training to approximately 2,000 children annually, with an additional 200 adults taking safety courses annually.

In addition to required responsibilities and duties, the Sooke Fire Department attends a variety of community events annually including Rotary Auction, Safe Halloween, Santa Run, Santa Parade, Canada Day fireworks, Fire Prevention Week activities, fundraising events and Firefighter Fitness Challenge.

With an ever-increasing population and much more anticipated growth and development in the region, Sooke Fire Rescue Service expects to reach the 1000 calls per year mark by 2011 or 2012. This is placing unprecedented demand upon the small career staff and the volunteers that make up the majority of the fire department. With proposed new requirements from both the insurance industry and building code, the fire department in its current configuration will be overwhelmed. With new larger buildings on the drawing boards and a desire for infilling and increased density, the fire department will need to expand to keep pace with the demands placed upon it. This will likely take many forms but will include such things as:

- Increasing the number of paid / career personnel;
- Increasing the number of volunteers;
- Switching to a paid on call from a strictly volunteer type service;
- Additional fire stations to be constructed to meet response time demands; and
- Additional apparatus and equipment including the need for a fire boat.

Other items to be considered in the future would be the inclusion of sprinkler systems in new building construction and the possibility of receiving Accredited Tanker Shuttle Certification. This certification would give approximately 300 property owners a reduction in their home fire insurance premiums as this certification would provide equivalent to hydrant protection.

### **Coast Guard – Auxiliary Unit 37 and Juan De Fuca Marine Rescue Society**

The Coast Guard Auxiliary Unit 37 provides marine-based search and rescue services and boating safety and education for the coastal waters from Race Rocks to Nitinat Lake. There are approximately 25 volunteers in Unit 37, with half active in the approximately 40 search and rescue operations that take place annually. Tasked by the Joint Rescue Coordination Office, the Spirit of Sooke is the Unit's flagship vessel and is moored at the government dock in the Sooke Harbour. Training activities occur on a weekly basis at the former Canadian Coast Guard radio station at 7316 McMillan Road. The Juan De Fuca Marine Rescue Society is a non-profit society with the purpose of fundraising for the purchase and maintenance of rescue vessels and equipment and educating members of the public in marine safety. The funding comes from a variety of sources including gaming revenues, operations of a food booth at the Canada Day celebrations in Sooke, contributions from local civic organizations and the local governments of the District of Sooke, District of Metchosin, Town of View Royal and Capital Regional District as well as operations from the Coast Guard Auxiliary.

The Juan De Fuca Society and Unit 37 foresee an increased role for education of the public including children, on the importance of boating safety as increasingly new boaters take to the waters of the Juan de Fuca Strait. With a continually growing population in the



Unit's service area, a new Unit may be needed in Port Renfrew to service the more westerly portions of Unit 37's service area. Additionally, a location outside Sooke Harbour and Basin would make search and rescue operations more timely, as navigation in the shallows and currents of the Sooke Harbour can be challenging. As a volunteer-based and non-profit operation, finding adequate funding to operate Unit 37 effectively remains a continual challenge.

The Juan De Fuca Ground Search and Rescue is a 45 member volunteer team that provides search and rescue services in the Juan de Fuca Electoral Area from Port Renfrew to the Malahat. The rescue team receives approximately 8-12 calls annually, and where necessary, can support the Sooke Fire Department with ground rope, cliff, swift water and human tracking rescues. Tasked by the Joint Rescue Coordination Office, the Provincial Emergency Program, the RCMP or the BC Ambulance Service, the Search and Rescue team operate two rescue vehicles with one outfitted as a command unit with communication facilities. The Juan De Fuca Ground Search and Rescue is funded by the CRD.

### **Sooke Emergency Plan**

Sooke Emergency Plan, Emergency Coordination Centre Response Guidelines, 2009 is modeled on the Standard Vancouver Island Emergency Plan prepared by the Mid-Island Emergency Coordinators and Managers in October 2001 and updated annually since. The emergency plan is a working plan, and the District has entered into Mutual Aid Emergency Management Agreements with the 13 Municipalities in the region as well as the Cowichan Valley Regional District and its member Municipalities.. The adjacent Juan de Fuca Electoral Area portion of the Capital Regional District has no Emergency Mutual Aid agreements and the District of Sooke is working actively with the CRD to encompass all the adjacent areas into a master Mutual Aid Emergency Management Agreement. Advisory groups within School District No. 62 have also expressed interest in coordinating the School Emergency Plans with the District Plans.

With the Emergency Operations Centre having been activated for high tide and river flooding in 2003, severe windstorms in 2007 and rainfall floods in 2009, it has been shown that increasing interagency cooperation and mutual aid provisions are a high priority for the District and adjacent areas.

### **Sooke British Columbia Ambulance**

The Sooke BC Ambulance provides service from Sooke and Kangaroo Roads to China Beach. There are 2 ambulances: the ECHO Car, which is staffed by full time attendants and the KILO Car, which is the part-time car where respondents carry pagers and respond to calls within a few minutes. When ECHO-Car is unavailable (not around), there is a FOX-Car that is available.

Once based in Victoria, Medi-vac service now comes from Vancouver and is available to rural areas outside of Sooke. The Royal Jubilee Hospital is approximately an hour away from Sooke while Victoria General takes approximately 35-40 minutes to drive to. The Sooke Ambulance Service full time unit chief position is currently vacant, which is a large gap without organization. The provincial government, which provides the funding, has not decided if the position will be filled.

There are approximately 2,000 calls annually and depending on the dispatcher, a car can be sent to Sooke Station or other times to the municipal boundary when the 2 ambulances are occupied. Future considerations are for a BRAVO-Car, which cuts off not much higher than 2,000 calls annually. If a clinic could be located in Sooke, ambulance crews would no longer be required to drive to Victoria hospitals for minor issues.

Limitations currently include the lack of medical support during potential disasters. In a disaster situation a physician stationed at the Ambulance Station or other close-by office or a triage location, such as a school, would be beneficial and a proactive foresight. A generator and other provisions are required for large scale emergency situations. Victoria is aware, but the provincial government has not provided funding for these types of potential situations. Currently the Ambulance Station has no disaster equipment, such as extra stretchers. The Victoria unit exists, but would not likely make it to Sooke in an emergency, such as an earthquake or other event.

## SOCIAL CONTEXT

### HOUSING

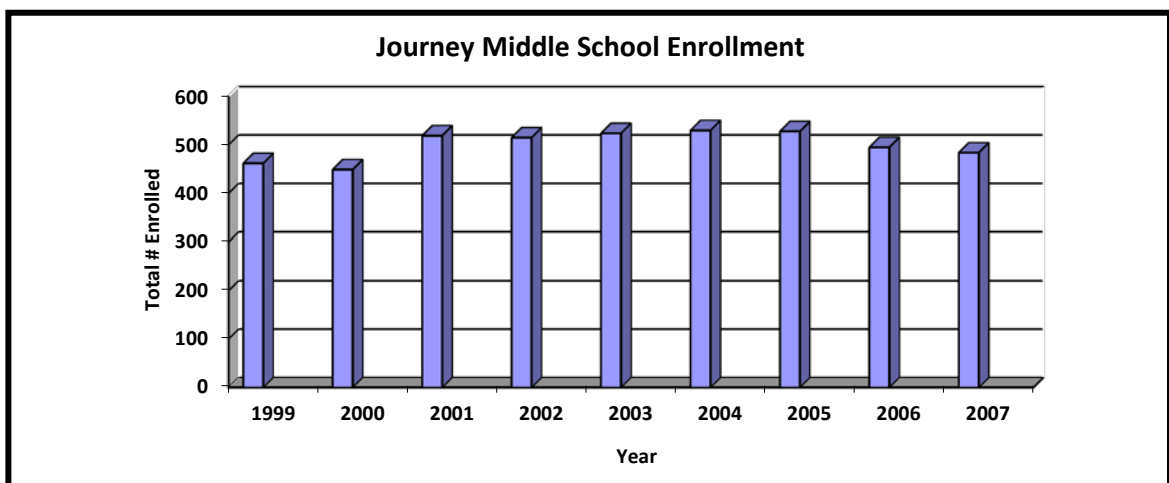
The Sooke Elderly Citizens Housing Society (SECHS) has a long history of working to ensure affordable seniors housing in the community, beginning back in the 1960s when the Ayre Manor property was acquired. Over time the SECHS built and operated 18 independent affordable cottages for seniors. The original 12 cottages or row houses are modest studio facilities. The more recent 6 units are larger, offering one bedroom accommodations.

Currently, Sooke is one of the more inexpensive communities to purchase homes or land compared to other CRD communities. This effectively contributes to Sooke as a bedroom community and exacerbates other issues, such as traffic congestion through commuting and having very few housing options available for the diverse population that resides in the community. Although housing is relatively affordable in the community there are still concerns in providing affordable and attainable housing options for local residents. This extends not only to attracting families, but also retaining families and youth alike. In order to successfully address housing issues, Sooke will need to create a continuum of housing for a variety of age groups and demographics.

### EDUCATION

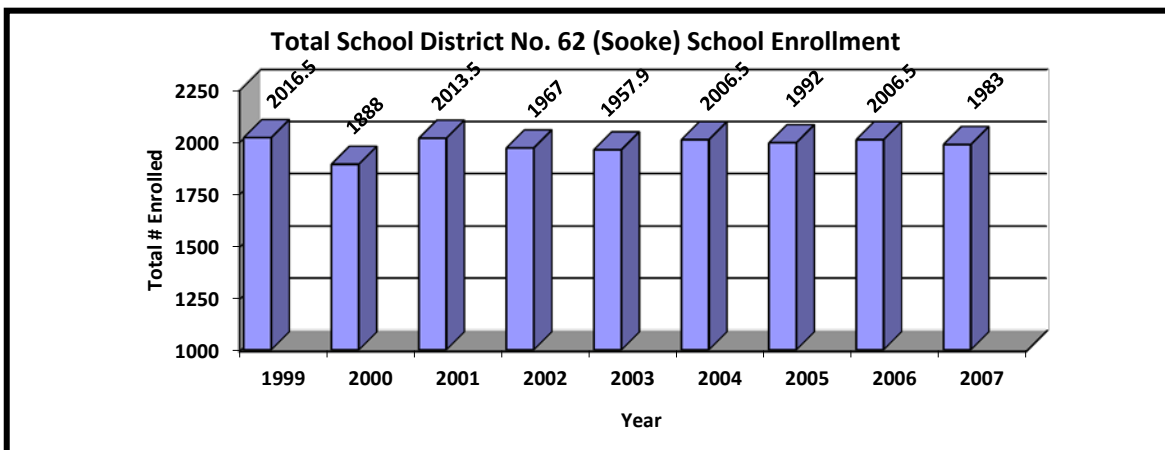
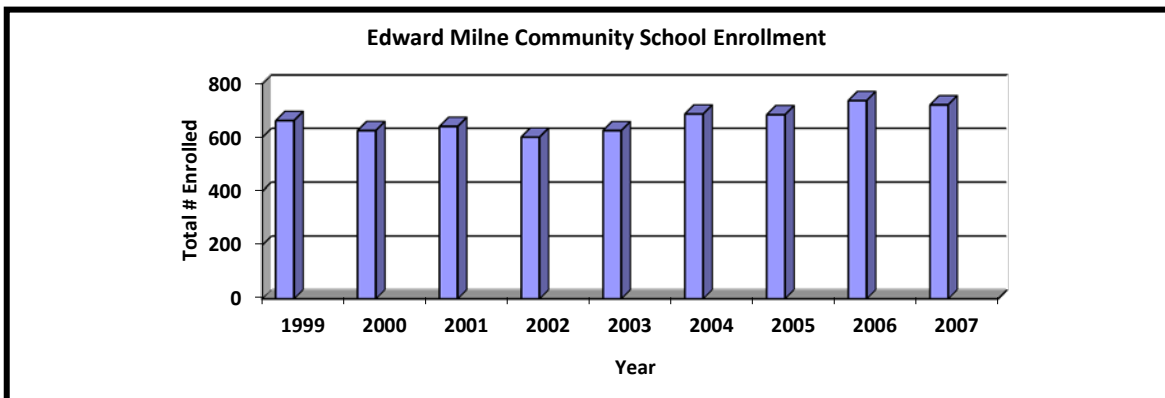
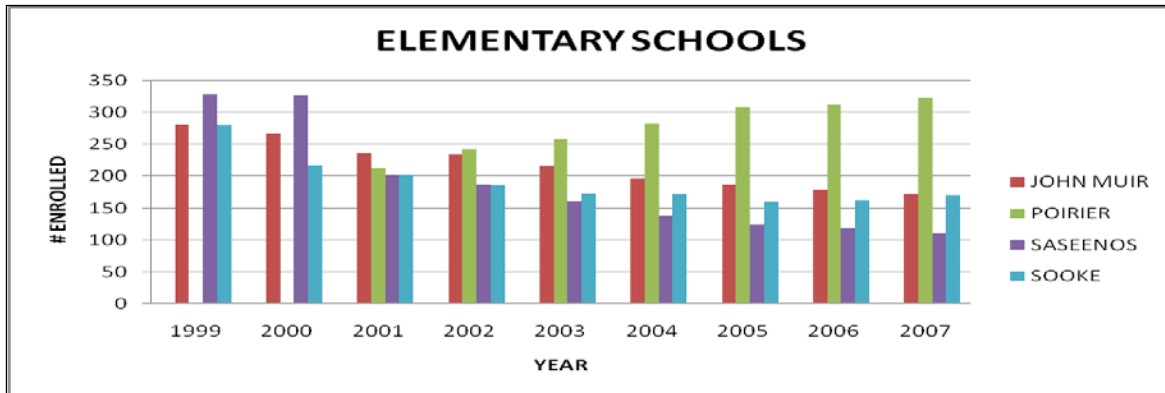
Sooke is located within School District No.62, which services approximately 8,900 students. Communities of School District No.62 include Sooke, Port Renfrew, Metchosin, Langford, Colwood and the Highlands. 25% of residences in School District No.62 are rural, with an average income, and the percentage of adults with secondary and post secondary education are comparable to those of the province.

School District No.62 has a total of 19 elementary schools, three middle schools, two secondary schools, two alternate schools and a continuing education program that accommodates adults and secondary school students. Of these schools the following are



located in Sooke: 4 elementary schools including, Saseenos Elementary, Sooke Elementary, John Muir Elementary and Ecole Poirier Elementary (Dual track: English and French Immersion); a Middle School, Journey Middle School; and a High School, Edward Milne Community School.

School enrollment statistics in the District of Sooke from 1999 until 2007 include the following:



## HEALTHCARE

Through a network of hospitals, clinics, centres, health units and residential facilities, the Vancouver Island Health Authority (VIHA) provides healthcare to over 730,000 people on Vancouver Island, on the islands of the Georgia Strait and in the mainland communities north of Powell River and south of Rivers Inlet. Two major hospitals serve the Saanich Peninsula, with Victoria General Hospital being the closest facility to Sooke and Royal Jubilee Hospital being the second closest. In addition, the Royal Jubilee Hospital Patient Care Centre is a recent project to construct a new building that will provide 500 beds for patients who need overnight care in the hospital.

