



**DISTRICT OF SOOKE  
OFFICIAL COMMUNITY PLAN  
BYLAW No. 800**

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A bylaw to adopt a new District of Sooke Official Community Plan.

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WHEREAS Council may, by bylaw, adopt an official community plan;

AND WHEREAS 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;

NOW THEREFORE 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 No. 800, 2022.”
2. The plan titled “District of Sooke Official Community Plan”, dated November 2025, attached hereto as Schedule A and forming part of this bylaw is adopted and designated as the Official Community Plan of the District of Sooke.
3. No provision of this bylaw depends for its validity on any other provision, and if any provision of this bylaw is held by a court to be invalid the remaining provisions of the bylaw shall remain in full force and effect.
4. Bylaw No. 400, Official Community Plan Bylaw, 2010 is repealed.

READ A FIRST TIME on the 11 day of April, 2022.

Regional Context Statement accepted by the Capital Regional District Board on the 8 day of June, 2022.

READ A SECOND TIME on the 8 day of September, 2022.

PUBLIC HEARING held on the 27 day of September, 2022.

RESCINDED SECOND READING on the 27 day of October, 2025.

READ A SECOND TIME AS AMENDED on the 10 day of November, 2025.

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Mayor

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Corporate Officer

# Schedule A

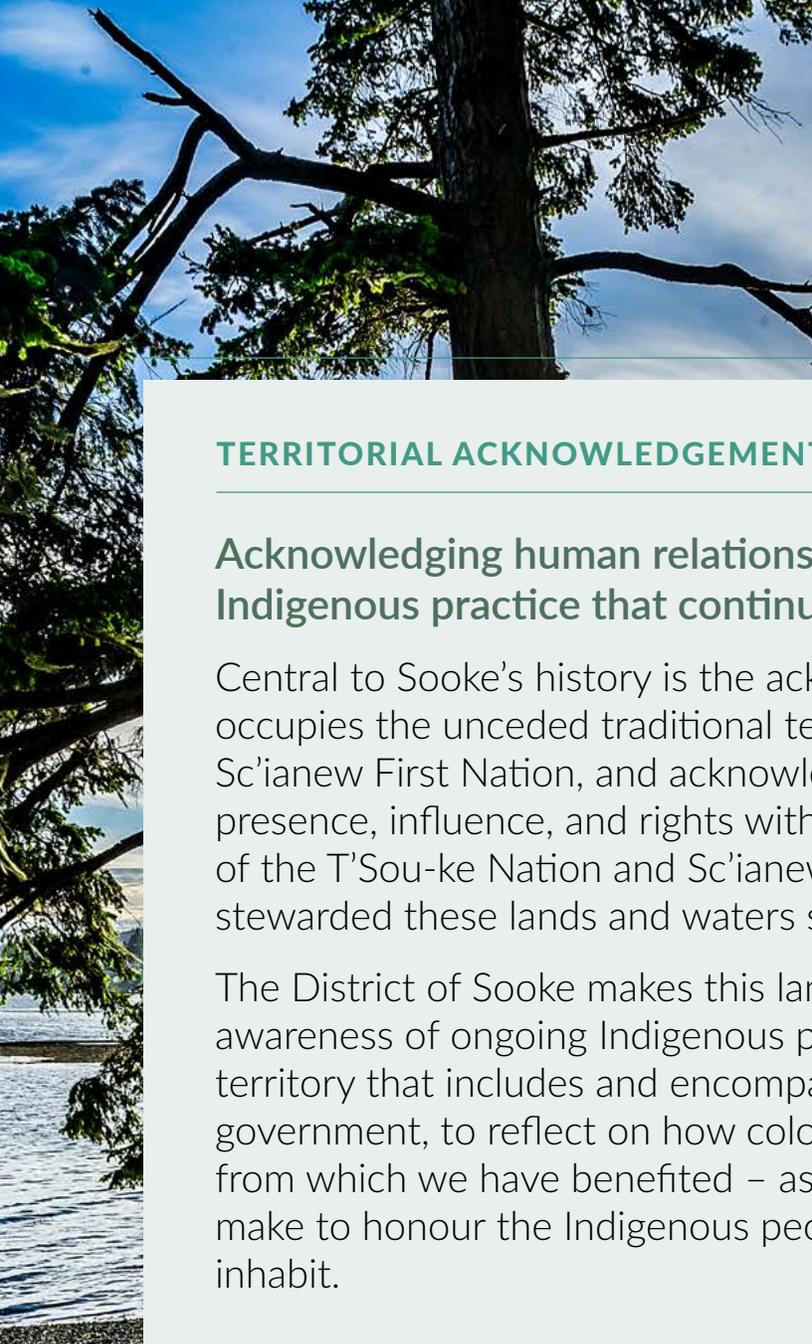
# DISTRICT OF SOOKE OFFICIAL COMMUNITY PLAN



November 2025



**Sooke Potholes**



## TERRITORIAL ACKNOWLEDGEMENT

### **Acknowledging human relationships to place is an ancient Indigenous practice that continues today.**

Central to Sooke's history is the acknowledgment that Sooke occupies the unceded traditional territories of T'Sou-ke Nation and Sc'ianew First Nation, and acknowledgment of these Nations' ongoing presence, influence, and rights within the community. The ancestors of the T'Sou-ke Nation and Sc'ianew Nation have lived in and stewarded these lands and waters since Time Immemorial.

The District of Sooke makes this land acknowledgment to raise awareness of ongoing Indigenous presence and land rights in the territory that includes and encompasses Sooke. It invites us, a local government, to reflect on how colonial processes are ongoing – and from which we have benefited – as well as the changes we must make to honour the Indigenous peoples and their lands that we inhabit.



# PREAMBLE

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*Authored by the OCP Advisory Committee*

The District of Sooke's 2025 Official Community Plan (OCP) is the result of nearly 18 months of collaborative engagement with the residents of Sooke, led by DIALOG Design Urban Planning consultants and District staff. As community members of Sooke's OCP Advisory Committee, our role in this process was to ensure that the final plan encapsulates the themes and directions that emerged from community engagement.

The vast majority of Sooke residents share a similar vision for our community, though of course, it is impossible to have consensus on all matters. As an Advisory Committee, we are pleased to introduce the resulting plan that embodies Sooke's 2050 community vision - *Sooke is a small town with a big heart. We are a vibrant net-zero carbon emissions community, cradled in the stunning beauty and vitality of the ocean and forest* - and its supporting policies, guidelines, and actions that set our direction forward.

As the guiding document for our community, this OCP will provide guidance to Sooke's elected councillors and staff on a wide range of municipal decisions such as: transportation choices; housing affordability and options; community character; the protection of ecological and agricultural areas; resource management; economic vitality; and the priorities and financial costs associated with the extension of district services. This OCP will manage land use and the physical growth of our community, guiding the location, type, and intensity of development. This plan is also a roadmap to support businesses and industries and ensure that safeguards are in place to protect our agricultural lands, parks, and other public spaces from the negative impacts of growth. As all other plans, strategies, and by-laws in Sooke must align with the goals of this OCP, we want to acknowledge that significant efforts were made to ensure that this document refers to the relevant elements and calls to actions outlined in the District of Sooke's *Transportation Master Plan*, our *Parks and Trails Master Plan*, and our **Housing Needs Report**. And while Sooke has not yet completed its *Climate Mitigation and Adaptation Plan*, efforts were made to ensure that the spirit and intent of such a plan is echoed in our Official Community Plan.

This OCP emerges at a pivotal time in Sooke's history. Without question, the global climate emergency is our top priority and the urgency to become a net-zero carbon emission community by 2050 must influence how we plan our community. Related to this, we are also faced with the tangible pressures and challenges of growth. Our roads can't seem to support the eye-popping increase in vehicular traffic and it feels as though even the millions of dollars in highway extensions will not be enough to keep pace with the traffic in our community. Housing availability is also a significant issue. Our limited and ageing supply of housing cannot keep pace with the demand of growth. All the while, there is increasing discomfort from residents that the natural beauty and rural small-town feel that once characterized Sooke as a unique community within the CRD is being replaced by suburban **sprawl** more characteristic of a commuter bedroom community. Considering these challenges, residents are grappling with the existential question of whether it is inevitable that Sooke will become part of a future "westshore megalopolis," or if we will be able to integrate growth principles to build a thriving and prosperous community that retains our "wild by nature" character.

The results of community engagement clearly indicated that Sooke residents desire a thriving community that retains its rural and waterfront character through environmental protections and focused growth and priority investments in our town centre. As an Advisory Committee, we heard six clear interconnected messages from the community, upon which the goals and policies of this OCP are built.

**The first message we heard is the strong desire to maintain and enhance the unique character of Sooke.** Residents want to maintain Sooke's small town feel and its unique "wild by nature" character. Being the place on the map where the iconic West Coast Road begins, it would be a sad irony if we develop our town in a way that damages our identity with the wild natural spaces that surround us and the rural and waterfront setting that is so cherished by residents and visitors alike. We want a community with diverse and connected parks

and trails system that positively contributes to the protection of Sooke's ecology. We want public views and access to our harbour and basin and recreational activities from the rainforest to the sea. And while we appreciate Sooke's proximity to the services, amenities, and expanded employment opportunities of the larger neighbouring urban environment, our community envisions a town centre that embraces our West Coastness and offers locally supported services and amenities in our town core while keeping its small-town appeal and unique local businesses, artists, and entrepreneurial spirit.

The policies and actions in this OCP prioritize maintaining Sooke's unique character through focused growth within a defined community growth area, prioritized investments to support key infrastructure developments, and enhanced environmental protection. As importantly, this OCP acknowledges the strong and united voices of residents who characterize the waterfront as the soul of Sooke. As such, all efforts are needed to ensure that access to these spaces are kept public. To achieve this, this OCP supports and encourages managed growth along the waterfront that is publicly accessible, pedestrian-oriented, and offers diverse destinations and activities throughout the days and seasons. Our waterfront also needs to support a diversity of residential uses, including housing choices and densities that support waterfront commercial uses, diverse household types, and visitor accommodation opportunities. Furthermore, development along the waterfront needs to provide a differentiated and complementary commercial experience relative to the Town Centre-Core area. In order to make this happen, the OCP includes an action item that directs the District to invest in land ownership in the Town Centre-Core area to achieve the strong desires of the community to keep the waterfront "open and accessible".

**The second message we heard from the community is the importance of protecting our natural environment.**

Sooke residents value living in a rural setting and having access to nature, parks, and waterfront. Our vision for the future needs to reflect Sooke's collective values of ecological integrity and environmental stewardship. Policies in this OCP strategically focus future growth away from sensitive ecological and agricultural

areas. Compact growth strategy focuses the greatest residential intensities and majority of growth within and around the Town Centre land use areas, complemented by commercial, civic, and cultural uses, and a renewed relationship with the waterfront. Maximum densities and minimum lot sizes in other residential land use designations will limit the amount of growth that occurs in those areas. Prioritizing the extension of sewer and related infrastructure within our community growth area is also an important step we can take to be excellent stewards of our environment.

This OCP encourages the expansion and protection of parks and green space throughout the community. This includes the preservation and restoration of Sooke's harbour and basin. Access to nature and greenspaces is crucial for the mental and physical well-being of current and future generations. The first step in achieving this is the implementation of the District of Sooke's 2020 *Parks and Trails Master Plan*.

**The third message we heard is the need for focused growth and support for infrastructure enhancements in the Town Centre.**

As a community, we are in agreement that we are missing out on the unique potential of our waterfront location and the opportunities that come with a thriving, prosperous, and appealing town centre. Our town centre requires immediate care, attention, and bold planning. We need infrastructure investments and support for meaningful and appropriate commercial development in this part of our community: this includes the waterfront from the Prestige Hotel to Slemco Road and north to Wadams Way. This area needs to be the primary focus of commercial and residential growth in Sooke for at least the next 10 years.

Prioritizing growth in the Town Centre land use areas requires support for a diversity of housing options. Sooke's housing mix, currently made up of mostly single-family dwellings, has not kept pace with the community's evolving needs. As the *Housing Needs Assessment* indicates, Sooke needs to provide more diverse and **affordable housing** choices for families, singles, seniors, and those that are most vulnerable within the community. This OCP supports higher densities and mixed-use developments concentrating

in the Town Centre. Medium density residential development is also supported in areas zoned Community Residential, with lower density and some **infill** opportunities supported within the rural Gateway areas. These focused efforts will help to manage urban **sprawl** and mitigate the potential environmental impacts of unfettered residential developments.

This OCP also encourages efforts to enhance Sooke's Town Centre as a self-sustaining neighborhood. By strengthening this part of our community as a major employment area, we can enable job growth. To achieve this, the OCP provides actions that focus growth in the Town Centre as the primary spot for new government facilities and office developments.

Mixed-use development and diverse housing options in the Town Centre will best support Sooke's diverse needs and demographics and limit the potential for urban **sprawl** by focusing growth within already developed areas. This priority contributes to so many overlapping engagement goals: density, housing, jobs, public access, views, green space, and our sense of character and uniqueness in the region. As a first step towards achieving the incredible potential of our Town Centre, the OCP includes an action item for the District to update the Town Centre Area Plan. Municipal officials, developers, and residents need to give plans the time and opportunity they require to succeed.

This OCP also insists on the protection and restoration of Sooke's ecological values through focused remediation of contaminated foreshore and upland areas of the Town Centre. Efforts are also required to ensure that land use and the design of buildings, open spaces, and infrastructure reflect these ecological values. For example, the use of stepped building heights in these areas will help to preserve views and minimize the visual impact of the built environment on Sooke's sense of place.

**The fourth message that emerged from the engagement process is the importance of continuing to build and enhance Sooke's historic and productive relationship with the T'Sou-ke Nation.** This coincides with the opportunity to work with T'Sou-ke Nation to develop Neighbourhood Area Plans. Together with

the T'Sou-ke Nation, Sooke will need to focus on infrastructure development in this area to address existing issues with high water tables, seasonal flooding, and the ecological health of the harbour and basin. Honouring and amplifying T'Sou-ke cultural knowledge and presence in our efforts to develop meaningful policies and actions towards environmental stewardship and compact growth is integral to our future as a community.

**The fifth message is the need for improved transportation infrastructure and strategies to address vehicular congestion.** Sooke is a town with a highway running through it. An unfortunate and very tangible impact of growth in our community is the increase in traffic and vehicular congestion. Our transportation challenges limit our quality of life, detract from the unique character of our community, and account for over 50% of our greenhouse gas (GHG) emissions. Current efforts to ease congestion and improve Sooke's transportation infrastructure through targeted enhancements to Highway 14 will help, but 'one-off' provincial government investments into major infrastructure projects are not enough. This OCP supports actions that prioritize transportation solutions. Sooke must demand a better regional transit system to encourage and support residents to leave their cars at home. We need to make our streets safe for pedestrians and cyclists by developing and maintaining enhanced pedestrian and cycling networks. Residential street connections are also needed to move local traffic off Highway 14. And most importantly, priority needs to be given to moving our school entrances away from the highway. These are all goals that can be achieved through the continued implementation of the District of Sooke's *Transportation Master Plan*.

**The sixth and final message we would like to highlight is our community's united support for collective efforts to address climate change.** In partnership with the Capital Regional District, the Province of British Columbia, and the Government of Canada, Sooke will continue to contribute to the collective efforts to address climate change. Our community has committed to achieving a 50% reduction in greenhouse gases by 2030.

This aspirational target is consistent with the timetables set out by the United Nation’s Intergovernmental Panel on Climate Change and the BC Municipal Climate Leadership Council.

This OCP provides tangible actions and policies that will significantly reduce our community based GHG emissions. Well-planned and focused residential and commercial growth will encourage a thriving and prosperous local economy that respects its ecological limit by protecting our forests, agricultural lands, and other sensitive ecological zones from development. Improved building energy performance through the accelerating adoption of the BC Energy Step Code ensures greater energy efficiency gains and fewer emissions sooner. Supporting the design and construction of new buildings that eliminate fossil fuel powered energy systems is also an important strategy. And retrofitting existing buildings to substantially increase energy efficiency will contribute greatly to the reduction of GHG emissions and energy costs while improving overall comfort for residents. The first step towards achieving this important goal is the completion of the District of Sooke’s *Climate Mitigation and Adaptation Plan*<sup>1</sup>. This plan will provide actionable, immediate, and measurable actions to reach our 2050 goal and mitigate the impacts of climate change.

It is clear from the community engagement that guided this Official Community Plan that people want to live, work, and play in Sooke. This means a certain amount of growth in our community is inevitable. This OCP gives us tools to manage growth. Interestingly, the community vision in this OCP is very similar to our past OCP, but the environmental crisis we are facing means that a new path to that vision is needed. We also need to be understanding that many developments already built or currently in the works fall outside of the vision of this new OCP. This community plan starts today. That said, there is also an incredible amount of community work completed and underway that supports and guides this new plan forward. Together we have manifested an expanded medical centre, co-housing success stories, important traffic calming measures, new transportation corridors, the Hope Centre, new trails and sidewalks, a new library, 200+ units of non-

**market housing**, new economic initiatives, and millions of dollars of improvements to Highway 14. We are confident that this OCP will meaningfully and expertly guide our community toward our 2050 vision of a small town with a big heart and vibrant net-zero carbon emissions community, cradled in the stunning beauty and vitality of the ocean and forest.

Signed,

### OCP Advisory Committee

Norm Amirault

Al Beddows, Council Representative

Terry Cristall

Steve Grundy

Ellen Lewers

Linda MacMillan

Siomonn Pulla

Helen Ritts (Chair)

<sup>1</sup> The District of Sooke adopted its Climate Action Plan in 2022.



**Billings Spit**

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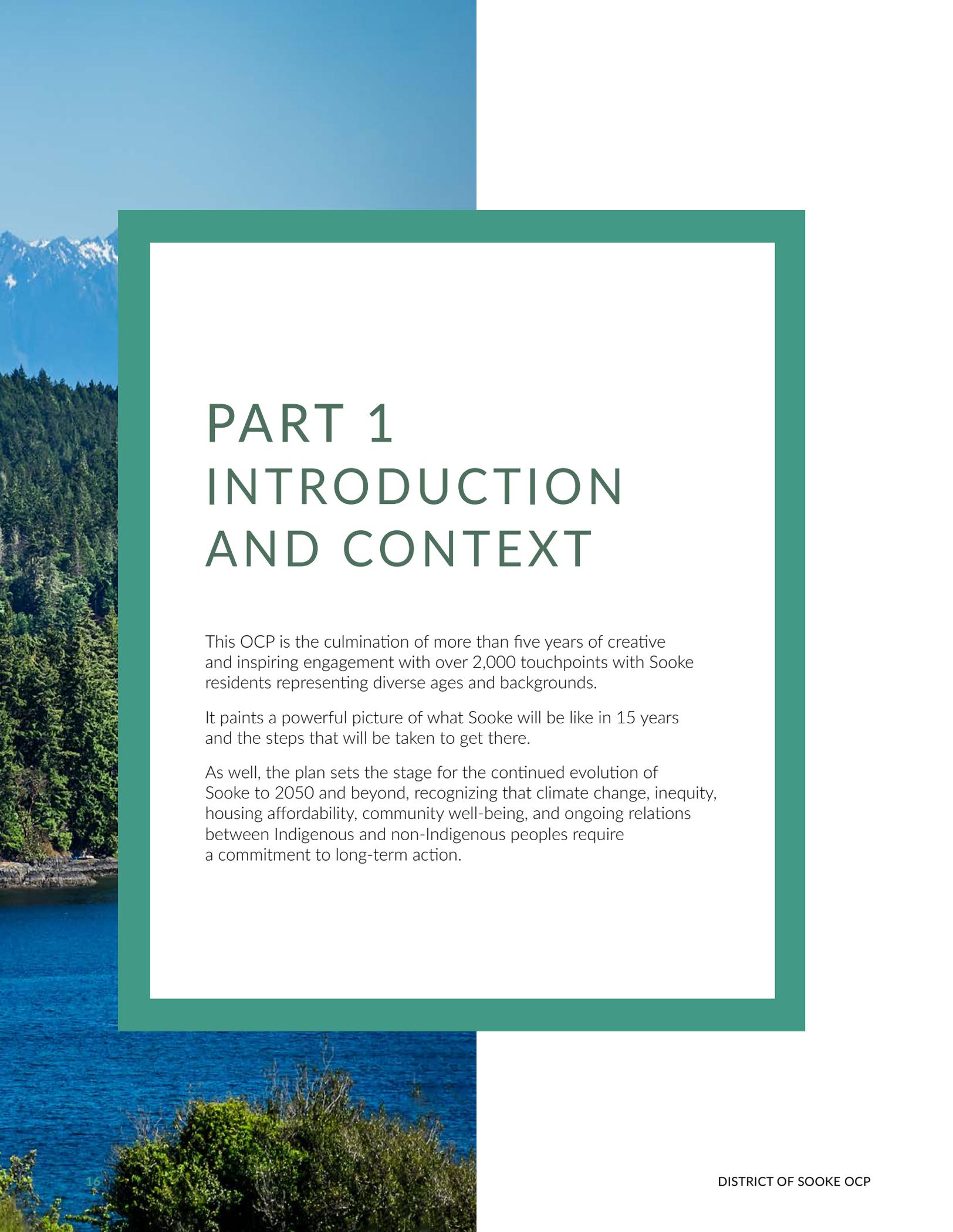
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# THE VISION FOR SOOKE

Sooke is a small town with a big heart.  
It is a vibrant net-zero emissions community,  
cradled in the stunning beauty and vitality  
of the ocean and forest.



**View from Brownsey Boulevard in Sooke's Town Core**



# PART 1 INTRODUCTION AND CONTEXT

This OCP is the culmination of more than five years of creative and inspiring engagement with over 2,000 touchpoints with Sooke residents representing diverse ages and backgrounds.

It paints a powerful picture of what Sooke will be like in 15 years and the steps that will be taken to get there.

As well, the plan sets the stage for the continued evolution of Sooke to 2050 and beyond, recognizing that climate change, inequity, housing affordability, community well-being, and ongoing relations between Indigenous and non-Indigenous peoples require a commitment to long-term action.

# 1.1 PURPOSE OF THIS PLAN

## What is an OCP, who is it for, and why is it important?

This Official Community Plan (OCP) is for everyone with a stake in Sooke's future. It is a plan for children and elders, and everyone in-between. It is for residents whose ancestors have been here since Time Immemorial, and for residents who will some day move or be born here. It is a plan for residents who own homes and those who rent them, as well as residents who do not yet have homes at all. This plan is for developers and business owners, and for employers and employees. This document is for everyone because it will shape Sooke in a way that touches the lives of all people, as well as the ecosystems of which we are a part.

At its heart, this OCP is about managing land use and the physical growth of our community. It guides the location, type, and intensity of homes, businesses and industry, agriculture, and parks and other public spaces. As a result, this OCP influences transportation choices, housing affordability and options, community character, protection of ecological and agricultural areas, resource management, economic vitality, and financial costs associated with paying for District services such as pipes and streets.

An Official Community Plan (OCP) is an optional bylaw, prepared and adopted in compliance with the provincial Local Government Act. This is a long-range policy plan that will guide the District's decision-making related to growth and development until 2050. Changes to the Local Government Act adopted in 2023 now require municipalities to review their OCPs and Housing Needs Reports on a five-year cycle, to ensure OCPs meet anticipated housing needs over a 5- and 20- year period.

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*At its heart, an OCP is about managing land use and physical growth of the community. It dictates the location, type, and intensity of homes, businesses and industry, agriculture, and parks and other public spaces.*

## Who uses it and how?

An OCP is an overarching policy document for the District of Sooke, owned and implemented by all departments. It provides guidance for Council and staff, who consider and apply OCP directions and policies to a wide range of municipal decisions such as budgeting, servicing, capital projects, and in the review of land use and development proposals. The OCP is implemented by the District through ongoing planning, decision-making, on-the-ground action, and partnerships. Its implementation also relies on annual resourcing, monitoring, and reporting on progress.

Municipal partners and stakeholders play vital roles in the OCP's implementation. This includes residents, landowners, and businesses who reference the OCP when making property and investment decisions. School districts, agencies, and community organizations rely on the OCP to guide facility planning and delivery of programs and services.

This Plan is intended to continue building a culture of holistic growth management. It addresses important inter-departmental issues in an integrated way and with a shared definition of success, as defined by the vision and goals set out in this Plan.

## What is its reach?

The OCP applies to the entire municipal area within the District of Sooke and supports areas of mutual understanding between the District of Sooke and T'Sou-ke Nation.

While many voices contributed to the vision and directions contained in this document, the OCP cannot and does not represent any commitments from First Nations, other governments, or organizations to act according to community objectives.

The OCP is not intended to provide highly detailed policies on topics like financing, transportation, parks, infrastructure, buildings, and ecological protection. Rather, those detailed policies are contained within the District's other plans and bylaws and taken into consideration with the financial plan. However, as the District's umbrella document, all other District plans, strategies, and bylaws enacted, and works undertaken must be consistent with this OCP.

## OFFICIAL COMMUNITY PLAN

The OCP is a long-range planning document that strategically manages growth. The OCP defines policies for current land use and development, as well as addresses the needs of the future. Through Development Permit Areas, the OCP also provides guidelines for new buildings and subdivisions in specific areas. The guidelines provide direction for form and character, environmental protection, hazardous areas, energy and water conservation, and greenhouse gas reduction.



## ZONING BYLAW

The Zoning Bylaw is a regulatory tool that is very specific about land use, density, where buildings are located on lots and how much lot they cover, and other issues such as landscaping.

For instance, the OCP will say "this block is designated for medium density residential use" where the Zoning Bylaw will say that a building on that specific lot will be 3 storeys tall and cover no more than 50% of the lot, and will regulate required setbacks from property lines and permitted density. The Zoning Bylaw falls under the umbrella of the OCP and therefore must be consistent with it.

## 1.2 COMMUNITY CONTEXT

### Working Together

The District of Sooke will strive to collaborate and partner with T'Sou-ke Nation, Sc'ianew First Nation, the Agricultural Land Commission (ALC), provincial ministries, federal departments, Island Health, Sooke District #62, the District of Metchosin, the Capital Regional District and all other necessary agencies and groups to support reconciliation, efficient infrastructure and transportation systems, high-quality and **affordable housing**, healthy and sustainable communities and a thriving economy.

### Partnership with T'Sou-ke Nation

Through a Memorandum of Understanding (MoU) created in 2007 between the District of Sooke and T'Sou-ke Nation, the two governments have formalized a desire to establish a government-to-government relationship of mutual respect and cooperation.

The boundaries of the District of Sooke include lands that either form the T'Sou-ke Nation traditional territory or potential treaty settlement lands. The T'Sou-ke Nation and the District of Sooke each have distinct governance authorities and responsibilities towards their residents and members.

Through the MoU, the District and T'Sou-ke Nation commit to working together on specific areas of mutual interest including:

- Provision of services
- Land use planning and development
- Heritage sites and cultural protection
- Shared and cross-boundary issues
- Shared services
- Economic opportunities



## Te'mexw Treaty Association

From the Te'mexw Treaty Association Website: <https://temexw.org/>

Te'mexw Treaty Association is a non-profit society formed of five Coast Salish Nations - Beecher Bay (Sc'ianew), Malahat, Snaw-Naw-As, Songhees and T'Sou-ke. The Te'mexw five member Nations joined to support one another and to work together under one organization to negotiate five Nation-specific modern treaties with the federal and provincial governments in the British Columbia treaty process.

The Te'mexw Treaty Association (TTA) opened its doors and filed its Statement of Intent in 1994. The negotiations are in stage five of the six-stage process to finalize treaties. Each of the member nations will vote on its own treaty and constitution. The treaties being negotiated on by TTA on behalf of the member Nations and the provincial and federal governments deal with a wide range of issues that include governance, land, harvesting, resources, and fiscal matters. The TTA negotiations are making steady progress and have successfully resolved a number of complex issues.

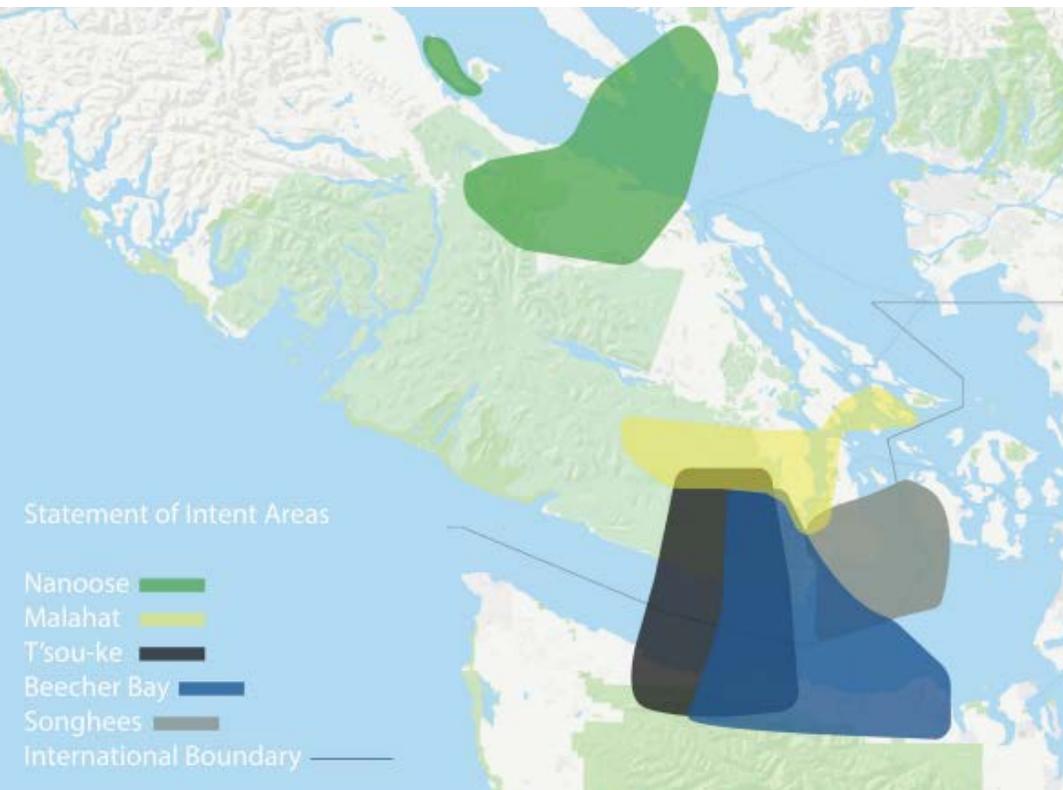


Figure 1. Map of Statement of Intent Areas. Credit: Te'mexw Treaty Association.

## Regional Context

The District of Sooke is within the Capital Regional District (CRD). The CRD delivers regional, sub-regional and local services to respond to community needs. The District of Sooke's OCP must align with the CRD's Regional Growth Strategy.

The CRD 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: 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 also 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.

### In Sooke, CRD Services include:

- Regional water
- Regional parks
- SEAPARC
- Animal control
- Stormwater quality management
- Fire dispatch

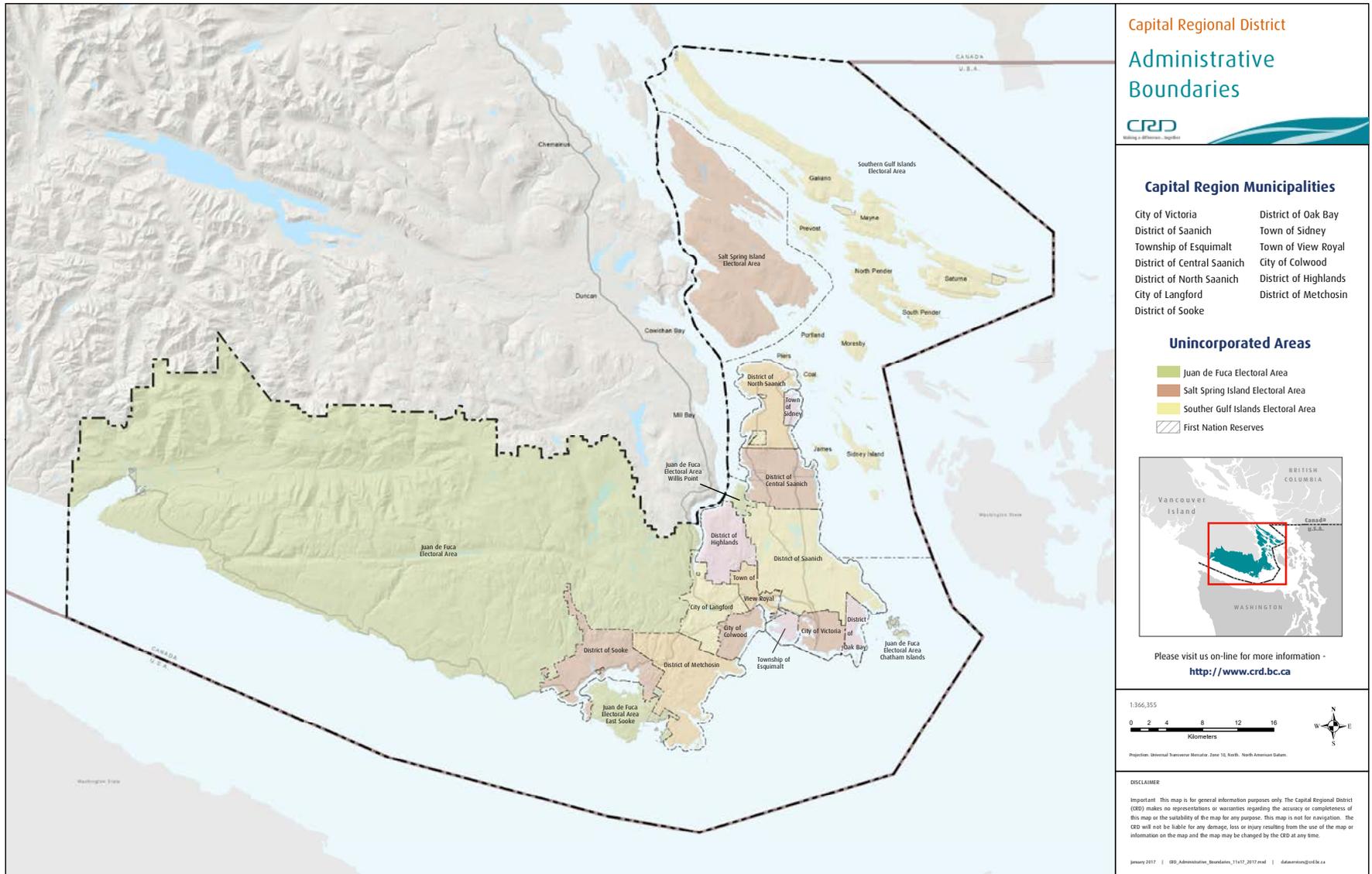


Figure 2. Capital Regional District Administrative Boundaries | Source: CRD.

## Historical Context

The land upon which Sooke has been established has been stewarded by the T'Sou-ke and Sc'ianew Peoples since Time Immemorial. In the SENĆOTEN language, the word "T'Sou-ke" (pronounced Tsa-awk) is the name of the stickleback fish that lives in the estuary of the river. The word "Sc'ianew" (pronounced CHEA-nuh) translates from the Klallum language as "the place of the big fish". These names reflect the richness of the land and waters that have sustained Indigenous communities.

When the Hudson's Bay Company's fur trading fort was established at Camosun (now Victoria) in 1843, European immigration and land acquisition followed. The Colony of Vancouver Island was established in 1849.

The first independent settler to purchase land in the new colony of Vancouver's Island, at Sooke Harbour in 1849, was Captain Walter Colquhoun Grant. Grant's property was eventually sold to John Muir who, along with his wife Anne and their four sons and daughter, had significant impact on the development of the area. The Muirs had a steam sawmill operating by 1855, established a productive farm, and built a number of ocean-going vessels. People from the T'Sou-ke worked at the sawmill, at the barrel stave production, and at gathering bark for the tanning industry.

During the early 1900s, the vast rainforest in the area's watersheds attracted the interest of far-off businessmen, and the logging of the Douglas-fir, Western redcedar, Sitka spruce, and hemlock began in earnest. Leechtown was a thriving logging community through the 1940s and 1950s, but it was slowly abandoned and little remains today.



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*The land upon which Sooke has been established has been stewarded by the T'Sou-ke and Sc'ianew Peoples since Time Immemorial.*



Muir's Sooke Sawmill

In July of 1864, gold was discovered on a tributary of the Sooke River by Lieutenant Peter John Leech. In recognition of his discovery, the river was named Leech River. Miners flocked to the area. By the end of the year, over 1,200 miners, and several thousand other people were living and working in the area, eventually named Leechtown. The gold rush reached its peak only a year later. Mining activity gradually declined over the following decade and the economy transitioned to forestry.

In 1902, the Canadian government permitted canneries to construct commercial fish traps along southern Vancouver Island, while banning fish traps designed and used by Indigenous peoples. Commercial fish trapping became the mainstay of Sooke's economy. By mid-century, fleets of independent fishing boats overtook the monopoly of the fish traps industry. Salmon continue to be a prominent piece of Sooke identity through recreation fishing and The Jack Brooks Hatchery, which began operating in 1981, and its successor, the Sooke River Jack Brooks Hatchery, which opened in 2020.

The arrival of World War I renewed an interest in mining in the region, as copper ore was required for smelting and use in manufacturing munitions and electrical components.

Although resource extraction no longer dominates Sooke's local economy, the legacy of colonization, logging, and commercial fishing is present in Sooke's urban structure, architectural character and understanding of heritage today.

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.

While several incorporation studies had taken place since 1963, it was only in 1999 that the residents of the District of Sooke voted to become a municipality and, upon incorporation, elected their first Mayor and Council. This first Council began the ongoing task of establishing bylaws and policies to plan for the community's future and for the provision of services.

Since incorporation, the District of Sooke has received several requests from neighbouring property owners to be included within the municipality. Accordingly, through the boundary extension process, these properties are now included in the District of Sooke. Notable incorporations include the Silver Spray neighbourhood (2004) and west-east District boundary extension (2006).

## Climate

Climatic conditions influence our understanding of land use, transportation and built form needs. The climate of the District is characterized as a warm-summer Mediterranean climate according to the Köppen-Geiger classification system. Spring, fall, and winter seasons are wet, with high levels of precipitation mainly in the form of rain (snow is infrequent but more common at higher elevations). Summers tend to be dry, and average yearly precipitation levels for the past 30 years have been above 1400mm. Temperatures historically average between 4.3°C in December and 14.6°C in August. Climate change has changed these normals with longer, hotter summers showing less precipitation, and winters characterized by higher temperatures and more varied storm occurrences.

### Impact of Climate Change

As we plan for the future, we must consider the impacts of a changing climate. We are already experiencing these changes. Climate change modeling estimates a median increase of 1.55°C to the annual mean temperature in Sooke by 2050, relative to the 1993-2013 climate period. Extreme heat days above 30°C are anticipated to be more frequent, from less than 1 day per year, to 2-3 days per year. This is accompanied by a 9-14% increase in annual precipitation, which brings anticipated sea-level rise and increased risk of overland flooding, although dry spells are expected to increase. Annual snowfall in the region is expected to decrease substantially, resulting in a significantly reduced winter snow pack.

Seasonally, monthly temperatures are anticipated to increase for all months of the year. Winter precipitation is expected to increase, while summer precipitation is expected to decline, increasing drought and fire risk. The impacts of climate change are already being felt on Southern Vancouver Island with extreme events including wildfires, “heat dome” heat waves, and heavy rainfall, which led to a washout of Highway 14, all impacting Sooke in recent years.

	Historical (1983-2013)	Low Warming (2050)	High Warming (2050)
		Ensemble Median RCP4.5	Ensemble Median RCP8.5
<b>Growing Degree Days (above 10C)</b>	650.78	1006	1114
<b>Frost Days</b>	28.83	11	10
<b>Heating Degree Days</b>	3137.63	2528	2404
<b>Mean Temp (deg C)</b>	9.45	11	11
<b>Days above 30C</b>	0.59	2	3
<b>Total precipitation (mm)</b>	1312	1430	1491

**Table 1.** Summary of projected climate change for District of Sooke. Data Source: Climate Atlas of Canada. Sooke Climate Data.

The District of Sooke and its elected Councils have the ability to challenge, reject, and re-envision these projections.

## Population and Demographics

The provisions of policy in the past may not align with the needs of the community today, or in the future. For this reason, our understanding of present and future populations is critical. The District of Sooke had an estimated population of 15,086 as of the 2021 Statistics Canada Census with an average age of 41.4. By 2050, the population is expected to grow at an estimated annual rate of 2.9% to reach a total of 19,511 by 2030, 25,698 by 2040, and 34,561 by 2050.

The population is expected to continue aging, with substantial growth among those aged 65 and over. Although the entire province is expected to age during the projection period, it is expected that Sooke will continue to have a slightly older average age and decreasing working age population ratio when compared to larger urban centres on Vancouver Island, such as Victoria and Nanaimo, which consistently attract a younger demographic due to more employment, housing and education opportunities.

Sooke is experiencing a slowly increasing reliance on in-migration, primarily from other areas of the Province, as well as a small amount of immigration of those born outside of Canada.

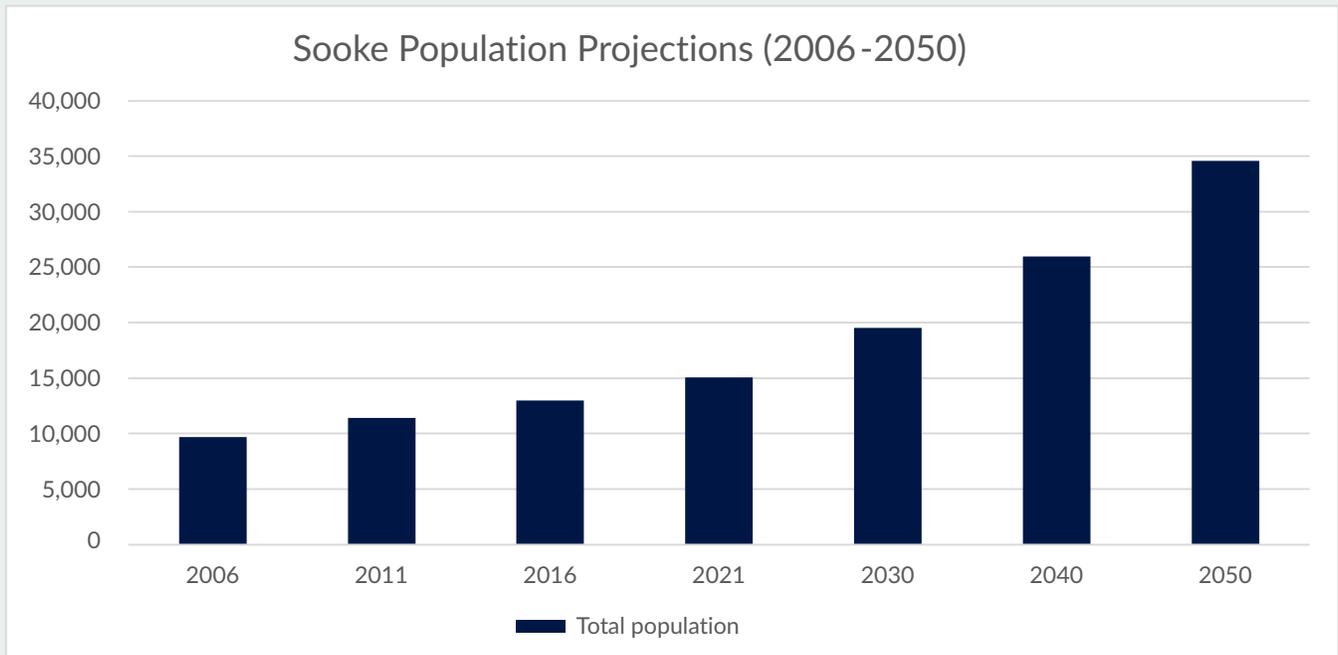


Figure 3. Sooke Population Projections (2006-2050), Colliers international

## Employment

Where people work influences how much investment occurs within the community and how people move. Sooke is expected to continue being a tertiary employment market consisting primarily of locally serving industries. This is evident from the high proportion of jobs in the public administration (12.3%), retail trade (12.1%), and health care and social assistance (11.5%) sectors. Many of these jobs exist outside of Sooke, with 63.8% of working residents commuting outside of the District for employment as per the 2021 Census.

Under the assumption that the participation rate and unemployment rate will remain relatively steady over the life of this OCP, 80 new jobs per year are expected within the District of Sooke.

<b>Sooke Housing Statistics (2021 Census)</b>				
<b>Structure Type</b>	<b>Total</b>	<b>Owners</b>	<b>Renters</b>	<b>Average Value</b>
<b>Occupied Private Dwellings</b>	6130	4925	1205	\$618,500
<b>Single-Detached House</b>	3820	n/a	n/a	\$628,000
<b>Semi-Detached House</b>	465	n/a	n/a	\$581,000
<b>Row House</b>	335	n/a	n/a	\$596,000
<b>Apartment, Duplex</b>	720	n/a	n/a	\$896,000
<b>Apartment Less Than 5 Storeys</b>	410	n/a	n/a	\$496,000
<b>Apartment Greater Than 5 Storeys</b>	20	n/a	n/a	\$631,000
<b>Other Single-Attached House</b>	10	n/a	n/a	\$615,500
<b>Movable Dwelling</b>	355	n/a	n/a	\$175,400
<b>Period of Construction</b>	<b>Total</b>	<b>%</b>		
<b>1960 or Before</b>	440	7%		
<b>1961 to 1980</b>	1485	24%		
<b>1981 to 1990</b>	745	12%		
<b>1991 to 2000</b>	740	12%		
<b>2001 to 2005</b>	430	7%		
<b>2006 to 2010</b>	740	12%		
<b>2011 to 2016</b>	710	12%		
<b>2016 to 2021</b>	840	14%		
<b>Condition of Dwelling</b>	<b>Total</b>	<b>%</b>		
<b>Only Regular Maintenance and Minor Repairs Needed</b>	5850	95%		
<b>Needs Major Repairs</b>	280	5%		

Table 2. Sooke Housing Statistics (2021 Census).

# Housing

There was a total of approximately 6,130 dwelling units within Sooke at the time of the last Census (2021). 80% were owned and 20% were rented. The large majority (62%) of homes were in the form of single-detached houses, 7% were in apartments of under five storeys, 5% were townhouses, 8% were duplexes, and 12% were **secondary suites**.

## Housing Needs

The 2024 interim **Housing Needs Report** projects the number of units needed in Sooke for 5- and 20-Year periods, starting in 2021 per the Province’s prescribed housing needs methodology. As shown in **Table 3**, it is anticipated that the District will require a total of 1,430 new units of housing by the year 2026. Over 70% of these units (1,017.82) are required to accommodate anticipated growth in the community. It is anticipated that this trend will continue moving forward to 2041, with over 65% (3,164.99) of the necessary 4,737 units required to accommodate potential growth. The Report projects that local demand within the community for different types of housing will also be a factor when considering Sooke’s housing needs.

The District will need to consider strategies for ensuring sufficient and adequate housing is available for those experiencing Extreme Core Housing Need<sup>1</sup>. ~5% and 6% of the total units required by 2026 and 2041 respectively (71.25 and 285 units) will need to be allocated for this purpose. Further, it is anticipated that approximately 2% of units in both the 5- and 20-year periods will be necessary to accommodate those experiencing homelessness (37.68 and 75.37 units).

Sooke 5- and 20-Year Housing Needs		
Component	5-Year Need (2021 – 2026)	20-Year Need (2021 – 2041)
Extreme Core Housing Need	71.25	285
Persons Experiencing Homelessness	37.68	75.37
Suppressed Household Formation	83.89	335.55
Anticipated Growth	1,017.82	3164.99
Rental Vacancy Rate Adjustment	5.04	20.16
Additional Local Demand	214.06	856.24
<b>Total New Units - 5 Years</b>	<b>1,430</b>	
<b>Total New Units - 20 Years</b>		<b>4,737</b>

Table 3. Sooke 5- and 20-Year Housing Needs

<sup>1</sup> Extreme Core Housing Need is defined as those households with shelter costs greater than 50% of total before-tax household income in the Housing Needs Report Regulation.

# 1.3 BROAD COMMUNITY ENGAGEMENT

OCPs have a tremendous impact on the future of a community. Too often they feel inaccessible to community members and an OCP's role in one's day-to-day life is unclear. Through the engagement process, it was our ambition to highlight how an OCP is a useful and relevant tool for everyone it impacts. Engagement activities welcomed the imagination and creativity of all community members, stakeholders and, partners with the goal of creating an OCP document that is reflective of and responsive to current and future Sooke residents' unique needs and ambitions. This engagement occurred at community events, local schools including John Muir Elementary, École Poirier Elementary and Edward Milne Community School, parks such as Whiffin Spit and John Phillips Memorial Park, Broomhill Playground, and local businesses including coffee shops and grocery stores.



John Muir Elementary School



The Stick in the Mud Coffeehouse



Celebrate Sooke! community event





## Picture Sooke

The engagement process was given the name Picture Sooke as an invitation to residents to envisage the character of the community that the OCP should support. Community feedback was foundational to creating this document; the outcomes of each engagement milestone were combined with technical analysis to build out the Plan. The engagement events started by exploring vision and goals, then where and how Sooke might accommodate population growth, and finally reviewing the land use and policy directions of the draft OCP.

The engagement process took place during the COVID-19 pandemic, a time when individuals and communities were finding new ways to stay connected. Communications efforts and engagement activities were adaptive to public health protocols to keep residents involved throughout the process. Hundreds of residents provided their feedback through many avenues: online surveys; in-person sounding boards; school newsletters; print surveys; postcards, and more. Participation cut across age groups, gender representation, ethnic backgrounds, income groups, and represented people who live, work, study, and/or own a business in Sooke.

In 2023, Council paused the OCP process to allow for a comprehensive review and to integrate new provincial housing requirements under *Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023*. *The Final Frame* engagement, held in summer 2025, marked the culmination of this work. Residents were invited to review the clean draft of OCP Bylaw No. 800 and confirm that the revisions reflected community values and Council direction. Through open houses, pop-ups, an online survey, and meetings with the development community, participants provided focused input on housing, growth management, and environmental protection. Feedback informed the final refinements to the plan, ensuring it meets legislative requirements and remains grounded in Sooke's vision for sustainable growth.

## A Shared Community Vision

Strong themes emerged from the community input. While there were many different views, as is the case in any engagement process, consistent themes transcended engagement activities and demographic groups. These themes are the building blocks of the vision, goals, and objectives in this Plan.

# 1.4 REGIONAL CONTEXT STATEMENT

## Alignment with the CRD Regional Growth Strategy

The CRD's Regional Growth Strategy (2018) provides a framework for future decision-making, and sets basic direction for regional planning, policies, and action.

The vision for the CRD is as follows:

*In 2038, Capital Regional District residents enjoy a healthy and rewarding quality of life. We have a vital economy, livable communities, and steward our environment and natural resources with care. Our choices reflect our commitment to collective action on climate change.*

*The Regional Growth Strategy (RGS) is intended to realize the region's vision, through the commitment of the CRD, the Juan de Fuca Electoral Area, and local governments to guide growth and change toward common objectives.*

This OCP helps meet this vision and is in accordance with the RGS' growth management policies and regional objectives as described in **Table 4: Alignment with the CRD Regional Growth Strategy**.

Table 4. Alignment with the CRD Regional Growth Strategy

## CRD REGIONAL OBJECTIVES

## OCP OBJECTIVES AND KEY POLICY DIRECTIONS

<p>Significantly reduce community-based greenhouse gas emissions.</p>	<p>This OCP includes the following targets: a 50% reduction in greenhouse gas emissions (GHGs) by 2030 and net-zero GHGs by 2050. Policies for transportation, infrastructure, green buildings, land use, and other realms provide the means to achieve those targets in addition to guidelines established within Development Permit Areas.</p>
<p>Keep urban settlement compact.</p>	<p>This OCP focuses all residential and commercial growth within the Community Growth Area, which falls entirely inside the CRD's Urban Containment Boundary (UCB) which contains 38% of the land base for targeted growth.</p> <p>The primary focus of major commercial and residential growth – including the District's highest density residential development – will be in the Town Centre-Core and Town Centre-Waterfront, which are classified as part of a CRD Subregional Node.</p> <p>Overall, a higher proportion of multi-unit homes including apartments, townhouses, and duplexes will be supported by this OCP, reducing pressures on outlying areas and improving housing choice within Sooke.</p> <p>This OCP's policies contribute to supporting the RGS target of locating a minimum of 95% of the region's new dwelling units within the Urban Containment Policy Area by 2038 and it is projected that Sooke will contribute approximately 18% of growth in the Westshore-Sooke growth projections by 2038, as outlined in the RGS.</p>
<p>Protect the integrity of rural communities.</p>	<p>To preserve Sooke's rural community, around 62% of the District's land base is located outside of the CGA boundary in the form of park, farmland and rural residential properties.</p> <p>The Town Centre-Core and Town Centre-Waterfront has been planned as a hub for a large regional population, and aspires to provide more services, employment and amenities to the community. The rural and agricultural character of lands outside the CGA is protected by a specific OCP policy requiring a 4-hectare minimum lot size for rural residential density. Strengthening the character, quality, and economic viability of rural lands and agricultural lands is further supported by general policies in this OCP and in Sooke's 2012 Agricultural Plan. These policies are consistent with the Rural/Residential Policy Area policies of the RGS.</p> <p>Employment Lands outside of the OCP Community Growth Area will be rural in nature, will not require sewer servicing and will act as a local community node, and align with the RGS rural/rural residential land use designation.</p>

## CRD REGIONAL OBJECTIVES

## OCP OBJECTIVES AND KEY POLICY DIRECTIONS

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Protect, conserve, and manage ecosystem health.

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

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

Land use and growth management policies direct compact growth in existing urban areas, protecting "Renewable Resource Lands" and other natural areas from development.

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## CRD REGIONAL OBJECTIVES

## OCP OBJECTIVES AND KEY POLICY DIRECTIONS

Manage Regional Infrastructure Services Sustainably

Access to clean, safe drinking water to all residents within the District of Sooke is a long-term intention of the OCP to address environmental issues, fire suppression, agricultural sustainability, and public health.

The extension of sewers throughout the CGA to protect the environment is encouraged. Sooke's primary population growth will be within the CGA. To help utilize infrastructure more efficiently to support the promotion of settlement patterns that are cost-effective, efficient to service, and minimize negative financial impacts to those currently serviced, this OCP includes specific policies that direct new residential development to existing areas and within the boundaries of the CGA, keep urban areas compact, and support mixed-use development.

A holistic decision-making approach will be taken when making infrastructure investments, accounting for full lifecycle costs and impacts related to public health and safety, energy and emissions, climate change **resilience**, environmental responsibility, and economic and **asset management** efficiencies, and more. New service systems will be considered as part of managed growth to new undeveloped areas. The bulk of population growth will be accommodated within the Town Centre where services currently exist and the focus will be on capacity to accommodate that growth.

Create safe and complete communities.

Diverse housing options – including types and tenures – for diverse needs and demographics are enabled and encouraged through growth management land use policies. Land use designations within Sooke's CGA are consistent with the RGS "Complete Communities Criteria" with policies that project an estimated 50% of new residential and commercial growth in the Town Centre-Core and Town Centre-Waterfront, and specific policies that support small scale commercial nodes served well by transit, major roads, and trails.

Transportation policies support this OCP's goal of "creating a safe and resilient community for all" through an enhanced pedestrian network, all ages and abilities cycling facilities, and overall improvements to **multi-modal** traffic safety.

This OCP's Development Permit Areas, **Zoning Bylaw** No. 600 and Sooke's Floodplain Regulation Bylaw support the protection of development from **steep slopes** and areas prone to flooding.

Improve housing affordability.

Housing affordability will be enhanced through District incentives, initiatives, and partnerships. This OCP includes a key policy direction to set targets for **affordable housing** units based on the current rates of owners and tenants paying 30 percent or more of their household income on shelter.

Direction is also provided for supporting choices across the housing spectrum, including **non-market housing**, market-rate housing, rental housing, supportive housing, seniors housing, accessible housing, and family-friendly housing.

Increase transportation choice.

Transportation decisions related to investment, space allocation, and improvements will be based on the following priority mode hierarchy: walking/rolling, cycling, public transit, goods movement, multi-occupant vehicles, and single-occupant vehicles.

Policies for compact growth management and **complete streets** support transportation demand management and enable transportation choices – namely active modes and transit use – and safe, comfortable, operation conditions for all travel modes.

Growth management and land use policies support greater densities and mixes of uses in the Town Centre-Core and Town Centre-Waterfront, thereby supporting more employment opportunities within Sooke to reduce the high number of residents that commute out of the community.

The climate impacts of the transportation sector will be further minimized through expansion of the public EV charging network, and through support and encouragement of electric vehicle uptake.

Strengthen the regional economy.

A diverse, thriving and equitable local economy that respects ecological limits will be encouraged. Improvements to civic infrastructure and services will aim to attract, support, and maintain jobs and local economic activity, while economic development will be aligned with climate and equity goals. This OCP includes general and specific policies to support a diversified local economy through encouraging low impact tourism, industrial, renewable energy opportunities, businesses supportive of climate action, value added forestry, fishing and agriculture, and home-based businesses.

Economic development relationships and networks will be prioritized, including with T'Sou-ke Nation and other Indigenous peoples. Economic development direction will be sought from a diversity of perspectives, including private, non-profit, government, Indigenous, and **equity-seeking groups**.

Foster a resilient food and agriculture system.

A goal of this OCP is to foster a sustainable food culture that is rooted in historical and T'Sou-ke Nation knowledge, viable local production, and environmental stewardship. A key objective in the OCP is to preserve and use agricultural lands. With 531.3 hectares in the ALR, Sooke has roughly 3.1 % of the region's ALR lands. Specific policies included in this OCP, Sooke's 2012 Agricultural Plan and Sooke's 2008 Sustainable Development Strategy support protection of food production land, buffering of agricultural uses from non-agricultural properties, and linking food security with economic development.

OCP objectives backing the OCP goal of supporting and enjoying local food include: protecting food production and agricultural lands; working with Indigenous community members to support **food sovereignty**, and to protect and restore access to traditional foods and food harvesting; providing opportunities for people to experience the growing, preparing, sharing, and celebration of food; and supporting agri-food businesses to contribute significantly to the local economy.



Sooke is cradled in the stunning beauty and vitality of the ocean and forest and at its heart: its people.