Sooke Home Support Services provide assistance with continuing care programs, Senior's One Stop and Meals on Wheels. Hospice Care is also available. Sooke X-Ray and LifeLabs are located in Sooke. There are also a variety of professional practitioners and well-being service providers available in Sooke, and some of these include the following:

Sooke Practitioners, Health and Well-Being Service Providers	
Osteopathy	Physiotherapy
Reflexology	Channelling/Past Life Regressions
Optometrist	Certified Mediator
Registered Midwife	Yoga
Reiki and Acupressure	Hatha Yoga
Registered Massage Therapist, RMT	Aryurvedic Medicine
Counsellor/Coach	Nutritionist
Counsellor and Health Coach	Certified Rebalancer
NLP-Emotional Freedom Therapy	Fitness/Lifestyle Consulting
Aromatherapy	Homeopathy
Breema	Counselling
Therapeutic Touch and Sound Healing	Acupuncture and Traditional Chinese Medicine
Chiropractic	Certified Herbalist
Flower Essences	Shiatsu
General Practitioners	

## FOOD SECURITY

Historically, Sooke has not been an area utilized for intensive agricultural production, although subsistence farming for many early residents was a factor in their life. Currently, food security and self-reliance have re-emerged as an interest, need and desire in Sooke, and as a result, has begun to take root.

Over the past 40 years approximately 50% of agriculture land reserve (ALR) lands have been removed from that category for a variety of reasons, including development and economic investment and inadequate soil conditions. This has created problems for access to healthy, local foods and brings up issues to contend with, such as economies of farms versus economies of development, including residential development. Also, high cost of lands, combined with low availability of labourers to farm, maintain and care for farms and agricultural initiatives has exacerbated the issue of local food production. People are unable and/or unwilling to cope with less money, yet have additional labour. As such, local residents and organizations have recently joined together to provide education, information and awareness relating to food security.

This food security initiative with the Food Community Health Initiative (Food CHI) has emerged to encompass the region from East Sooke to Port Renfrew, including Beecher Bay, Sooke, Shirley, Otter Point, Jordan River and Pacheedaht. The vision for this initiative is that all citizens of the region have the opportunity, knowledge and resources to produce, acquire, eat, enjoy and celebrate affordable local food. Food CHI envisions a vibrant sustainable food culture rooted in viable local production, historical and Nations knowledge and environmental stewardship. Further that citizens' needs and desires will inform food and agriculture regulation and policy at all levels of government.

Food security can be defined as a situation in which all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through sustainable food system that maximizes self-reliance and social justice. A sustainable food system can be described as a food system that improves the health of the community, environment and individuals over time, involving collaborative effort in a particular setting to build locally based, self-reliant food systems and economies. A local food system can be described as one in which food production, processing, distribution, consumption and disposal of end products are integrated to enhance the environmental, economic, social and nutritional health of a particular community and place.

The Vancouver Island Health Authority's (VIHA) Community Food Action Initiative (CFAI) is part of the Healthy Eating component of ActNow BC. The purpose is to increase food security in BC through supporting the implementation of community, regional and provincial initiatives that improve access to healthy foods for all members of the community. CFAI have awarded Food CHI with \$10,000 to assist funding the Community Food and Health Action Plan. The project objectives include the following:

- To initiate, support and enhance collaboration between a broad range of community members, decision makers and key stakeholders to develop the regional Food and Health Action Plan;
- To provide the community with clear, accessible and relevant information regarding the assets and needs related to the local food system;

- For the community to prioritize areas for improvement, and develop next steps for achieving priorities; and
- To strengthen the link between the community's needs and government decision makers through the provision of elected officials and local planners with relevant and useful information to inform land use planning.

### **Local Farms and Agriculture**

Sooke has roots in agriculture and to this day has a number of farms, including a variety of working farms. Some of these include the following:

- ALM Farm - Certified organic with brown box program for seasonal produce, sells to restaurants, teaches organic farming at Camosun College and has an apprenticeship program and volunteer opportunities;
- Lady Bird Farms;
- Blue Otter Farm;
- Ragley Farm – Certified organic produce; and
- Centre For Earth and Spirit.

In addition, there are many individuals with gardens in their yards and potted patio gardens who grow their own food for personal consumption. There are also individuals that raise animals for both meat and eggs. Some farms and individuals sell produce to local food stores for resale, although the degree of which is currently unknown. There is a strong passion for farming/gardening in Sooke that is alive and well to this day.

## **PUBLIC, INSTITUTIONAL AND SOCIAL SERVICES**

Sooke offers a variety of public and private sector services to local residents and visitors and some of these include the following:

Canada Post Office	Sooke Works Employment Centre
Sooke Food Bank	Royal Canadian Mounted Police
Provincial Government Agent	Senior's Centre
Sooke Family Resource Society	Contact Community Assistance Society
Goodlife Wellness Centre	Sooke Meals on Wheels
SEAPARC Leisure Complex	Sooke Hospice Society
CRD Juan de Fuca Electoral Planning Services	Sooke Pentecostal Housing Society
Shirley Women's Institute (in Sooke)	Sooke and Saseenos Veterinary Hospitals
Pacific Centre Family Services Association	Island Hearing Services
Osprey Woman Wellness	Sooke Preschool
Old Age Pensioners' Organization	Pacheedaht Preschool and Playgroup
Sooke Transition House Society	Moondance Family Childcare Centre



Vancouver Island Regional Library-Sooke Branch	T'Sou-ke Nation Preschool
Sooke Christmas Bureau	Head Start Equivalent (John Muir Elementary)

## **VOLUNTARY, NON-PROFIT CLUBS AND ORGANIZATIONS**

Sooke has an enthusiastic, active spirit of volunteerism. This spirit of volunteerism is a tremendous source of pride and the backbone of the community. Countless hours are contributed by individuals and through a wide range of organizations, clubs and associations that service every aspect of community life. The Welcome Wagon is on hand to greet newcomers to the community, and help is available from local support groups. Sooke also has a range of churches and places of worship.

## REGIONAL CONTEXT

### CAPITAL REGIONAL DISTRICT

The Capital Regional District was originally formed in 1966 as a federation of 7 municipalities and 5 electoral areas. Today, the CRD is a federation of 13 municipalities that are located on the southern tip of Vancouver Island, including Central Saanich, Colwood, Esquimalt, Highlands, Langford, Metchosin, North Saanich, Oak Bay, Saanich, Sidney, Sooke, Victoria and View Royal. Included in this federation are also 3 electoral areas, including Juan de Fuca, Southern Gulf Islands and Salt Spring Island. The CRD provides regional governance and services for the entire Capital Region, such as distributing water supply, disposing of sewage and managing garbage and recycling. The CRD creates partnerships between a combination of member municipalities and electoral areas for services or projects that are specific to only a portion of the region. The CRD acts as local government in areas that do not have a municipal government, which are known as electoral areas.

The CRD is governed by the *Local Government Act* and run by a Board of Directors. The CRD board members are also members of the Regional Hospital Board. Councils and Directors of electoral areas make up the Board of Municipal Directors who are appointed and are elected for a 3 year term. The Board is made up of 22 people and tasked with guiding the efficient and effective management of issues that cross the boundaries of a single municipality or rural area.

#### **Regional Growth Strategy (Sustainable Growth Strategy)**

The CRD has a Regional Growth Strategy (RGS) and defines growth management as a process involving collective action between government, residents and businesses to develop solutions to problems associated with rapid population growth and to ensure long term viability of the region.

The CRD Board adopted the Regional Growth Strategy in 2003. The strategy represents an agreement, developed and approved by the member municipalities and the CRD in partnership regarding social, economic and environmental goals and priority actions. The RGS includes eight strategic initiatives that collectively express a 25 year program for the joint partnership. These initiatives include the following:

- Keep urban settlement compact;
- Protect the integrity of rural communities;
- Protect regional green and blue space;
- Sustainable management of natural resources and the environment;
- Build complete communities;
- Improve housing affordability;

- Increase transportation choice; and
- Strengthen regional economy.

The eight initiatives incorporate actions, targets, maps and guidelines to achieve the regional vision set out in the RGS.

Pursuant to Section 869 (2) of the *Local Government Act*, the CRD is undertaking a comprehensive five year review of the Regional Growth Strategy, which began in 2008.

### **Regional Context Statements**

The *Local Government Act* Section 866 requires municipalities within a regional district to prepare a Regional Context Statement (RCS) within two years of the adoption of a RGS. The purpose of the RCS is to outline how the municipality's Official Community Plan is consistent with the RGS or how it may be made consistent over time. The intent is to develop a level of consistency between municipalities and the regional district to achieve common visions and shared goals.

## **PARKS**

The Capital Regional District Parks protects and manages more than 10,500 hectares of spectacular and easily accessible natural areas in 30 regional parks and trails in the CRD. The CRD Parks mandate is to establish and protect a network of regional parks in perpetuity that represent and help maintain the diverse range of natural environments in the region; and provide opportunities for outdoor experiences and activities that foster appreciation and enjoyment of, and respect for, the region's natural environments. The Parks General Manager works with CRD community areas and elected officials on regional parkland issues, and has overall responsibility for the Regional Parks division. Central Services staff provides advice and guidance of management of regional parkland and outdoor opportunities. Staff work with partners and in consultation to develop long term plans and recommended actions for acquisition of additional parkland. Central Services staff also oversees park safety and security, including bylaw enforcement and fire management. Park services staff provides daily operations and maintenance for all regional parks and trails. This includes delivery of interpretive programs and coordination of volunteer participation.

## **WESTERN COMMUNITIES (WEST SHORE)**

The 'West Shore' stretches from Esquimalt Harbour to Sooke along the Juan de Fuca Strait. Communities of the 'West Shore' include:

- City of Colwood
- City of Langford
- Town of View Royal
- District of Metchosin
- District of Sooke

The Western Communities are undergoing development pressures and are experiencing significant growth, with the exception of the District of Metchosin, which has experienced a decline in growth in recent years. Much growth can be contributed to the expense of living in the Greater Victoria area and the allure of less expensive real estate in close proximity to the communities of the West Shore. The City of Langford has experienced the most rapid growth through commercial and residential development, such as "big box" services and the Bear Mountain development. Although many beneficial amenities were gained for Langford, it has affected the surrounding region and resulted in transportation issues such as traffic congestion. As such, many Sooke residents utilize the congested transportation corridors for commuting or access to services, which further exacerbates the issue. This is not conducive to long term sustainability.

### **City of Colwood**

Colwood is one of the original 4 farms established by the Hudson's Bay Company in the 1850's to supply the steadily increasing population of Fort Victoria. Colwood is located on the southern end of Vancouver Island 10 kilometres from downtown Victoria and is bordered by the Town of View Royal, the City of Langford to the northwest and the District of Metchosin to the south. Incorporated in 1985, Colwood is now itself a satellite city in the largely residential area of the Western Communities. According to 2006 Statistics Canada information the population of Colwood is 14,687 compared with 13,745 in 2001. Colwood is a rapidly growing municipality with a variety of recreational opportunities and facilities. The Juan de Fuca Recreation Centre is located in Colwood, which is operated by the West Shore Parks and Recreation Society, while the City of Colwood, City of Langford, District of Metchosin, District of Highlands, Juan de Fuca Electoral Area and Town of View Royal all contribute through tax requisition toward the operation of the parks and recreation facilities.

### **City of Langford**

Langford was named after Edward Langford, a respected regional farm operator in the 1800's who arrived aboard the Hudson's Bay ship, the Tory, in 1851. The city was incorporated in 1992 and is located in the southern region of Vancouver Island 2 kilometres northeast of Colwood, and encompasses 4,146 hectares. Due to its central

location, Langford has become the commercial core of the West Shore area. According to 2006 Statistics Canada information the population of Langford is 22,459 compared with 18,840 in 2001. Langford is the region's fastest growing community.

### **Town of View Royal**

The Town of View Royal is located between the City of Victoria and the Western Communities. According to 2006 Statistics Canada information the population of View Royal is 8,768 compared with 7,271 in 2001. View Royal encompasses 16.2 square kilometres. The town has numerous businesses, parks and trails and additional amenities, including historic Craigflower Manor and Four and Six Mile Pubs. The Great Canadian Casino is also located in View Royal.

### **District of Metchosin**

Metchosin is located on the southern tip of Vancouver Island approximately 20 minutes from downtown Victoria. Metchosin encompasses 30 square kilometres, which is mostly comprised of rural farmland, second growth forests and is bordered by the Juan de Fuca Strait on the southern side. According to 2006 Statistics Canada information the population of Metchosin is 4,795 compared with 4,857 in 2001. Metchosin is serviced by a variety of small businesses and is also the location of the Metchosin International Summer School of Arts.

## **GREATER VICTORIA**

The Greater Victoria area provides a diverse range in services and employment opportunities for many of the surrounding communities, including Sooke. Specialized shopping, social services and entertainment opportunities are among the attractants that draw Sooke residents to the area. Communities of Greater Victoria include:

- City of Victoria
- District of Oak Bay
- Town of Sidney
- District of Saanich
- Corporation of the Town of Esquimalt
- District of Highlands
- Central Saanich
- North Saanich

### **City of Victoria**

Victoria is the Capital City of British Columbia and is located on the southern tip of Vancouver Island, the largest of B.C.'s 6,500 islands. The region's strategic location as a gateway to the Pacific Rim, closeness to United States markets and many sea and air links have ensured the area as a hub for business development and economic investment. According to 2006 Statistics Canada information, the population of Victoria is 78,057

compared with 74,125 in 2001. Victoria is Western Canada's oldest city. The city began in 1843 as a Hudson Bay Company trading post, named in honour of Queen Victoria. With the Fraser Valley gold rush in 1858, Victoria grew rapidly as the main port of entry to the Colonies of Vancouver Island and British Columbia. When the colonies combined, the city became the colonial capital and was established as the provincial capital when British Columbia joined the Canadian Confederation in 1871. For most of the 19<sup>th</sup> century, Victoria remained the largest city in British Columbia and was the foremost in trade and commerce. However, with the construction of the transcontinental railway, Vancouver, as its terminus, emerged as the major west coast port and largest city in BC. Victoria evolved primarily as a city of government, retirement and tourism in the 20<sup>th</sup> century. Victoria remains Canada's western naval base of the Canadian Armed Forces. Ship building and repair in addition to forest products and machine manufacturing industries continue as significant sources of employment. Increasingly, Victoria is developing as a marine, forestry and agricultural research centre. A variety of post-secondary educational institutions are located in Victoria.

### **District of Oak Bay**

The District of Oak Bay is located ten minutes from downtown Victoria on Vancouver Island. According to 2006 Statistics Canada information, the population of Oak Bay is 17,908, compared with 17,798 in 2001.

### **Town of Sidney**

The Town of Sidney is located on the Saanich Peninsula, on the southern tip of Vancouver Island approximately 20 kilometres north of Victoria. Sidney was incorporated as a village in 1952 and according to 2006 Statistics Canada information, the population is 11,315 compared with 10,929 in 2001. The Sidney/USA (Anacortes, WA) ferry terminal is located minutes from the Victoria International Airport as well as the Swartz Bay BC Ferry Terminal. Sidney contains a variety of amenities, including a 310 seat multipurpose Star Theatre, diverse retail outlets and personalized services, assortment of restaurants, marine and historical museum, a marine ecology centre, a mineral world and a 420 foot fishing pier with a thriving marine artificial reef. Sidney is also known as "Book Town" as a result of the many new and used bookstores.

### **District of Saanich**

The municipality of Saanich was incorporated in 1906, with an area of 11,179 hectares, including 334.9 hectares of fresh water lakes and 36.2 kilometres of marine shoreline. According to 2006 Statistics Canada information, the population of Saanich is 108,265 compared with 103,654 in 2001. Saanich is located in a major position within the Greater Victoria metropolitan area. The Trans Canada Highway enters from the west and the Pat Bay Highway enters from the north; they converge within the municipality and run parallel into the city of Victoria. Approximately half of the municipality is urban, while the other half is rural and agricultural. Saanich is one of the oldest agricultural settlements in

British Columbia and an area rich in local history. In the mid 1850's, employees of the Hudson Bay Company and the first colonial settlers began transforming the virgin forests of the peninsula into productive farmland.