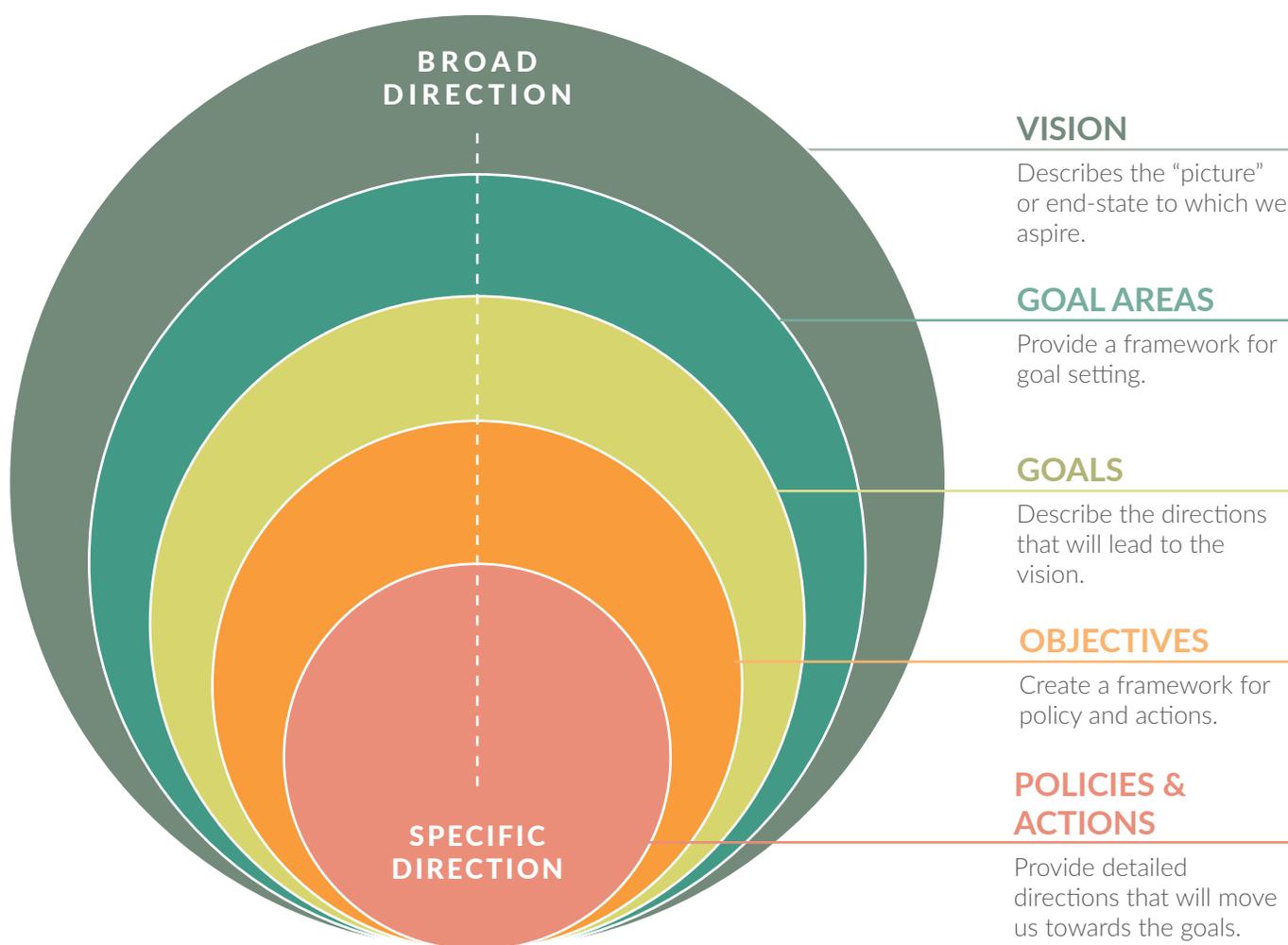


## PART 2 OUR VISION FORWARD

The vision and goals represent the ideas, insight and values of more than a thousand Sooke residents who took part in the Picture Sooke engagement process. The vision acts as a North Star: it describes the future state of our community that we should be working towards through every decision we make. The goals are more tangible in that they describe the directions that will lead to the vision.

## 2.1 OCP POLICY STRUCTURE

The OCP's policy and actions are the roadmap for bringing the community vision to reality. The OCP's policy structure reflects a hierarchy that increases in specificity, from the broad community vision, to goal areas, goals, and objectives. This structure ensures that directions of the OCP are actionable today, while ultimately being tied to the Sooke we envision in 2050.



# OCP VISION

Sooke is a small town with a big heart. It is a vibrant net-zero emissions community, cradled in the stunning beauty and vitality of the ocean and forest.

Located in the beautiful lands that have been home to the T'Sou-ke Nation and Sc'ianew First Nations since Time Immemorial, Sooke is known for its active waterfront and protected ecosystems and farmland.

Its Town Centre is the hub of public life, defined by a distinct west coast character. Sooke offers exceptional amenities, housing choices, diverse employment, and a dynamic arts and culture scene. It is a caring community where people and the environment are treated with dignity and respect.

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*The OCP vision and goals embody the values, priorities, and aspirations of the community based on extensive input provided by more than a thousand residents. All of the policies, guidelines, and actions in this OCP were developed to bring to life this vision, and these goals and objectives.*

## 2.2 JOURNEY TO A NET-ZERO EMISSIONS COMMUNITY

### Achieving our vision

Currently, human activity in urban areas is responsible for 70% of global greenhouse gas emissions. This means that municipalities have an important role to play in controlling or influencing emissions production. Globally, municipalities are enacting policy to reduce emissions within their borders, contributing to the worldwide action required to avoid climate catastrophe. As described in Part 3, the District of Sooke has committed to achieving net-zero greenhouse gas emissions by 2050.

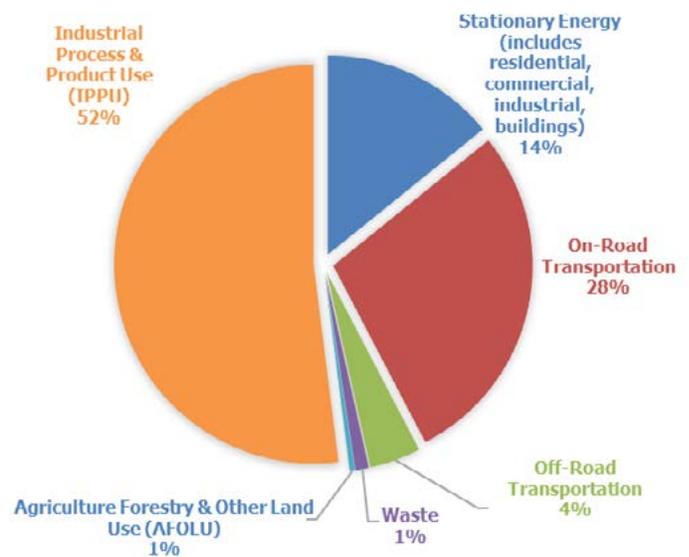
Strategies for delivering our vision of a **net-zero emissions** community are integrated throughout this OCP in its policies and guidelines. A starting place for creating those strategies is benchmarking our status at the time of creating this OCP.

Using the internationally recognized Global Protocol for Cities (GPC) framework, the Capital Regional District (CRD) has facilitated the delivery of BASIC+ greenhouse gas inventories, which provide the basis for trending GHG emissions in Sooke and the Capital Region. These inventories represent the best available information and improve upon previous Community Energy and Emissions Inventories conducted by the Province of BC.

**Figure 4** outlines Sooke's greenhouse gas emissions profile for 2022, however it should be noted that this figure does not include emissions sequestered by various land use types<sup>1</sup>.

<sup>1</sup> Greenhouse gas reduction targets are required by the Province of British Columbia to be included in every community's OCP. Source: <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning/official-community-plans>

*Industrial Process & Product Use accounted for approximately 52% of Sooke's 2022 greenhouse gas emissions.\**



**Figure 4.** Sooke's 2022 BASIC+ GHG Emissions Profile (Excluding Land-Use)

Source: Capital Regional District – Municipalities and Electoral Areas Report – 2007 Base Year and 2022 Reporting Year Energy & GHG Emissions Inventory.

\*Industrial Process and Product Use emissions are the byproduct of industrial activities and manufacturing. These emissions can also be the result of solvent use and refrigerant release from air conditioning systems, for example.

## What is Net-zero?

Net-zero is the target of completely negating the amount of greenhouse gases (GHGs) produced by activity by reducing greenhouse gas emissions and absorbing remaining GHGs from the atmosphere in oceans, forests, soils, and other **carbon sinks**.

There is international scientific consensus that greenhouse gas emissions must be reduced to zero by 2050 at the latest in order to stabilize global temperatures and avoid catastrophic climate change impacts. Canada committed to this target in the 2015 Paris Agreement, which is a legally binding international treaty on GHG reductions.

## 25-Year Greenhouse Gas (GHG) Emissions Reduction Targets

The ability of Sooke to meet its **net-zero emissions** target by 2050 hinges on significant efforts and GHG reductions between now and then. In order to meet the 2050 target and follow the District's Climate Action Plan, the District of Sooke commits to the following 25-year GHG reduction targets:

Target Year	2030	2050
Total tCO <sub>2</sub> e	28,651	0
tCO <sub>2</sub> e Reduced from 2018	-28,651	-57,302
Percentage emissions reduction from 2007	50%	100%

The 50% emissions reductions by 2030 intensifies the targets set in the 2022 Official Community Plan of 40-50% from 2007 levels of GHG emissions. . The policies, actions, and guidelines required to achieve these targets are integrated throughout this OCP and viewable in the District's Climate Action Plan.

## Linking Targets with Actions and Policies

In order to meet GHG emissions reduction targets, actions and policies were developed and integrated throughout this OCP. Capital Regional District (CRD) emissions data were used to provide 2007 base-year GHG emissions data, which establish a reference point for emissions reductions targets by 2030 and 2050.

Accommodating assumptions about population, employment, and housing growth over the next 30 years, as well as trends and OCP direction for factors like building types, the BC Energy Step Code for building energy efficiency, and market outlooks for electric vehicle uptake and energy technologies (e.g. heat pumps), OCP emissions reduction actions and policies were developed for each emissions sector. Emissions sectors include: buildings, transportation, energy generation, industrial processes, agricultural activities, and waste and wastewater. Emissions from activities occurring within Sooke's municipal boundary were considered.

Policies and actions contained primarily in the following chapters were developed to meet the OCP emissions reductions for each sector:

<b>Emissions Sector</b>	<b>OCP Chapter</b>
Buildings	Growth Management, Land Use, Green Building, Housing
Transportation	Growth Management, Land Use, Transportation, Infrastructure, Parks and Trails
Energy Generation	Green Building, Infrastructure
Industrial Processes	Community Economic Development
Agriculture	Growth Management, Land Use (Agriculture)
Waste and Wastewater	Growth Management, Infrastructure

As noted previously, the combination of emissions reduction actions aim to achieve 50% emissions reduction by 2030 compared to 2018 levels and 100% emissions reduction by 2050 (net-zero). The calculation of the impacts of these actions benefited from modeling performed in other communities in BC of similar size and context to Sooke.

The remaining emissions in 2050 after OCP emissions reduction actions can be addressed through additional actions, primarily in the agricultural and solid waste diversion and treatment sectors through further collaboration with industry and government.

**Alignment with Sooke’s Climate Action Plan**

The Official Community Plan (OCP) is developed in coordination with the District’s Climate Action Plan (CAP) to ensure consistency in climate-related goals, policies, and actions. While the OCP establishes a long-term vision and land use framework for sustainable growth, the CAP provides a detailed roadmap for reducing greenhouse gas (GHG) emissions and enhancing climate **resilience**. The two documents are intended to be complementary: where the CAP identifies specific climate actions – such as accelerated Step Code adoption, transportation mode shifts, and energy retrofits – the OCP provides supportive land use, development, and policy guidance to enable implementation. Together, the OCP and CAP reflect an integrated approach to community planning and climate action, reinforcing a unified direction toward a low-carbon, resilient future.

## 2.3 GOALS

In accordance with the OCP policy structure outlined in Section 2.1, the following goal areas include several goals intended to achieve the overall vision for Sooke established in the OCP. Each goal area and associated goals are also included in the Community Policy section (Part 4) of the OCP. Each goal includes associated objectives which are supported by policies and actions to achieve their intent.

### Goal Area 1: Green and Net-zero

1. Mobilize to address the climate emergency head-on; achieve a 50% reduction in greenhouse gas emissions (GHGs) by 2030 and net-zero GHGs by 2050.
2. Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.
3. Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.
4. Create civic infrastructure and landscaping that is both high performing and delightful.
5. Expand and protect parks and green space throughout the community for the well-being of current and future generations.

### Goal Area 2: Enjoyable and Distinct

1. Bolster streetscapes, homes and destinations in the Town Centre, the bustling heart of Sooke.
2. Protect and connect, physically and visibly, with the waterfront, the soul of Sooke.
3. Support and enjoy local food.
4. Treat streets as a place for people and public life.
5. Support existing local businesses, and encourage the establishment of new businesses and employment. Foster **community economic development** that respects ecological limits.
6. Elevate Sooke's dynamic arts and culture scene.

### Goal Area 3: Equitable and Respectful

1. Commit to addressing the urgent need to respect and promote the inherent rights of Indigenous peoples, including their rights to the land, territories, and resources.
2. Provide housing choices for all.
3. Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.
4. Create a safe and resilient community for all.

## 2.4 OBJECTIVES

The following tables summarize how the OCP's goal areas and goals are mobilized through the policy objectives. Many policy objectives correlate to more than one goal. The OCP land use directions in part 3 are not listed in this section as the land use directions are meant to be reflective of all the goal areas.

### GOAL AREA ONE:

## Green & Net-zero

### GOALS

### COMPLEMENTARY POLICY OBJECTIVES

---

**Mobilize to address the climate emergency head-on; achieve a 50% reduction in greenhouse gas emissions (GHGs) by 2030 and net-zero GHGs by 2050.**

- Minimize the climate impact of the transportation sector and support expansion of new mobility.
  - Lead by demonstrating; achieve **net-zero emissions** for municipal buildings.
  - Construct new buildings to **net-zero emissions** standards.
  - Encourage upgrades to existing buildings to higher energy efficiency standards and low-carbon energy systems.
  - Support and enable a sustainable Sooke food system that contributes to a **circular economy**.
  - Encourage a diverse, thriving equitable local economy that respects ecological limits.
  - Improve civic infrastructure and services that will attract, support, and maintain local economic activity.
  - Strengthen economic development relationships and networks.
  - Align economic activity with climate goals.
-

## GOALS

## COMPLEMENTARY POLICY OBJECTIVES

---

**Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.**

- Protect existing **sensitive ecosystems** and restore lost or degraded ecosystem functions.
- Proactively and responsibly manage Sooke's **ecological assets**, enhancing opportunities for connections to place.
- Protect food production lands.
- Support diverse housing types and offer new housing choices within already developed areas, while minimizing pressure on outlying ecological and agricultural areas.

---

**Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.**

- Implement the District of Sooke Transportation Master Plan.
- Establish modal priority.
- Improve and expand transit service and infrastructure.
- Modernize approach to public and private parking.

---

**Create civic infrastructure and landscaping that is both high performing and delightful.**

- Use a holistic decision-making approach that accounts for full lifecycle costs when making infrastructure investments.
- Plan new infrastructure efficiently.
- Provide equitable access to Sooke's recreation and community facilities.
- Support partners to offer programming and services that enhance community well-being.

---

**Expand and protect parks and green space throughout the community for the well-being of current and future generations.**

- Implement the District of Sooke Parks and Trails Master Plan.
- Enable a diverse approach to park design.
- Provide equitable access to parks.

GOAL AREA TWO:

# Enjoyable & Distinct

GOALS

COMPLEMENTARY POLICY OBJECTIVES

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**Bolster streetscapes, homes and destinations in the Town Centre, the bustling heart of Sooke.**

- Minimize the climate impact of the transportation sector and support expansion of new mobility.
- Establish modal priority.
- Improve and expand transit service and infrastructure.
- Modernize approach to public and private parking.
- Support economic activities in appropriate locations.
- Support diverse housing types and offer new housing choices within already developed areas, while minimizing pressure on outlying ecological and agricultural areas.

---

**Protect and connect, physically and visibly, with the waterfront, the soul of Sooke.**

- Preserve and restore Sooke's Harbour and Basin for its environmental, traditional, cultural, spiritual, and recreational values.
- Implement the District of Sooke Parks and Trails Master Plan.
- Enable a diverse approach to park design.
- Provide equitable access to parks.

---

**Support and enjoy local food.**

- Support access to nutritious, locally produced, culturally appropriate, and planet-friendly foods.
  - Provide opportunities to experience or interact with growing, preparing, sharing, and celebrating food.
  - Enable agri-food system businesses to contribute significantly to the local economy.
-

## GOALS

## COMPLEMENTARY POLICY OBJECTIVES

---

**Treat streets as a place for people and public life.**

- Implement the District of Sooke Transportation Master Plan.
- Establish modal priority.
- Improve and expand transit service and infrastructure.
- Modernize approach to public and private parking.

---

**Support existing local businesses, and encourage the establishment of new businesses and employment. Foster community economic development that respects ecological limits.**

- Encourage a diverse, thriving and equitable local economy that respects ecological limits.
- Improve civic infrastructure and services that will attract, support, and maintain local economic activity.
- Strengthen economic development relationships and networks.
- Align economic activity with climate and equity goals.

---

**Elevate Sooke's dynamic arts and culture scene.**

- Leverage arts and culture in shaping Sooke's identity.
- Make space for arts and culture in the community.

GOAL AREA THREE:

# Equitable & Respectful

GOALS

COMPLEMENTARY POLICY OBJECTIVES

---

**Commit to addressing the urgent need to respect and promote the inherent right of Indigenous peoples including their rights to the land, territories, and resources.**

- Work with Indigenous community members to support **food sovereignty**, and to protect and restore access to traditional foods and food harvesting.
- Honour and amplify Indigenous cultural knowledge and presence.
- Continue to strengthen relationships with T'Sou-ke Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.
- Apply an equity lens to planning decisions and resource allocation.
- Prioritize equity and representation in community participation processes

---

**Provide housing choices for all.**

- Address **non-market housing** needs.
  - Address market-rate housing needs.
  - Enhance supply of rental housing.
  - Enhance housing affordability.
  - Support family-friendly, accessible, and seniors housing.
-

## GOALS

## COMPLEMENTARY POLICY OBJECTIVES

---

**Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.**

- Implement the District of Sooke Parks and Trails Master Plan.
  - Enable a diverse approach to park design.
  - Provide equitable access to parks.
  - Encourage a diverse, thriving and equitable local economy that respects ecological limits.
  - Improve civic infrastructure and services that will attract, support, and maintain local economic activity.
  - Strengthen economic development relationships and networks.
  - Align economic activity with climate and equity goals.
  - Provide equitable access to Sooke's recreation and community facilities, and increase their capacity, quality, and diversity.
  - Support partners to offer programming and services that enhance community well-being.
  - Continue to strengthen relationships with T'Sou-ke Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.
  - Apply an equity lens to planning decisions and resource allocation.
  - Prioritize equity and representation in community participation processes
-

## GOALS

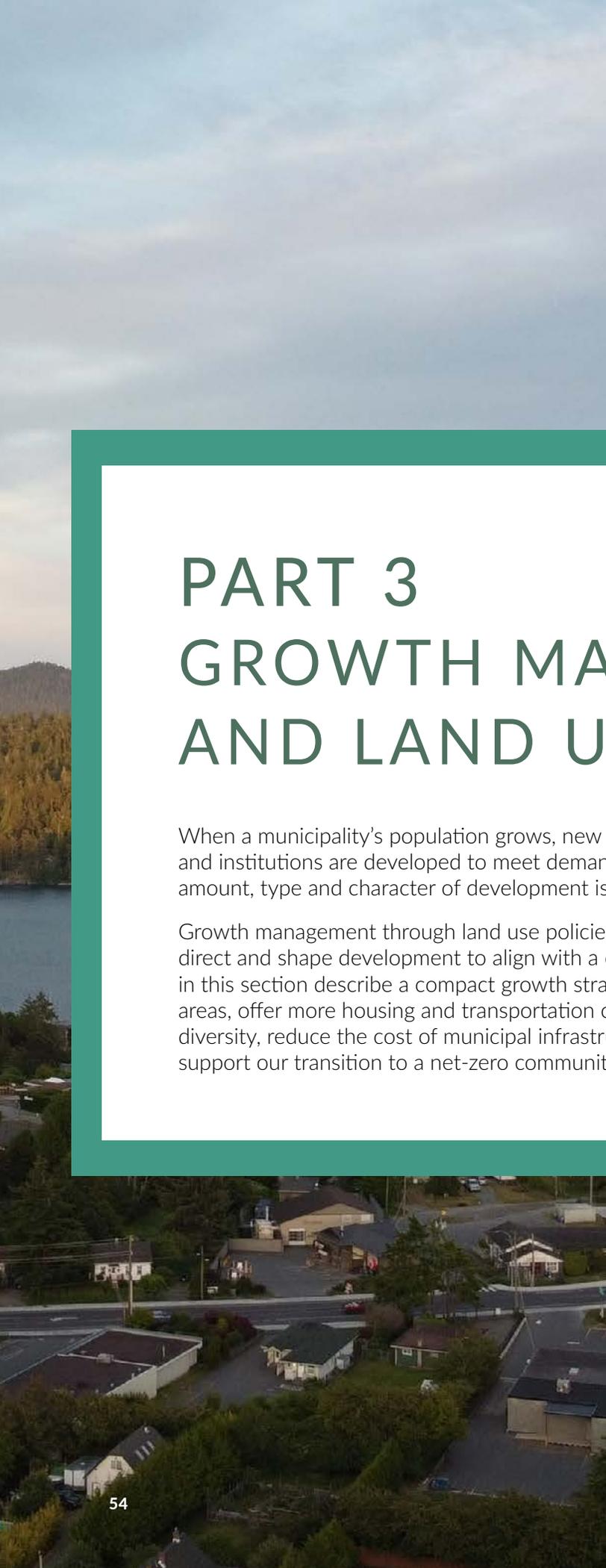
## COMPLEMENTARY POLICY OBJECTIVES

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### Create a safe and resilient community for all.

- Implement the District of Sooke Transportation Master Plan.
- Establish modal priority.
- Improve and expand transit service and infrastructure.
- Modernize approach to public and private parking.
- Improve the health of Sooke's air, water, and land.
- Prepare for the impacts of climate change.
- Implement the District of Sooke Parks and Trails Master Plan.
- Enable a diverse approach to park design.
- Provide equitable access to parks.
- Improve the **resilience** and sustainability of existing infrastructure.
- Provide equitable access to Sooke's recreation and community facilities, and increase their capacity, quality, and diversity.
- Support partners to offer programming and services that enhance community well-being.





# PART 3 GROWTH MANAGEMENT AND LAND USE

When a municipality's population grows, new housing, services, amenities, green spaces, and institutions are developed to meet demand. The strategic planning of the location, amount, type and character of development is called "growth management."

Growth management through land use policies enables local governments to strategically direct and shape development to align with a community's vision and goals. The policies in this section describe a compact growth strategy to protect ecological and agricultural areas, offer more housing and transportation choices, support economic prosperity and diversity, reduce the cost of municipal infrastructure, enhance community well-being, and support our transition to a net-zero community.

## 3.1 GROWTH MANAGEMENT OBJECTIVES

Growth management is one of the most powerful mechanisms to guide change in a way that supports a community's priorities. At the core of this OCP is a growth management concept and land use plan (**Figure 6**) that reflect Sooke's collective vision for the future and responds to the evolving and diversifying needs of the community.

Policies in this OCP strategically focus future growth to protect ecological and agricultural areas, offer more housing and transportation choices, support economic prosperity and diversity, prioritize sustainable municipal infrastructure planning, enhance community well-being, and support our transition to a net-zero community.

### Focused Residential Growth in the Town Centre

The greatest residential intensities and majority of residential growth are focused within the Town Centre-Core, and Town Centre-Waterfront. The Transitional Residential designation provides a deliberate buffer between the Town Centre and surrounding neighbourhoods, allowing a graduated shift in building form, scale, and intensity, while supporting commercial services within the Town Centre. This is complemented by commercial, civic, and cultural uses and a renewed relationship with the waterfront.

In contrast, maximum densities and minimum lot sizes in other residential land use are intended to limit the scale of growth outside of the Town Centre designations.

### Other Residential Growth

Outside of the Town Centre-Core, Town Centre-Waterfront, and Transitional Residential, moderate residential growth and some limited small-scale local-serving commercial uses are supported in established lower-density neighbourhoods.

### Infrastructure

With new residential and commercial growth focused in areas serviced by municipal sewer infrastructure, community growth supports a sustainable relationship with the District's long-term **asset management** and reduces the impact of land uses on Sooke's significant ecosystems.

## Future Neighbourhood Planning

To better understand neighbourhood-scale dynamics, evaluate infrastructure and servicing options, and ensure focused, meaningful engagement with community partners, the District will lead the development of Neighbourhood Area Plans for the Kaltasin/Billings Spit and Whiffin Spit neighbourhoods (**Figure 6**). Other neighbourhoods within the District of Sooke may be considered through Council direction for neighbourhood plans throughout the life of the OCP, based on community need, infrastructure priorities, or development pressures.

## Commercial and Employment Lands

As a key community priority to foster complete neighbourhoods, mixed-use commercial development and expanded employment opportunities are focused within the Town Centre - Core, and Town Centre - Waterfront as well as existing employment lands.

## Agricultural Lands

Agricultural lands – specifically those in the Agricultural Land Reserve – are protected from non-agriculture development and are not intended to accommodate urban development that is not in support of agriculture.

## Parks

Parks are not intended for future growth or development, but rather are established to help maintain important ecological characteristics and natural areas within the community and to provide access to diverse recreation and leisure opportunities.



**Figure 5.** Scale of Potential Residential Development in Sooke, per s. 3.2 Land Use Designations

## 3.2 LAND USE

A diverse land use mix is central to achieving the vision and goals established by the OCP. In short, land use diversity supports compact, complete, and connected communities – which offer more diverse housing and transportation choices, increased access to services, amenities, and jobs, reduced greenhouse gas emissions, and improved community well-being.

The OCP includes a range of land use designations to guide long-term planning decisions. The table below summarizes the details of OCP land use designations and associated densities. Maximum densities within each designation will be informed by the policy direction of the OCP and the site-specific zoning provided in the **Zoning Bylaw**. Detailed policies for each designation are provided within this section.

OCP Designation	Land Use	Maximum height	Maximum Density	Potential Growth
<b>Town Centre - Core</b>	Mixed-use residential commercial, and institutional	6 storeys	2.5 FAR	High
<b>Town Centre - Waterfront</b>	Mixed-use residential, commercial, recreation, tourism, and institutional	4 storeys east of Ed Macgregor Park, scaling down to 3 storeys moving westward, and 6 storeys along Brownsey Boulevard	2.0 FAR 5.0 FAR (Where building fronts Brownsey Boulevard)	Medium -High
<b>Town Centre Transitional Residential</b>	Multi-unit residential with neighbourhood-scale commercial, and institutional	4 storeys	2.0 FAR	Medium
<b>Community Residential</b>	Single family dwellings, multi-unit residential mix with Neighbourhood-scale commercial, and institutional	3 storeys	1.5 FAR 70 units per ha*	Low-Medium

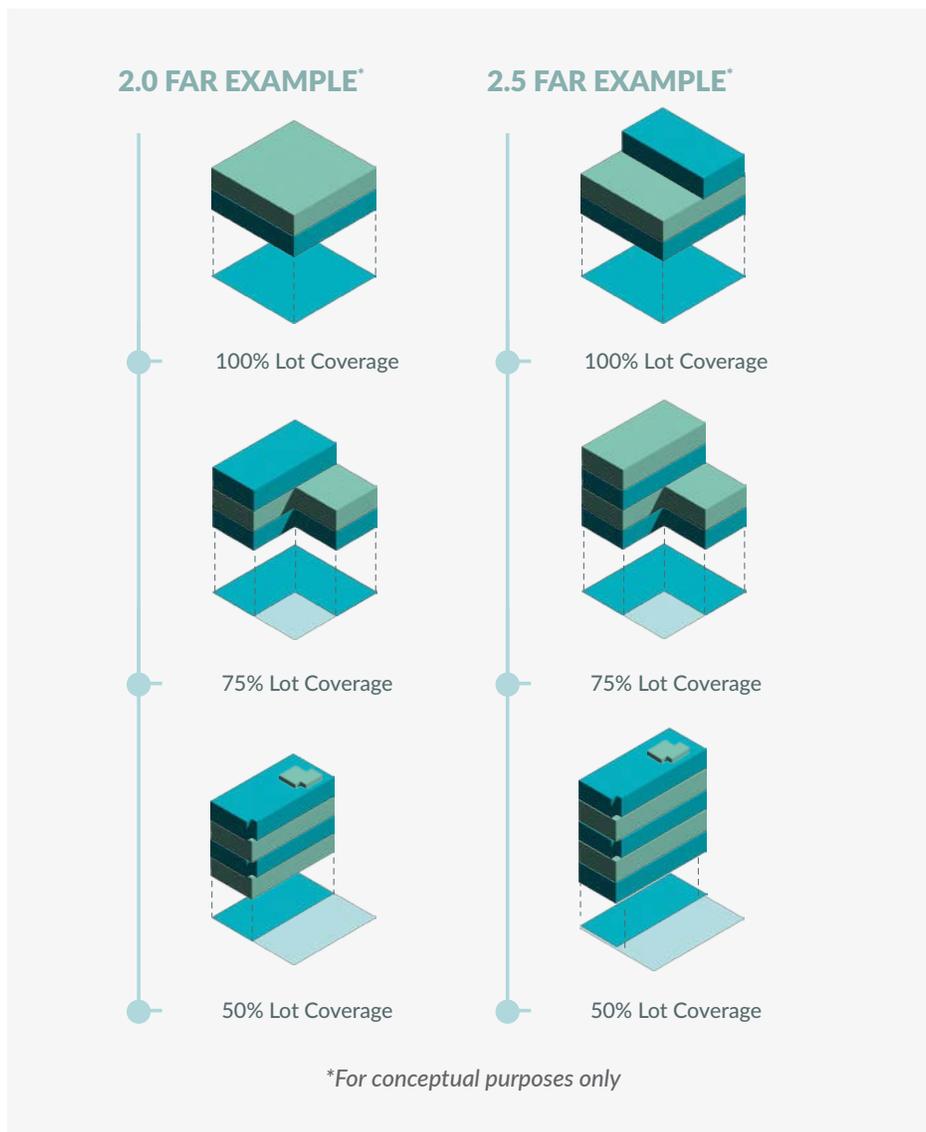
*Table 5.* Land Use Summary Table

\*A maximum density of 70 units per ha does not apply for single lot development up to 4 units.