Saanich can be described as a bedroom community serving the City of Victoria, with single-family dwellings as the predominant land use. As a result of an urban containment policy, a declining supply of developable land for new residential lots and changing housing market demands, it is anticipated the ratio of multi-family to single family dwellings will continue to increase.

### **Corporation of the Town of Esquimalt**

Esquimalt is located at the southern tip of Vancouver Island two kilometres from downtown Victoria. Esquimalt encompasses a rocky shoreline and is home to Canada's navy on the West Coast and was first used by the Royal Navy in 1837. The municipality was incorporated in 1912 and contains approximately 1,006 hectares of land and water. According to 2006 Statistics Canada information, the population of Esquimalt is 16,840 compared with 16,127 in 2001. The name Esquimalt is derived from a native expression "Es-whoy-malth", which means, "a shoaling place". Esquimalt contains varied residential neighbourhoods and has an array of amenities, including parks and beaches, waterfront walkways, modern recreational facilities, schools, library, archives and commercial services.

### **District of Highlands**

The Highlands was incorporated as a District Municipality in 1993. Located northwest of the City of Victoria, Highlands is a primarily residential community mostly rural in nature. More than one-third of the Highlands is protected as municipal, regional, and provincial parkland.

The Highlands is the newest of all the municipalities in the Capital Regional District to be incorporated. Highlands occupies an area of 3,745 hectares within the province's Capital Region. Environmental features such as watercourses, lakes, wetlands, steep hillsides, rocky outcroppings, wooded areas and marine shorelands have remained relatively undisturbed by urban and suburban development. Highlands is one of four West Shore communities. The three largest parks – Gowlland Tod, Mt. Work, and Thetis Lake – encompass 1,100 hectares. Adding in additional regional parks and municipal parks, the total area of parkland is 1,336 hectares, approximately 36% of the District's land base. (In 1993, at incorporation, the equivalent figure was approximately 10%.)

### **Central Saanich**

The District of Central Saanich comprises 41.4 square kilometres, stretching west to east from the Saanich Inlet to Haro Strait and north to south from Mt. Newton to Keating Ridge. Central Saanich is one of 13 municipalities and three electoral areas comprising the Capital Region. Residents of Central Saanich work, shop, go to school and get involved in



recreational and social activities throughout the region, just as residents of other parts of the region come to Central Saanich for these same things. Residents of Central Saanich have a particular interest in decisions and investments made on the Saanich Peninsula and on strategic issues throughout the region – issues like economic development, the transit system, agricultural practices, and the protection of significant green and blue spaces.

### **North Saanich**

The District of North Saanich was incorporated in 1965 and is located at the north end of the Saanich Peninsula approximately 25 kilometers north of Victoria, British Columbia on southern Vancouver Island. The District is surrounded on three sides by 20 kilometers of ocean shoreline, is home to the Victoria International Airport and the Swartz Bay Ferry Terminal.

This area historically emerged from several coastal focal points inward to the interior of the Peninsula. Today, the community-like neighborhoods which include Ardmere, Deep Cove, Curteis Point, Cloake Hill/Green Park, Dean Park and the South East Quadrant are on the periphery of a rich agricultural interior which is protected by the Provincial Agricultural Land Reserve. Agriculture is very important to the municipality, as evidenced in the number of farms, and road side produce and flower stands.

## APPENDIX III - DEFINITION OF TERMS

<b>AFFORDABLE HOUSING</b>	Means housing that sells or rents at a rate that is affordable (costs no more than 30% of annual income) to households in the lower two income quartiles in Sooke. CMHC Canada Mortgage and Housing
<b>AGRICULTURAL LAND RESERVE (ALR)</b>	Means lands designated pursuant to the Agricultural Land Commission Act to be preserved for agricultural use or uses compatible with agricultural purposes. The Land Commission decides on requests for exclusion, inclusion, subdivision and non-farm use of land in the ALR.
<b>AGRICULTURE</b>	Means all farm uses permitted in terms of the <i>Agriculture Land Commission Act</i> and BC Regulation 171/2002 as an area than can be used, for example, for the growing, rearing, producing, harvesting and processing of agricultural products, including livestock, and the storage and repair of implements and machinery used for farming purposes, but does not include intensive agriculture.
<b>AMENITY</b>	Means an item of benefit to the community that is determined through the development approvals process, and may include parkland, infrastructure, special housing, parking areas, streetscape improvements, community facilities and cash in lieu.
<b>ANIMAL HUSBANDRY</b>	Means the agricultural practice of breeding and raising livestock. It has been practiced for thousands of years, since the first domestication of animals.
<b>AQUATIC ECOSYSTEM</b>	Means an ecosystem that exists underwater. Aquatic ecosystems can exist in a range of sizes from a drop of water or a puddle, to rivers and lakes and the entire ocean.
<b>ARBORIST</b>	Means a professional in the practice of arboriculture, the management and maintenance of trees. Work may also include care of shrubs, vines and other perennial woody plants. An arborist is distinct from a forester, or from a logger. Those professions may have much in common, but the scope of work is different. Arborists frequently focus on health and safety of individual trees, or wooded landscapes, rather than managing forests or harvesting wood.
<b>ATTAINABLE HOUSING</b>	Means the gap in houses and services for people who do not fall into provincially or federally defined affordable housing and do not make enough to purchase a market rate home.
<b>BIG BOX</b>	A term in the retail trade that refers to a style of physically large chain store, and by extension to the company behind the store. The terms superstore, megastore, and supercentre also refer to these retail establishments. Big box is descriptive of the physical characteristics of the building. A big box store is a large, free standing, rectangular, generally single floor store built on a concrete slab. The flat roof and ceiling trusses are generally made of steel, the walls are concrete block clad in metal or masonry siding. The interior can be either relatively luxurious, or starkly utilitarian, depending on the market niche of the firm and how it wishes to communicate that market position to its customers. Floor space several times greater than traditional retailers in the sector; in North America generally more than 50,000 square feet, sometimes approaching 200,000 square feet, though varying by sector and market.
<b>BIOACCUMULATION</b>	Means an increase in the concentration of a chemical in a biological organism over time, compared to the chemical's concentration in the environment. Compounds accumulate in living things any time they are taken up and stored faster than they are broken down (metabolized) or excreted.
<b>BIODEGRADABLE</b>	Means any organic material that can be broken down by microorganisms into simpler, more stable compounds. Most organic waste such as foods, paper, etc. are biodegradable. Breakdown products can often be reused by other organisms as food and energy sources.

<b>BROWNFIELD</b>	Means lands that are abandoned, idled, or under used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contaminations. In municipal planning, brownfield land, or simply a brownfield, is land previously used for industrial purposes, or certain commercial uses, and that may be contaminated by low concentrations of hazardous waste or pollution and has the potential to be reused once it is cleaned up.
<b>BUFFER</b>	Means an area typically within a lot, adjacent to and parallel with a property line, consisting of either existing vegetation or created by use of planted trees, shrubs, berms and fencing, and designed to obscure views from adjacent lots or public roads by at least 50% of the see through visibility.
<b>BUILD GREEN</b>	<p>Built Green™ promotes construction of buildings that are healthier for the occupants and healthier for the environment. Sustainable or “green” building practices can reduce the tremendous impact that building has on both people and nature.</p> <ul style="list-style-type: none"> <li>▪ Better energy efficiency means comfort and long term savings for the homeowner.</li> <li>▪ Healthier indoor air means comfort, better health and peace of mind for the family.</li> <li>▪ Durable, reduced-maintenance materials mean a longer life for the home and long term savings.</li> <li>▪ Preserving natural resources means leaving more for future generations to enjoy.</li> </ul> <p>Sustainable building practices go beyond energy and water conservation, resource efficient building materials and superior indoor environmental quality.</p> <p>Some of the key benefits are:</p> <ul style="list-style-type: none"> <li>▪ Lower electric and water utility costs</li> <li>▪ Environmentally effective use of building materials</li> <li>▪ Enhanced health and productivity</li> <li>▪ Long-term economic returns</li> <li>▪ Reduced environmental impact</li> </ul>
<b>BUILT GREEN</b>	Built Green™ addresses energy through the use of EnerGuide ratings, while using a points scoring system for other environmental features, such as water, waste, materials, IAQ and developer business practices. The strengths of Built Green™ are its low cost, simplicity and use of a recognized energy standard (EnerGuide).
<b>CARBON NEUTRAL</b>	Means emitting no carbon dioxide into the atmosphere. A plant is said to be carbon neutral if the carbon dioxide (CO <sup>2</sup> ) that it absorbs while alive is the same as the CO <sup>2</sup> it emits when burned as a fuel. For people and organizations, becoming carbon neutral is usually achieved by implementing renewable energy projects such as planting trees, which absorb CO <sup>2</sup> that offset the amount of carbon dioxide emissions.
<b>CLIMATE CHANGE MITIGATION &amp; ADAPTATION</b>	Means a change in climate. Which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and that is in addition to natural climate variability over comparable time periods. Climate change can be caused by an increase in the atmospheric concentration of greenhouse gases, which inhibits the transmission of some of the sun’s energy from the earth’s surface to outer space. The increased concentrations of greenhouse gases result in part from human activity including deforestation, the burning of fossil fuels such as gasoline, oil, coal, and natural gas and the release of CFC’s from refrigerators, air conditioners, etc.
<b>COMMUNITY GROWTH BOUNDARY</b>	An Urban Containment Boundary separates land for development purposes from that to be protected from most forms of development. It delineates the edge of town and the beginning of rural areas.

<b>COMPREHENSIVE DEVELOPMENT AGREEMENT</b>	Means a formal binding registered agreement between the District and the development proponent with respect to development within a specific land use designation. Agreements will typically encompass the complete range of design and performance issues that are integral to the character of Sooke. The subject of the Agreements will include, but will not be limited to, design and development issues such as; residential, commercial and industrial densities; site design; site and neighbourhood servicing; walkability and pedestrian integration with the remainder of the District; building character and mass; environmental and landscape design including the amount and type of pervious surfaces; the nature of the commercial and industrial enterprises to be accommodated where appropriate; and road and parking standards, as defined by Council in accordance with this Plan.
<b>COMPREHENSIVE DEVELOPMENT (CD)</b>	Means provisions for a mix of land uses within a specific area permitted through and implementing comprehensive development “CD” zoning category in the zoning bylaw.
<b>COUNCIL</b>	Means the Council of the District of Sooke.
<b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)</b>	Means a proactive crime prevention strategy utilized by planners, architects, police services, security professionals and everyday users of space. CPTED surmises that proper design and effective use of the built environment can lead to a reduction in crime and improve the quality of life.
<b>DENSITY</b>	Means a measure of the total number of dwelling units or total floor area on a parcel of land. Expressed as units per metres and/or floor area ratio (FAR).
<b>DENSITY BONUS</b>	Means an increase in the allowable number of dwelling units or floor area on a parcel of land in exchange for an amenity provided by the developer for the community. Typically implemented through density bonusing provisions in the zoning bylaw.
<b>DEVELOPMENT</b>	Means (a) removal, alteration, etc. of vegetation; (b) disturbance of soils; (c) construction of buildings and structures; (d) creation of non-structural impervious or semi-impervious surfaces; (e) flood protection works; (f) construction of roads, trails, docks, wharves, and bridges; (g) provision and maintenance of sewer and water services; (h) development of drainage systems; (i) development of utility corridors; (j) subdivision as defined in section 872 of the <i>Local Government Act</i> .
<b>DEVELOPMENT PERMIT AREAS</b>	Means an area in which development and/or land alteration must follow specific guidelines and regulations as stated in a Development Permit.
<b>DEVELOPMENT COST CHARGES (DCC's)</b>	Means monies that municipalities and regional districts collect from land developers to offset that portion of the costs related to these services that are incurred as a direct result of this new development. The demand created does not always relate to works that are located adjacent to the property being developed. For example, new development may require a local government to increase the size of its water storage reservoir. Developers pay DCC's instead of the existing taxpayers who are not creating the demand and are not benefiting from the new infrastructure.
<b>DISTRICT</b>	Means the whole of Sooke as defined by the legal municipal boundaries.
<b>ECO-BASED MANAGEMENT</b>	Means a discipline in the management of natural resources such as land, water, soil, plants and animals, with a particular focus on how management affects the quality of life for both present and future generations. The discipline has given rise to the notion of sustainable development, a principle which forms the basis for land management and environmental governance throughout the world.

<b>ECO-BUSINESS PARK</b>	Means an area of land that many office buildings are grouped together, which cooperate with each other and with the local community in an attempt to reduce and efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources) and produce sustainable economic activity, with the intention of increasing economic gains and improving environmental quality. Eco-business parks could incorporate residential uses as well, but typically restrict industrial uses.
<b>ECO-INDUSTRIAL PARK</b>	An eco-industrial park (EIP) is a type of industrial park in which businesses cooperate with each other and with the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure, and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality. EIP's incorporate residential uses as well.
<b>ECOSYSTEM</b>	Means the basic functional unit in ecology, the interacting system of a biological community and its non-living environmental surrounds. These are inseparable and act upon each other.
<b>ENVIRONMENTAL RESOURCE</b>	Means an area specifically designated to manage development and preserve the ecological integrity within an environmentally sensitive area such as the headwaters of a river, creek, a watershed or a designated wetland.
<b>ENVIRONMENTAL SCAN</b>	Means a site survey to identify potential environmentally sensitive areas (as defined in this document) and environmental features of interest will be performed by an environmental practitioner who is acceptable to the District. Data from other reports/tests required by this or other agencies may assist in this process (for example: hydrological, geological, soil analysis, etc.). A map will be provided identifying environmentally sensitive areas and environmental features, such as, but not limited to: rare plant communities, significant wildlife habitat, water bodies, existing wildlife trails and old growth trees/patches.
<b>ENVIRONMENTALLY SENSITIVE AREAS (ESA's)</b>	Means those areas identified by the District and contained within Development Permit Area ESA's contain significant natural environmental features and their associated lands that require a level of protection to ensure their preservation. Natural environmental features may include land or land and water that contain fish or wildlife habitat, watercourses, estuaries, riparian areas, woodland vegetation, rock outcrops and lands with steep slopes.
<b>EQUILIBRIUM HOUSING</b>	Means the Canada Mortgage and Housing Corporation's (CMHC) net zero energy healthy housing initiative that has been officially branded Equilibrium Housing. It reflects the objective of balancing Canada's housing requirements with the need to preserve and protect the natural environment.
<b>FLEXI-ZONE</b>	Means that permitted uses and other regulations may be modified depending upon if other conditions of the zone can be met. E.g. all forms of residential housing may be allowed in a zone however neighbourhood suitability, parking, open space, affordability, proximity to transit connections, etc. would all need to be met to be able to attain the higher density multiple-family use that is permitted in that zone.
<b>FLOOR AREA RATIO (FAR)</b>	Means the ratio between the gross floor area of a structure and the gross area of the lot on which it is situated. FAR = Gross Floor Area.
<b>GREEN BUILDING</b>	Means the practice of increasing the efficiency of buildings and their use of energy, water and materials, and reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance and removal - the complete building life cycle.
<b>GREEN INFRASTRUCTURE</b>	Means an interconnected system of public and private natural areas, parks, greenways, and open space within Sooke that protects ecosystems and provides recreational opportunities. Green infrastructure also includes

	maintaining and designing natural landscapes within developed areas that utilize the capabilities of soil and vegetation to absorb and filter stormwater/rainwater and provide other benefits such as reducing the urban heat island effect.
<b>GREENHOUSE GASES</b>	Means any gas that absorbs infrared radiation in the atmosphere contributing to problems such as climate change. Greenhouse gases include water vapour, carbon dioxide (CO <sub>2</sub> ), nitrous oxide (N <sub>2</sub> O), halogenated fluorocarbons (HCFC's), ozone (O <sub>3</sub> ), perfluorinated carbons (PFC's) and hydrofluorocarbons (HFC's).
<b>GREENWAYS</b>	Means a system of continuous multi-modal trail corridors that link existing parks, forest lands, environmentally sensitive lands, engineered wetlands and other green spaces, including recreational and or transportation trails, throughout the whole of the District.
<b>HABITAT</b>	Means the place where population (human, animal, plant or micro-organism) lives and its surroundings, both living and non-living.
<b>HERITAGE</b>	Means the set of all things, places and ideas inherited from the past which are of special significance to the collective life of a community, including both natural and human-built elements.
<b>HIGH WATER MARK</b>	Means the visible high water mark of a river or stream where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark the soil of the bed of the river or stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.
<b>HUMAN SCALE</b>	Means building elements bearing a definite relationship to the human in dimension. In general, building features would not extend more than two storeys on a face or façade without architectural relief or change to the building footprint.
<b>IDS (Innovative Design Standards)</b>	IDS includes engineered French drain technology, rain water detention ponds, narrow roads, permeable surfaces, retention of the natural ecosystems.
<b>INDUSTRIAL DEVELOPMENT</b>	Means any land development activity in the District, including but not limited to, non-offensive types of industry, processing and manufacturing activities, but not including development activity intended solely for residential, retail and or office use. Industrial development also includes any addition, remodelling, relocation or construction requiring an amendment to an approved Industrial Comprehensive Development Zone.
<b>INNOVATIVE DEVELOPMENT STANDARDS (IDS)</b>	Means development standards that allow for more flexible requirements for road widths, building specifications, zoning uses and densities, and rainwater management that support Smart Growth objectives. Development standards are the regulations, requirements and bylaws by which developments must abide. Development standards are often antiquated, over-prescriptive and cost prohibitive.
<b>INSTITUTIONAL</b>	Means an area specifically designated to encourage and contain new public and private Institutional development within the District. Typical of such development might be health care services complementary to those already in existence such as extended care and assisted living facilities. Institutional also refers to Public Utility lands.
<b>INTEGRATED COMMUNITY SUSTAINABILITY</b>	Means a long term plan, developed in consultation with community member's that provides direction for the community to realize sustainability objectives it has for the environmental, cultural, social and economic dimensions of its identity.
<b>LANDSCAPE COVERAGE</b>	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; or that may be used by customers for recreation, circulation, or may be viewed by them. Paved parking lot areas used for auto circulation or parking do not qualify as landscape coverage.

<b>LANDSCAPING</b>	Means landscaping that provides sufficient quantity and quality of plant materials to screen parking, building, or hardscape areas of a project and provides colour and viewing interest.
<b>LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)</b>	Means Leadership in Energy and Environmental Design (LEED), Canada Green Building Rating System, which is a nationally accepted benchmark for the design, construction and operation of high performance green buildings that combines elements of SmartGrowth, urbanism and green building.
<b>LEED NEIGHBOURHOOD DESIGN (LEED-ND)</b>	Means Leadership in Energy and Environmental Design for Neighbourhood Development, which is a rating system that integrates the principles of SmartGrowth, urbanism and green building into the National standard for neighbourhood design.
<b>LIVABLE WAGE</b>	Means a wage that ensures employees are able to afford food, shelter and clothing in their local area.
<b>MIXED USE</b>	Means any development that contains at least two different land use categories (e.g. residential and retail).
<b>MULTIPLE FAMILY RESIDENTIAL</b>	Means residential development of three units or more on the same parcel of land that must respect the character of surrounding neighbourhoods. Type of units can include apartments, condominiums, district houses, 6,5,4,3 unit complexes.
<b>MUNICIPAL/MUNICIPALITY</b>	Means the District of Sooke incorporated under the <i>Local Government Act</i> and amendments thereto.
<b>NATIVE PLANTS</b>	Means a plant that lives or grows naturally in a particular region without direct or indirect human intervention. These plants are adapted to the local climatic and soil conditions and therefore should be less dependent on inputs such as fertilizer and pesticides than many introduced species are.
<b>NATURAL BOUNDARY</b>	Means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself and includes the active floodplain.
<b>NATURESCAPING</b>	Is a term that refers to a method of landscaping that allows people and nature to coexist. By incorporating certain plants, especially native ones, into one's yard, one can attract beneficial insects, birds, and other creatures, and help keep our rivers and streams healthy.
<b>OPEN SPACE</b>	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; or that may be used by customers for recreation, circulation or may be viewed by them. Walkways, plant beds, lawns and terraces within an open space area may be included as part of such open space area. Paved parking lot areas used for auto circulation or parking do not qualify as open space.
<b>ORGANIC INTENSIVE FARMING AND/ OR AGRICULTURE</b>	Means a form of agriculture that relies on crop rotation, green manure, compost, biological pest control, and mechanical cultivation to maintain soil productivity and control pests, excluding or strictly limiting the use of synthetic fertilizers and synthetic pesticides, plant growth regulators, livestock feed additives, and genetically modified organisms. Since 1990 the market for organic products has grown at a rapid pace, averaging 20-25 percent per year to reach \$33 billion in 2005. This demand has driven a similar increase in organically- managed farmland.  Organic agricultural methods are internationally regulated and legally enforced by many nations, based in large part on the standards set by the International Federation of Organic Agriculture Movements (IFOAM), an international umbrella organization for organic organizations established in 1972. IFOAM defines the overarching goal of organic farming as follows: "Organic agriculture is a production system that sustains the health of soils, ecosystems and people. It relies on ecological processes, biodiversity and cycles adapted to local conditions, rather than the use of inputs with



	adverse effects. Organic agriculture combines tradition, innovation and science to benefit the shared environment and promote fair relationships and a good quality of life for all involved.”
<b>ORIENTATION</b>	Means the visually perceived direction of the front, rear and side facades of a building.
<b>PARCEL</b>	Means the minimum amount that a single user may occupy. In many cases, more than one parcel will be combined for development of a single building or cluster of buildings to be used by a single user.
<b>PARKLAND</b>	Means an area of land preserved in its natural state or modified dedicated for public use.
<b>PEDESTRIAN SCALE</b>	Means the relationship between the dimensions of a building, street, outdoor space or streetscape element to the average dimensions of the human body.
<b>PEDESTRIANIZATION</b>	Means to convert an area for pedestrians only by excluding through traffic and establishing pedestrian pathways.
<b>PERFORMANCE BONDING</b>	Means a security given to ensure performance of an obligation arising under a permit, contract or similar obligation, and includes the terms under which the security may be realized.
<b>PERMEABLE PAVING</b>	Means a term used to describe paving methods for roads, parking lots and walkways that allow the movement of water and air through the paving material. Although some porous paving materials appear nearly indistinguishable from non-porous materials, their environmental effects are qualitatively different. Their effects are important because pavements are two-thirds of the potentially impervious surface cover in urban areas. Porous pavements have been called “the holy grail of environmental site design” and “potentially the most important development in urban watersheds since the invention of the automobile.”
<b>PESTICIDES</b>	Means both chemical and biological substances designed to kill, repel, control or manage unwanted plants, animals, insects or microorganisms that damage, or interfere with the growth of crops, timber trees and other desired vegetation. Many chemical pesticides are persistent and bio-accumulative.
<b>PHASED DEVELOPMENT AGREEMENT</b>	Means an agreement that gives a developer certainty that after development commences, the municipality cannot downzone the lands for up to 10 years. The agreement must be established by bylaw. Terms and conditions agreed to by the municipality and the developer can include, but is not limited to: the inclusion of specific features in the development, the provision of amenities, the phasing and timing of the development and of other matters covered by the agreement, and the registration of covenants under section 219 of the <i>Land Title Act</i> .
<b>PROCUREMENT</b>	Means the acquisition of goods and/or services at the best possible total cost of ownership, in the right quantity and quality, at the right time, in the right place for the direct benefit or use of governments, corporations or individuals, generally via a contract.
<b>PUBLIC</b>	Means what belongs to the people; relating to, or affecting, a nation, province, state or community; opposed to private; as, the public treasury, a road or lake. Public is also defined as the people of a nation not affiliated with the government of that nation. Public also refers to the general body of mankind, or of a nation, province, state or community. Aggens (1983), in the paper titled "Identifying different levels of public interest in participation", states: "There is no single public, but different levels of public based on differing levels of interest and ability."
<b>PUBLIC SPACE</b>	Means any of a variety of spaces that are accessible and usable by the general public, including but not limited to: plazas, parkland, courtyards, forecourts, sitting areas, widened sidewalks, stormwater/rainwater rain gardens and art or water features.
<b>QUALIFIED</b>	Means “an applied scientist or technologist as defined in section 1(1) of the

<b>ENVIRONMENTAL PROFESSIONAL</b>	Riparian Areas Regulation, enabled by the Fish Protection Act, and amendments thereto.”
<b>RESORT</b>	Means hotel style accommodations that have amenities, such as restaurants, lounges and pools that can be used by guests and the public.
<b>RIPARIAN ASSESSMENT AREA</b>	Means as defined by the Riparian Areas Regulation (a) for a stream, the 30 m strip from high water mark on both sides of the stream; (b) for a ravine less than 60 m wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 m beyond the top of the ravine bank; and (c) for a ravine 60 m wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 m beyond the top of the ravine bank.
<b>RIPARIAN AREAS</b>	Means a streamside protection and enhancement area (SPEA’s). Riparian areas are the terrestrial areas adjacent to a waterbody that are influenced by the soil moisture contributed by the waterbody.
<b>SAFETY PLANNING</b>	Means an approach whose objective is to ensure that safety becomes an explicit consideration in all areas of land use and transportation planning. Safety planning aims to reduce the risk, exposure, and consequences associated with an accident, and to achieve compatibility between a road’s use, form and intended function.
<b>SEASONAL HOUSING</b>	Means housing used by seasonal or transient workers that do not live in the community year round.
<b>SECONDARY SUITE</b>	Means a form of dwelling unit contained within a principal single family dwelling and subject to guidelines and regulations within the zoning bylaw.
<b>SEWERAGE SYSTEM</b>	Means a system of waste collection, treatment and disposal serving two or more dwelling units that has been approved and permitted by the agency having jurisdiction.
<b>SMART GROWTH</b>	Means a strategy for designing and building liveable and sustainable communities and cities: communities are ‘smart’ when they work for people, give them the widest range of opportunities and ensure their health in social, economic and environmental terms.
<b>SOOKE</b>	Means the District of Sooke incorporated under the <i>Local Government Act</i> and amendments thereto.
<b>SOOKE SMART GROWTH</b>	Means environmentally sensitive land development with the goals of minimizing dependence on auto transportation, reducing air pollution, and making infrastructure investments more efficient.
<b>SPECIAL NEEDS HOUSING</b>	Means housing that incorporates physical design features and/or support services to meet the needs of persons with varying abilities.
<b>STEEP SLOPE</b>	Means lands in their natural state that have a slope angle of 30% or greater for a minimum horizontal distance of 10 metres.
<b>STREAM</b>	Means any of the following that provides fish habitat: (a) a watercourse, whether it usually contains water or not, (b) a pond, lake, river, creek, or brook, or (c) a ditch, spring, or wetland that is connected by surface flow to something referred to in (a) or (b).
<b>STREAMSIDE PROTECTION &amp; ENHANCEMENT AREA</b>	Means an area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both the existing and potential riparian vegetation and the existing and potential adjacent upland vegetation that exerts an influence on the stream, and the size of which is determined according to the basis of an assessment report provided by a Qualified Environmental Professional (QEP).
<b>STREAMSIDE PROTECTION REGULATION</b>	Means part of the <i>Fish Protection Act</i> , these regulations were brought into effect to protect streamside protection and enhancement areas from residential, commercial and industrial development, so that the areas can provide natural features, functions and conditions that support fish life processes.
<b>STREETSCAPE</b>	Means the interrelationship of development, landscape and open space in a street. Also means an urban roadway design and conditions as they impact

	street users and nearby residents. Streetscapes are an important component of the public realm (public spaces where people often interact), which help define a community's transport conditions, activities, aesthetic quality and identity. Streetscaping (programs to improve streetscape conditions) can include changes to the road cross section, traffic management, sidewalk conditions, landscaping, rainwater management, street furniture (utility poles, benches, garbage cans, etc.), building fronts and materials specifications. It also involves improving signage.
<b>STRIP MALL</b>	Means a retail or commercial development, one store deep, sited a distance back from the fronting road typically with a parking area provided between the fronting road and the development.
<b>STYLE AND DESIGN</b>	Means the creative and aesthetic expression of the designer.
<b>SUSTAINABILITY</b>	Means that environmental and social systems continue to function long into the future. Economic systems must be healthy to help achieve the sustainability of environmental and social systems.
<b>SUSTAINABLE DEVELOPMENT</b>	Means development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundtland Commission 1987). Principles of sustainable development are applied to the goal of creating a 'sustainable community' that has healthy natural areas, uses land efficiently, has vibrant, safe and accessible neighbourhoods, is designed for efficient resource use, transportation and servicing, and is equitable, affordable and fiscally responsible.
<b>THE NATURAL STEP</b>	Means a non-profit organization providing results-orientated advisory and training services to help community and business leaders integrate social, environmental and economic decision making into operations with a holistic, proven and scientifically-rigorous framework.
<b>TREE COVER</b>	Means the area of a residential and recreational development that is covered by the combined canopy of all resident trees. Total canopy area is measured or estimated for all trees at maturity.
<b>UPSTREAM APPROACH</b>	Means a comprehensive sustainability approach to planning that must integrate innovative solutions to address local and global challenges and employ an upstream and systems-based perspective at all levels (i.e. focus on root causes, not symptoms). An upstream approach to planning avoids problems before they occur, as opposed to a 'downstream' approach where resources are used to deal with the results of the problems. A system is made up of many different parts that work together and share a basic set of principles. Identifying and avoiding problems upstream requires an integrated systems approach, which involves understanding the connections and relationships among different parts of the entire system rather than only looking at individual parts.
<b>URBAN</b>	Means an area with an increased density of human created structures in comparison to the areas surrounding it. This term is at one end of the spectrum of suburban and rural areas. An urban area is more frequently called a city or town. Urban areas are created and further developed by the process of urbanization. Measuring the extent of an urbanized area helps in analyzing population density and urban sprawl, and in determining urban and rural populations.
<b>VACATION RENTAL</b>	Means the use of an otherwise residential dwelling unit for the temporary accommodation of paying guests, transient motorists, tourists or vacationers for any period shorter than 4 consecutive weeks.
<b>VIEWSCAPE</b>	Means a physiographic area composed of land, water, biotic, and cultural elements which may be viewed and mapped from one or more viewpoints and which has inherent scenic qualities and/or aesthetic values.
<b>WATER</b>	Means the measure, by type (e.g. rainfall, surface water runoff, groundwater flow etc.) of all water falling or flowing upon and leaving a site.