OCP Designation	Land Use	Maximum height	Maximum Density	Potential Growth
<b>Gateway Residential</b>	Large lot single family dwellings with some opportunities for limited <b>infill</b> , neighbourhood-scale commercial, recreation, tourism and agriculture	3 storeys	Minimum lot size: 0.25 ha	Low
<b>Rural Residential</b>	Large lot single family dwellings, agriculture	3 storeys	Minimum lot size: 4 ha	Low
<b>Comprehensive Development</b>	As per Area Plan process	As per Area Plan process	As per Area Plan process	n/a
<b>Employment Lands</b>	Mix of employment-oriented uses, including commercial, light, general, and heavy industrial	N/A	N/A	n/a
<b>Agricultural</b>	Farming and agri-tourism	N/A	As per ALC approval.	n/a
<b>Parks and Trails</b>	Active and passive parks, trails, fields, recreation facilities, community gardens. Preserved natural open spaces.	N/A	N/A	n/a

## What is FAR?

**Floor Area Ratio (FAR)** is the calculation of a building's floor area in relation to the size of the land parcel on which it is located. It divides the total area of the building by the total area of the parcel, which helps convey the bulk of a building.



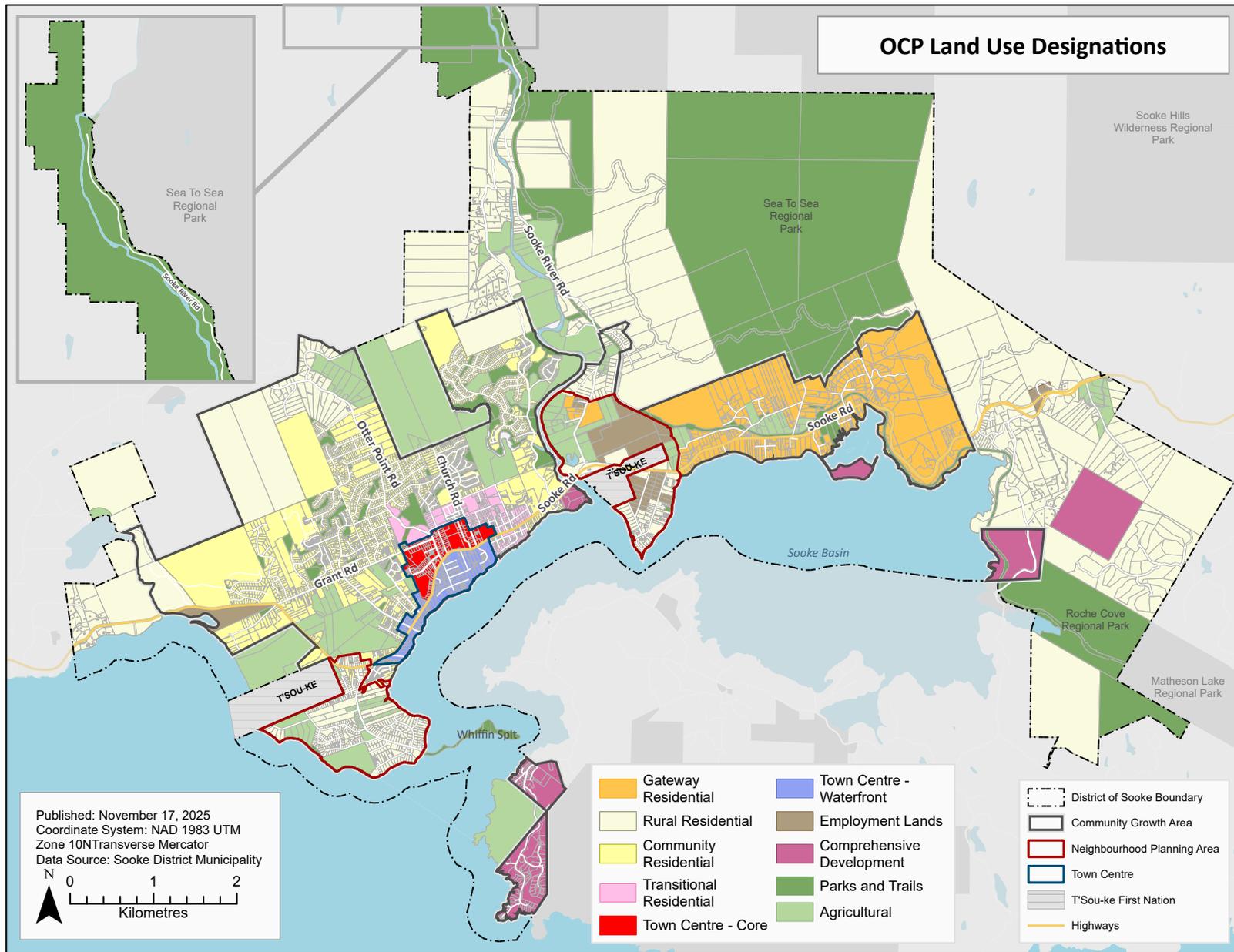


Figure 6. OCP Land Use Designations.

## 3.3 GENERAL LAND USE POLICIES

- Policy 3.3.1** Discourage urban **sprawl**, which is the non-contiguous, low-density expansion of urban areas.
- Policy 3.3.2** Concentrate new residential development in existing developed areas, in areas currently serviced by municipal infrastructure.
- Policy 3.3.3** Support mixed-use development, such as commercial with residential above the ground floor, in areas that are served well by existing infrastructure, transit, major roads, and trails.
- Policy 3.3.4** Support the establishment of compact, neighbourhood-scale commercial activities in Community Residential and Gateway Residential designations, adhering to the following parameters: to primarily serve neighbourhood residents in meeting their daily needs by walking or rolling; and ideally situated on a corner at a controlled intersection.
- Policy 3.3.5** Ensure at-grade uses along the streetfront have a pedestrian-scaled urban form, including frequent entrances, transparent glazing, minimal setbacks, and the absence of surface parking between the building and the street in the Town Centre.
- Policy 3.3.6** Take an integrated approach to all land use and transportation planning, consistent with the District of Sooke Transportation Master Plan.
- Policy 3.3.7** Foster an active, accessible, and diverse public realm, improving pedestrian and cycling connections, and contributing to Sooke’s sense of place.
- Policy 3.3.8** Provide and encourage a range of housing types, tenures, and densities – as well as affordable and attainable housing opportunities – to meet the diverse needs of individuals and families of varying income levels and demographics.
- Policy 3.3.9** Support home-based businesses.

- Policy 3.3.10** Protect and enhance natural amenities including tree stands, view potential, **natural features**, creeks, rivers, wetlands, and view corridors throughout the development process.
- Policy 3.3.11** Minimize negative impact of development on the natural environment and avoid hazardous land conditions and **environmentally sensitive areas**.
- Policy 3.3.12** Development along the waterfront should take advantage of topographic variations, prioritizing stepped building heights to preserve views and minimize visual impact of the built environment.
- Policy 3.3.13** Hold the preservation and protection of the Sooke Harbour and Basin and foreshore as a priority for any future development.
- Policy 3.3.14** Encourage the use of **green infrastructure** for rainwater management in all land uses including groundwater infiltration, rainwater detention, and **rain gardens** in landscaped areas.
- Policy 3.3.15** Encourage food production opportunities to be integrated into public and private lands and buildings throughout the District. Examples include community gardens, Indigenous harvesting spaces, edible landscaping, and small-scale farms.
- Policy 3.3.16** Encourage the use of the Leadership in Energy and Environmental Design LEED-ND (Neighbourhood Development) rating system or equivalent, in exchange for density bonuses or other incentives.
- Policy 3.3.17** Encourage underground or concealed parking in exchange for incentives such as density bonuses.
- Policy 3.3.18** Support public utility land uses in all land use designations provided appropriate approvals are in place from different levels of government.
- Policy 3.3.19** Parks, trails, natural open space and public outdoor recreation areas are considered compatible and supportive uses and are permitted in all land use designations, unless otherwise restricted by zoning or development permit guidelines.
- Policy 3.3.20** Recognize the high archaeological potential of areas along the waterfront and other historically settled lands. Consider developing a Heritage Management Policy to guide how heritage and archaeological values are considered during land use planning and development review.

The following objectives are specific to each land use designation and are intended to assist in the interpretation of built form and use policies.

## 3.4 COMMUNITY RESIDENTIAL

### Purpose

- To support low to medium density ground oriented residential uses, including gentle **infill** opportunities that increase housing choice and retain existing neighbourhood character.
- To focus residential growth within the Community Growth Area, where most municipal services can be provided or accessed in an efficient manner – ensuring future and existing residential development minimizes the impact on municipal infrastructure and protects existing natural areas.
- To allow for some appropriately scaled local serving commercial opportunities. These spaces will serve as neighbourhood focal points, offering greater access to daily needs such as grocery stores, pharmacies, and social settings.

### Uses

- Single family dwellings
- Suites, attached and detached
- **Ground-oriented** residential, including townhouses, rowhouses, and duplexes
- Small-scale neighbourhood-serving commercial and mixed-use (Refer to Policy 3.3.4)
- Institutional
- Public Utilities

*\*A maximum density of 70 units per ha does not apply for single lot development up to 4 units.*

### Built Form

- Attached and detached buildings up to 3 storeys

### Density

- Maximum 70 unit per ha\*
- Maximum 1.5 FAR



## 3.5 GATEWAY RESIDENTIAL

### Purpose

- To create a welcoming, vibrant, and accessible gateway to Sooke.
- To encourage a balanced mix of rural agriculture, single family dwellings, recreation, and appropriately-scaled commercial.
- To preserve the rural and agricultural character of this area.
- To ensure future and existing residential development minimizes the impact on municipal infrastructure and the natural environment

### Uses

- Single family dwellings
- Suites, attached and detached
- Duplexes
- Farming
- Tourism, including bed and breakfasts, farm tours, horseback riding, or similar land uses
- Recreation
- Small-scale, neighbourhood-serving commercial (refer to Policy 3.3.4)
- Public Utilities

### Built Form

- Attached and detached buildings up to 3 storeys

### Density

- Minimum lot size: 0.25 ha

### Additional Directions

- Encourage agri-food system activities and businesses, such as local food production and processing and agri-tourism, as well as other tourism uses.
- Support improved pedestrian and cycling connections to existing trails within the area, including the Galloping Goose Trail, in conjunction with the Capital Regional District.
- Work with the Ministry of Environment and Climate Change Strategy and Island Health 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.

# 3.6 RURAL RESIDENTIAL

## Purpose

- To preserve the rural and agricultural character of the lands in this area.
- To ensure future and existing residential development minimizes impact on municipal infrastructure and services by limiting development in rural areas.
- To provide opportunities for sustainable rural development such as farming and agricultural tourism.
- To protect and maintain the natural environment.

## Uses

- Single family dwellings
- Suites, attached and detached
- Duplexes
- Farming
- Agricultural-related tourism, including bed and breakfasts, farm tours and farm education, horseback riding, or similar land uses
- Public Utilities

## Built Form

- Attached and detached buildings up to 3 storeys

## Density

- Minimum lot size: 4 ha

## Additional Directions

- Encourage agri-food system activities and businesses, such as local food production and processing and agri-tourism, in alignment with Agricultural Land Commission Act where applicable.
- Encourage small-scale agricultural uses as well as community gardens.
- Work with appropriate government agencies to inventory sensitive habitat and wildlife within rural areas.



# 3.7 TOWN CENTRE - CORE

## Purpose

- To be the primary focus of major commercial and residential growth, and home to the District’s highest density residential development and the primary commercial hub of the community.
- To create more options for homes and enhance the Town Centre as a self-sustaining neighbourhood.
- To be the primary focus of new government facilities and office development.
- To support the broader Town Centre vision, including enhanced connectivity to key amenities such as the waterfront, where appropriate.
- To enable job growth and strengthen the Town Centre as a major employment area.

## Uses

- Multi-unit residential
- Mixed-use
- Commercial
- Institutional
- Public Utilities

## Built Form

- Up to 6 storeys

## Density

- Maximum 2.5 FAR



## 3.8 TOWN CENTRE - WATERFRONT

### Purpose

- To foster an active, pedestrian-oriented waterfront that offers diverse destinations and activities throughout days, weeks, and seasons.
- To encourage a diversity of residential uses, including housing choices and densities that support waterfront commercial uses, diverse household types, and visitor accommodation opportunities.
- To enable commercial development that provides a differentiated and complementary commercial experience relative to the Town Centre-Core area.
- To establish a vibrant, pedestrian-friendly waterfront that complements adjacent Town Centre areas by promoting active ground-floor retail along key corridors such as Murray Road and Brownsey Boulevard, enhancing walkability and reinforcing the area's role as a commercial and cultural destination.
- To protect and restore ecological values through remediation of contaminated foreshore and uplands, land use and the design of buildings, open spaces, and infrastructure.

### Uses

- Multi-unit residential
- Mixed-use development
- Commercial, including retail and visitor accommodation
- Institutional
- Recreational
- Public Utilities

### Built Form

- Building heights up to 4 storeys east of Ed Macgregor Park with heights scaling down to 3 storeys moving westward, and up to 6 storeys where buildings front Brownsey Boulevard

### Density

- Maximum 2.0 FAR
- Maximum 5.0 FAR where building fronts Brownsey Boulevard



# 3.9 TRANSITIONAL RESIDENTIAL

## Purpose

- To provide a transition in building forms and densities from the Town Centre to surrounding existing neighbourhoods.
- To support housing choices and a greater concentration of people within a short walk or roll to the commercial services and community spaces of the Town Centre.

## Uses

- Multi-unit residential
- Neighbourhood-scale commercial and mixed-use (refer to Policy 3.3.4)
- Institutional
- Public Utilities

## Built Form

- Building height up to 3-4 storeys

## Density

- Maximum 2.0 FAR



# 3.10 EMPLOYMENT LANDS

## Purpose

- To support a diverse local economy, including commercial, industrial, and service uses with a focus on employment generation and **low carbon resilience**.
- To encourage industries that are consistent with the objectives outlined in Part 4, Section 4.7 Community Economic Development.
- To ensure the provision of sufficient land to meet the economic requirements of the community, and open up additional employment opportunities to current and future Sooke residents.

## Uses

- Industrial
- Commercial
- Public Utilities

## Built Form

- N/A

## Density

- N/A

## Additional Directions

- Encourage and promote the development of:
  - o Jobs that offer living wages at a minimum
  - o Environmentally friendly industries and protection of the environment
  - o The development of an **eco-industrial park** and/or business park.
- Support office and commercial uses in industrial areas, which complement light industrial redevelopment.
- Associate and implement the policies and actions in Part 4, Section 4.7: Community Economic Development on Employment Lands designated properties.
- Apply special consideration for properties adjacent to residential and mixed-use areas, including but not limited to the T'Sou-ke Nation Reserve. Ensure compatibility of neighbouring uses and appropriate buffering if applicable.
- Ensure Employment Lands outside of the Community Growth Area are rural in nature, will not require servicing and will act as a local community hub.



# 3.11 AGRICULTURE

## Purpose

- To protect and expand the agricultural industry in Sooke.
- To preserve and utilize capable and suitable agricultural lands to foster food self-reliance, promote **food sovereignty**, protect the environment, and improve economic diversity.
- To ensure the continuation of small-scale farms, encourage local small-scale agricultural production, and options for increased agri-tourism.

## Uses

- Farming and agricultural tourism
- Single family dwellings
- Suites, attached and detached
- Public Utilities

## Built Form

- Farming with detached buildings up to three storeys

## Density

- As per ALC approval.

## Additional Directions

- Encourage agri-food system activities and businesses, such as local food production and processing and agri-tourism, in alignment with ALC Act where applicable.
- Encourage regenerative and other sustainable farming practices.
- Ensure sufficient buffers, including roads and rights-of-way, 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 Food Guide to Edge Planning and Ministry of Agriculture and Land's Guide to Using and Developing Trails in Farm and Ranch Areas.



## 3.12 PARK

### Purpose

- To preserve, connect, and enhance access to natural areas, open spaces, and outdoor recreation and stewardship opportunities.
- To protect and expand active and passive parks, trails, fields, recreation facilities, and supporting infrastructure.
- To sustainably manage park resources for the protection of their **natural features**, inherent ecological value, recreation or stewardship opportunities, and to support equitable population health outcomes.
- To ensure the continued and improved ecological function of Sooke's lands and waters, through initiatives such as sustainable forest and watershed management and biodiversity enhancement.
- To assist in implementing the [District of Sooke's Parks and Trails Master Plan](#).

### Uses

- Recreation
- Protected ecological areas
- Institutional
- Accessory dwellings and outbuildings
- Public Utilities

### Built Form

- Variable to support park use

### Density

- N/A



## 3.13 COMPREHENSIVE DEVELOPMENT

### Purpose

- To allow for flexible, innovative development options for larger parcels of land targeted for development within Community Growth Areas (CGA).
- To ensure that proposed developments within Comprehensive Development (CD) designated areas shall be planned, designed, and constructed in alignment with the goals, objectives, and policies of the OCP.
- To integrate commercial, residential, recreational, and institutional land uses, where appropriate
- To leverage development opportunities to secure community amenities and infrastructure.

### Uses

- To be determined through Area Plan process

### Built Form

- To be determined through Area Plan process

### Density

- To be determined through Area Plan process

### Additional Directions

- Comprehensive development zoning proposed outside of the CD designation is permitted but must meet with the policies detailed in the designation within which they are located.
- As CD lands have been identified as culturally significant for the T'Sou-ke Nation and Scia'new Nation, consultation with the T'Sou-ke Nation and Scia'new Nations for development must be a part of the application and planning process.
- Comprehensive developments proposed in areas without access to sewer shall be required to provide on-site options that protect the harbour, basin, and environment, and must be approved by the District and Island Health.
- Comprehensive development areas will require preparation of an Area Plan by the applicant that details land uses, built forms, densities, servicing, amongst others.
- An Area Plan will establish site specific Design Guidelines to be used in evaluating future development applications.

## 3.14 NEIGHBOURHOOD AREA PLANS

### Purpose

- To support a meaningful engagement process with T'Sou-ke Nation and Scia'new Nation, existing residents, partners, and business owners in the Billings Spit/Kaltasin and Whiffin Spit neighbourhoods.
- To explore sewer expansion opportunities, with the goal of improving water quality in Sooke Harbour and Basin.
- To seek complementary land uses that support a shared community vision for the area and honour T'Sou-ke Nation and Scia'new Nation priorities for this land.
- To identify unique land use patterns and community interests that will benefit from future neighbourhood area plans.

### Additional Directions

- Uses, built forms, and densities will be determined through a detailed Area Plan process.
- The Area Plan process shall give due consideration to the extensive shoreline and must include sea-level rise and storm surge analysis.





**Sooke Boardwalk**



# PART 4 COMMUNITY POLICIES

In addition to diverse land uses, a community is made up of a complex system of physical, ecological, and socio-economic infrastructure. Part 4 is comprised of policies and actions to help bring this OCP's vision to life, providing direction for transportation, natural environment stewardship, parks and trails, green buildings, infrastructure, agriculture and food systems, **community economic development**, arts and culture, housing, recreation and community services, and equity.

Transportation initiatives including those identified in the Transportation Master Plan encourage alternative modes of transportation, and help to respond to the transportation emissions, which account for over 50% of our greenhouse gas (GHG) emissions.

# TRANSPORTATION

## 4.1 TRANSPORTATION

By encouraging a range of transportation options, the District will achieve multiple benefits including alleviating traffic congestion, improving quality of life, and strengthening economic development.

As outlined in the District's Transportation Master Plan, the vision for our community's transportation network is one where all ages and abilities meet their day-to-day mobility needs using a variety of travel options that are convenient, safe, connected, and support our community's aspirations to be healthy, vibrant, and sustainable. To achieve this vision, we will need to provide greater transportation choices that not only make it easier and more efficient to move around the community, but also reduce our greenhouse gas emissions to respond to the climate emergency.

This OCP supports a mix of transportation solutions throughout the District's Community Growth Area, with specific mobility choices for the Town Centre.

### Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY TRANSPORTATION OBJECTIVES
<b>Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.</b>	<ul style="list-style-type: none"><li>• Implement the District of Sooke Transportation Master Plan (2020).</li><li>• Establish modal priority.</li></ul>
<b>Create a safe and resilient community for all.</b>	<ul style="list-style-type: none"><li>• Improve and expand transit service and infrastructure.</li></ul>
<b>Bolster streetscapes, homes and destinations in the Town Centre, the bustling heart of Sooke.</b>	<ul style="list-style-type: none"><li>• Modernize approach to public and private parking.</li></ul>
<b>Treat streets as a place for people and public life.</b>	
<b>Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.</b>	<ul style="list-style-type: none"><li>• Minimize the climate impact of the transportation sector and support the expansion of new mobility.</li></ul>

## Transportation Policies & Actions

The District of Sooke Transportation Master Plan (TMP) provides detailed guidance for pedestrian, cycling, transit, and complete street networks. To avoid redundancy, the actions and policies included in the TMP have not been included in this chapter. All transportation actions and policies that are included in this chapter serve to supplement the TMP in alignment with the goals of this OCP.

### Objective 4.1.1 Implement the District of Sooke Transportation Master Plan.

#### Policies

##### Policy 4.1.1.1

Implement the actions and policies within the District of Sooke Transportation Master Plan to realize the goals of this OCP, particularly those that relate to:

- Reducing car dependency and offering more transportation choices, with priority given to walking, cycling, transit use, and goods movement;
- Creating a safe and resilient community for all;
- Creating civic infrastructure and landscaping that is both high performing and delightful;
- Bolstering streetscapes, homes, and destinations in the Town Centre;
- Treating streets as a place for people and public life; and,
- Mobilizing to address the climate emergency head-on, achieving the District's GHG emission reduction targets.
- Establishing a secondary crossing over Sooke River that addresses emergency access management and transportation demand management.

#### Actions

##### Action 4.1.1.2

Align decision-making and investment in **multi-modal** mobility infrastructure consistent with the District of Sooke Transportation Master Plan, and as shown in the following figures in this chapter:

- **Figure 7** - Complete Streets Network
- **Figure 8** - Walking and Rolling Network
- **Figure 9** - Cycling Network

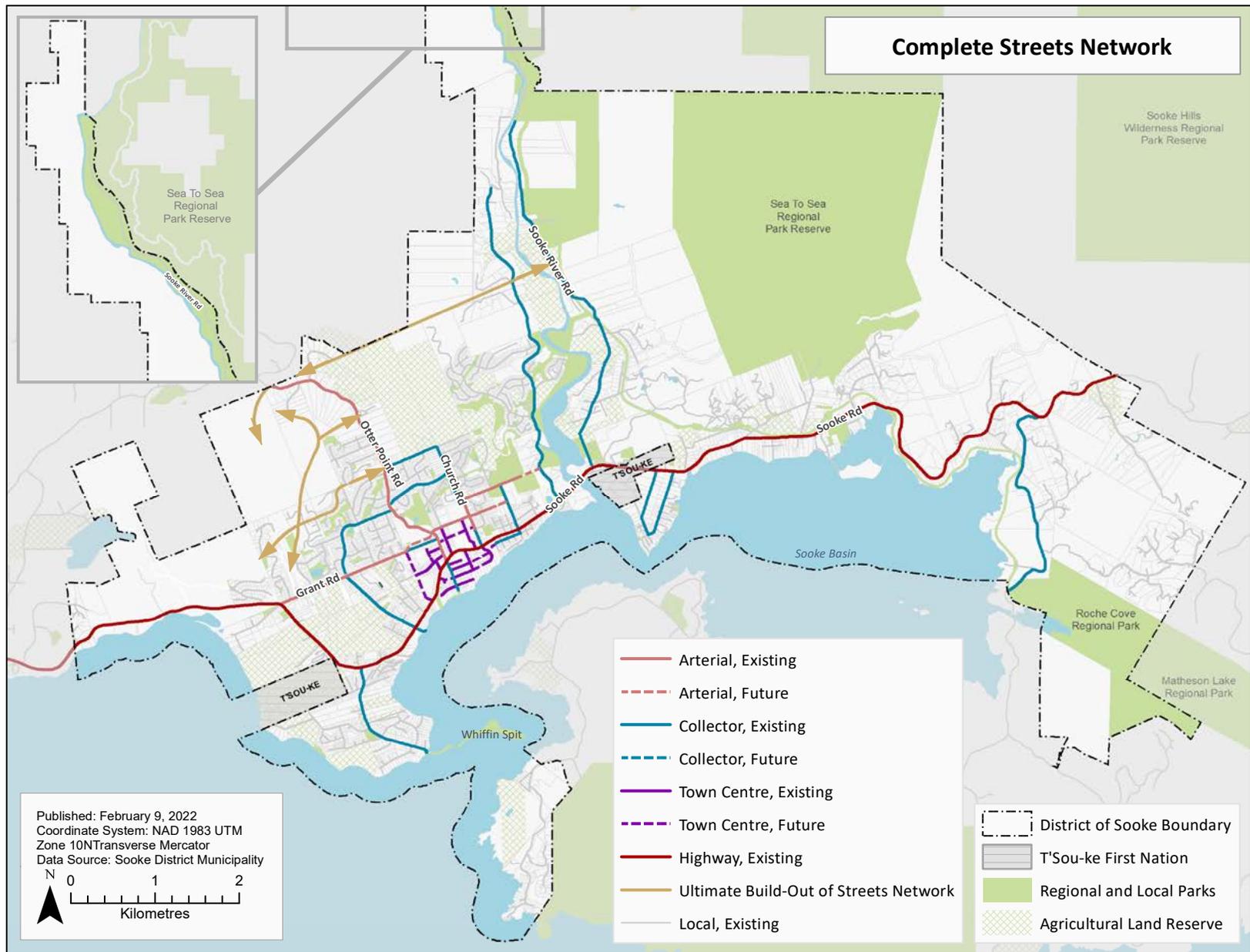


Figure 7. Complete Streets Network Map

## Objective 4.1.2

## Establish modal priority.

### Policies

#### Policy 4.1.2.1

Transportation decisions related to investment, space allocation, and improvements will be based on the following priority hierarchy: walking/rolling, cycling, public transit, goods movement, multi-occupant vehicles and single-occupant vehicles.

#### Policy 4.1.2.2

Create “**complete streets**” that provide safe, comfortable operating conditions for all travel modes.

### Actions

#### Action 4.1.2.3

Update the existing MoU with the Ministry of Transportation in order to realize shared **multi-modal** objectives for Highway 14, the Grant Road Connector, and associated municipal streets.

#### Action 4.1.2.4

Ensure that school site design provides safe access in relation to Highway 14.



*Getting around in Sooke is particularly suited to cars. More needs to be done to improve pedestrian and cycling safety as well as the serious accessibility issues that exist for the mobility challenged. Street safety needs improvement to enable residents to comfortably move around Sooke on foot or cycle.*

Community Feedback

## Objective 4.1.3

## Improve and expand transit service and infrastructure.

### Actions

- Action 4.1.3.1** Seek funding to make improvements to existing bus stops, which would include accessible boarding pads and other passenger amenities such as shelters and benches. Bus stop improvement priorities will align with those identified in the Sooke Local Area Transit Plan that are on District roads.
- Action 4.1.3.2** Continue to work with BC Transit and the Ministry of Transportation and Transit to identify, plan, and construct transit priority measures along Highway 14 and other strategic corridors to support the faster movement of transit passengers through areas of congestion and reduce transit travel times.
- Action 4.1.3.3** To support the implementation of the new local transit routes, work with BC Transit to support the implementation of the Wadams Way Transit Exchange.
- Action 4.1.3.4** In alignment with the Sooke Local Area Transit Plan, work with BC Transit to expand regional transit service to Langford, downtown Victoria, and other parts of Greater Victoria. This will include additional service hours on the Route 61 on both weekdays and weekends.
- Action 4.1.3.5** Support work-from-home, teleworking / co-work spaces in the Town Centre, car-pooling, car share operators, or other initiatives to reduce commuter travel.

## Objective 4.1.4

## Modernize approach to public and private parking.

### Policies

#### Policy 4.1.4.1

Pursue opportunities to influence travel behavior and reduce vehicle reliance through transportation demand management as defined within the [Transportation Master Plan](#).

### Actions

#### Action 4.1.4.2

Update off-street parking requirements in the **Zoning Bylaw** to align with current trends and best practices.

#### Action 4.1.4.3

Undertake a review of the District's on-street parking management practices to reflect the changing population and to explore the following topics:

- Residential parking permit program
- Time limited parking in areas with existing and planned mixed-use development
- Passenger-loading stalls areas with existing and planned mixed-use development
- Accessible parking stalls include design standards and locations where they are most appropriate

#### Action 4.1.4.4

Complete a Town Centre parking management study that includes public consultation with Town Centre businesses, residents, and the general public, and an inventory of locations that may be suitable for municipal-owned parking areas.