<b>WATERCOURSE</b>	Includes any of the following that provides fish habitat: (a) a watercourse, whether it usually contains water or not; (b) a pond, lake, river, creek, brook; (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).
<b>XERISCAPING</b>	Means landscaping in ways that do not require supplemental irrigation. It is promoted in areas that do not have easily accessible supplies of fresh water. Plants whose natural requirements are appropriate to the local climate are emphasized, and care is taken to avoid losing water to evaporation and run off.
<b>ZONING BYLAW</b>	Means an implementation tool for the Official Community Plan, the zoning bylaw regulates land use, density and development for specific areas or parcels of land in the community.

## **APPENDIX IV - LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)**

### **Leadership in Energy and Environmental Design (LEED)**

LEED is a system for implementing sustainable development ethics and practices throughout North America and the world. The Canada Green Building Council developed a Canadian version of the LEED rating system. The Canada Green Building Council is a broad-based inclusive coalition of representatives from different segments of the design and building industry. The council was formed to accelerate the design and construction of green buildings across Canada. The LEED system is designed on a consultation basis for voluntary parties interested in incorporating green design principles in new and renovation projects. The program is designed on a four-tiered scale ranging from certified, silver, gold, and platinum. The tiers are defined in terms of allocating points based on achieved green design standards in developments. The points are defined by LEED in correspondence to specific development attributes related to site development, water efficiency, energy efficiency, material selection and indoor environmental quality. The five general categories and applications of LEED guidelines are as follows:

1. Site Development: Management and control of rainwater runoff to reduce pollution, encourage and promote pedestrian and bicycle friendly transportation in terms of sidewalks and trails, provide sufficient green space and encourage higher densities to minimize urban sprawl.
2. Water Efficiency: Eliminate the need for landscape irrigation, reduce water consumption levels, reduce and/or treat wastewater onsite.
3. Energy Efficiency: Lower energy consumption, utilize renewable sources of energy and eliminate ozone depletion chemicals.
4. Material Selection: Reuse construction materials either existing or salvaged, use recycled and/or renewable building materials and reduce overall construction waste.
5. Indoor Environmental Quality: Utilization of daylight interiors, materials that release minimal or no gases, good air ventilation and windows that open and can be controlled by individuals in the indoor environment.

### **LEED Neighbourhood Development (LEED-ND)**

The LEED for Neighbourhood Development is a new rating system that integrates the principles of smart growth, urbanism and green building into the National standard for neighbourhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally responsible, sustainable development. LEED-ND is collaboration between the U.S. Green Building Council, the Congress for the New Urbanism, and the

Natural Resources Defence Council. LEED-ND places emphasis on the design and construction elements that bring buildings together in a neighbourhood, and relate the neighbourhood to its larger region and landscape. LEED-ND serves as an incentive for better location, design, and construction of new residential, commercial, and mixed use developments encouraging developers to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted rainwater runoff and build more livable, sustainable, communities for people of all income levels.

In addition to LEED and LEED-ND there are numerous other opportunities for developers and individuals in the community to implement sustainability into development plans. Below are some basic and affordable options for implementing sustainable and green design elements into a new or renovation project.

#### Site Selection and Design:

- a. Limit tree removal by at least 25% in order to maintain aesthetics and local character and to disturb the site as little as possible;
- b. Assess the site slope and make considerations to reduce need for cutting and filling dirt and groundcover;
- c. Provide convenient transportation (bike path, pedestrian trails, close proximity to bus system or other public transport and car share programs) as part of the site design process;
- d. Underground parking, where feasible, in order to reduce amount of pavement, heat island, rainwater runoff and site disturbance; and
- e. Treat rainwater onsite before it is released into a storm or sewer system.

#### Water Efficiency:

- a. Installation of low flow plumbing fixtures (faucets, showerheads, toilets), waterless urinals, efficient appliances that use substantially less water (front-loading washing machines, dishwashers, i.e. Energy Star);
- b. Installation of above and underground water cisterns for both potable water use and landscaping;
- c. Eliminate the need for landscape irrigation, install low flow irrigation systems or use grey water for irrigating; and
- d. Plant native species and apply xeriscaping strategies.

#### Energy Efficiency:

- a. Install energy efficient lighting (compact fluorescent and/or LED lighting);
- b. Install energy efficient appliances (frontloading clothes washers and dryers, dishwashers, gas cooking stoves and refrigerators that use substantially less energy, i.e. Energy Star); and

- c. Maximize insulation and caulking in walls, attics, crawl spaces, hot water tanks, around windows and doors to keep out unwanted warm or cold outside air, while maintaining desired and controlled temperatures within.

Construction Materials:

- a. Reuse materials in renovations by deconstructing a building as opposed to demolishing in order to reduce waste that has to be hauled away, substantially reducing transportation and disposal costs;
- b. Purchase locally reused or recycled materials. There are numerous durable materials available on the market such as recycled glass tile, carpet, bamboo wood, salvaged wood, etc;
- c. Use materials that are renewable and local;
- d. Use materials with low or zero volatile organic compounds (VOC) and wood that is low in formaldehyde and other toxic preservatives and vapours (can create toxic indoor environments);
- e. Recycle construction by-products to reduce costs and impacts on the environment. Wood, carpet, drywall, asphalt and masonry can all be recycled; however, primarily it is wise to reduce construction materials in the design phase and throughout construction, and secondly, determine ways to reduce, reuse and recycle locally;
- f. Provide recycling and composting facilities onsite for all types of development. In Sooke there is an agricultural component in the community as well as a need for landscaping topsoil, and therefore composting is an ideal and sustainable method to reduce waste, but also reduce costs from having to purchase soil; and
- g. Utilize earthen building techniques and materials.



## APPENDIX V – RESOURCES

### Organizations

T'Sou-ke Nation: <http://www.tsoukenation.com>

T'Sou-ke Nation and Review Committee Potluck

Capital Regional District: <http://www.crd.bc.ca>

Juan de Fuca Electoral Area: <http://www.crd.bc.ca/jdf/index.htm>

Sooke Economic Development Commission: <http://www.advantagesooke.ca/index.html>

### District of Sooke Plans

District of Sooke Strategic Plan 2009 - 2011:

<http://www.sooke.ca/assets/Local~Government/Departments/Corporate~Services/2009%20Strategic%20Plan.pdf>

District of Sooke Parks and Trails Master Plan:

<http://sooke.ca/assets/Local~Government/Departments/Planning/Parks%20Trails%20FINAL DRAFT%20Feb2009.pdf>

Parks and Trails Mapping:

<http://sooke.ca/assets/Local~Government/Departments/Engineering/PDFs/Mapping-FINAL DRAFT-Feb2009.pdf>

District of Sooke Town Centre Plan:

[http://sooke.ca/EN/main/government/departments/planning/town\\_centre\\_plan.html](http://sooke.ca/EN/main/government/departments/planning/town_centre_plan.html)

District of Sooke Transportation Master Plan:

<http://sooke.ca/EN/main/government/departments/eng/transportation.html>

ICBC Safer City Initiative Road Safety Strategy, 2002- 2006, Sooke, BC:

<http://www.sooke.ca/assets/Local~Government/Departments/Engineering/PDFs/ICBC%20Safer%20City%20Initiative%202002-06.pdf>

District of Sooke Downtown Design Guidelines, June 30, 2006:

<http://www.sooke.ca/assets/Local~Government/Departments/Planning/PDFs/DTSookede signguide.pdf>

Sooke Town Centre Assessment of Strengths, Weaknesses, Opportunities and Threats, June 9, 2008:

<http://sooke.ca/assets/Local~Government/Departments/Planning/Sooke%20town%20centre%20assessment-June%2091Dennis%20C.pdf>

An Accessibility and Inclusiveness Study for the District of Sooke, August 14, 2008:  
<http://sooke.ca/assets/Local~Government/Departments/Planning/Sooke%20Accessibility%20Inclusion%20Report%20Aug%2008.pdf>

District of Sooke Preliminary Pedestrian Plan:  
<http://sooke.ca/assets/Local~Government/Departments/Engineering/PrelimPedSNGLSIDED.pdf>

### **Additional Resources**

SmartGrowth BC: <http://smartgrowth.bc.ca>

Canada Green Building Council: <http://www.cagbc.org>

Statistics Canada District of Sooke Community Profile:  
<http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/details/Page.cfm?Lang=E&Geo1=CSD&Code1=5917052&Geo2=PR&Code2=59&Data=Count&SearchText=sooke&SearchType=Begins&SearchPR=01&B1=All&Custom=>

District of Sooke Official Community Plan Open Ended Youth Survey results -Verbatim:  
<http://www.sooke.ca/assets/Local~Government/Departments/Planning/Youth%20Survey%20Results%20Open%20Ended.pdf>

District of Sooke Official Community Plan Open Ended Community (Resident) Survey results -Verbatim:  
<http://www.sooke.ca/assets/Local~Government/Departments/Planning/Community%20Survey%20Results%20Open%20Ended.pdf>

Sooke Sustainable Development Strategy:  
<http://www.sooke.ca/assets/Local~Government/Departments/Planning/PDFs/Final%20Sooke%20Sustainable%20Development%20Strategy.pdf>

District of Sooke Liquid Waste Management Plan (Rainwater) Stage 1:  
[http://www.sooke.ca/assets/Local~Government/Departments/Engineering/PDFs/Sooke%20LWMP%20\(Stormwater\)%20Stage%201%20Final%20Document%20November%2028.pdf](http://www.sooke.ca/assets/Local~Government/Departments/Engineering/PDFs/Sooke%20LWMP%20(Stormwater)%20Stage%201%20Final%20Document%20November%2028.pdf)

Sooke – Port Renfrew Tourism Website  
[www.sooke-portrenfrew.com](http://www.sooke-portrenfrew.com)

Farm Folk/City Folk  
[www.ffcf.bc.ca](http://www.ffcf.bc.ca)

BC Ministry of Environment - Develop With Care Guidelines  
[www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop\\_with\\_care\\_intro.html](http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop_with_care_intro.html)

Living Water Smart BC  
[www.livingwatersmart.ca](http://www.livingwatersmart.ca)

BC Climate Action Toolkit  
[www.toolkit.bc.ca](http://www.toolkit.bc.ca)

Green Shores – Sustainable Approach to Coastal Design and Development  
[www.greenshores.ca](http://www.greenshores.ca)

Bear Aware  
[www.bearaware.bc.ca](http://www.bearaware.bc.ca)

## APPENDIX VI – PUBLIC CONSULTATION SUMMARY

### Public Process Events Comments

#### Community Barbeque

The Official Community Plan (OCP) Review Committee hosted a community barbeque in which residents of Sooke were invited to provide comments on a number of key local issues discussed at length during the OCP Review. Listed below is a list of all the comments collected during the event. Please note comments that are preceded by numbers (eg. Protect Sooke River \* 4) indicate 4 residents' made the same or similar comment.

#### Environment

- Sooke is unique. Do not become a Langford or Colwood \* 4
- It is nice and small
- Where are the Cedars at Cedar grove? Replant
- Public washrooms in downtown core
- Tax incentives for those growing trees by roadway \* 2
- Protect all old growth trees
- Protect the old trees along Sooke River \* 4
- Stop Sun River from putting stormwater on Sooke River
- Keep the trees and plants \* 2
- Signs saying public access to waterfront to include Gordons Beach \* 1
- Small lot concept limited to core center only
- Stop overbuilding in community. Make lots larger and a model for other communities \* 3
- Promote small enterprise over big business. Build back the ability to barter.
- Sun River gravel pits are destroying river environment
- Support home based businesses, artist studios etc.
- Please build sidewalks along roads
- Get bored teens off the street and into nature \* 2
- A bigger library \* 2
- Sell all marginal ALR land for development (housing) Give tax breaks to people who grow and raise food.
- Why? Better food is incentive
- Comments on ALR land – No more development, once paved it is permanent, no,
- No garbage, land can be improved
- No landfill
- Use local building materials
- Pick up trash that is all over Sooke
- When putting new roads in, bury hydro lines \* 2
- Teach children how to grow \* 3
- Ensure that our watershed is protected and in our control \* 3
- Rooftop gardens \* 2
- Cut down a tree must be replaced with 2 young trees \* 3
- Children are our future
- Sidewalks made with pavers in downtown core. It is done all over Europe.
- A fountain is needed to create an attraction center

#### Transportation

- Street lights on highway toward Shirley
- More double decker buses in the morning
  - Buses that do not break down

- Highway 14 wider shoulders for bicycles
  - Unsafe to ride bikes-need improvement
- Bike trails that access the downtown core so we can leave our cars at home x2
- More sidewalks and bike trails
- Sidewalks into and outside town centre
- Get the road fixed-the bends out of the road
- We need sidewalks
- Build the boardwalk all the way to Whiffin spit
- Quick transport to downtown i.e. express bus
- Build up proper downtown core that is pedestrian friendly
- Lighting issue
- Highway 14 is terrible needs work x2
- Try again for a bypass route x2
- Make the town including highway 14 bicycle and pedestrian friendly
- Downtown core beautification = sidewalks, bike paths, landscaping
- Sidewalks please
- If we get a bypass road, it has to bypass not end up back in Sooke centre
- Traffic circle at otter point and Sooke road
- Free/low cost shuttle from downtown to SEAPARC
- Bikes lanes and sidewalks for church road and otter point road
- Traffic needs to be addressed
- Signage for green space and trails
- Need alternate route to schools
- Make left turns safe for downtowns
- Development of marine retail/commercial space to include pedestrian only areas and roads that could be closed for farmer's market and cultural events x3
- Bike paths from town to the spit x2
- Make bike paths/walkways through Phillips park that go to the centre of town
- Extend E & N rail line to and through Sooke
- Need system so people park once for all their shopping
- Put planters and beds and safe walking paths in parking lots
- Access to stores from the back, parking behind shops or beautify parking lots
- Rapid transit to Victoria
- Light rail transit to Victoria
- Intersection between the two shopping areas controlled by signal light
- Four lane or put in another highway from Sooke to TransCanada highway
- Sidewalks better bus routes
- Get our youth, seniors and citizens moving through our community
- More bike routes into town off the main road x2
  - Especially from Sunriver-would love to ride my kids to school. Access trail behind SEAPARC is too steep
- We need a crosswalk light at Sooke road and Kaltatsin
- Reliable funding for school crossing guards
- Move highway 14 north of town centre, it should run from 17 mile pub to otter point road and be at least two miles north of town centre
- Remember when the sneezing truck driver shut down the bridge 2two years ago? Build a parallel bridge, later is too late
- Need a sign at bridge over DeMamiel Creek which says cars may not pass pedestrians or cyclists on the bridge. We have almost been run over many times, the bridge is very narrow and on a corner
- Think 21<sup>st</sup> century countries the world over have solved traffic issues-look at what they have done-think outside the box
- We need another bridge now!
- New highway, make the old one a scenic route x2
- Shuttle service to/from: downtown, SEAPARC, EMCS movie nights (if more cost effective than bus service)
- No new roads look after what is here x3