## Objective 4.1.5

## Minimize the climate impact of the transportation sector and support expansion of new mobility.

### Actions

- Action 4.1.5.1** Continue to expand the public EV charging station network by adding new **Level 3** charging stations within close proximity to Highway 14. Specific locations will align with the recommendations in the Capital Region Electric Vehicle and Electric Bicycle Infrastructure Planning Guide, which include SEAPARC Leisure Complex and the Sooke library.
- Action 4.1.5.2** Continue to monitor provincial e-bike incentive programs and consider providing a top-up incentive to increase uptake of electric bicycles.
- Action 4.1.5.3** Address ride-hailing and other “new mobility” options as they begin to emerge in Sooke.
- Action 4.1.5.4** Explore the feasibility of a micromobility readiness assessment to determine what bylaws need to be changed; identify similarities/ differences from pedestrians/cyclists where micromobility vehicles should be allowed; what risks and mitigation exist; and provide a framework for what a private shared system could look like if permitted. Following the assessment, the District will apply to the provincial government’s Active Transportation Pilot Projects, either to allow private use of the devices or to allow private operators



*More separated (away from the roadway) bike and walking/running trails needed immediately to connect our town. Build it now... not 10 years from now. Supports a healthy population and quality of life and is important component of addressing climate change*

Community Feedback

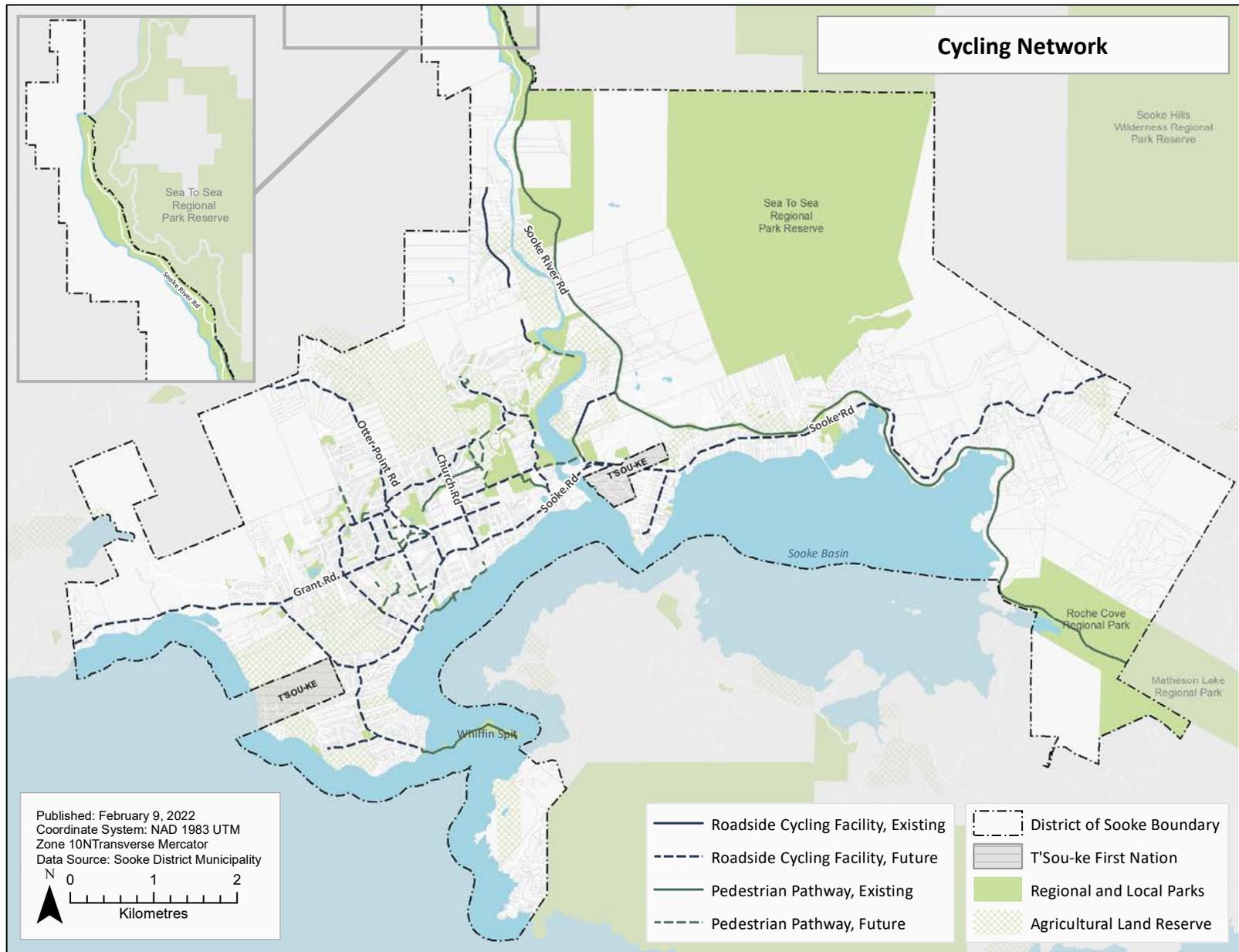


Figure 9. Cycling Network Map

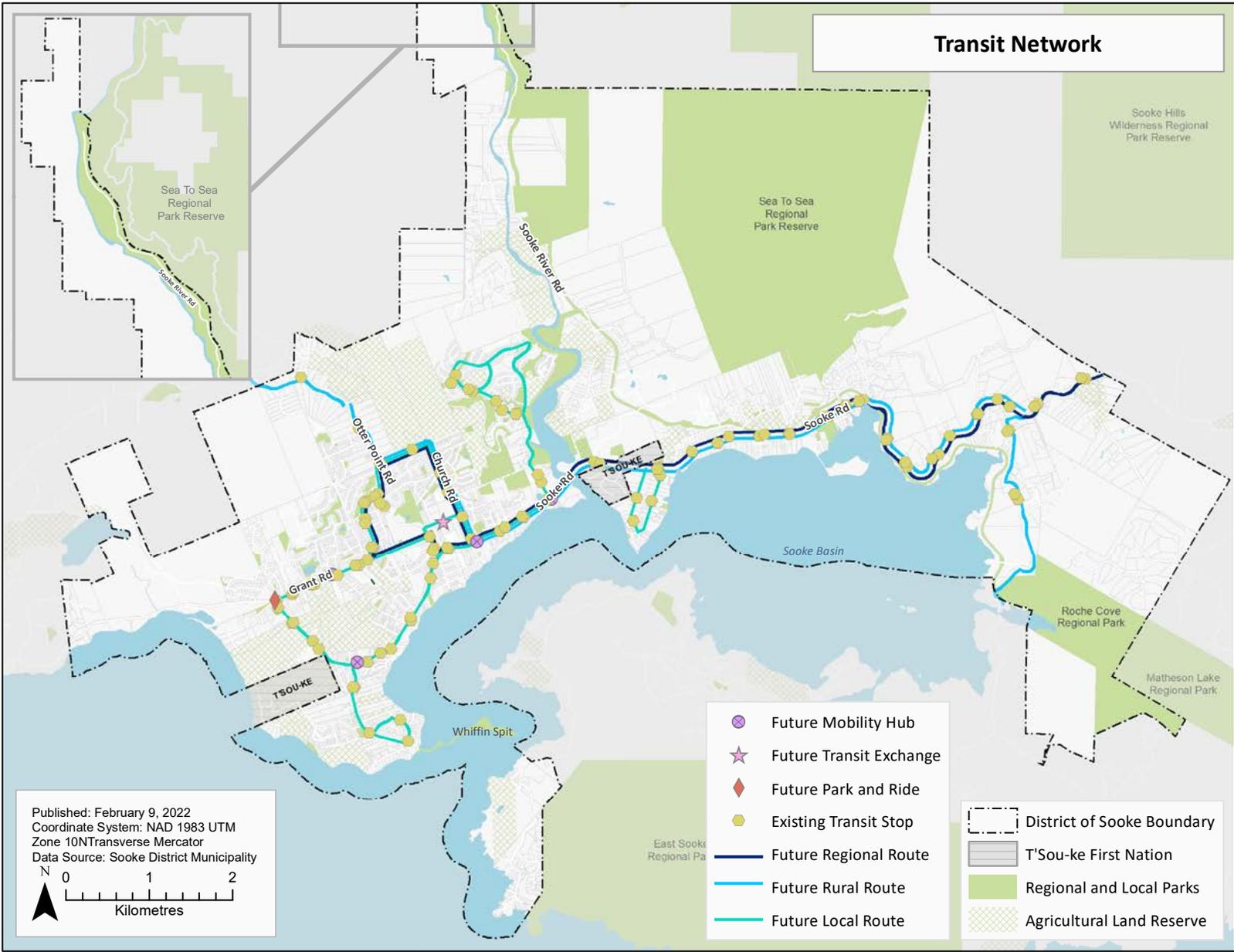


Figure 10. Transit Network Map





**Access to nature and greenspaces, as residents and visitors enjoy at the Sooke Potholes, is crucial for the mental and physical well-being of current and future generations.**

# NATURAL ENVIRONMENT

## 4.2 NATURAL ENVIRONMENT

Sooke’s sense of place is inherently connected with its natural setting. Natural spaces are cherished by residents and visitors alike as places for recreation, cultural practice, stewardship, and restoration.

By protecting and restoring ecosystem health, the District can support community well-being while securing the essential services these ecosystems provide, such as water retention and infiltration and air purification. All community members have an important role to play in stewarding Sooke’s land and waters, through actions such as habitat creation, biodiversity enhancement, and restoration of degraded ecosystems. Actions such as these are powerful local responses to climate change mitigation and adaptation.

The T’Sou-ke Nation and other Indigenous people have been managing and caring for local land and waters since Time Immemorial. So too have settler communities and as such, there is already tremendous traditional knowledge about local stewardship that must be drawn upon into the future.

### Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY NATURAL ENVIRONMENT OBJECTIVES
<p><b>Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.</b></p>	<ul style="list-style-type: none"> <li>• Protect existing <b>sensitive ecosystems</b> and restore lost or degraded ecosystem functions.</li> <li>• Proactively and responsibly manage Sooke’s <b>ecological assets</b>, enhancing opportunities for connections to place.</li> </ul>
<p><b>Protect and connect, physically and visibly, with the waterfront, the soul of Sooke.</b></p>	<ul style="list-style-type: none"> <li>• Preserve and restore Sooke’s Harbour and Basin for its environmental, traditional, cultural, spiritual, and recreational values.</li> </ul>
<p><b>Create a safe and resilient community for all.</b></p>	<ul style="list-style-type: none"> <li>• Improve the health of Sooke’s air, water, and land.</li> <li>• Prepare for the impacts of climate change.</li> </ul>

## Natural Environment Policies & Actions

**Objective 4.2.1**      **Protect existing sensitive ecosystems and restore lost or degraded ecosystem functions.**

Policies

- Policy 4.2.1.1**      Restore already degraded ecosystems through the development process and ensure extensive restoration work occurs where sites are altered.
- Policy 4.2.1.2**      Ensure subdivision and development plans complement the natural topography, while also ensuring pedestrian/cycling connectivity and retention of key topographic features.
- Policy 4.2.1.3**      Avoid the use of tall retaining walls in visually dominant areas such as street frontages or in hillside areas. Where retaining is unavoidable, vegetation must be incorporated to visually soften the wall and restore the site.
- Policy 4.2.1.4**      For any new developments and redevelopment along riparian areas or in other **environmentally sensitive areas**, encourage the protection of sufficient land needed to maintain the environmental resources and an adjacent public trail where feasible.



- Action 4.2.1.5** Inventory, protect, and enhance **environmentally sensitive areas** (ESAs), including natural watercourses, riparian areas, freshwater aquatic ecosystems, estuary and marine shorelines and intertidal zones, terrestrial ecosystems, at-risk species and ecological communities, raptor and heron nests”, and steep or unstable slopes. More extensively map environmental resources, especially in future development areas.
- Action 4.2.1.6** Work with T’Sou-ke Nation, CRD, Provincial and Federal levels of government, and other non-profit stakeholders to identify, inventory, and protect provincially and federally listed species at risk, ecological communities at risk and wildlife habitat areas.
- Action 4.2.1.7** Encourage preservation of culturally significant vegetation and removal of invasive species. Work with T’Sou-ke Nation and other Indigenous communities to seek opportunities to preserve areas with culturally significant plants and ecology.
- Action 4.2.1.8** Building upon the ESA inventory, develop a natural areas strategy to help preserve and maintain the biodiversity of ecosystems, including the Sooke Harbour and Basin, for future generations.
- Action 4.2.1.9** Require meaningful collaboration with other government and non-government agencies, including T’Sou-ke Nation, when land use discussions and decisions are being undertaken within and adjacent to the District of Sooke.
- Action 4.2.1.10** Encourage private stewardship of **environmentally sensitive areas**. Encourage landowners to protect, preserve, and enhance **environmentally sensitive areas** on private property through conservation tools such as conservation covenants, land trusts, and eco-gifting.

## Objective 4.2.2

**Proactively and responsibly manage Sooke’s ecological assets, enhancing opportunities for connections to place.**

### Policies

#### **Policy 4.2.2.1**

Highlight the natural processes and values of rainwater management facilities in parks and look for new opportunities to integrate rainwater management in parks and trails beyond the stormwater management facilities provided by developers.

#### **Policy 4.2.2.2**

Encourage developers to design and construct integrated rainwater management solutions, such as **bioswales, rain gardens**, green roofs, and stormwater detention ponds.

#### **Policy 4.2.2.3**

Support public educational programs that enhance awareness of Sooke’s collective environmental responsibility and encourage voluntary environmental protection, restoration, and stewardship. Partner with local schools on environmental education initiatives.

### Actions

#### **Action 4.2.2.4**

Prepare an Urban Forest Strategy that evaluates the existing tree canopy across the District and establishes a target and measures to improve Sooke’s tree canopy.

#### **Action 4.2.2.5**

Prepare a Tree Management Policy, requiring the protection of significant trees and trees in **environmentally sensitive areas**, and replacement trees for new developments and projects.

#### **Action 4.2.2.6**

Incorporate **natural assets** as part of the District’s **Asset Management** Planning.

**Objective 4.2.3**

**Preserve and restore Sooke’s Harbour and Basin for its environmental, traditional, cultural, spiritual, and recreational values.**

Policies

**Policy 4.2.3.1**

Conserve the remaining natural shoreline.

**Policy 4.2.3.2**

Perform adaptive measures to environmentally restore the Sooke Harbour and Basin, working in conjunction with multi-jurisdictional government agencies and stakeholders in the area.

**Policy 4.2.3.3**

Reduce pollutants entering Sooke’s Harbour and Basin and manage upland activities to reduce possible source pollutants.

**Beachgoers enjoy Whiffin Spit, one of many cherished community assets that help shape Sooke’s natural beauty.**



## Objective 4.2.4

## Improve the health of Sooke's air, water, and land.

### Policies

- Policy 4.2.4.1** Encourage land uses that house vulnerable populations (e.g. seniors, children, clinically vulnerable) to be located away from major point sources of air pollution.
- Policy 4.2.4.2** Promote access to clean, fresh drinking water for the entire community of Sooke.
- Policy 4.2.4.3** Support the transition away from cosmetic pesticide use on all lands within Sooke by encouraging organic and environmentally friendly alternatives, with municipal lands leading by example.

### Actions

- Action 4.2.4.4** Collaborate with the Capital Regional District (CRD) and other non-profit stakeholders for air quality monitoring and implementation of measures to improve air quality (i.e. policies, fines, green energy, enhanced education, etc.).
- Action 4.2.4.5** Collaborate 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.
- Action 4.2.4.6** Provide leadership and education in water conservation by requiring enhanced water efficiency measures in all new District buildings, through retrofits of existing municipal buildings and facilities, and reducing water usage in other municipal operations.
- Action 4.2.4.7** Explore opportunities for a recreational vehicle sani-dump facility that may connect to the municipal sewer system, in accordance with the District's Sewer Use Bylaw and applicable user requirements.
- Action 4.2.4.8** Promote facilities for boat sewage discharge (e.g., dockside vacuum system), subject to compliance with the District's Sewer Use Bylaw and further technical and design review.
- Action 4.2.4.9** Promote the establishment of a yard waste composting facility.
- Action 4.2.4.10** Promote the impact of pesticide use and educate the public on the benefits of organic alternatives.

## Objective 4.2.5

## Prepare for the impacts of climate change.

### Actions

- Action 4.2.5.1** Implement and build upon the District of Sooke's Climate Action Plan to address severe wildfire season, seasonal water shortages, heat waves, ocean acidification, sea-level rise, and flood risk hazards at the local level.
- Action 4.2.5.2** Ensure the District has appropriate strategies to manage the hazards, risks, and vulnerabilities of the community through an integrated Emergency Management Plan.
- Action 4.2.5.3** Work proactively in conjunction with the CRD to better understand the local effects of climate change and identify adaptation measures, taking into consideration an integrated approach to environment, social, economic, and human safety.



*A small town on the edge of the ocean and wilderness depends on its environment. As the climate continues to change, we will depend more and more on the services of the ocean to cool us and forests to retain moisture and provide habitat for the wildlife that are essential to the ecosystem.*

Community Feedback



# PARKS AND TRAILS

## 4.3 PARKS AND TRAILS

A diverse and connected parks and trails system contributes positively to the protection of Sooke’s ecology, improves access to services and amenities, and supports recreational activities from the rainforest to the sea. It also is paramount to the health and well-being of Sooke’s residents.

Parks and trails are critical elements of a healthy built environment and support a holistic approach to climate change mitigation and adaptation. As Sooke continues to grow, the District will expand and diversify its parks and trails network to improve connectivity, add amenities and infrastructure, and support more equitable access.

We will leverage future development to facilitate new park acquisition and support enhanced social well-being. Investment will reflect unique local character, including Sooke’s Harbour, Basin, River, and Hills.

### Goals and Objectives Summary

#### OCP GOALS

---

**Expand and protect parks and green space throughout the community for the well-being of current and future generations.**

---

**Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.**

---

**Create a safe and resilient community for all.**

---

**Protect and connect, physically and visibly, with the waterfront, the soul of Sooke.**

---

#### COMPLEMENTARY PARKS AND TRAILS OBJECTIVES

- Implement the District of Sooke Parks and Trails Master Plan.
- Enable a diverse approach to park design.
- Provide equitable access to parks.

## Parks and Trails Policies & Actions

The District of Sooke Parks and Trails Master Plan provides strong, detailed guidance for the management of the District’s system of parks, trails, and green spaces. To avoid redundancy, those actions and policies have not been included in this chapter. All parks and trails actions and policies that are included in this chapter serve to supplement the Parks and Trails Master Plan in alignment with the goals of this OCP.

### Objective 4.3.1 Implement the District of Sooke Parks and Trails Master Plan.

Action

#### Action 4.3.1.1

Implement the actions and policies within the District of Sooke Parks and Trails Master Plan to realize the goals of this OCP, particularly those that relate to:

- expansion and protection of parks and greenspace;
- equally honouring the diverse identities and lived experiences of residents in public spaces;
- creating a safe and resilient community for all; and,
- protecting and connecting residents with – and improving public access to – the waterfront.

### Objective 4.3.2 Enable a diverse approach to park design.

Policies

#### Policy 4.3.2.1

Recognizing that the design of parks – including their programming, geometries, and functions – are by-products of the cultures that create them, follow the following guidelines for new and updated parks:

- Allow design languages to evolve beyond Euro-colonial notions of park space.
- Incorporate Indigenous perspectives and worldviews in the formation of park types, layouts, and purposes.
- Promote the planting of local species, and the restoration of local habitats in park spaces.
- Support the removal of oppressive symbols such as plaques or monuments that pay tribute to the figures that symbolize colonialism, racism, and other forms of oppression.

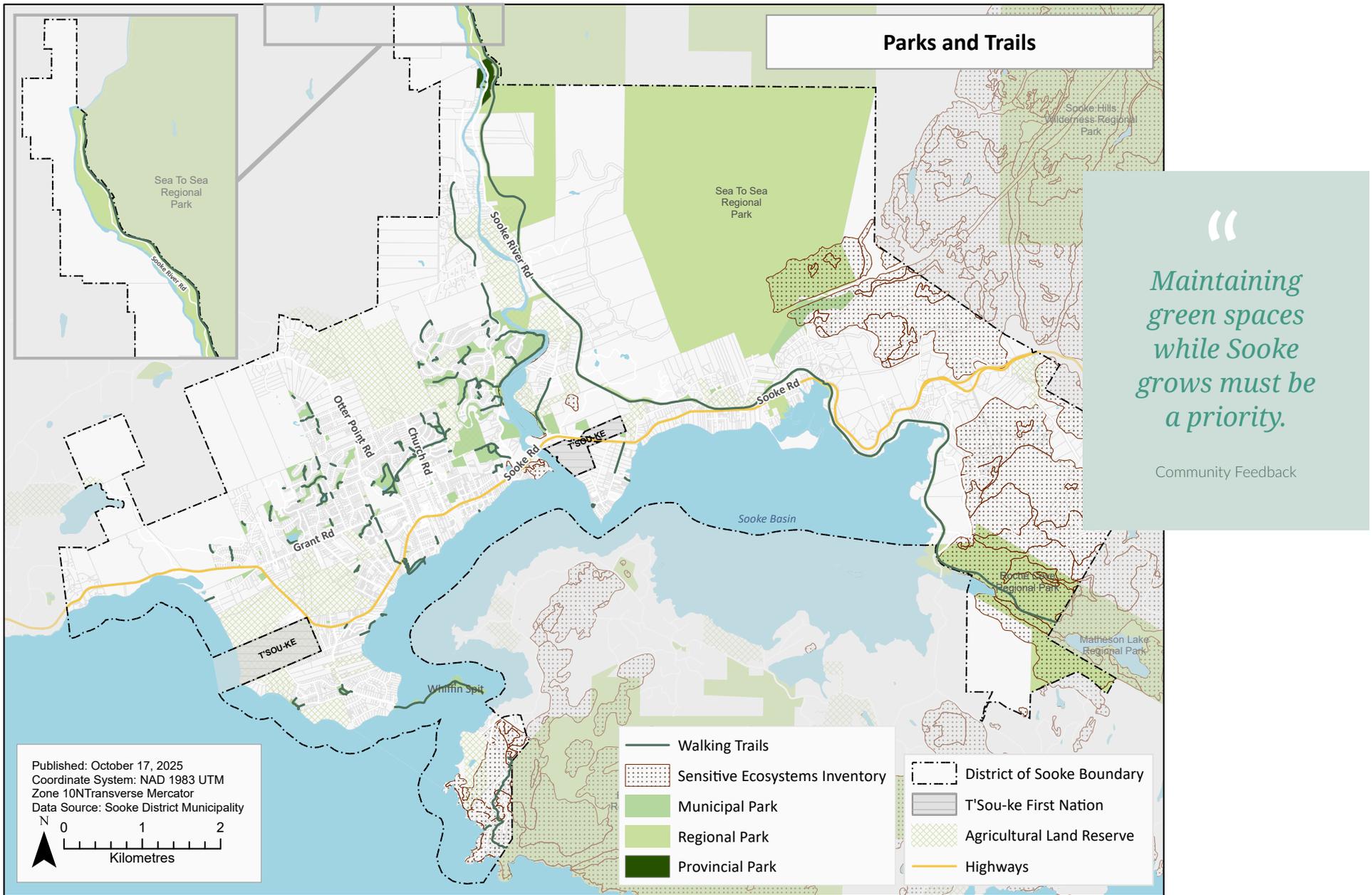


Figure 11. Parks and Trails Map

## Objective 4.3.3

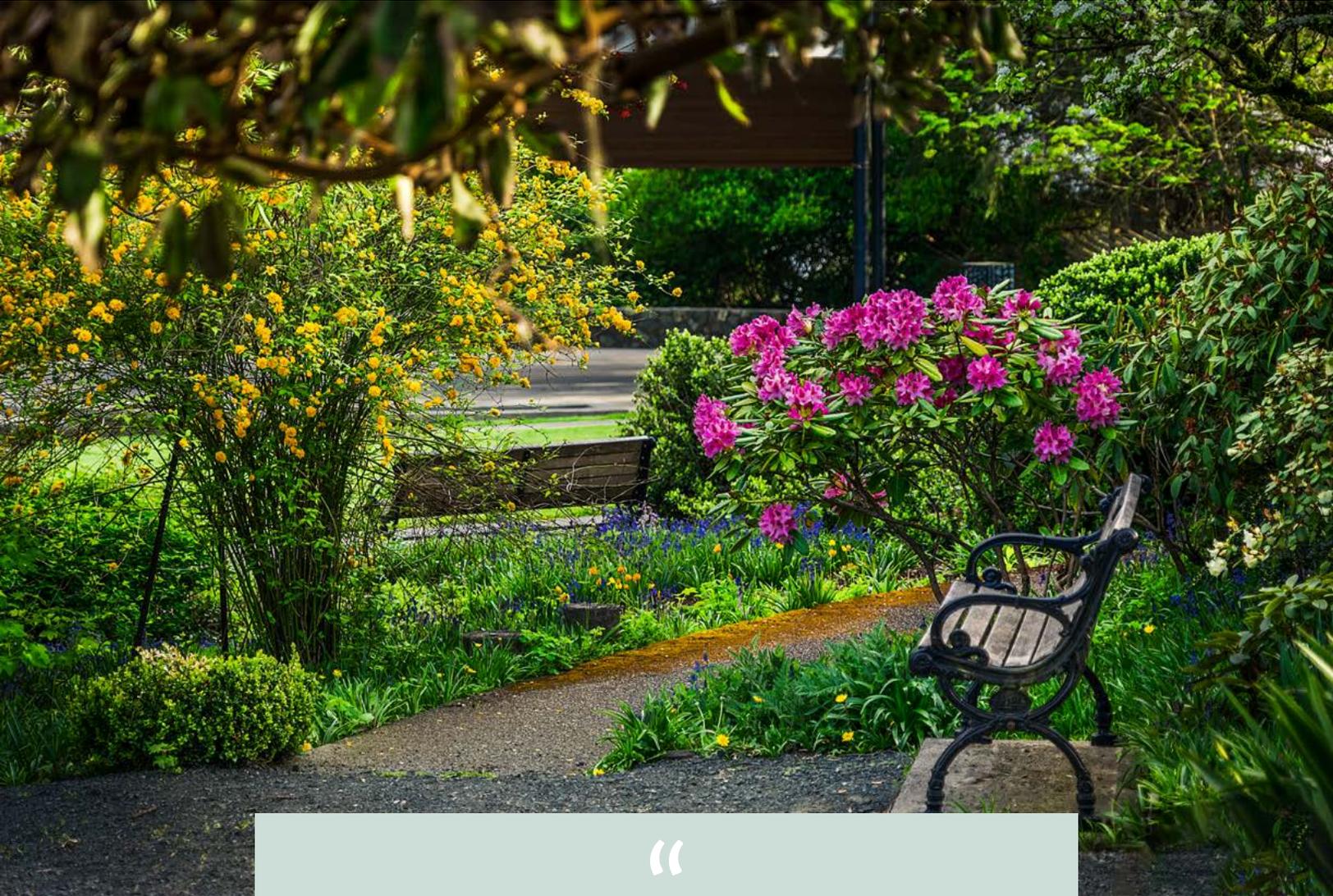
## Provide equitable access to parks.

### Policies

- Policy 4.3.3.1** Ensure that park spaces reflect the diverse identities and needs of the communities in which they are located by seeking to incorporate meaningful input from youth, seniors, and **equity-seeking groups** in park visioning, planning, and construction stages.
- Policy 4.3.3.2** Allow for community stewardship of parks.
- Policy 4.3.3.3** Applying **universal design** principles to allow all ages and abilities to access and enjoy parks, and to use their amenities.
- Policy 4.3.3.4** Expand the traditional notion of what a park is and can accommodate, allowing for flexible use.
- Policy 4.3.3.5** Apply an evidence-based approach to designing for **equity-seeking groups** and others who are traditionally overlooked in park planning and design. An evidence-based approach draws upon research and demonstrated best practices.
- Policy 4.3.3.6** Support the development and application of consistent criteria to guide the equitable acquisition of parkland throughout the District with an emphasis on improving access in growth areas and underserved neighbourhoods.



**Sooke residents value having access to nature, parks, and waterfront.**



“

*Parks and green space and trails - these should be treasured, encouraged and expanded as much as possible*

Community Feedback



# GREEN BUILDING

## 4.4 GREEN BUILDING

Buildings contribute to one quarter of Sooke’s annual greenhouse gas emissions. As our community evolves, we will need to address the ways in which we heat, cool, and power our buildings.

The BC Energy Step Code provides guidance on improving building energy performance over the next decade. Education about its adoption ensures greater energy efficiency gains and fewer emissions sooner. We will leverage Sooke’s local development industry to design and construct new buildings that eliminate fossil fuel powered energy systems, avoiding continued reliance on fossil fuels. Retrofitting existing buildings is imperative to reducing buildings emissions and energy costs, and improving overall comfort for residents.

### Goals and Objectives Summary

#### OCP GOALS

---

**Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.**

#### COMPLEMENTARY GREEN BUILDING OBJECTIVES

- Lead by demonstrating; achieve **net-zero emissions** for municipal buildings.
  - Construct new buildings to **net-zero emissions** standards.
  - Encourage upgrades to existing buildings to higher energy efficiency standards and low-carbon energy systems.
-

# Green Building Policies & Actions

## Objective 4.4.1      Lead by demonstrating; achieve net-zero emissions for municipal buildings

Actions

- Action 4.4.1.1**      Build all new municipal buildings to **net-zero emissions** standards, meeting 100% of energy demand through renewable electrical means.
- Action 4.4.1.2**      Provide at least 10% of new municipal buildings' energy through on-site renewable energy generation.
- Action 4.4.1.3**      Reduce energy use by at least 30% across the municipal building portfolio. Conduct a portfolio-wide energy audit and develop a retrofitting plan for all municipally-owned buildings, in alignment with **asset management** and strategic financial plans. Review the retrofitting plan every 5 years to evaluate progress and make necessary adjustments to meet high energy efficiency and **net-zero emissions** targets.
- Action 4.4.1.4**      Retrofit all municipal buildings' space and water heating energy sources to electrical heat pump systems.