## Food Security

- Encourage farmers to grow and do not hit them with fees when they sell at the farmers markets \* 3
- Purchase small ALR lots with casino money and make into community gardens \* 2
- Protect ALR. It is our sustenance for future generations
- Have nature education programs for people of all ages
- Farmers market. So I don't have to drive all over to buy eggs etc \*2
- Encourage farmers, small scale growers and producers. Stop licensing entrepreneurs to death
- Ask farmers what they need for sustainability
- How can we support existing farms and encourage more
- How can we encourage residents to grow some food of their own?
- A central list of farming/gardening resources. Eg. Gardening club
- Somehow involve the teens on projects around town
- Cleaning trails, garbage pick-up initiatives or use as response to misdemeanors
- Do not take any more land out of the ALR like the proposed Sun River school site
- Improve Saturday market
- Do not remove and more ALR land. Put in 30 meter buffers between farms and subdivisions
- Save the Sooke River \* 2
- We live on ocean front, why no fresh fish markets? x2
- Encourage organic farming
- Market for local produce
- Produce in current stores is of poor quality. Prices are outrageously high! x2
  - Fresh locally grown is superior
- The market should continue indoor (community centre) during the winter months (selling eggs, cheese, meat, etc.) x2
- Encourage growing locally and eating locally
- Support ALM farm
- Develop community gardens
- Must make locally grown food a priority
- Support our farmers x3
- Support home and neighbourhood gardens x2
- Walk around flower garden
- Help make Woodside farm a going concern
  - Nice opportunity to keep heritage alive-market gardens a possibility
- Stop developing all the prime farming land x3
  - Once it is paved it is gone forever
- Make farming a viable lifestyle
- Use Phillips golf course partly for community gardens. The people have spoken –who is listening?
- A huge farmers market
- Provincial minimum riparian's are sufficient-100 ft
- World class waterfront. Children's playground for locals and tourists

## Housing

- Build smaller houses \* 3
- Don't build too many more houses. It is too crowded
- Keep the small town feel
- Protect heritage buildings. Once they are gone, they are gone forever \* 4
- Historically important lands like the Sooke Elementary School property. It is the oldest in B.C.
- No more sprawl like Sun River
- House to lot ratios bigger
- More water access to residents of Sooke \* 3
- Range of prices \* 2
- Range of housing types rentals , multi-family, and townhomes
- Smaller houses
- Affordable \* 2

- Allow more suites and make it easier for single parents to find housing
- No more sprawl like Sun River
- Keep schools near our houses
- Pick up trash
- Cell phone tower for cell phone in Sooke
- A bigger library
- More social housing and senior housing NOT luxury holiday condos \* 2
- More beach access
- Safe place for kids 13-16
- Affordable housing is a must otherwise we lose all of our characters
- More seniors housing and affordable
- Keep the town small
- Preserve heritage home but only with property owners cooperation
- Support mobile home parks
- Increase density on Sooke core
- More diversity in housing options \* 2
- Comment – variety in height, size, luxuries, affordable, supported, subsidized
- More seniors housing
- Use building materials that won't end up in landfill in 50 years
- More places for tourists to go
- Community gardens. Community farms
- Make affordable housing a top priority in OCP
- Comment – May not be possible and housing pressure moves put of Langford and Colwood
- Comment on above – this may be a convenient excuse
- Keep housing pricing increases manageable
- What about the ALR property owners tax them to death and no tax breaks. No breaks period
- Comment – pressure province to back off farm tax changes
- Let's have sidewalks for all
- Sustainable building materials, smaller building footprint on large green space, minimum 25%

#### **Growth Management**

- Bigger library \* 3
- Stop the sprawl. No more Sun River \* 3
- More jobs in Sooke so we can live in the community that we work (high tech park) \* 2
- No building over three storey's tall
- Stop all sprawl
- Encourage development that supports/sustains business in Sooke. People will shop where it looks nice. Green spaces
- Keep Sooke small
- Sooke must develop a comprehensive plan that has wide support and then encourage everyone to join in, especially the development community
- Economic diversity
- Self sustaining commercial growth will keep Sooke residents in Sooke, spending their money in Sooke
- Effective, responsible in-filling of our core with a range of living arrangements mixed with green space
- Petting zoo
- Internet café
- No McDonalds \* 2
- We need a Tim Horton's \* 3
- Comment – no Tim Horton's. They litter more than McDonalds
- Infilling within Sooke core should be a priority
- Do not sacrifice our schools. Save our valuable green space
- Remove 4 on 10 bylaw within the district of Sooke. Save our green space
- Save the Sooke River. Keep growth in the core only.
- Remove 4 on 10 bylaw \* 2



- Downtown (Higher density, mix use, range of income groups)
- Sooke is the green building alternative energy Mecca.
- Light industry for green building materials, workshops in alternative buildings, green building apprenticeship program, annual green building show, green building cooperative for low income housing.
- Growth/redevelopment of core before the edges – but keep the core accessible for young families (i.e. affordable, school, parks)
- Keep rural areas rural. Growth in core sewer area. Get rid of 4 on 10 bylaw
- Business parking in residential areas should be off main streets and on their own property.
- Go to council meeting and or speak with your next vote
- Is this any use, what is wanted is done anyways
- Tunnel underground only open during daytimes between the two shopping areas

#### **Programs and Amenities**

- Freeze taxes a recession is coming
- Movie theatre \* 3
- Improve SEAPARC. More pools, waterslide
- Build an open air building. Open market \* 2
- SEAPARC should have a waterslide \* 2
- No more tax increases \* 2
- Bigger and better playground in town for us kids \* 4
- Transcendental meditation
- Have more tai chi programs for everyone
- Expand contemplative garden
- Rock/crystal store please \* 3
- A bigger library with better children's programs. They are almost non-existent now.
- Youth center \* 3
- Programs to integrate seniors with youth, whereby student gain credits to assist seniors in the community \* 4
- Promote self-sufficiency (bartering, burning and composting)
- Yeah seniors center
- A comprehensive health clinic \* 3
- Comment - Every visit to the clinic involves an hour, half of waiting, need daytime hours too
- Comment - Twenty four hour access would be nice even if a local nurse on call
- Programs for youth other than sports. How about orienteering, photography, gardening, scouts guides, youth groups, more involvement and leadership/guidance from parents \* 4
- Park for kids not school age \* 2
- Basketball \* 2
- Kids activity/fun center \* 4
- Petting zoo
- I wish flowers were growing in town \* 2
- A town that enables people to live in it from birth to death
- Sooke needs a health center so that we don't have an hour drive to get to VGH especially with aging population
- More development like restaurants and shops. More to keep people in Sooke rather than driving to Langford
- Restriction on trees cutting. Plant more trees
- Access to beaches for all
- Keep that safe community feel (keep the character)
- Sooke could use a pedestrian precinct to house services, amenities, business and this could incorporate CCTV security
- Community festivals
- More activities for entire community eg. bowling alley, theatre
- Mental health and addiction services for youth available locally
- Comment – they could be attached to a broad scale health center \* 4
- Much more affordable housing \* 2
- Public access to waterfront and desirable shops/cafes along the water. Town core is dingy and depressing. It attracts few tourists as it stands now \* 4

- Affordability of all aspects for all
- Support crime prevention programs (block watch, crime stoppers)
- Make kids that need to do community service more visible in the community and make parents more responsible for their children \* 3
- Local arena is poorly utilized. Needs more activities and a coffee shop. More activities for youth to keep them from vandalizing in their spare time

#### **Quality of Life**

- If we want the sidewalks, streetlights, and more money put into Sooke to make it the charming tourist driven community that it should be we need to have an increase in taxes to pay for it all.
- Comment - No increase in taxes but it would be nice
- Bowling alley \* 3
- Pick up trash all over town
- Waterslide at SEAPARC
- Stop by-lawing us to death. Let us live in peace \* 2
- Tour guide
- A bigger library
- No more game/movie rental places. There is already too many
- No big buildings
- Movie theatre
- Petting zoo \* 2
- More parks and playgrounds
- Look into development trails at Broom Hill for park and recreation
- We need a clean safe park playground for our children. Something that is properly maintained
- Second run movie theatre \* 2
- Make Sooke a fun place for kids and teens. Boredom = trouble \* 3
- Slow down growth
- Keep Sooke Elementary or young families will not move to the town core. Poirier is full already
- We need a primary health care facility. Doctors, x-ray testing, operating room intensive care space \* 2
- Save our schools
- Save free play spaces
- Community play outside
- More activities for teens than sports
- Without nature we can't have quality of life. Save the Sooke River for the ALR land
- Quality owner operated businesses that offer a contrast to large franchise operations

#### **Future Development/Growth/Guidelines**

- New development must include sidewalks
- Connect Grant Rd. from Otter to Church
- Better transport to and from Sooke but less traffic inside Sooke – more sidewalks and walking
- Water travel expensive, dangerous, winds and tides
- Use our waterways to transport people by boat and ferry to downtown Victoria \* 2
- Bike routes – shortcuts
- East Sooke to Sooke ferry
- The business we need now is a Laundromat and a dry cleaners to serve residents and tourists
- We need industrial park, road network
- We need proper sidewalks on both sides of West Coast Rd. down to Maple.
- More infrastructure before development \* 4
- Change burning regulations
- We need decent accommodations for tourists
- We need a Laundromat
- Keep up public places already in place
- We need employment - light industry, value added forestry, fish ranching
- Comment – eco-tourism, green employment

- Pedestrian overpass to get to each side of shopping areas
- Development needs to contribute to our community
- Can't safely turn left from downtown any time of day
- Biggest problem that Sooke has is the highway going through the middle
- Improve the core that we have now \* 3
- Sidewalks – cars to back of shops, plant trees
- Sidewalk along Whiffin Spit Rd. down to the beach \* 2
- More severe punishment for vandals that undermine community efforts they steal more than just plants
- Wish for Nov. 2008. A council with vision
- Entice building owners of downtown buildings to spruce up
- Build boardwalk to Whiffin Spit
- Move the downtown core
- Garbage cans at Galloping Goose
- We want to pick up after dog but nowhere to put it
- Hw 24 to Glen Lake there are 33 bad curves.
- Need lights at bus stops
- Restrict building height to 4 stories
- Boat launch
- Way too much emphasis on cars
- We need concrete sidewalks in downtown Sooke
- Maintenance of garden beds in Ed McGreggor Park and Edward Milne
- Don't litter
- Make the core of Sooke more inviting and pedestrian friendly.
- Mobile homeowners need more say, respect regarding what happens to the land they are renting and have called home for years x2
- Good playgrounds in town for kids while parents are shopping
- Support local farm market x2
- Youth centre
- Sidewalk hot dog stand
- Promote commercial development in pre-defined town core area; mix with traffic, residential and pedestrian friendly x2
- Better bookstore
- Too much development too fast x2
- Real sidewalks x2
- A farm market/art/rental space on the Phillip golf course, make it the jewel in the crown. Look at this space as the centre. Let's not waste time and effort and money on places that do not benefit the entire community, plus we can all walk there.
  - With green spaces, benches, sidewalk cafes, and protect ocean views
- No buildings over three storeys tall
- European small town model
- A town square surrounded by retail and living space (affordable) x2
- Ecotourism and more trails
- We need to look further than just economic well being-social, environmental
- Good buyouts for trailer park owners x2
- Trailer park owners need to be upfront/open/honest about their intentions re: their properties x2
- More communication from council re: plans and concerns; minutes/goals to be publicly announced. Stop hiding behind closed doors and closed minds x2
- Promote active living-bike/wheelchair and walk in town
- Safe routes
- Easy trails for us older folks
- Engage our young people. Get them involved in order to have a sense of community
- Keep the small town feel
- Less time shares
- Public access to beach and boat launches \* 3
- More ice/ combined rink for curling/recreational skating/lessons/practice

- A good seafood restaurant
- Safe pedestrian cycle trails and more trails \* 3
- Big public playgrounds in town
- A new play park
- Marine park. Moorage off of Whiffin Spit
- Access to our waterfront \* 4
- Access to more of Sooke river not just flats and potholes \* 2
- A new sewing material store
- A trail system to walk on especially because we don't have enough sidewalks
- We need more plants
- Development is good for Sooke but without planning what improvements are needed in streets etc, it is actually an albatross.
- Boat launch \* 3
- Phillips Golf Course is the jewel in the crown
- Public gardens/town square
- A building for rent for community gardens
- A place for farmers market, art space, walking bike trails, kids park
- Promotion of business that allows people to live and work in Sooke \* 2
- Certainly dangerous for kids to cycle to school. Less road more bike paths and sidewalks \* 3
- Youth center, programs for youth \* 2
- Sooke Junior youth group
- Make Whiffin Spit Road pedestrian safe and friendly-speed bumps to slow traffic is a cheap solution, sidewalks ideal
  - Not sustainable because of stop/go traffic and increased air emissions

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## Coffee House #1

### Environment

- Need to define environment especially with regards to sustainability
- Agreed trees in Sooke are the Sooke character. Need to protect existing trees, however when a tree must be removed for safety or other legitimate reasons, it should be replaced (with native species). Bylaw a necessity
- Retain or improve all of the greenscape, not just trees
- Need a civic open space, only have car parks now for community events. Should be located on the south side of town, focused towards the sea
- Higher density may result in more green areas but not necessarily space available to the public
- "Where the forest meets the sea" is the Sooke motto, but there are car parks in between and Sooke is losing whatever rain forest there is in and around Sooke
- Losing site lines from the highway to the harbour. Developers have options on all the land and are destroying the views. Need to regulate building heights
- Future developers on the waterfront should have to pay for continuation of the board walk
- The Sooke River is a fantastic asset. Need to protect the whole watershed
- Should be a strong statement in the OCP regarding this asset
- Need good walking and biking linkages from the river into town
- The municipality should establish riparian rights on the river that go beyond the provincial minimums
- Possible contradiction - protecting the land, (eg. watershed) often leads to decreased public access
- Conclusion should be stated in the OCP that we should protect and enhance public land and access along the entire river
- If necessary, negotiate with developers to enable these public policies to happen
- Concerned about the CRD overriding Sooke objectives
- Sooke is heavily dependent on fossil fuels. Need to look to providing alternate sources of energy, eg. Harness the wind, waves-encourage diverse renewable energy sources. Sooke Municipal Council should show leadership.
- Number of rebates and grants are available for alternate energy projects
- IDEA: Place a turbine at the end of Whiffin Spit to generate electricity

- There should be a bold statement in the OCP about the development of alternate renewable energy sources
- IDEA: An electric turbine on the Sooke River during winter months
- It should be a goal to transform the sewer treatment from secondary to tertiary treatment
- Slogan in the OCP - "Power to the People"

### Food Security

- Support farmers, farmers are needed for food
- Value Sooke farmers, Sooke needs them
- Encourage and implement community gardens
- Value fisheries
- Identify and protect local food sources and find ways to enhance these
- Council needs to voice the concerns regarding local food production at UBCM and with other levels of government
- There are three days food supply on the island
- Encouraging food supply through the OCP
  - ALR needs to be protected
  - Community gardens
  - Local farmers need a distribution system (eg. 20 years of farming organically – too difficult to market and costs high. Difficult to set up tent in the rain at the Saturday market)
  - Need more local food production
- Farming world in BC – may be less and less productive and sustainable because of the Federal/Provincial/Local laws
  - You have to be licensed/inspected to sell veggies, etc
  - You need 2.5 acres to have farm status – BC Assessment is taxing farm areas where there is no production. These areas also provide erosion control
  - Eg. have to take chickens and sheep to slaughter to Duncan – nowhere to do locally. Thus expensive to farm = feed + gas + human resources + etc
  - Our local government needs to give a voice to support local farming and we need to encourage them to lead. One avenue is that our local government leaders can bring this issue up with the Union of BC Municipalities
- Immediate concerns – fossil fuel system is collapsing and the food system depends on this
- We need to think longer term with land use planning
  - Bank land – make into community gardens (food production)
  - Community gardens – the food can be used by the grower, donated or sold to the community
  - Use the CRD tax \$10 parkland and do the same or replace it to go towards community gardens
- A number of existing community gardens back onto community kitchens. CASA, EMCS, church, T'Sou-ke Nation have community gardens. Sunriver has land set aside for a community garden, but not active at this time. We need to celebrate this and promote more community gardens
- Farmers can't make money
- Cowichan Valley is a good example of smaller farms
- We are messing up our salmon runs/fisheries
- See the "Gold" in our solid waste – heat production (could be used for greenhouses) and fertilizers
- Ways to support local food production: Farm trust – the community could own; farmers cooperative, allotments, community gardens
- Labour costs high
  - Eg. Saanich can't get enough labourers
- Put some parks (neighbourhood parks) into community gardens
- Rural land should be empowered to be able to produce food, but also be able to use it for other sources of income.
  - Such as be able to sell other people's produce (like at the end of their property – driveway). Right now there is a Sooke bylaw that impedes this
- We are not hungry enough for food
- We need to educate the youth on growing food
- Utilize inmates to provide labour and educate them