## Objective 4.4.2

## Construct new buildings to net-zero emissions standards.

### Policies

#### Policy 4.4.2.1

Adoption of the BC Energy Step Code for all new buildings in accordance with the District of Sooke Climate Action Plan. The District will encourage the accelerated adoption for Part 9 and Part 3 buildings where feasible, and encourage low-carbon, electric only systems to reduce greenhouse gas emissions.

#### Policy 4.4.2.2

Encourage new industrial, commercial, institutional, and multi-unit buildings' development permit applications to demonstrate 40% embodied carbon reductions as compared to a standard building of the same design.

### Actions

#### Action 4.4.2.3

Update Building Bylaw No.780 to implement BC Energy Step Code.

## Objective 4.4.3

## Encourage upgrades to existing buildings to higher energy efficiency standards and low-carbon energy systems.

### Actions

#### Action 4.4.3.1

Establish and/or promote water efficiency and building energy efficiency retrofit incentive programs such as rebates or financing mechanisms (i.e. property-assessed clean energy – PACE). Coordinate with others offering such programs to cover gaps and maximize uptake.

#### Action 4.4.3.2

Consider developing a policy to prioritize building renovation permits targeting higher energy and emissions performance in the building permit application queue.



# INFRASTRUCTURE

## 4.5 INFRASTRUCTURE

**Integrated infrastructure systems are imperative to the stable livelihood of Sooke’s residents and businesses.**

Many of these systems deliver or require energy to operate and therefore produce greenhouse gas emissions. As population, industry, and employment grow in the coming decades, municipal infrastructure systems must be improved strategically to support the community’s development while reducing environmental impacts and ensuring financial sustainability. Infrastructure serving the Town Centre-Core and Town Centre-Waterfront and other key growth areas will be the focus of future investment.

Climate change risks threaten the regular operation of many infrastructure systems in Sooke. To ensure that municipal infrastructure continues to support the health, well-being, and safety of the community, the District must address the **resilience** of these systems to projected climate shocks and stresses, such as reduced water supply, extended drought conditions and more frequent and severe storms.

### Goals and Objectives Summary

#### OCP GOALS

#### COMPLEMENTARY INFRASTRUCTURE OBJECTIVES

---

**Create a safe and resilient community for all.**

- Improve the **resilience** of existing infrastructure.

---

**Create civic infrastructure and landscaping that is both high performing and delightful.**

- Use a holistic decision-making approach that accounts for full lifecycle costs when making infrastructure investments.
  - Plan new infrastructure efficiently.
-

## Infrastructure Policies & Actions

### Objective 4.5.1      **Improve the resilience and sustainability of existing infrastructure.**

Actions

- Action 4.5.1.1**      Conduct a risk and vulnerability analysis of municipally owned and operated infrastructure at the asset class and system level to determine the climate change impact vulnerability of municipal infrastructure and identify priority assets for adaptation interventions.
- Action 4.5.1.2**      Establish a time-bound program of climate change adaptation measures to implement on local and regional infrastructure, according to the priority established in the assessments. Ensure that the program has a full suite of “**green infrastructure**” interventions.
- Action 4.5.1.3**      Install or upgrade to zero-emissions back-up power in critical infrastructure (e.g. battery electric storage, hydrogen, RNG).
- Action 4.5.1.4**      Develop inspection procedures for high-risk infrastructure to identify damage resulting from extreme weather events.
- Action 4.5.1.5**      Replace water and wastewater pumps at their end of life with more energy efficient models, considering long term functionality, maintenance and other operational logistics.
- Action 4.5.1.6**      Upgrade streetlights to use LED bulbs.
- Action 4.5.1.7**      Continue to support and expand programs that divert solid waste from landfills, including yard waste, recyclable materials, and kitchen organics.
- Action 4.5.1.8**      Continue to support and expand local and regional efforts to decrease waste generation. This includes, but is not limited to, demand-side management measures such as single-use plastic restrictions and supporting landfill bans on materials that have viable local diversion options.
- Action 4.5.1.9**      Continue to support and expand local and regional water use demand-side management efforts including outdoor water use restrictions, development and building bylaws, universal water metering, and rainwater harvesting.

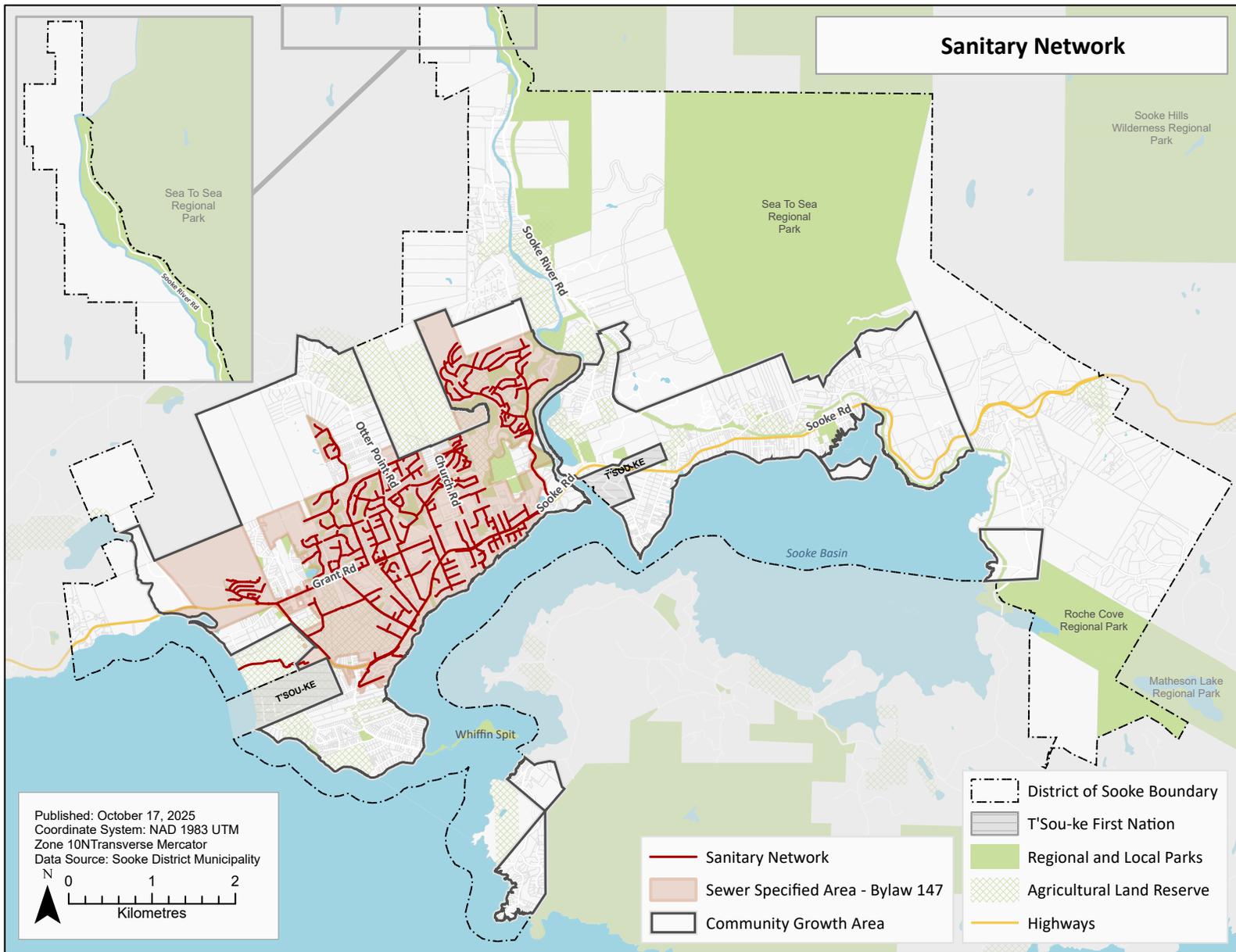


Figure 12. Sanitary Network

## Objective 4.5.2

Use a holistic decision-making approach that accounts for full lifecycle costs when making infrastructure investments.

### Policies

#### Policy 4.5.2.1

When planning new infrastructure, account for:

- Public health and safety;
- Energy and emissions impacts;
- **Resilience** to climate change impacts;
- Environmental responsibility;
- Regulatory need;
- **Asset management** principles; and,
- Economic efficiencies and impact.

#### Policy 4.5.2.2

Apply the concepts of natural capital, **green infrastructure**, and multiple uses to new infrastructure development to ensure it is achieving multiple community goals and functions.

## Objective 4.5.3

Plan new infrastructure efficiently.

### Policies

#### Policy 4.5.3.1

Limit community sewer service expansion into rural residential areas and agricultural lands except where infrastructure is needed to address public or environmental health issues and protection of **natural assets** as identified by the District or other levels of government.

#### Policy 4.5.3.2

Continue to disallow new septic systems for new development within the Sewer Specific Area (SSA)

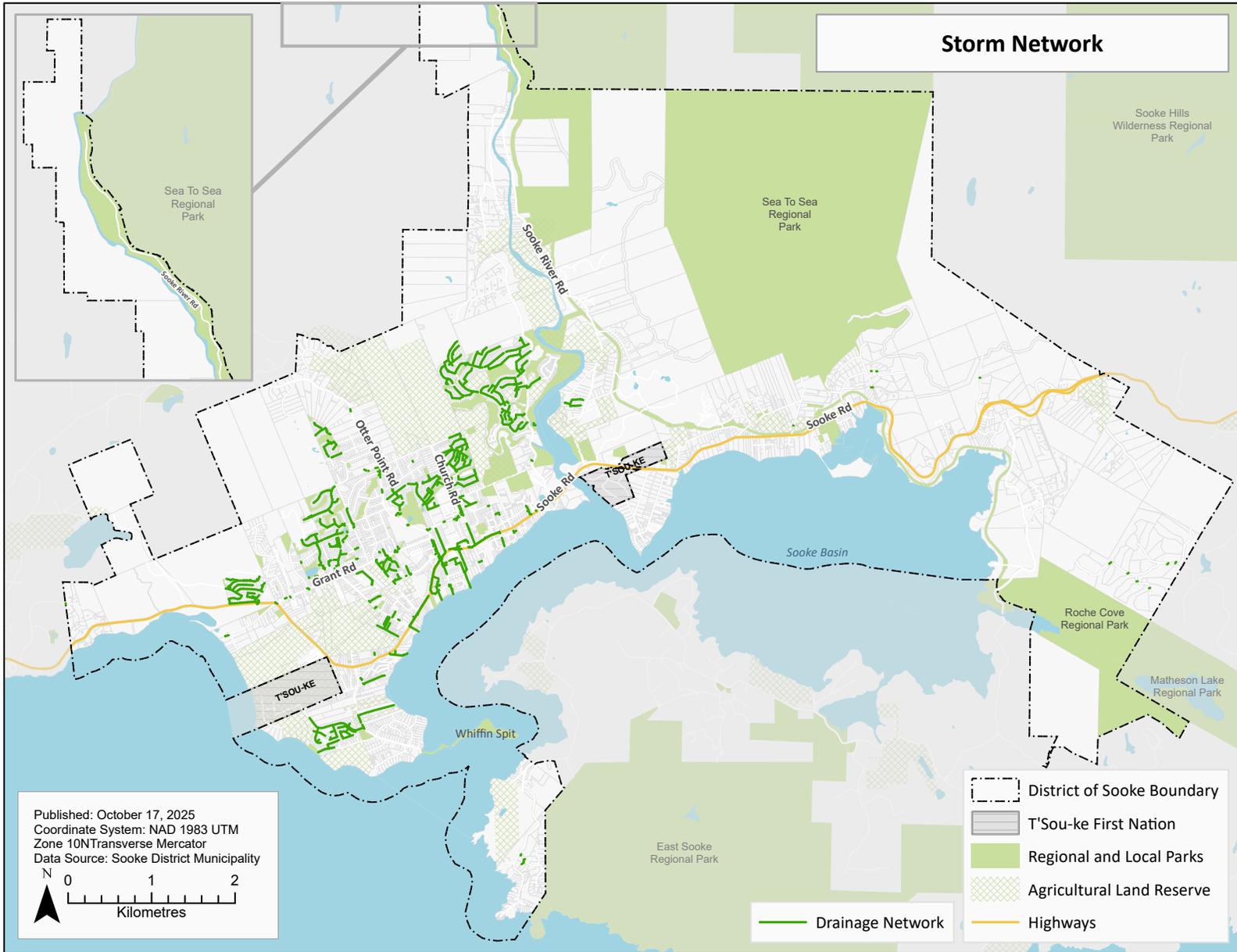


Figure 13. Storm Drainage Network Map



# AGRICULTURE AND FOOD SYSTEMS

## 4.6 AGRICULTURE AND FOOD SYSTEMS

Food production and harvesting is an important part of Sooke’s identity.

Since Time Immemorial, lands and waters within the District and beyond have been stewarded by Indigenous peoples as landscapes rich for food harvesting and cultivation. Agriculture has also become an important part of Sooke’s local economy. In an era of uncertainty, investing in the security of our local food system by protecting our food production lands and reducing food system environmental impacts is paramount to Sooke’s **resilience**.

Beyond food production, the District will take action on **food sovereignty** by supporting improved access to nutritious, locally produced, culturally appropriate, and planet-friendly foods. This has potential to create economic opportunity by supporting agri-food system businesses, and to benefit communities and individuals by expanding opportunities to experience growing, preparing, sharing, and celebrating food.

### Goals and Objectives Summary

#### OCP GOALS

#### COMPLEMENTARY AGRICULTURE AND FOOD SYSTEMS OBJECTIVES

**Support and enjoy local food.**

- Support access to nutritious, locally produced, culturally appropriate, and planet-friendly foods.
- Provide opportunities to experience the growing, preparing, sharing, and celebrating of food.
- Enable agri-food system businesses to contribute significantly to the local economy.

**Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.**

- Protect food production lands.

**Commit to addressing the urgent need to respect and promote the inherent rights of Indigenous peoples including their rights to the land, territories, and resources.**

- Work with Indigenous community members including T’Sou-ke Nation to support **food sovereignty**, and to protect and restore access to traditional foods and food harvesting.

**Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.**

- Support and enable a sustainable Sooke food system that contributes to a **circular economy**.

## Agriculture and Food Systems Policies & Actions

### Objective 4.6.1

Support access to nutritious, locally produced, culturally appropriate, and planet-friendly foods.

#### Policies

##### Policy 4.6.1.1

Plan for food-friendly neighbourhoods where residents can meet their daily need for healthy food within an easy walk or roll of their homes.

##### Policy 4.6.1.2

Where appropriate, encourage large multi-unit developments to include ground floor retail commercial uses such as small grocery stores.

#### Actions

##### Action 4.6.1.3

Support, expand, and work with Sooke Country Market to identify a permanent farmers' market location, which provides site amenities such as loading zones, public washrooms, access to potable water, electricity, and accessible parking.

##### Action 4.6.1.4

Align Sooke's **Zoning Bylaw** provisions for farm retail sales with the current ALC Act and Regulations. In particular, allow limited sales of off-farm products on ALR parcels.



## Objective 4.6.2

Provide opportunities to experience or interact with growing, preparing, sharing, and celebrating food.

### Policies

#### Policy 4.6.2.1

Integrate food producing spaces into public and private lands and buildings. Permit non-commercial community gardens where feasible in parks, rights of way, and public vacant lots.

#### Policy 4.6.2.2

Support opportunities in the public realm for gathering, ceremony, and celebration around food.

#### Policy 4.6.2.3

Encourage residential developments to have sufficient space for a garden.

### Actions

#### Action 4.6.2.4

Support a food and agriculture advisory body to support the implementation of agriculture and **food sovereignty** policies.

#### Action 4.6.2.5

Consider updating Sooke's **Zoning Bylaw** to implement an appropriate minimum on-site or off-site requirement for food growing space such as community gardens or allotment gardens based on proposed gross floor area for larger multi-unit and mixed-use developments.

### Objective 4.6.3

**Enable agri-food system businesses to contribute significantly to the local economy.**

#### Policies

##### **Policy 4.6.3.1**

Encourage and support farming models that strengthen connections between growers and the marketplace, as well as cooperatives, incubator farms, allotment gardens, and community-based farming.

##### **Policy 4.6.3.2**

Support food processing, warehousing, and distribution activities throughout the District.

#### Actions

##### **Action 4.6.3.3**

Establish District-specific food production targets, linked to a self-sufficiency goal, and enable them by supporting a thriving urban farming sector (whether indoor, rooftop, industrial, ALR, and in-ground models).

##### **Action 4.6.3.4**

Advocate to Provincial and Federal governments for policy change to better support the slaughter and processing of locally raised livestock.

## Objective 4.6.4

## Protect food production lands.

### Policies

#### Policy 4.6.4.1

Support the objectives of the Agricultural Land Commission and encourage the preservation of lands which have farming capability and suitability including agricultural areas outside of the ALR in rural residential areas.

#### Policy 4.6.4.2

Ensure sufficient buffers, including roads and rights-of-way, 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, Food and Fisheries' Guide to Edge Planning.

#### Policy 4.6.4.3

Discourage subdivision of agriculture land into smaller parcels, except where significant positive benefits to agriculture can be demonstrated.

### Actions

#### Action 4.6.4.4

Create a District policy for ALR exclusions.

#### Action 4.6.4.5

Explore opportunities for local property tax and other incentives to encourage food land preservation and production.

#### Action 4.6.4.6

Update the **Zoning Bylaw** to ensure consistent buffering and setbacks next to ALR and agricultural lands, to support land use compatibility and protect food production.

## Objective 4.6.5

Work with Indigenous community members to support food sovereignty, and to protect and restore access to traditional foods and food harvesting.

### Policies

#### Policy 4.6.5.1

Support Indigenous **food sovereignty** and access to food and medicines through tools such as land access and co-management, habitat restoration, reducing barriers for harvesting and processing, and increasing access to food system infrastructure.

#### Policy 4.6.5.2

Eliminate contamination of the Sooke Harbour and Basin to re-establish the local shellfish industry and traditional harvesting practices.

### Actions

#### Action 4.6.5.3

Collaborate with T'Sou-ke Nation and other Indigenous community members to identify and protect lands and waters supporting the gathering and harvesting of traditional foods.

#### Action 4.6.5.4

Collaborate with T'Sou-ke Nation and other Indigenous community members to develop **Indigenous gardens** that focus on the cultivation of culturally important species of plants for food, medicine, and ceremony, and provide opportunities for complementary programming or education.

## Objective 4.6.6

Support and enable a sustainable Sooke food system that contributes to a circular economy.

### Policies

#### Policy 4.6.6.1

Promote sustainable farming and landscaping practices such as organic and regenerative.

### Actions

#### Action 4.6.6.2

Partner with the CRD to educate about and minimize food waste, and leverage agri-food system by-products as resources for the **circular economy**.

#### Action 4.6.6.3

Explore opportunity to develop a Sooke composting facility.

#### Action 4.6.6.4

Update the District procurement policy to address social procurement objectives including local food acquisition opportunities.



# COMMUNITY ECONOMIC DEVELOPMENT

## 4.7 COMMUNITY ECONOMIC DEVELOPMENT

Sooke’s economic well-being will be supported by investing in relationships with each other, with regional partners, and with the land, water, and air.

**Community economic development** will: optimize environmental, social, and economic co-benefits for all residents; strengthen a vital relationship with the T’Sou-ke Nation; and be focused on action on climate change.

By defining economic success holistically, Sooke will support both people and businesses to thrive and foster an equitable economic system in which prosperity is shared. While respecting ecological limits, the District strives to support existing businesses, encourage economic diversity, and create the conditions to attract new businesses and employees.

The Town Centre-Core, Town Centre-Waterfront, and Employment Lands designations will continue to host Sooke’s largest concentration of commercial land use. The District will leverage new mixed-use development opportunities in these designations to foster a vibrant public realm, improve access to shops and services, and renew Sooke’s relationship with the waterfront. Concentrating economic development in the Town Centre-Core, Town Centre-Waterfront, and Employment Lands while maximizing connectivity and **multi-modal** transportation options will help minimize the ecological impact of our economy.

### Goals and Objectives Summary

#### OCP GOALS

#### COMPLEMENTARY COMMUNITY ECONOMIC DEVELOPMENT OBJECTIVES

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**Support existing local businesses and encourage the establishment of new businesses and employment. Foster community economic development that respects ecological limits.**

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- Encourage a diverse, thriving and equitable local economy that respects ecological limits.
- Improve civic infrastructure and services that will attract, support, and maintain local economic activity.
- Strengthen economic development relationships and networks.
- Align economic activity with climate and equity goals.

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**Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.**

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**Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.**

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**Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.**

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- Support economic activities in the appropriate locations.

## Community Economic Development Policies & Actions

### Objective 4.7.1 Encourage a diverse, thriving and equitable local economy that respects ecological limits.

Policies

#### Policy 4.7.1.1

Continue to support the traditional economic base of resource and service sectors, including forestry, manufacturing, fishing, and agricultural practices. At the same time, recognize and support a shift towards emerging sustainable resource management opportunities such as green technology, tourism, education, and value-added industries.

#### Policy 4.7.1.2

Maintain tourism in Sooke as an important economic driver of the community and grow its potential through appropriate land use and policy decisions.

Actions

#### Action 4.7.1.3

Commission a hotel and tourism study to study the tourism sector in depth and identify the viability of attracting a major recreation-oriented land use which can serve as a catalyst for expanded hospitality, tourism, hotel, and conference facility investment by the private sector.

### Objective 4.7.2 Improve civic infrastructure and services that will attract, support, and maintain local economic activity

Actions

#### Action 4.7.2.1

Create a user-friendly development process guide that clarifies development application requirements and design, permitting, and construction processes. Align this document with guidelines for Development Permit Areas.

#### Action 4.7.2.2

Develop a comprehensive signage and wayfinding plan that enables accessible and consistent wayfinding for residents and visitors throughout the District.

## Objective 4.7.3

## Strengthen economic development relationships and networks.

### Policies

#### Policy 4.7.3.1

Support partnership opportunities with local private and public sector organizations, including T'Sou-ke Nation and other Indigenous peoples, to advance ongoing community improvements, offer local business support, attract external investment, and undertake joint marketing initiatives.

#### Policy 4.7.3.2

Encourage a unified economic development mechanism for Sooke.

### Actions

#### Action 4.7.3.3

Create a reserve fund to be used for **community economic development** initiatives.

## What is Community Economic Development?

Community Economic Development (CED) is about working together as a community and with partners towards a diverse local economy that helps all of Sooke to thrive. It's also about learning from all sectors of the community, and supporting local businesses, organizations, professionals, service providers and citizens.

Sooke's economic development is oriented to promoting environmental health as well as human well-being and safety in a climate-changing world.

## Objective 4.7.4

## Align economic activity with climate and equity goals.

### Policies

- Policy 4.7.4.1** Support businesses and entrepreneurship activities led by equity-seeking community members.
- Policy 4.7.4.2** Support businesses and sectors of the economy that contribute to climate action and mitigation, such as renewable energy industries, **circular economy** businesses, social enterprises, local food production and sales, eco-tourism, and green manufacturing entrepreneurs.
- Policy 4.7.4.3** Enable access to quality and affordable childcare. Prioritize co-location of childcare spaces that offer easy access to suitable employment sites and schools.

### Actions

- Action 4.7.4.4** Explore cost-reduction mechanisms, such as tax incentives and DCC rebates, to support implementation of low-carbon and climate adaptation strategies.
- Action 4.7.4.5** Enable the arts, culture, and non-profit sectors to increase their impact on the local economy by offering support mechanisms such as granting access to spaces, and capacity building opportunities.
- Action 4.7.4.6** Collaborate with new immigrant, training, and employment organizations to support incoming workforce.

## Objective 4.7.5

## Support economic activities in appropriate locations.

### Policies

#### Policy 4.7.5.1

Position the Town Centre as the commercial heart of the community.

#### Policy 4.7.5.2

Prioritize pedestrian-oriented ground floor retail activity along Otter Point Road in the Town Centre-Core, Murray Road and Brownsey Boulevard.

### Actions

#### Action 4.7.5.3

Strengthen incentives for new and existing mixed-use commercial development in the Town Centre including amenity zoning and/or density bonus provisions.

#### Action 4.7.5.4

Complete a comprehensive parking plan for the Town Centre that considers current and future transportation trends in the District, such as a reduced reliance on personal vehicles and a transition to alternative modes of transportation such as walking, cycling and transit.

#### Action 4.7.5.5

Continue to support and modernize the regulation for home-based businesses to provide local services and employment opportunities in residential areas.

#### Action 4.7.5.6

Prepare an Employment Lands Strategy through testing the viability of Employment Lands, and support further economic activity in this area.

#### Action 4.7.5.7

Reaffirm the importance of the **high streets** within the Town Centre through the integration of urban design elements. Planning and Engineering departmental staff should undertake a coordinated review of Development Permit Application design drawings.



# ARTS AND CULTURE

## 4.8 ARTS AND CULTURE

Continuing to invest in and diversify Sooke’s vibrant and evolving arts and culture sector will bolster our economy, advance equity and reconciliation, and support community well-being.

Sooke’s identity has long been rooted in arts and culture. To build on this strong foundation, the District will further invest in cultural infrastructure, collaboration and capacity building with local organizations, and prioritize those representing more diverse communities.

As a critical component of our commitment to reconciliation, Sooke will honour and amplify the original and living cultures of Sooke’s lands and waters by uplifting Indigenous cultural knowledge and practices.

### Goals and Objectives Summary

#### OCP GOALS

#### COMPLEMENTARY ARTS AND CULTURE OBJECTIVES

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<b>Elevate Sooke’s dynamic arts and culture scene.</b>	<ul style="list-style-type: none"><li>• Leverage arts and culture in shaping Sooke’s identity.</li><li>• Make space for arts and culture in the community.</li><li>• Support capacity building and collaboration within the arts and culture sector.</li></ul>
<b>Commit to addressing the urgent need to respect and promote the inherent rights of Indigenous peoples including their rights to the land, territories, and resources.</b>	<ul style="list-style-type: none"><li>• Honour and amplify Indigenous cultural knowledge and presence.</li></ul>

---

## Arts and Culture Policies & Actions

### Objective 4.8.1

### Leverage arts and culture in shaping Sooke's identity.

Policies

#### Policy 4.8.1.1

Seek opportunities to involve artists in community planning processes, such as artist-in-residence programs, arts-based engagement methods, and artist-initiated public art programs.

Actions

#### Action 4.8.1.2

Work with all cultural partners including T'Sou-ke Nation and other Indigenous communities to create an updated Arts and Culture Plan that provides a foundation for partnership models, cultural development processes, and cultural asset investment and management. This Plan will update the District of Sooke's Municipal Arts Program Policy (2009) and Sooke Region Cultural Plan (2011).

### Objective 4.8.2

### Make space for arts and culture in the community.

Policies

#### Policy 4.8.2.1

Support the integration of public art in the design of public and private buildings and open spaces, including the waterfront, Town Centre, parks, and street rights of way. Public art may include permanent or temporary installations, performances, festivals, and exhibitions, and should reflect local culture and the District's priorities.

#### Policy 4.8.2.2

Encourage the development of arts and cultural spaces in the Town Centre that support both local and regional needs.

## Objective 4.8.3

**Honour and amplify Indigenous cultural knowledge and presence.**

### Policies

#### **Policy 4.8.3.1**

Explore opportunities to support T'Sou-ke Nation and other Indigenous communities' self-determined artistic and cultural practices.

#### **Policy 4.8.3.2**

Engage T'Sou-ke Nation and other Indigenous artists to implement significant public art projects as a part of public and private development processes.

#### **Policy 4.8.3.3**

Incorporate Indigenous naming, signage, and visibility across Sooke.

### Actions

#### **Action 4.8.3.4**

Collaborate with T'Sou-ke Nation and other Indigenous communities to identify, steward, and educate around places of cultural significance.

#### **Action 4.8.3.5**

Participate in the scoping and exploration of a District-wide colonial audit to review existing programs and approaches, either specific to the District or through partnership with the CRD.



*Amber Academy Youth Fine Arts Society*



# HOUSING

## 4.9 HOUSING

By encouraging a range of housing types, unit sizes, and forms of tenure, including new rental units and non-market housing, the District of Sooke will improve opportunities for all in finding appropriate and affordable homes into the future.

Sooke’s housing mix, which is currently made up of mostly single family dwellings, has not kept pace with the community’s evolving needs and desires. To support the health, well-being, and **resilience** of residents, we will need to work with partners to provide more diverse and **affordable housing** choices for seniors, young singles, families, and those that are most vulnerable within the community. Sooke’s housing needs will continue to be evaluated on a regular basis through the completion of **Housing Needs Reports** (HNR) every five years. Policies within the OCP seek to align with the most current HNR and will be reviewed with each HNR update. Policies and actions within the HNR complement broad policies in the OCP and offer more detailed insight into Sooke’s housing needs

This Plan supports a diversity of housing types throughout the District’s Community Growth Area, with: higher densities and mixed-use developments concentrating in the Town Centre-Core, Town Centre-Waterfront, and Transitional Residential designations; medium density residential development in Community Residential designations; and lower density and some **infill** opportunities within Gateway areas.

### Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY HOUSING OBJECTIVES
Provide housing choices for all.	<ul style="list-style-type: none"> <li>Address <b>non-market housing</b> needs.</li> <li>Address market-rate housing needs.</li> <li>Enhance supply of rental housing.</li> <li>Enhance housing affordability.</li> <li>Support family friendly, accessible, and seniors housing.</li> </ul>
Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.	<ul style="list-style-type: none"> <li>Support diverse housing types and offer new housing choices within already developed areas, while minimizing pressure on outlying ecological and agricultural areas.</li> </ul>
Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.	

# Housing Policies & Actions

## Objective 4.9.1 Address non-market housing needs.

Policies	<b>Policy 4.9.1.1</b>	Allow supportive housing in all areas of Sooke. Supportive housing combines housing and services for those who face complex challenges, including individuals and families who are confronted with homelessness, poverty, and persistent issues such as mental or physical health challenges, disabilities, and substance abuse disorders.
	<b>Policy 4.9.1.2</b>	Support the provision and expansion of shelter services and transitional housing options for individuals experiencing or at risk of homelessness, in partnership with senior governments and community organizations, and ensure land use regulations enable their appropriate integration within the community
Actions	<b>Action 4.9.1.3</b>	Advocate for increased Regional, Provincial and Federal government support for local <b>non-market housing</b> initiatives, and work with other levels of government, community agencies, and the development community to support seniors housing and below market-rate rental housing.
	<b>Action 4.9.1.4</b>	Partner with non-profit agencies to enhance the support services for the homeless population.
	<b>Action 4.9.1.5</b>	Leverage capital funding options for achieving <b>affordable housing</b> .



“  
*Development should allow for low income housing near transportation and employment opportunities. Housing for seniors should be included in mixed-use projects. Single family housing should include natural corridors for wildlife, as areas are getting overdeveloped.*”

## Objective 4.9.2

## Address market-rate housing needs.

### Policies

- Policy 4.9.2.1** Continue to support suites within single-family neighbourhoods.
- Policy 4.9.2.2** Consider the use of lock-off, secondary and micro-suites in multi-family developments as part of upcoming neighbourhood plan updates.
- Policy 4.9.2.3** Promote **micro-units** in multi-family zones with respect to District of Sooke's Cluster Dwelling use.
- Policy 4.9.2.4** Support flexibility in minimum lot sizes and setbacks within low-density residential developments.
- Policy 4.9.2.5** Encourage compact housing proposals from private developers.
- Policy 4.9.2.6** Consider providing development incentives for residents to develop their own cohousing developments, with special attention for senior cohousing developments.

### Actions

- Action 4.9.2.7** Facilitate workshops that instruct how to develop a **secondary suite** within compliance for **secondary suite** owners or those interested in providing them.
- Action 4.9.2.8** Rezone large lot parcels for smaller parcel sizes and subdivisions as well as cooperative ownership structures.
- Action 4.9.2.9** Advocate for specific measures to address funding gaps for low-to-moderate income housing from the Provincial and Federal governments.

Objective 4.9.3

Enhance supply of rental housing.

Policies

**Policy 4.9.3.1**

Consider exempting rental floorspace from maximum density allowances, in cases where maximum density has been achieved according to the **Zoning Bylaw**, subject to servicing, parking, traffic, urban design, building height/**massing** review.

**Policy 4.9.3.2**

Encourage the development of building designs with a variety of innovative unit types and tenures, subject to detailed design review.

Actions

**Action 4.9.3.3**

Continue to enhance rental supply through the creative use of municipal incentives, density bonus, selective DCC discounts, reduced parking requirements, and other programs.

**Action 4.9.3.4**

Review the **Zoning Bylaw** and consider amendments that support purpose-built rental unit development.



*I feel growth is needed to accommodate families, and providing a variety of housing opportunities will help house people.*

Community Feedback

## Objective 4.9.4

## Enhance housing affordability.

### Policies

- Policy 4.9.4.1** Require that all new developments contribute to supporting **affordable housing** in Sooke.
- Policy 4.9.4.2** Encourage the development of smaller units in line with the projected increase in one-person and two-person households in the community.
- Policy 4.9.4.3** Recognize the value that manufactured homes offer to housing affordability.
- Policy 4.9.4.4** Regulate short-term rentals, which are those rented for fewer than 30 days.
- Policy 4.9.4.5** Streamline development application and permitting to improve efficiency and reduce cost that impact housing affordability.

### Actions

- Action 4.9.4.6** Consider using District of Sooke land for future development that supports realization of housing objectives.
- Action 4.9.4.7** Explore tax exemptions, Development Cost Charge reductions, and other funding mechanisms to support housing affordability.
- Action 4.9.4.8** Assess Development Cost Charges to incent smaller size units and more compact developments.
- Action 4.9.4.9** Prepare an **affordable housing** contribution policy.
- Action 4.9.4.10** Facilitate discussion between private non-profits, developers, and landowners concerning new **affordable housing** developments.
- Action 4.9.4.11** Review existing Housing Reserve Fund to determine its effectiveness in developing and retaining **affordable housing** for households with no, low, or moderate incomes.
- Action 4.9.4.12** Set targets for **affordable housing** units based on current rates of owners and tenants paying 30 percent or more of their income on shelter.
- Action 4.9.4.13** Attract development partners who will leverage the Housing Reserve Fund contributions to facilitate rental housing, seed funding to initiate developments, and purchase land for **affordable housing** development.
- Action 4.9.4.14** Promote Manufactured Home Parks as an **affordable housing** option.

## Objective 4.9.5

## Support family-friendly, accessible, and seniors housing.

### Policies

- Policy 4.9.5.1** Encourage **secondary suites** and a broader variety of dwelling types in existing neighbourhoods to allow residents to stay within their community throughout their lives.
- Policy 4.9.5.2** Encourage the construction of adaptive units in multi-family development to accommodate various degrees of mobility and support a diverse and equitable housing stock.
- Policy 4.9.5.3** Encourage the development of a diverse range of seniors housing options—including age-friendly, accessible, and adaptable units—to support aging in place.
- Policy 4.9.5.4** Prioritize seniors housing in walkable locations near services, and collaborate with non-profit and government partners to support non-market and supportive housing models for seniors.
- Policy 4.9.5.5** Support the development of multi-bedroom, family-oriented housing—such as duplexes, townhouses, and low-rise apartments—to address the need for affordable, suitable homes for families, as identified in the **Housing Needs Report**.

### Actions

- Action 4.9.5.6** Support the needs of households with children in multi-unit buildings by establishing the following requirements in the **Zoning Bylaw**:
- Minimum outdoor amenity spaces
  - Minimum number of two- and three-bedroom units
- Action 4.9.5.7** Set standards for accessible, adaptive, barrier-free housing, and incentivize **universal design** standards in new residential developments.



*In my vision there would be affordable housing incentive options for a variety of different people in Sooke. There would be buses that run at convenient times and reach more areas of Sooke to allow for younger people or people without cars to be able to safely travel through the community.*

Community Feedback

## Objective 4.9.6

Support diverse housing types and offer new housing choices within already developed areas, while minimizing pressure on outlying ecological and agricultural areas.

### Policies

#### Policy 4.9.6.1

Encourage **infill** within existing lots already serviced by municipal infrastructure.

#### Policy 4.9.6.2

Encourage the development of **ground-oriented** buildings, including duplexes, triplexes, fourplexes, and townhouses in existing neighbourhoods.

#### Policy 4.9.6.3

Continue supporting small lot sizes in the **Zoning Bylaw** to increase densification of existing and future lots.

#### Policy 4.9.6.4

Coordinate housing and transportation planning to support compact, well-connected neighbourhoods where residents can access daily needs through walking, cycling, transit, and other sustainable transportation options.





# RECREATION AND COMMUNITY SERVICES

## 4.10 RECREATION AND COMMUNITY SERVICES

Sooke’s recreation and community infrastructure should provide welcoming, safe, and exciting opportunities for people of all ages, abilities, and identities to access services and experience leisure, sport, and learning.

To meet the needs of a growing and diversifying population, the District will enhance the capacity, quality, and diversity of recreation and community facilities. In addition, we will seek opportunities to support partners to offer programming and services that enhance community well-being. Recreation and community services will be delivered equitably to benefit all people with an emphasis on providing services to those that need them most.

### Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY RECREATION AND COMMUNITY SERVICES OBJECTIVES
<hr/> <b>Create civic infrastructure and landscaping that is both high performing and delightful.</b> <hr/>	<ul style="list-style-type: none"><li>• Provide equitable access to Sooke’s recreation and community facilities, and increase their capacity, quality, and diversity.</li><li>• Support partners to offer programming and services that enhance community well-being.</li></ul>
<hr/> <b>Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.</b> <hr/>	
<hr/> <b>Create a safe and resilient community for all.</b> <hr/>	

# Recreation and Community Services Policies & Actions

**Objective 4.10.1 Provide equitable access to Sooke’s recreation and community facilities, and increase their capacity, quality, and diversity.**

Policies

- Policy 4.10.1.1** Evaluate and integrate **universal design** principles in the design and construction of all new community facilities and any major facility retrofits.
- Policy 4.10.1.2** Align community programming to meet the needs of the diversity of Sooke’s residents, with a priority on under-served groups.
- Policy 4.10.1.3** Continue to support and pursue the development of a medical and health facility in the Town Centre.
- Policy 4.10.1.4** Encourage the inclusion of childcare centres in new civic facilities (i.e. schools, community centres, and Municipal Hall), and encourage private development projects to include childcare.

Actions

- Action 4.10.1.5** Develop a comprehensive recreation and community facilities master plan that evaluates Sooke’s current needs, identifies strategies to expand access, and proactively responds to diverse demands based on expected future growth and evolving demographics.
- Action 4.10.1.6** Complete an accessibility audit of all District of Sooke facilities and implement associated recommendations.
- Action 4.10.1.7** Work with the CRD, Sooke Community Association, SEAPARC and other non-profit organizations to expand recreational programming opportunities within existing facilities and secure new facilities where feasible.
- Action 4.10.1.8** Continue to explore the feasibility of developing a new multi-purpose youth and seniors centre in the Town Centre. Collaborate with local youth services, community organizations, T’Sou-ke Nation, and other Indigenous communities to establish guiding principles for this project.

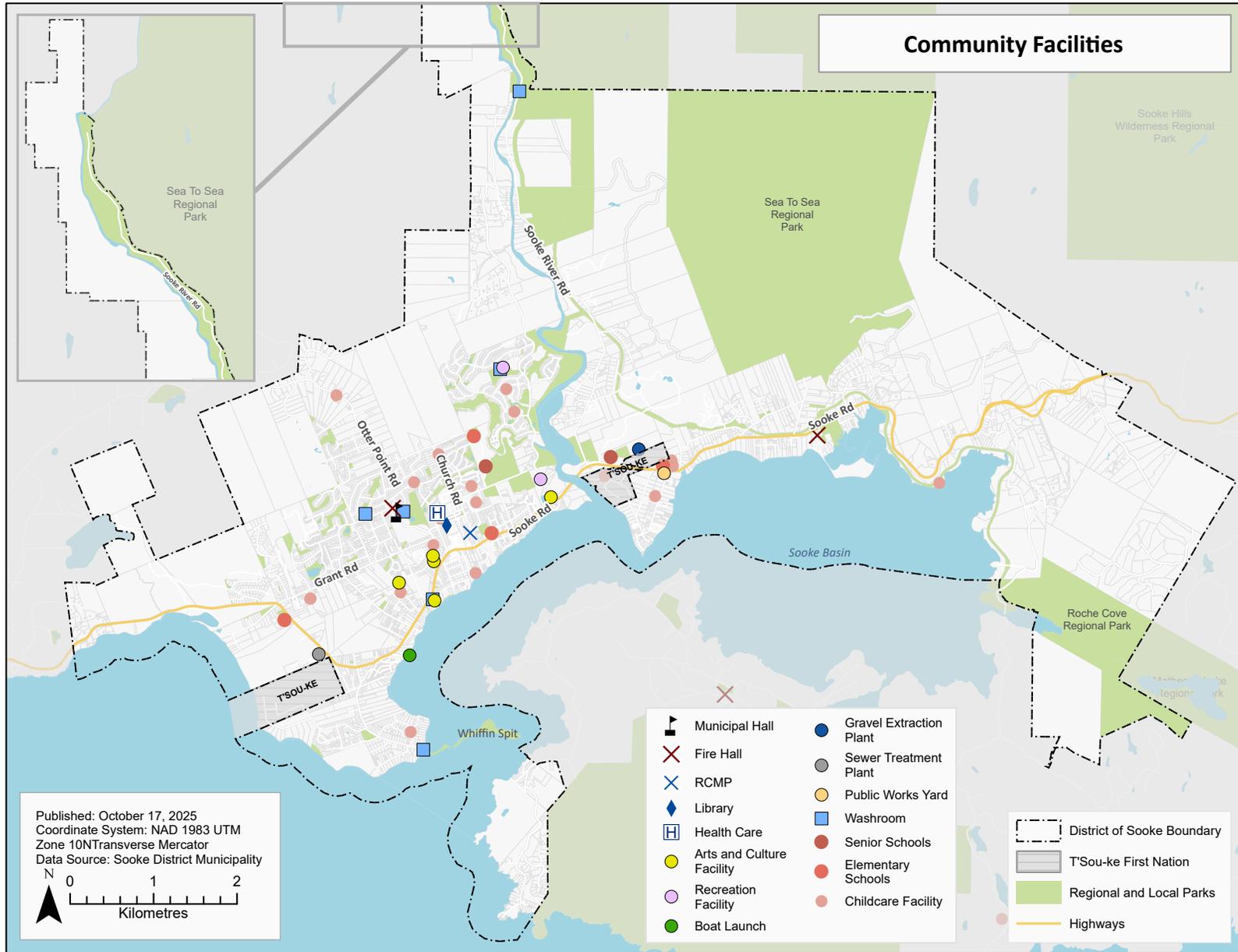


Figure 14. Community Facilities Map



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*...more recreational infrastructure including a gymnasium at SEAPARC for sports activities including basketball, soccer, etc.; a bowling alley; a movie theatre & more recreation programs, especially for individuals with intellectual & physical disabilities...*

Community Feedback



## Objective 4.10.2 Support partners to offer programming and services that enhance community well-being.

### Actions

- Action 4.10.2.1** Continue to support community-based organizations in delivering priority programming through Sooke's Community Grants Program.
- Action 4.10.2.2** Strengthen and expand partnerships with the CRD, Island Health, and community organizations, to build capacity and clarify roles in the delivery of community services.
- Action 4.10.2.3** Explore the District's role and capacity as it relates to regulating, coordinating, and delivering on **social infrastructure** needs.

## What is Social Infrastructure?

**Social infrastructure** refers to facilities and services that help individuals, families, groups, and communities meet their social needs, maximize their potential for development, and enhance community well-being.

Examples of **social infrastructure** include:

- Neighbourhood houses
- Family places
- Youth centres
- Seniors' centres
- Immigrant-serving organizations
- Social enterprise
- Indigenous healing and wellness centres
- Informal gathering spaces
- Food-related infrastructure



# EQUITABLE COMMUNITY

## 4.11 EQUITABLE COMMUNITY

**Sooke strives to be a vibrant place where everyone is respected, belongs and thrives.**

Sooke's diversity of identities and cultures, and our relationship with Indigenous partners, is key to realizing the community's vision. Currently, however, structural inequities mean that not everyone in our community has access to the same opportunities or experiences.

To support a more just and equitable community, the District will analyze current policies to understand who benefits and who is excluded, and take meaningful action to support more positive outcomes. Sooke commits to a strong relationship with T'Sou-ke Nation and other Indigenous communities through initiatives and processes that advance and support reconciliation.

### Goals and Objectives Summary

#### OCP GOALS

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**Commit to addressing the urgent need to respect and promote the inherent right of Indigenous peoples including their rights to the land, territories, and resources.**

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**Create civic infrastructure and landscaping that Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.**

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**Create a safe and resilient community for all.**

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#### COMPLEMENTARY EQUITABLE COMMUNITY OBJECTIVES

- Continue to strengthen relationships with T'Sou-ke Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.
- Apply an equity lens to planning decisions and resource allocation.
- Prioritize equity and representation in community participation processes.

## Equitable Community Policies & Actions

**Objective 4.11.1** Continue to strengthen relationships with T'Sou-ke Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.

Actions

- Action 4.11.1.1** Review and implement applicable Calls to Action from the Truth and Reconciliation Commission reports and Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls.
- Action 4.11.1.2** Through the MoU Working Group between the District and T'Sou-ke Nation, commit to developing an action plan to implement UNDRIP locally.
- Action 4.11.1.3** Collaborate with T'Sou-ke Nation and other Indigenous communities on initiatives that reduce systemic inequities and support self-determination.

**Objective 4.11.2** Apply an equity lens to planning decisions and resource allocation.

Actions

- Action 4.11.2.1** Provide justice, equity, diversity, and inclusion (JEDI) training for all District staff and Council.
- Action 4.11.2.2** Commit to prioritizing engagement with under-represented groups in all planning initiatives.
- Action 4.11.2.3** Conduct a JEDI audit of District services and programs to identify systemic barriers and emerging best practices.
- Action 4.11.2.4** Report on implementation of an Accessibility & Inclusiveness Study for the District of Sooke and update the study to incorporate principles of equity and intersectionality.
- Action 4.11.2.5** Implement the recommendations from Together BC: British Columbia's Poverty Reduction Strategy for the District of Sooke.

### Objective 4.11.3 Prioritize Equity and Representation in Community Participation Processes

#### Actions

- Action 4.11.3.1** Select advisory committees members that are representative of the community, including youth and elders, as well as **equity-seeking groups**. People who rent their homes should also be proportionally represented.
- Action 4.11.3.2** Allow for the compensation of **equity-seeking groups** for their time and expertise, recognizing that they often face additional barriers to participation.
- Action 4.11.3.3** Ask people from **equity-seeking groups** how they would like to be safely and comfortably engaged.
- Action 4.11.3.4** Encourage reciprocity in engagement processes, whereby participants – as well as the District – benefit from participation.

*A healthy, equitable community is one that offers complete social, physical and mental well-being to all its residents at all stages of life and has the following themes embedded across all the components: accessibility, affordability, stability, diversity, safety, equity.*

*– San Matteo County, CA.*





# PART 5 TEMPORARY USE PERMITS

A Temporary Use Permit is a special permit that may be issued by Council that allows a land use not permitted in the current zoning. The Local Government Act allows the District to establish areas where temporary uses may be allowed, and what conditions may apply regarding temporary uses.

When a Temporary Use Permit has been issued by Council, the permit holder has the right to use the land that is subject to the permit until it expires or three years after the permit was issued. This section describes the uses that are supported for issuance of a Temporary Use Permit.

## 5.1 TEMPORARY USE PERMITS

Temporary Use Permits (TUPs) allow a use of land, on a temporary basis, not otherwise permitted in the **Zoning Bylaw**. TUPs may be issued for a period of up to three years and may be renewed once subject to application and approval. Upon expiry, the temporary use of land, buildings, and structures shall cease to exist

Council may choose to issue temporary use permits in accordance with the Local Government Act in order to:

1. Allow a commercial use in an industrial designation or an industrial use in a commercial designation;
2. Allow a non-residential use in the Gateway Residential designation;
3. Allow seasonal uses in commercial areas;
4. Allow non-agricultural uses on agricultural land as a means of augmenting or supplementing farm income;
5. Allow residential use in the form of Temporary Shelter and Supportive Services in a commercial or industrial designation; and,
6. Outside of the Town Centre-Core and Town Centre-Waterfront land use designations and excluding CD zones, allow Cannabis Production - Micro, as defined in the **Zoning Bylaw**, on Rural zoned properties that permit Agriculture - Intensive as a use, and on all commercially-zoned properties.

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, views, parking or loading.





# PART 6 IMPLEMENTATION

## 6.1 DELIVERING SOOKE'S OCP

This Official Community Plan builds on Sooke's strengths as a community and provides a future-oriented framework to meaningfully address challenges and support opportunities.

This document provides long-term direction for how Sooke will grow over to 2050. While the policies included in this OCP are intended to provide consistent direction, the document equally needs to be flexible and adaptable in response to evolving community needs, and be supported by a diversity of mechanisms to ensure the **resilience** of its implementation.

### Partnerships

Key to the implementation of this Official Community Plan will be ongoing relationship building and partnership development.

A new era of partnership has emerged where government, businesses and the community are working together to collectively plan for the future. Implementing Picture Sooke through partnerships will require a sustained and committed effort from everyone.

### Budget Alignment

Implementing this OCP will require close alignment with the District's municipal budgeting process. Like the development of this OCP, the District's budget is built on a foundation of citizen voices. The District will take a holistic approach to land use planning by showing how proposed spending supports the vision and goals of the OCP. Each action item will be evaluated to understand both the costs and the staff capacity required for implementation, while ensuring alignment with this long-term plan and responsiveness to current community needs identified through the annual citizen budget engagement. If additional funding is required beyond the regular operating budget, requests will be brought forward to Council through the yearly budget process.

### Development Alignment

Future land use decisions will need to be consistent with the direction of this Official Community Plan.

All development proposals submitted to the District will be required to demonstrate both areas of alignment and potential inconsistencies with the goals of this OCP. This analysis will need to be comprehensive, considering the complete OCP and its overall objectives.

### Integrating Housing Needs

Under the Local Government Act, municipalities in British Columbia are required to review and, if necessary, update their Official Community Plans (OCPs) at least every five years to ensure alignment with the most recent **Housing Needs Report** (HNR). This legislated

planning cycle is designed to promote a responsive and evidence-based approach to growth management and land use planning.

The intent of this requirement is to ensure that local governments proactively plan for current and anticipated housing needs using a consistent provincial methodology. By integrating updated housing data into OCP policies and land use designations, municipalities can better respond to evolving demographic, economic, and social conditions.

While an OCP does not directly build housing, it plays a foundational role in enabling the types and forms of housing that communities need. It guides rezoning decisions, infrastructure investments, and development approvals, and provides greater certainty for residents, builders, and service providers.

Regular updates help ensure that housing-related policies remain relevant, targeted, and capable of facilitating the delivery of diverse and **affordable housing** over time.

## Alignment with District Policies

Ensure future District plans, policies and bylaws prepared following adoption of the Official Community Plan take direction from and are consistent with this Official Community Plan. In addition, plans, policies, and bylaws adopted prior to the OCP should be updated and amended to be generally consistent with the OCP over time.

## Plans to Update

Numerous existing plans that have a direct impact on the growth and development of the District should be updated following adoption of the OCP as part of the implementation strategy. The following are a list of District policy documents that must be updated and undergo a critical review to align with the vision, policies, and regulations of the OCP.

- Town Centre Plan (2008)
- Liquid Waste Management Plan (2010)
- Sooke Region Cultural Plan (2011)
- Agricultural Plan (2012)
- Sooke Zoning Bylaw (2013)
- Community Energy and Emissions Plan (2013)
- Emergency Response & Business Continuity Plan (2013)
- Sooke Age Friendly Action Plan (2015)

## Strategic Delivery of Community Policies

The following table includes a summary of actions that the District may pursue over the life of the OCP to achieve its vision, objectives and goals. The actions include future plans, projects and research or other analytical initiatives to support the implementation of the plan. These include actions that are led by the District and in some cases rely on partnership and collaboration with other organizations and government entities.

The following tables separate the actions into their corresponding policy area and include direction for the time-frame and leadership anticipated for each. Actions may be subject to future Council consideration, departmental work planning, and future budgeting and analysis to further define scope of work.

### Prioritization and Phasing

<b>Ongoing</b> 	Actions that require ongoing advocacy, collaboration, partnership and/or budget allocation.
<b>Short-term (0-5)</b> 	Actions that can reasonably be made within the first five years of the OCP, which generally include initiatives that are of highest priority as well as those that are low cost and relatively easy to implement.
<b>Medium-term (6-10)</b> 	Actions intended for the five- to ten-year time-frame, which generally include significant projects that may not reasonably be achieved within the first five years as well as those that are relatively low cost and easy to implement but of a lower priority than those identified for the first five years.
<b>Long-term (11+)</b> 	Actions intended beyond a 10-year time-frame and, while likely extending beyond the life of the OCP, it is anticipated that they will be pursued and proactively budgeted for.

Example Table		Corresponding OCP policy section	 Climate Action	
ACTION ITEMS		POLICY SECTION		
#	4.###	Sample Action Item	Time-frame	Leadership
1. 	4.###	Sample Action Item	Short-term	District
Implementation action number	OCP section reference number	OCP Action	Action time- frame	Action leadership

## Definitions

Term Used	Definition
District	District of Sooke
T'Sou-ke	T'Sou-ke Nation
CRD	Capital Regional District
BC	Province of British Columbia
Canada	Federal Government of Canada
Non-profit	Non-profit organization
SRCHN	Sooke Region Communities Health Network

## ACTION ITEMS | LAND USE

#			Time-frame	Leadership
1.		Initiate a Neighbourhood Area Plan process for the Billings/Kaltasin and Whiffin Spit areas, in partnership with the T'Sou-ke Nation.	Contingent on sewer servicing strategy	District
2.		Update the Town Centre Plan and include strategies that provide public access and view corridors to the waterfront	Short-term	District
3.		Consider and identify neighbourhoods in Sooke for future neighbourhood plans.	Mid-term	District
4.		Consider developing a Heritage and Archaeology Policy/Strategy in partnership with the Province and T'Sou-ke Nation to guide consideration of archaeological and cultural values in land use planning and development review.	Mid-term	District BC T'Sou-ke Nation

## ACTION ITEMS | TRANSPORTATION

#	OCP Reference	Description	Time-frame	Leadership
5.	4.1.1.2	Align decision-making and investment in <b>multi-modal</b> mobility infrastructure consistent with the District of Sooke Transportation Master Plan (2020).	Ongoing	District
6.	4.1.2.3	Update the existing MoU with the Ministry of Transportation in order to realize shared <b>multi-modal</b> objectives for Highway 14, the Grant Road Connector, and associated municipal streets.	Short-term	District Province
7.	4.1.2.4	Ensure that school site design provides safe access in relation to Highway 14.	Ongoing	District BC

## ACTION ITEMS | TRANSPORTATION

#	OCP Reference	Description	Time-frame	Leadership
8.	4.1.3.1	Seek funding to make improvements to existing bus stops, which would include accessible boarding pads and other passenger amenities such as shelters and benches. Bus stop improvement priorities will align with those identified in the Sooke Local Area Transit Plan that are on District roads.	Ongoing	BC Transit BC District
9.	4.1.3.2	Continue to work with BC Transit and the Ministry of Transportation and Transit to identify, plan, and construct transit priority measures along Highway 14 and other strategic corridors to support the faster movement of transit passengers through areas of congestion and reduce transit travel times.	Ongoing	BC Transit BC District
10.	4.1.3.3	To support the implementation of the new local transit routes, work with BC Transit to support the implementation of the Wadams Way Transit Exchange.	Short-term	BC Transit BC District
11.	4.1.3.4	In alignment with the Sooke Local Area Transit Plan, work with BC Transit to expand regional transit service to Langford, downtown Victoria, and other parts of Greater Victoria. This will include additional service hours on the Route 61 on both weekdays and weekends.	Ongoing	BC Transit BC District
12.	4.1.3.5	Support work-from-home, teleworking/cowork spaces in the Town Centre, carpooling, car share operators, or other initiatives to reduce commuter travel.	Ongoing	District
13.	4.1.4.2	Update off-street parking requirements in the <b>Zoning Bylaw</b> to align with current trends and best practices.	Short-term	District
14.	4.1.4.3	Undertake a review of the District's on-street parking management practices to reflect the changing population and to explore the following topics: Residential parking permit program; Time limited parking in areas with existing and planned mixed-use development; Passenger loading stalls areas with existing and planned mixed-use development; and accessible parking stalls include design standards and locations where they are most appropriate.	Short-term	District
15.	4.1.4.4	Complete a Town Centre parking management study that includes public consultation with Town Centre businesses and the general public, and an inventory of locations that may be suitable for municipal-owned parking areas.	Short-term	District

## ACTION ITEMS | TRANSPORTATION

#	OCP Reference	Description	Time-frame	Leadership
16.	4.1.5.1	Continue to expand the public EV charging station network by adding new <b>Level 3</b> charging stations in close proximity to Highway 14. Specific locations will align with the recommendations in the Capital Region Electric Vehicle and Electric Bicycle Infrastructure Planning Guide, which include SEAPARC Leisure Complex and the new Sooke library.	Ongoing	District CRD BC Hydro
17.	4.1.5.2	Continue to monitor provincial e-bike incentive programs and consider providing a top-up incentive to increase uptake of electric bicycles.	Ongoing	District CRD
18.	4.1.5.3	Address ride-hailing and other “new mobility” options as they begin to emerge in Sooke.	Ongoing	District
19.	4.1.5.4	Explore the feasibility of a micromobility readiness assessment to determine what bylaws need to be changed, identify similarities/differences from pedestrians/cyclists, where micromobility vehicles should be allowed, what the risks and mitigation exist, and provide a framework for what a private shared system could look like if permitted. Following the assessment, the District will apply to the provincial government’s Micromobility Pilot, either to allow private use of the devices or to allow private operators.	Long-term	District BC CRD

## ACTION ITEMS | NATURAL ENVIRONMENT

#	OCP Reference	Description	Timeline	Leadership
20.	4.2.1.5	Inventory, protect, and enhance <b>environmentally sensitive areas</b> (ESAs), including natural watercourses, riparian areas, freshwater aquatic ecosystems, estuary and marine shorelines and intertidal zones, terrestrial ecosystems, at-risk species and ecological communities, raptor and heron nests, and steep or unstable slopes. More extensively map environmental resources, especially in future development areas.	Short-term	District BC
21.	4.2.1.6	Work with T’Sou-ke Nation, CRD, Provincial and Federal levels of government, and other non-profit stakeholders to identify, inventory, and protect provincially and federally listed species at risk, ecological communities at risk and wildlife habitat areas.	Medium-term	District T’Sou-ke CRD BC Non-profit Canada