- Social welfare – pay them in food and social assistance to top it off
- Community gardens – free labour
- EMCS and Sooke Harbour House – chef training has been elevated, we need more
- Identify our assets – example clam beds
- Ways and means to enhance our assets – example Mayor and Council need to be the voice for local food production at UBCM
- Fish ranching – gather eggs in the fall, raise fry and then release. Nitnat Lake does this and it is done everywhere
- Fish farms a disaster – destroys the bottom (e.g. Sooke Basin) – sea lice is investing fry as they leave streams
- Cooper's Cove and Kaltasin Clams are harvested
- Sea asparagus, mushrooms, fish, farms, deer – we have this food
- Hunting – can help make lands more sustainable = working forests
  - Bow hunting
- We are not in touch with nature. Not touching soil; in the past we were careful where we stepped because we knew what was sensitive and how to respect the land
- Metchosin – we need to work together with our food sources
- First Nations – hold food celebrations with food that is within 30 km
- Seawood – we need to recognize this – we have the best and it is recognized globally. It is equivalent to the rainforest.
- We need to protect our marine shores
- Ban herbicides and pesticides. You need to destroy pest, etc. with burning
- Blackberries – we need to celebrate these
- Growing your own food empowers people
- Food Security is more than growing and eating. It provides access to strong, sustainable, local, nutritious food at all times to all
- Sooke can lead by example
- Seafood – cannot purchase local seafood (only tuna). Have to unload catches in Vancouver. We need to facilitate the selling of local seafood here. Council must push for this at UBCM

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## Coffee House #2

### Transportation

- Challenges regarding transportation.
- Need for more trails
- People don't feel safe walking in Sooke
- No roads are interconnected
- Need integrated roadway network
- By-pass very important
- Transportation in and around Sooke
- Bypass – How do we protect the businesses if we are redirecting traffic
- Will the new one become a strip
- Pre-Inland highway look at the other communities
- We need to break up traffic
- Will the new road become a commercial strip. If not, will it become a speed way.
- Protect the downtown then planning needs to be in place to protect the existing businesses
- Commercial area moved
- Needs time to transition
- Our commercial downtown is too spread out already.
- Problem with downtown is bedroom community and people shop elsewhere
- Businesses need to thrive and they need to work
- Core is there, beautify it... Make it better
- Needs to cover transportation corridor
- Detailed transportation plan needs to be part of the OCP
- Parallel connector
- How would the connector look?

- Downtown is dogs breakfast a nightmare for mobility pedestrian or automobile
- Sidewalks, storm sewers.
- Who has jurisdiction?
- We need to take control of the area as a municipality
- Highways has jurisdiction
- Is there not some way of dealing with department of highways?
- Chemainus versus Duncan feel to traffic
- Parallel road to the water
- Clear direction as to what we want
- We could have a road Church and Murray
- We need clear direction on what we want
- Storefront out to the streets and parking in the rear.
- Mini buses – free for all citizens, regular basis, convenient for all people
- Gasoline Tax, lottery money, going green
- Make better use of the community buses (no visibility)
- Take advantage of what is already here
- How do you lobby for a schedule that makes sense?
- There much be some way that we can work with highway 14 to make things look better
- Referendum was voted, so we need to move forward
- No cars in the center of town in many major centers, they have a transportation options already in place
- Move the major bus stop into the parking lot downtown.
- We need the population density to have a more effective transit system
- Transit is owned by us and we need to tell them what to do. Take control
- At least make representation to transit
- It is up to the province to be responsible for funding roads
- Taxes paid for gas taxes
- We can not afford more debt load at the community level
- The province owes us
- We need to have vision on what we want. We should be going forward.
- Trail network with golf carts could be good.
- This group needs to encourage light rail to Langford = lots of support from group
- People keep moving here...the traffic gets worse
- If you don't like it take the bus
- No need to plow it and make 4 lanes. Increasing the amount of traffic. Not the answer
- People on bike can't get here. Make it easier
- Safe places to walk. Where are they?
- There is no trail that is user friendly West of the bridge
- Transportation report.
- Recommendations – installing cross walks at the schools
- level Whiffin Spit
- Secure public access to beach
- Beach access is currently non-existent (Ella Road)
- Perfect opportunity for District access
- Beach access is a major concern\*\*
- Speed limit dropped to 40km through town, enforce it, and child safety on roads with children
- Rolling speed bumps to slow down traffic
- Don't repair any of the roads natural speed bumps
- How do you slow the traffic down – traffic calming measures need to be in place
- Already have to slow down enough
- There has to be an alternate route
- Flashing lights are very effective or there should be amber light control.
- Side traffic can't get in
- I would like to see a town simplified and not distracted, get rid of all signage and keep it tidy and then the crosswalks will become more visible
- Uncontrolled parking along main roads (at old golf course)



- Amber light at Phillips
- Utilize the use of four way stops
- Roundabouts are an option as well

#### **Future Growth**

- Residential, not enough done to make neighbourhoods, pod of houses and no interconnectedness, connecting with transit and other
- Get more mixed use from development
- Commercial/Residential is a good thing to happen to Sooke
- Better vertical use of space
- Infrastructure regarding future development
- Where does the money come from?
- We need developers to contribute more
- We are already subsidizing developments with taxes
- The developments need to contribute to the community
- We are not getting benefits
- Trails are not connected
- Sun River, what was the benefit to the community?
- We need to get things ahead of time before development start
- We need to think development out before it happens
- Learn from our past mistakes
- We need to have vision of where we go from here
- Development that is considered need to have firm rules for developers
- Don't want to swap off, we are expected to do with less than a developer should have to do more. They need to do more with less as well. Why are they off of the hook?
- We should slow growth down
- We should stop growth (no clinic, no roads = no clinic)
- We are losing our character
- Transients coming in and not buying in to the sense of community
- Lets catch up with what we are hoping to do
- Commercial core is having rough time
- We need people funneling into the town to shop in town
- We need it to be successful and vibrant
- There are natural forces that control it
- We need infrastructure (drainage, stormwater)
- Bury hydro lines
- I should be more emphasis on core area growth and slow down on sprawl. Growth in areas
- Core builds up the infrastructure. Should be first
- If business wants to attract, you need to make it attractive. Good location is key
- The businesses need to step up and make it beautiful
- We are only jurisdiction that allows strata titling on 10 acre lots
- Key issue that was passed on to OCP
- No requirements to put in water and others
- Strata of 4 on 10 acre
- Smart growth should be implemented
- We need to stick to the small growth
- Governing versus restricting
- Can't cherry pick
- The highest need will be seniors housing
- Needs to be in OCP (housing, services, need housing (assisted living) etc.)
- This is the most important and needs to be foremost in the OCP
- Doctors, services etc
- Needs to be a development priority. Needs to have growth in the right areas and where we need it

- Seniors require proper facilities
- Public support is needed to promote this, also private
- Allowance for need housing in developments
- We need a variety of housing
- We need a shotgun approach to the development issue
- High density? What does it mean?
- Enough to support business and support business
- View corridors need to be protected and provided
- High tech industry – key issue is lack of business parks in Vic. Encourage that business type to come here, We can provide that, if we move that here we can have young families here
- It needs to be mixed families, diversity in population
- All issues such as electricity hikes needs to be worked into planning. We need to stop the building that we have been doing and get smarter about building types.
- We have the assets and we don't use it to market us properly
- Protection
- Trees – feature of Sooke
- Establish a heritage tree registry
- Agricultural land – we could need it
- Sooke River – not being looked after
- Estuaries – ignored in last OCP
- Heritage
- Accessibility for public (beaches)
- Need genuine access to beach
- Woodside farm to be saved – heritage property,
- Solution – between sewage and beach, potential to have access there with parking and park opportunity
- Connect to comprehensive trail network
- Theme of youth was nature and green
- CRD natural areas atlas – website of interest
- Waterfront acquisition, boardwalk ops. Thoughts?
- We should be looking at other areas (quicker, sooner, and cheaper)re: Woodside Farm
- Waterfront access – increase taxes to preserve and purchase waterfront for public use
- There is no reasonable access
- Put option of first refusal for property that District could buy
- Public access should be had to desirable locations
- Do not allow more single family dwellings on the water. Change to commercial

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## **Appetizer Night**

### **Sustainability**

- Back to the way it was when only the first nations people were here
- Mistake to build houses on ground that grows food
- Taxes were projected to 2012 based on 100 units per year – what is the actual number of houses built per year
- No more developments like Sun River which stripped the land bare
- Check stats on the projected increase in population
- Rural lifestyle is being threatened
- Prioritize issues such as growth which brings on other issues such as drainage to existing homes
- Bring business to Sooke – will help environment (less vehicles on the road)
- Grow your own food
- We should be able to live, work and play in Sooke
- People should be looking after their own carbon footprint
- Sustainability comes from the economic side – meets the need of the present without compromising future generations
- Declare Sooke a green community. Build to strict code; ban plastic bags and lower speed limits

- Developers should be rated on their “greenability”
- Government should offer rebates for being green
- New development on golf course will be green
- How do we protect our lifestyle
- Infrastructure costs are out of control
- Density should be limited to the core “condensed housing” but needs too much parking. Keep large lots on the outskirts
- Sun River on purchase gave a one year membership to SEAPARC and a one year bus pass
- New trails are being used by children to get to school
- Neighborhoods should have their own shopping areas
- Community gardens should be put in parks, would improve their appearance
- New homes have +/- 25% green space – most of which is taken up by parking
- Don’t four lane main highway
- Need a viable farmers market – business license makes it unaffordable to sell produce grown
- Consumers need to be re-educated to purchase locally i.e. shop within 100 miles not 10,000 miles (Australia)
- Taxation is being considered on rural lands at the full rate if a certain percentage of the property is not used for growing
- ALR land should be used for growing – it could be leased back to a farmer by the owner
- Extension of Camosun College in Sooke to train organic farmers
- Gardens at each school to supply kitchen
- Salt Spring Island has an organic class above the animals which produce heat for the second floor and all food grown goes to the cooking program – contact there is Dave Astill
- Farm land must be preserved
- Involve young people in growing – it will keep them off the streets resulting in less vandalism
- Stop so many amendments to OCP to satisfy developers. OCP is a living documents and must have some flexibility
- Students are aware of the environment
- Sustainability and development are two different things – it should not be going for the almighty dollar now
- Keep our needs separate from our wants
- What does Sooke need – not what does Sooke want
- Needs to be long term
- lasting affect to community
- well being
- affordable
- make and stick with
- full employment

## **Housing**

- Cost per share foot to build is too high
- Should build smaller houses
- Higher density is necessary because of the high cost of land
- Developers should worry about building and not selling
- Now that sewers are in should build on old septic fields
- Buy small stratified condo to get foot in the door – can buy single family home later
- Housing should be in walking/cycling distance
- Need more condos for when the family home becomes too large and can no longer maintain the garden/yard
- Disabled housing – where one can feel safe
- Condos need elevators for disabled/elderly
- Density creates crime, racism and little fiefdoms
- Don’t make mistakes now only to have to rectify in 15 years
- Public housing is different from “density” and condo living
- Notts Creek on the golf course is to be a “smart growth” community with considerable amenities
- Congregate care facility so elderly have ability to make gradual steps as aging process kicks in – an apartment with balcony could replace trailer parks
- Proper buy-out process for owners of trailers in parks

- Each person has their own idea about housing
- Consideration for aging “boomers”
- European style village
- Parking behind – live above stores
- Not enough rentals
- Secondary suites
- Rentals can mean bad tenants (grow-ops) leaving the landlord facing numerous bills for repairs
- Striving for quality tenants
- People don’t know the other people in their community
- Co-op housing was big 20 years ago – knew all their neighbors – Frances Gardens is a co-op
- Need another level of affordable housing
- Rent should be geared to income with subsidy from Government
- Second and third generation welfare recipients feel they are owed housing, etc and don’t care about their units. Others are grateful for the help and get further education to better their situation.
- Ayre Manor will provide some affordable housing – more rental units like these should be built and they are costly without subsidies
- Some trailer park people are living in squalor
- New buildings should be no higher than three stories with views
- No set backs and no variances

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#### **Sooke Seniors Hot Lunch**

##### **Housing**

- Ayre Manor is a good start, but need more like it
- Seniors need pool of more independent living options
- Perhaps more seniors housing could be subsidized
- Look at the Kiwanis Village as a good example of what can be done (size, space etc.)
- Lack of affordable housing options for seniors
- Rising real estate prices
- Protection of affordable housing market (mobile homes)
- When creating housing, ensure proper items such as sidewalks, and accessible public spaces are provided
- Young families can’t afford to stay/come here
- Seniors facilities need to be close o transportation, shopping and schools
- A good place to build seniors facility would be close to Odyssey Fitness
- Accessibility is a key issues with housing
- Need to ensure that developers create space for courtyards and public areas
- District needs to create information about development that is much clearer and not so muddled.
- Need to keep mobile homes secure and protected
- Need to incorporate other options to attract new residents (bowling, movie theatre)
- Need to create a downtown core with mixed residential options on the second floor
- Need to ensure that new houses that are built are done right and follow rules
- Lack of affordability is a big issue
- Rent is the same as in Victoria
- There is a real worry about the affordable housing issue and mobile homes in the are
- There is a lack of apartments and government assisted living
- There is a lot of need for seniors housing and none available
- We seem to be at the mercy of VIHA
- There is very minimal low cost rentals in the area for young families and others
- There need to be a bylaw to protect mobile home owners
- Need to incorporate multi story options with business/residential
- Need to ensure height restrictions remain
- Viewscapes must be preserved
- Consideration must be shown to existing businesses in regards to new development

- Heritage homes must be protected with policy (17 mile, Eagle Eye Wilderness, Woodside Farm)
- Need to consider important issues such as congestion and road access when considering higher density
- What is affordable? Who decides?
- Developers have been able to develop with no consideration for Sooke
- Development Cost Charges need to be applied
- Developers need to give back to the community and contribute more
- No more taxing locals
- Locals need to start seeing some development benefits (sidewalks, crossings, green space, playgrounds)
- Accessibility is crucial
- Laundry facility needs to open here soon
- Affordability
- Lack of options
- Location
- Accessibility
- Protecting the affordable housing pool

### **Sustainability**

- Venting about past and ongoing decisions such as the
- Loss of the golf course
- Loss of peace and quiet
- Ugly development,
- An airport mentality traffic
- Construction of a Board Walk most seniors can not access
- Loss of wildlife habit
- Tax breaks for a hotel
- Lack of infrastructure to support what is being built
- Houses too close together
- Lack of high paying jobs in Sooke
- Lack of affordable housing at Sunriver
- Nothing in place for the homeless
- Lannon Creek as an excellent model for affordable housing
- A bowling alley for social and physical exercise would be nice
- Increased access to the water
- The importance of small farms
- In a nut shell if Sooke continues down its present path of rapid development without getting the necessary supporting infrastructure; and energy costs and taxes keep rising it won't be long before the scales tip and people will stop wanting to live here

### **Transportation**

- Second bridge
- Community bus
  - During the day the bus only runs every 1 ½ hours, which makes for long waits if you miss it
  - Only does a circular run through Whiffin Spit area – making for a long walk to the main road
- Wheel chair accessibility at corners
- More sidewalks - RUSH
- Bus into town
  - Double Decker bus in the morning
  - More buses on the weekend and evenings
  - More bus shelters
  - Park and ride toward Otter Point
  - More buses in the Tugwell/Kemp Road area
  - Bus passes for seniors cost \$45/year if on disability
- Train to town alongside Galloping Goose. Some rail beds still intact
- Like “Contact” who will drive you to town, but cost too high at \$30

- Roadside clean up
- Doggie clean up at Whiffin Spit (spoils the walk)
- Do not feel safe walking at night (hooligans and high speed traffic)
- New taxi
- Maple, Grant and Townsend need speed bumps
- Don't let developers take over; Make them install trails as a condition to getting a development permit
- The seniors have their own (brand new) bus, which they have been fund raising for quite a while
- Needs funding of \$1,400/month to cover maintenance and gas
- Seniors currently charged \$6 for round trip and requires a membership of \$10. Punch cards can be purchased giving them twenty one-way rides for \$15. The bus offers door-to-door service. Takes them grocery shopping on Fridays, also goes on day trips to town Tuesday and Thursday
- While money is tight for many, the overall feeling was membership price and trip fares could be increased a small amount to offset maintenance and gas

#### **Food Security**

- More local food available more frequently in grocery stores
- Permanent market
- Prices that are competitive with the stores
- Need product that is good
- Would buy if all the above were in place
- Opportunity to farm and raise hogs, cattle and chickens. Same for hunting venison.

#### **Environment**

Question 1: From your point of view what are the best things about the entire environment of Sooke?

- West wind clears the air
- Green space
- Sea air
- Ambience of the Basin
- Moderate climate eg. early gardens
- Natural resources eg. fishing, walking, cycling
- Friendly, quiet community, strong spirit
- Fresh air
- Good water
- Friendliness
- Volunteerism
- Best part of the world
- Healthy environment

Question 2: As a long term resident (twenty years or more) how do you feel the environment of Sooke has changed over the years?

- Too much land being cleared
- Indiscriminate building
- Cedar growth disappearing
- Overcrowded road network
- Sea life can not be harvested eg. clams, salmon
- Hard to make left turns (with traffic volume)
- Naturalness has changed eg. clearing of large tracts of land
- Closeness of housing
- More restrictive bylaws eg. burning
- Not as rural
- Much more traffic/congestion

Question 3: What is lacking, not so good, about the environment of Sooke?

- No more strata title dedication because they do not have to provide green space
- John Phillips Park should be called Michelson (spelling?), as they were early long time farmers
- Houses too close together
- Farmland disappearing
- Not enough official beach access
- Not enough early long term planning
- More than one access road i.e. way in and out
- Pollution of Basin
- Litter eg. plastic bags, packaging
- Need more effective recreational activities for youth
- Too much negative energy eg. graffiti

Question 4: What strategies need to be considered in the OCP to maintain or improve on what is best about the environment of Sooke?

- Volunteer groups aging out/wearing down
- Cannot stop development, but need to be able to control it
- Are covenants on land effective
- Improve the town of Sooke eg. roadways, enhancement of structures
- More effective long term planning eg. amenities, infrastructure, schools
- Municipality to listen to the voice of the people
- More accessible areas for seniors /those less mobile
- Less pollution of the Basin eg. live aboard on boats for long term anchor
- Developers tied to enhancement/ beautification
- More of a unifying theme for town core
- Improved road network
- Assisting the homeless, Crisis Centre, etc.
- Benches, etc. for seniors and to sit on in core area

### Quality of Life

Question 1: How do you rate your quality of life in Sooke with five being the best and one the least.

- Five rated quality of life at 5
- Five rated quality of life at 4
- Three rated quality of life at 3
- All senior's agreed the senior's centre had improved their quality of life

Things needed to improve quality of life:

- Billiard table
- An area for bridge
- Gaming money to keep the centre open
- The senior's bus is very important for getting to events in Sooke and going to special events outside Sooke
- Sidewalks because walking in Sooke is difficult.
- Would like benches in the two shopping malls to be able to just sit and watch people or visit with friends
- At the Otter Point and Sooke Road intersection the lights and crosswalks need to be safer and easier to use
- Medical services are good, but are scattered all over town
- Satisfaction with the quality of life depends on the person
- Sooke would be improved with sidewalks
- Development is a concern
- Sooke needs more infrastructure
- A movie theatre

- Better roads
- Some way to improve loneliness in the evenings because there isn't much to do in the evenings and weekends
- For some senior's driving at night is difficult, so it's hard to get out to social events. The bus doesn't always run at night (or maybe not at all)

#### **Additional Public Comments**

- I'm a long time person of Sooke I would like to see a Tim Horton's, meat shop, star bucks dairy queen, Kentucky Fried Chicken, new parks, movie theatre, bowling alley, golf course, Mac's or 7-11 stores and more buses to Sooke. Thanks.
- I am a Sooke resident and a 36 year old, male, homeowner. I work for the Provincial Ministry of Transportation and the University of Victoria. I've managed to miss most of my opportunities for input on the Sooke OCP, but if you could add my one main concern to the other comments, I'd appreciate it:
  - Sooke needs to improve its cycling infrastructure. In particular, we need safe cycling routes parallel to the highway and between our schools and the downtown core. We need a bike path that would connect Sooke to the Galloping Goose. (As a Sunriver Estates resident, I'd like to see these routes connect to our neighbourhood on Phillips Road as well, but having a safe and a reliable cycling backbone in the city would be an important first step.)
  - I understand from past communication with Sooke officials that the city hasn't applied for provincial Cycling Network Program funding before. I'd encourage Sooke to seek out provincial and federal funding for cycling routes and other active transportation infrastructure. Thank you for your time.
- I am writing up this letter in follow up to the conversation we had at the Official Community Plan Brainstorming BBQ on March 1, 2008.

I am writing on behalf of a group of dedicated parents and informed community members and what we envision for the development of the downtown of Sooke. I am part of a group that wishes to see Sooke Elementary remain a vital green space and continue to be a part of the development of a vibrant and flourishing downtown. Sooke Elementary has a beautiful new playground that encourages multi-age play, is ideally located for walking routes to the school and is located across the street from a public transit bus stop. The school is located on 5 acres of property, with a beautiful field. There is a townhouse complex being erected right behind the school, and several other significant developments are occurring in the catchment area for Sooke Elementary. The land that Sooke Elementary sits on is historically significant. A school has been on that land for well over 100 years; it is the oldest school site in BC.

As I attended the BBQ brainstorming session on March 1, I commented on all the topics, but the over riding concern is that in the city of Sooke's push for change, those assets we already have will be overlooked, or discarded. Under each of the topics having an elementary school where it currently is, would be an asset.

Transportation: Having a centrally located school eases transportation problems. Children are able to walk, or bike to school, from all parts of the catchment area. Parents on their way to work can drop their children off. Carpooling is easier and there is public transport directly across the street from the main entrance.

Building the economically self-sustaining downtown core: Parents who drop off down town are more likely to stay and shop in downtown. The downtown is close and convenient, once you have dropped off your kids, its easier to stay and shop than go home and wait. And think of the life of a kindergarten parent. Drop off, and almost immediately, you are picking up again. Just enough time to go out pick up groceries or enjoy a nice cup of tea at a local coffee shop.

Environmental Impact: The school is an amazing piece of green space, and we cannot afford to lose it. If we continue to infill and develop the downtown, the green space that is wild or undeveloped will



disappear. Sooke Elementary represents 5 acres of green space, already designed for multi-use. There are two wonderful play areas and a great field surrounded by trees.

Activities: Sooke Elementary contains a two room after school daycare facility that currently has an extensive wait list. Children bus from other schools to attend it. Sooke soccer rents the gymnasium and there are school activities that run in the evenings. Sooke fastball holds practices and games in the field. The playground is a new installation that represents several years of community and parental involvement. The Sooke Elementary PAC, with the help of community partnerships and dedicated parents raised over 50,000.00 for the new playground.

And lastly, but certainly not least, the community of Sooke identifies with and loves Sooke Elementary. Last fall, the school district began discussions to close a school in Sooke, and during the public meeting, both in Colwood, an adjacent community, and in Sooke, the support was obvious and filled the theatre at the local High School. In a week and a half a petition was circulated that stated "we the undersigned DO NOT support Sooke District #62 assessment for the closure of Sooke Elementary school "and we had 712 signatures, a statistically significant response to keep a school that had been wiped out of a previous Official Community Plan.

We hope that the new official Community Plan reflects the desire for growth to be balanced with need for recreation, education and play. And we hope that the new Official Community Plan contains Sooke Elementary, for a very long time. We hope that the New OCP recognizes the 712 signatures on the petition, and the ability for a town to hold onto its historical roots and still launch itself into the future, have a diverse downtown that is successful commercially and gives us green space and children's laughter.

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#### **October 4, 2008 Public Open House #1 Comments**

##### **Affordable Housing/Mobile Home Parks**

- Provide protection and/or compensation (fair market value) of mobile home owners \*24
- OCP to support mobile home park protection and compensation policy. This includes a communication and compensation plan \*27
- As a requirement of development or redevelopment of trailer parks, the developer to provide fair market/assessed value of mobile homes \*24
- Would like to see mobile home park policy similar to Langford, but improved \*5
- Beautify the city, but use compassion to look after residents in mobile homes, as they tend to be less fortunate economically and fear ending up homeless near the end of their lives \*4
- Should the park property be developed require redevelopment to be fully or partially affordable housing and in close proximity of amenities and public transport \*3
- Mobile homes are essential to affordability in Sooke \*13
- Maintain mobile home parks as parks
- Provide alternative affordable housing options for displaced mobile home owners \*13
- Pre-zone land to be mobile home park use \*6
- Many mobile home parks need to be upscaled, made stylish and could be sought after as sustainable residences and fit nicely into the new OCP as shown today
- Mandate that mobile home parks are clean, modern and spacious
- Retain feel, dignity and yard-define yard
- Mobile homes are required to be built to the same standard as other housing as per building code and therefore should have the same protection as these other housing.
- Support and increase options for mobile homes as affordable housing for all demographics \*15
- Provide incentives for developers to develop mobile home parks-as affordable housing options
- Retain affordability, while protecting community
- Additional land made available for further development of mobile home parks through CMHC
- Establish an affordable housing committee for Sooke \*10

- There needs to be affordable housing units in addition to the 15% already in place \*14
- Affordable houses for both seniors and others with low income \*16
- Make available land for mobile homes to be moved \*10
- Mobile home parks: a portion dedicated to family, while others solely for seniors (i.e. segregate use by social needs and/or demographic)
- Affordable housing is necessary \*11
- Use affordable housing and other policy to help eradicate homelessness
- Future housing to incorporate recommendations of measuring up committee's proposal, such as visit-ability and adaptability
- Affordable housing and Vancouver Island do not go hand in hand. Mobile homes are the new starter home for young people as well as an affordable option for seniors whose needs have changed over time
- Can't find view protection!! They already destroyed mine by ignoring old OCP. Important for maintaining property value in core area

#### **Vehicle Transportation & Pedestrian Transportation**

- Guidelines and bylaws that promote green transportation, such as electric cars, etc
- Address parking needs for additional suites to avoid roads becoming parking lots
- Commit to Grant road sidewalks
- Erect safety signs on Grant Road until sidewalks and/or adequate lighting is installed. Sooke river road could use safety signs as well
- Property of corner Otter Point Road-Grant Road
  - Property use
  - Zoning
- Sidewalks on Grant Road
  - Slow traffic down
  - Traffic calming
  - Policing
  - Bypass off four lane
- Otter Point and Grant Road
  - OAPO
  - Road plan ideas
- We need and I would like to see transit down Sooke River Road. It's a desperate situation
- Provide a better highway system than the current highway and proposed that connects Sooke to Victoria. Public transit is a great idea, but it is not great for everyone
- With present controversy of forest land this is an opportune time to expand roads to Shawinigan Lake (Duncan)
- The Beitler main can provide an alternate route for the Malahat. The Beitler main has a great potential for housing mobile homes. I'm sure Western Forest companies would demonstrate their corporate citizenship
- Fix Church Road at Throup Road sharp S curve. Hazardous
- Would like to see the board walk run the full length of the town, which would also be a great tourist attraction
- Improve pedestrian walkways
- Provide public walking routes and public wharfage
- Link parks with trails and create walking loops around and through town with some paths avoiding traffic areas and congested areas with all the fumes
- Trail heads marked and mapped
- Brochure of local trails for residents and tourists
- Economic Goals: We need higher paying jobs OR a better road to commute on

#### **Agriculture**

- Develop space for farmer's market to benefit locals and provide support for local farmers \*3
- Support local farmers in the OCP \*4
- Encourage planting food sources over native species
- Policy- Agriculture: Ban pesticides and herbicides-YES! \*2

- ALR: Do not remove from ALR, as it causes price of farmland to rise to “DEVELOPMENT” levels and becomes unaffordable to farm
- Garden waste: The dump already accepts it
- OCP to support open air market with a roof
- If we ban pesticides what happens to yield
  - Organic versus economic
  - Economics-price of product
  - Affordability

### **Sustainability**

- Guidelines that support green building
- Sooke to acknowledge global warming in OCP and move towards environmental living, as opposed to current economic models
- Bylaws that support electric vehicles
- Encourage independent power generation such as solar panels
- Solar energy access-great idea

### **Arts & Culture**

- Reserve fund
- Stronger arts and culture policy in OCP \*4
- Location of arts and cultural centre in downtown area
  - Shared parking-feasibility
  - Secure the land
- Arts and cultural centre
  - Venue for economic development
  - Theatre
  - Philharmonic
  - Centre piece of attraction
  - Green building
- Adjacent property-arts and culture

### **Tourism**

- Stronger tourism policy in OCP
- Sustainable tourism
- Encourage hotels (diversity of accommodations), but limit height density from what is currently permitted (8 storeys is too high)
- Preserve waterfront corridor viewscapes
- Preserve and enhance waterfront public access, especially upon development or redevelopment of property for ANY use
- Enhance public wharfage access for locals/public \*2
- Density bonusing
- Tourism master plan (sustainable)
- District should hire a full time recreation and tourism director
- Chamber of Commerce, Economic Development Commission and Tourism entities should work more efficiently and effectively TOGETHER and leave behind petty self interest for greater good of Sooke community
- Sooke Economic Development Commission is very unproductive, disorganized and untrustworthy. Need to elicit new leadership here
- Museum as tourism info centre is not working

### **Downtown Plus**

- Address the fast food litter/beverage packaging around town. Require vendors to charge a refundable deposit or businesses to pay for the hiring of individual to pick up garbage consistently
- Sooke beautification project: Would like to see flower beds, shrubs, trees in the town core and cared for. Take care of these plants. Also, include murals, statues, benches, street cafes, fountain/ponds all which celebrate Sooke's history and beauty
- Get rid of CTC1 Zone-it's too tall

**Social**

- OCP to support development of adequate and realistic emergency preparedness ACTION plan and policies
- OCP to support innovative solutions to youth social issues, which have yet to be resolved