## ACTION ITEMS | NATURAL ENVIRONMENT

#	OCP Reference	Description	Timeline	Leadership
22. 	4.2.1.7	Encourage preservation of culturally significant vegetation and removal of invasive species. Work with T'Sou-ke Nation and other Indigenous communities to seek opportunities to preserve areas with culturally significant plants and ecology.	Ongoing	District T'Sou-ke
23. 	4.2.1.8	Building upon the ESA inventory, develop a natural areas strategy to help preserve and maintain the biodiversity of ecosystems, including the Sooke Harbour and Basin, for future generations.	Long-term	District
24.	4.2.1.9	Require meaningful collaboration with other government and non-government agencies, including T'Sou-ke Nation, when land use discussions and decisions are being undertaken within and adjacent to the District of Sooke.	Ongoing	District
25. 	4.2.1.10	Encourage private stewardship of <b>environmentally sensitive areas</b> . Encourage landowners to protect, preserve, and enhance <b>environmentally sensitive areas</b> on private property through conservation tools such as conservation covenants, land trusts, and eco-gifting.	Ongoing	District
26. 	4.2.2.4	Prepare an Urban Forest Strategy that evaluates the existing tree canopy across the District and establishes a target and measures to improve Sooke's tree canopy.	Long-term	District
27. 	4.2.2.5	Prepare a Tree Management Policy, requiring the protection of significant trees and trees in <b>environmentally sensitive areas</b> , and replacement trees for new developments and projects.	Short-term	District
28. 	4.2.2.6	Incorporate <b>natural assets</b> as part of the District's <b>asset management</b> planning.	Ongoing	District
29. 	4.2.4.4	Collaborate with the CRD and other non-profit stakeholders for air quality monitoring and implementation of measures to improve air quality (i.e. policies, fines, green energy, enhanced education, etc.).	Medium-term	District CRD
30. 	4.2.4.5	Collaborate 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.	Ongoing	District CRD

## ACTION ITEMS | NATURAL ENVIRONMENT

#	OCP Reference	Description	Timeline	Leadership
31.	4.2.4.6	Provide leadership and education in water conservation by requiring enhanced water efficiency measures in all new District buildings, through retrofits of existing municipal buildings and facilities, and reducing water usage in other municipal operations.	Long-term	District
32.	4.2.4.7	Explore opportunities for a recreational vehicle sani-dump facility that may connect to the municipal sewer system, in accordance with the District's Sewer Use Bylaw and applicable user requirements.	Ongoing	CRD District
33.	4.2.4.8	Promote facilities for boat sewage discharge (e.g., dockside vacuum system), subject to compliance with the District's Sewer Use Bylaw and further technical and design review.	Ongoing	District
34.	4.2.4.9	Promote the establishment of a yard waste composting facility.	Short-term	District CRD
35.	4.2.4.10	Promote the impact of pesticide use and educate the public on the benefits of organic alternatives.	Ongoing	District
36.	4.2.5.1	Implement and build upon the District of Sooke Climate Action Plan to address severe wildfire season, seasonal water shortages, heat waves, ocean acidification, sea-level rise, and flood risk hazard at the local level.	Short-term	District CRD
37.	4.2.5.2	Ensure the District has appropriate strategies to manage the hazards, risks, and vulnerabilities of the community through an integrated Emergency Management Plan.	Short term	District CRD BC
38.	4.2.5.3	Work proactively in conjunction with the CRD to better understand the local effects of climate change and identify adaptation measures, taking into consideration an integrated approach to environment, social, economic, and human safety.	Ongoing	CRD District

## ACTION ITEMS | PARKS & TRAILS

#	OCP Reference	Description	Timeline	Leadership
39.	4.3.1.1	<p>Implement the actions and policies within the District of Sooke Parks and Trails Master Plan to realize the goals of this OCP, particularly those that relate to:</p> <ul style="list-style-type: none"> <li>• expansion and protection of parks and greenspace;</li> <li>• equally honouring the diverse identities and lived experiences of residents in public spaces;</li> <li>• creating a safe and resilient community for all; and,</li> <li>• protecting and connecting residents with – and improving public access to – the waterfront.</li> </ul>	Ongoing	District

## ACTION ITEMS | GREEN BUILDINGS

#	OCP Reference	Description	Timeline	Leadership
40.	4.4.1.1	Build all new municipal buildings to <b>net-zero emissions</b> standards, meeting 100% of energy demand through renewable electrical means.	Ongoing	District
41.	4.4.1.2	Provide at least 10% of new municipal buildings' energy through on-site renewable energy generation.	Ongoing	District
42.	4.4.1.3	Reduce energy use by at least 30% across the municipal building portfolio. Conduct a portfolio-wide energy audit and develop a retrofitting plan for all municipally-owned buildings, in alignment with <b>asset management</b> and strategic financial plans. Review the retrofitting plan every 5 years to evaluate progress and make necessary adjustments to meet high energy efficiency and <b>net-zero emissions</b> targets.	Short-term	District
43.	4.4.1.4	Retrofit all municipal buildings' space and water heating energy sources to electrical heat pump systems.	Short-term	District
44.	4.4.2.3	Update Building Bylaw No.780 to implement BC Energy Step Code.	Short-term	District
45.	4.4.3.1	Establish and/or promote water efficiency and building energy efficiency retrofit incentive programs such as rebates or financing mechanisms (such as property-assessed clean energy – PACE). Coordinate with others offering such programs to cover gaps and maximize uptake.	Short-term	District
46.	4.4.3.2	Prioritize building renovation permits targeting higher energy and emissions performance in the building permit application queue.	Ongoing	District

## ACTION ITEMS | INFRASTRUCTURE

#	OCP Reference	Description	Timeline	Leadership
47. 	4.5.1.1	Conduct a risk and vulnerability analysis of municipally owned and operated infrastructure at the asset class and system level to determine the climate change impact vulnerability of municipal infrastructure and identify priority assets for adaptation interventions.	Short-term	District
48. 	4.5.1.2	Establish a time-bound program of climate change adaptation measures to implement on local and regional infrastructure, according to the priority established in the assessments. Ensure that the program has a full suite of <b>“green infrastructure”</b> interventions.	Short-term	District CRD
49. 	4.5.1.3	Install or upgrade to zero-emissions back-up power in critical infrastructure (e.g. battery electric storage, hydrogen, RNG).	Medium-term	District
50. 	4.5.1.4	Develop inspection procedures for high-risk infrastructure to identify damage resulting from extreme weather events.	Medium-term	District
51. 	4.5.1.5	Replace water and wastewater pumps at their end of life with more energy efficient models, considering long term functionality, maintenance and other operational logistics.	Ongoing	District
52. 	4.5.1.6	Upgrade streetlights to use LED bulbs.	Short-term	District Province BC Hydro
53. 	4.5.1.7	Continue to support and expand programs that divert solid waste from landfills, including yard waste, recyclable materials, and kitchen organics.	Ongoing	CRD District
54.	4.5.1.8	Continue to support and expand local and regional efforts to decrease waste generation. This includes, but is not limited to, demand-side management measures such as single use plastic restrictions and supporting landfill bans on materials that have viable local diversion options.	Ongoing	District CRD
55.	4.5.1.9	Continue to support and expand local and regional water use demand-side management efforts including outdoor water use restrictions, development and building bylaws, universal water metering, and rainwater harvesting.	Ongoing	District CRD

## ACTION ITEMS | AGRICULTURE AND FOOD SYSTEMS

#	OCP Reference	Description	Timeline	Leadership
56.	4.6.1.3	Support, expand, and work with Sooke Country Market to identify a permanent farmers' market location, which provides site amenities such as loading zones, public washrooms, access to potable water, electricity, and accessible parking.	Short-term	District Sooke Country Market
57.	4.6.1.4	Align Sooke's <b>Zoning Bylaw</b> provisions for farm retail sales with the current ALC Act and Regulations. In particular, allow limited sales of off-farm products on ALR parcels.	Short-term	District
58.	4.6.2.4	Support a food and agriculture advisory body to support the implementation of agriculture and <b>food sovereignty</b> policies.	Medium-term	District
59.	4.6.2.5	Consider updating Sooke's <b>Zoning Bylaw</b> to implement an appropriate minimum on-site or off-site requirement for food growing space such as community gardens or allotment gardens based on proposed gross floor area for larger multi-unit and mixed-use developments.	Short-term	District
60.	4.6.3.3	Establish District-specific food production targets, linked to a self-sufficiency goal, and enable them by supporting a thriving urban farming sector (whether indoor, rooftop, industrial, ALR, and in-ground models).	Medium-term	District
61.	4.6.3.4	Advocate to Provincial and Federal governments for policy change to better support the slaughter and processing of locally raised livestock.	Ongoing	District
62.	4.6.4.4	Create a District policy for ALR exclusions.	Short-term	District
63.	4.6.4.5	Explore opportunities for local property tax and other incentives to encourage food land preservation and production.	Short-term	District CRD
64.	4.6.4.6	Review and update the <b>Zoning Bylaw</b> to consider setback and buffering requirements to land designated ALR or for agricultural use.	Short-term	District ALC
65.	4.6.5.3	Collaborate with T'Sou-ke Nation and other Indigenous community members to identify and protect lands and waters supporting gathering and harvesting of traditional foods.	Short-term	District
66.	4.6.5.4	Collaborate with T'Sou-ke Nation and other Indigenous community members to develop <b>Indigenous gardens</b> that focus on the cultivation of culturally important species of plants for food, medicine, and ceremony, and provide opportunities for complementary programming or education.	Ongoing	District

## ACTION ITEMS | AGRICULTURE AND FOOD SYSTEMS

#	OCP Reference	Description	Timeline	Leadership
67.	4.6.6.2	Partner with the CRD to educate about and minimize food waste, and leverage agri-food system by-products as resources for the <b>circular economy</b> .	Ongoing	CRD District
68.	4.6.6.3	Explore opportunity to develop a Sooke composting facility.	Medium-term	District
69.	4.6.6.4	Update the District procurement policy to address social procurement objectives including local food acquisition opportunities.	Short-term	District

## ACTION ITEMS | COMMUNITY ECONOMIC DEVELOPMENT

#	OCP Reference	Description	Timeline	Leadership
70.	4.7.1.3	Commission a hotel and tourism study to study the tourism sector in depth and identify the viability of attracting a major recreation-oriented land use which can serve as a catalyst for expanded hospitality, tourism, hotel, and conference facility investment by the private sector.	Medium-term	CRD District South Island Prosperity
71.	4.7.2.1	Create a user-friendly development process guide that clarifies development application requirements and design, permitting, and construction processes. Align this document with guidelines for Development Permit Areas.	Short-term	District
72.	4.7.2.2	Develop a comprehensive signage and wayfinding plan that enables accessible and consistent wayfinding for residents and visitors throughout the District.	Short-term	District
73.	4.7.3.3	Create a reserve fund to be used for <b>community economic development</b> initiatives.	Short-term	District
74.	4.7.4.4	Explore cost-reduction mechanisms, such as tax incentives and DCC rebates, to support implementation of low-carbon and climate adaptation strategies.	Short-term	District
75.	4.7.4.5	Enable the arts, culture, and non-profit sectors to increase their impact on the local economy by offering support mechanisms such as granting, access to spaces, and capacity building opportunities.	Ongoing	District
76.	4.7.4.6	Collaborate with new immigrant, training, and employment organizations to support incoming workforce.	Ongoing	Chamber of Commerce Non-profit

## ACTION ITEMS | COMMUNITY ECONOMIC DEVELOPMENT

#	OCP Reference	Description	Timeline	Leadership
77. 	4.7.5.3	Strengthen incentives for new and existing mixed-use commercial development in the Town Centre, including amenity zoning and/or density bonus provisions.	Short-term	District
78. 	4.7.5.4	Complete a comprehensive parking plan for the Town Centre that responds to a reduced dependency on personal vehicles and prioritizes pedestrian, cycling, and the use of transit within the community.	Short-term	District
79. 	4.7.5.5	Continue to support and modernize the regulation for home-based businesses to provide local services and employment opportunities in residential areas.	Ongoing	District
80.	4.7.5.6	Prepare an Employment Lands Strategy through testing the viability of Employment Lands	Short-term	District
81. 	4.7.5.7	Reaffirm the importance of the <b>high streets</b> within the Town Centre through the integration of urban design elements. Planning and Engineering departmental staff should undertake a coordinated review of Development Permit Application design drawings.	Ongoing	District

## ACTION ITEMS | ARTS & CULTURE

#	OCP Reference	Description	Timeline	Leadership
82.	4.8.1.2	Work with all cultural partners including T'Sou-ke Nation and other Indigenous communities to create an updated Arts and Culture Plan that provides a foundation for partnership models, cultural development processes, cultural asset investment and management. This Plan will update the District of Sooke's Municipal Arts Program Policy (2009) and Sooke Region Cultural Plan (2011)	Medium-term	District
83.	4.8.3.4	Collaborate with T'Sou-ke Nation and other Indigenous communities to identify, steward, and educate around places of cultural significance.	Ongoing	CRD District T'Sou-ke Nation
84.	4.8.3.5	Participate in the scoping and exploration of a District-wide colonial audit model to review existing programs and approaches, either specific to the District or through partnership with the CRD.	Medium-term	District T'Sou-ke Nation

## ACTION ITEMS | HOUSING

#	OCP Reference	Description	Timeline	Leadership
85.	4.9.1.3	Advocate for increased Provincial and Federal government support for local <b>non-market housing</b> initiatives, and work with other levels of government, community agencies, and the development community to support seniors housing and below market-rate rental housing.	Ongoing	District
86.	4.9.1.4	Partner with non-profit agencies to enhance the support services for the homeless population.	Ongoing	District
87.	4.9.1.5	Leverage capital funding options for achieving <b>affordable housing</b> .	Ongoing	District
88.	4.9.2.7	Facilitate workshops that instruct how to develop a <b>secondary suite</b> within compliance for <b>secondary suite</b> owners or those interest in providing them.	Medium-term	District
89.	4.9.2.8	Rezone large lot parcels for smaller parcel sizes and subdivisions as well as cooperative ownership structures.	Ongoing	District
90.	4.9.2.9	Advocate for specific measures to address funding gaps for low-to-moderate income housing from the Provincial and Federal governments.	Ongoing	District
91.	4.9.3.3	Continue to enhance rental supply through the creative use of municipal incentives, density bonus, selective DCC discounts, reduced parking requirements, and other programs.	Short-term	District
92.	4.9.3.4	Review the <b>Zoning Bylaw</b> and consider amendments that support purpose-built rental unit development.	Short-term	District
93.	4.9.4.6	Consider using District of Sooke land for future development that supports realization of <b>affordable housing</b> objectives.	Short-term then Ongoing	District
94.	4.9.4.7	Explore tax exemptions, Development Cost Charge reductions, and other funding mechanisms to support housing affordability.	Short-term	District
95.	4.9.4.8	Assess Development Cost Charges to incent smaller size units and more compact developments.	Short-term	District
96.	4.9.4.9	Prepare an <b>affordable housing</b> contribution policy.	Short-term	District
97.	4.9.4.10	Facilitate discussion between private non-profits, developers, and landowners concerning new <b>affordable housing</b> developments.	Ongoing	District
98.	4.9.4.12	Set targets for <b>affordable housing</b> units based on current rates of owners and tenants paying 30 percent or more of their income on shelter.	Short-term	District

## ACTION ITEMS | HOUSING

#	OCP Reference	Description	Timeline	Leadership
99.	4.9.4.13	Attract development partners that will leverage the Housing Reserve Fund contributions to facilitate rental housing, seed funding to initiate developments, and purchase land for <b>affordable housing</b> development.	Ongoing	District
100.	4.9.4.14	Promote Manufactured Home Parks as an <b>affordable housing</b> option.	Ongoing	District
101.	4.9.5.6	Support the needs of households with children in multi-unit buildings by establishing the following requirements in the <b>Zoning Bylaw</b> : Minimum outdoor amenity spaces; and minimum number of two- and three-bedroom units.	Short-term	District
102.	4.9.5.7	Set standards for accessible, adaptive, barrier-free housing, and incentivize <b>universal design</b> standards in new residential developments.	Short-term	District

## ACTION ITEMS | RECREATION AND COMMUNITY SERVICES

#	OCP Reference	Description	Timeline	Leadership
103.	4.10.1.5	Develop a comprehensive recreation and community facilities master plan that evaluates Sooke's current needs, identifies strategies to expand access, and proactively responds to diverse demands based on expected future growth and evolving demographics.	Medium-term	CRD SEAPARC District Community Associations
104.	4.10.1.6	Complete an accessibility audit of all District of Sooke facilities and implement associated recommendations.	Medium-term	District CRD
105.	4.10.1.7	Work with the CRD, Sooke Community Association, SEAPARC and other non-profit organizations to expand recreational programming opportunities within existing facilities and secure new facilities where feasible.	Medium-term	CRD SEAPARC District Community Associations
106.	4.10.1.8	Continue to explore the feasibility of developing a new multi-purpose youth and seniors centre in the Town Centre. Collaborate with local youth services, community organizations, T'Sou-ke Nation, and other Indigenous communities to establish guiding principles for this project.	Short-term	District T'Sou-ke
107.	4.10.2.1	Continue to support community-based organizations in delivering priority programming through Sooke's Community Grants Program.	Ongoing	District
108.	4.10.2.2	Strengthen and expand partnerships with the CRD, Island Health and community organizations, to build capacity and clarify roles in the delivery of community services.	Ongoing	District CRD VIHA

## ACTION ITEMS | RECREATION AND COMMUNITY SERVICES

#	OCP Reference	Description	Timeline	Leadership
109.	4.10.2.3	Explore the District's role and capacity as it relates to regulating, coordinating, and delivering on <b>social infrastructure</b> needs.	Short-term	District SRCHN

## ACTION ITEMS | EQUITABLE COMMUNITY

#	OCP Reference	Description	Timeline	Leadership
110.	4.11.1.1	Review and implement applicable Calls to Action from the Truth and Reconciliation Commission reports and Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls.	Short-term	District CRD T'Sou-ke
111.	4.11.1.2	Through the MoU Working Group between the District and T'Sou-ke Nation, commit to developing an action plan to implement UNDRIP locally.	Short-term	District
112.	4.11.1.3	Collaborate with T'Sou-ke Nation and other Indigenous communities on initiatives that reduce systemic inequities and support self-determination.	Ongoing	District T'Sou-ke
113.	4.11.2.1	Provide justice, equity, diversity, and inclusion (JEDI) training for all District staff and Council.	Short-term	District
114.	4.11.2.2	Commit to prioritizing engagement with under-represented groups in all planning initiatives .	Ongoing	District
115.	4.11.2.3	Conduct a JEDI audit of District services and programs to identify systemic barriers and emerging best practices.	Short-term	District
116.	4.11.2.4	Report on implementation of an Accessibility & Inclusiveness Study for the District of Sooke and update the study to incorporate principles of equity and intersectionality.	Medium-Term	District CRD
117.	4.11.2.5	Implement the recommendations from Together BC: British Columbia's Poverty Reduction Strategy for the District of Sooke.	Short-term	District SRCHN
118.	4.11.3.1	Select advisory committee members that are representative of the community, including youth and elders, as well as <b>equity-seeking groups</b> .	Ongoing	District
119.	4.11.3.2	Allow for the compensation of <b>equity-seeking groups</b> for their time and expertise, recognizing that they often face additional barriers to participation.	Ongoing	District
120.	4.11.3.3	Ask people from <b>equity-seeking groups</b> how they would like to be safely and comfortably engaged.	Ongoing	District
121.	4.11.3.4	Encourage reciprocity in engagement processes, whereby participants – as well as the District – benefit from participation.	Ongoing	District



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# PART 7 DEVELOPMENT PERMIT AREAS

Development Permit Areas (DPAs) are designated in the District's Official Community Plan as locations where additional consideration is required at the time of subdivision, **land alteration**, or construction. These areas are established to support the vision, goals, and objectives of the OCP through site-specific design guidance and environmental, social, and technical requirements. The authority for local governments to establish DPAs is set out in the Local Government Act Part 14, Division 7.

Development Permit Areas may be established for a range of purposes, such as protecting sensitive natural areas, guiding the look and feel of new development, or addressing climate **resilience**. Each DPA is tailored to reflect local conditions and planning priorities, ensuring that development aligns with broader community goals.

Any proposed development, subdivision, or site alteration within a DPA requires the issuance of a Development Permit. Each DPA includes a set of guidelines that help shape development in alignment with the OCP's policies. These guidelines provide a flexible but principled framework that allows Council or staff to evaluate proposals on a case-by-case basis and determine appropriate conditions for permit approval or refusal.

# 7.1 INTRODUCTION

Unless exempted under 7.1.2 of this plan or as specified in each Development Permit Area (DPA), issuance of a Development Permit is required prior to any proposed **land alteration**, building and subdivision within a DPA. The authority for local governments to establish DPAs is set out in the Local Government Act, Part 14, Division 7.

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

- Protect development from hazardous conditions;
- Protect agricultural land;
- Protect the natural environment, its ecosystems and biological diversity;
- Revitalize an area in which a commercial use is permitted;
- 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
- Establish objectives to promote energy conservation, water conservation and greenhouse gas reduction.

For land within a development permit area designated for **energy conservation, water conservation, greenhouse gas reduction**, a development permit may include requirements respecting the following in order to provide for energy and water conservation and the reduction of greenhouse gas emissions:

- Landscaping;
- Siting of buildings and other structures;
- Form and exterior design of buildings and other structures;
- Specific features in the development;
- Machinery, equipment and systems external to buildings and other structures.

Where land is subject to more than one DPA, development will be subject to all the requirements of all applicable development permit guidelines.

### 7.1.1 General 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 and any **development approval information** required in accordance with Section 7.12.

- Geotechnical report for properties having any slopes greater than 30%;
- Environmental report;
- Shadow Study;
- Landscape Plan;
- Rainwater Management Plan;
- Archaeological Impact Assessment;
- Traffic Impact Assessment;
- 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; and/or
- View Impact Study to mitigate impacts to public realm view corridors to Sooke Harbour and Basin.

### 7.1.2 General Exemptions for Development Permit Areas

All proposed developments, **land alterations**, redevelopments and subdivisions are subject to a Development Permit unless specifically exempted by this section or the individual DPA, as specified.

The following activities are exempt from the requirement to obtain a Development Permit only where the proposed work is limited to the activity described and does not include additional site alteration, vegetation removal, or construction within a designated Development Permit Area.

Applicants seeking to confirm an exemption must contact the District prior to commencing work and may be required to provide sufficient information (such as site plans, photographs, or a professional opinion) to demonstrate that the proposed activity qualifies. Where uncertainty exists, staff may determine that a Development Permit is required for specific components of the project, such as site preparation, grading, or vegetation disturbance.

- i. Authorized construction – Development is exempt from new Development Permit requirements established by this OCP where construction has commenced in accordance with a valid and previously issued Development Permit. This exemption applies only to the works authorized under the permit and does not extend to amendments, expansions, or future phases requiring additional approval.
- ii. Emergency procedures to prevent, control or reduce immediate threats to life or property, including:
  - Emergency actions for flood protection, erosion protection, and clearing of obstructions

- from watercourses;
- Emergency works to protect, repair or replace public utilities;
  - Clearing of an obstruction from a bridge, culvert or drainage flow; and
  - Repairs to bridges or safety fences.
- iii. Construction of a residential building containing 4 or less units, or accessory buildings.
  - iv. Structural alteration of buildings and structures within the existing footprint;
  - v. Construction within a building, including internal renovations, that does not require exterior alterations and provided the footprint of the building is not expanded and that no development of the land apart from such renovations is occurring.
  - vi. Building envelope remediation and/or replacement of exterior finishes, where materials and colours are consistent with or closely match existing finishes, and do not result in a substantive change to the building's overall appearance or design.
  - vii. Construction of a temporary construction site office;
  - viii. For the replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided that they are in full compliance with the Sign Bylaw or an existing Development Permit;
  - ix. Works authorized by a Temporary Use Permit;
  - x. Temporary soil stabilization with mulch or other suitable material until a **qualified professional** deems it suitable for replanting with **native species**;
  - xi. Renovations of existing structures made to comply with the **BC Building Code** and safety requirements;
  - xii. Park enhancements and trail projects approved by the District, including park amenities such as bathrooms, water fountains, garbage receptacles, benches, and/or similar;
  - xiii. Ecological restoration and enhancement projects undertaken or approved by the District of Sooke, the Ministry of Environment or Fisheries and Oceans Canada;
  - xiv. The planting of **native species** trees, shrubs or ground covers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;
  - xv. Removal of invasive non-native vegetation (including gorse, Scotch broom, knotweed, hogweed, common fennel, purple loosestrife, knapweed, blessed milk thistle, carpet burweed, English ivy, daphne, yellow-flag iris, butterfly bush, and poison hemlock) using hand or mechanical methods that minimize soil disturbance and do not result in **land alteration**, with immediate replacement with vegetation native to the surrounding ecosystem;
  - xvi. Construction of minor or individual retaining walls on existing developed or vacant lots,

including those requiring a building permit, where the work does not involve significant **land alteration**, mass grading, or creation of new building pads. A geotechnical report is not required under this exemption unless the District determines that slope stability or environmental conditions warrant professional review;

- xvii. Yard or garden work within an existing landscaped area;
- xviii. Maintenance of existing permanent infrastructure within its established footprint including existing paved surfaces, trails, parking areas, driveways, and utilities where no further impacts to the natural environment or drainage will be affected;
- xix. Repair or maintenance of existing shoreline protection works or beach accesses within their original footprint, subject to obtaining any required federal or provincial approvals prior to commencement;
- xx. Lands that are subject to the Forest Act or Private Managed Forest Land Act;
- xxi. Agricultural use in the Agricultural Land Reserve; or,
- xxii. Normal agricultural practices, on land appropriately zoned for such activities, as defined by the Farm Practices Protection Act;
- xxiii. The site has been assessed by a **qualified professional** who has provided a report, to the satisfaction of the District, which concludes that the proposed development would have no significant impact on the environment and/or is not subject to a hazardous condition; or
- xxiv. The removal of trees and shrubs designated as hazardous by an ISA Certified Arborist and a report has been provided to the satisfaction of the District that identifies the affected trees or shrubs prior to their removal. In riparian or foreshore Development Permit Areas, hazardous tree removal must be supervised or confirmed by a Qualified Environmental Professional (QEP) to ensure that riparian stability and habitat values are maintained, and appropriate mitigation or replanting measures are implemented.
- xxv. Subdivision applications that do not involve **land alteration**, vegetation removal, or construction are exempt from the requirement to obtain a Development Permit. Where a subdivision proposes works that alter the land, disturb vegetation, or require new services or access, a Development Permit may still be required to address those specific aspects.

## 7.2 DPA 1 - ENERGY AND WATER CONSERVATION AND GREENHOUSE GAS EMISSIONS REDUCTION

### 7.2.1 Intent

The following sections include guidelines for energy and water conservation and greenhouse gas reduction in new developments. The guidelines will be used by the District of Sooke in evaluating development applications. The purpose of these guidelines is to support the District's climate commitments and promote energy- and water-efficient site and building design that reduces emissions.

Informational guidance such as lifecycle carbon accounting and construction waste reduction may accompany a Development Permit submission at the applicant's discretion, but are not mandatory.

### 7.2.2 Designation

The Energy and Water Conservation and Greenhouse Gas Emissions Reduction Development Permit Area (DPA #1) applies to multi-family residential developments containing five or more principal units on a single lot, and to commercial or mixed use buildings on all land within the District of Sooke. The Energy and Water Conservation Development Permit Area is designated, as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purposes of:

- establishing objectives to promote energy conservation
- establishing objectives to promote water conservation
- establishing objectives to promote the reduction of greenhouse gas emissions

A Development Permit is required as per Part 14, Division 7 section 489 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

### 7.2.3 Objectives

- i. Maximize building energy performance through site planning, orientation, and exterior design..
- ii. Encourage building design that supports Step Code and net-zero carbon objectives.
- iii. Construct new buildings to **net-zero emissions** standards.
- iv. Reduce building-related water consumption.

- v. Support stormwater infiltration and capacity of landscaped areas.
- vi. Reduce the embodied carbon of the built environment through material reuse and local sourcing where feasible.

## 7.2.4 Exemptions

In addition to the General Exemptions for DPAs listed in section 7.1.2, an Energy and Water Conservation and Greenhouse Gas Emissions Reduction Development Permit shall not be required in the following instances:

- i. Land subdivisions

## 7.2.5 Guidelines

### 7.2.5.1 Energy Conservation

- i. Maximize the insulation effectiveness of the assembled building envelope, including glazing, to reduce heat loss. Design building **massing** and solar orientation to improve the passive performance of the structure
- ii. Maximize overall building energy performance and interior thermal comfort through a combination of passive design strategies, including, but not limited to:
  - the sizing and placement of windows and the incorporation of operable windows to increase opportunities for natural ventilation, reducing the reliance on mechanical HVAC systems
    - ❖ Where the uses of a building are heat generating and will result in the need for cooling, reduce passive solar gain by minimizing west- and south-facing windows, concentrating glazing on the north and east sides of the building.
    - ❖ Glazing on south and west facing elevations should be punched or recessed slightly to reduce heat gain in summer.
    - ❖ Design spaces to have access to operable windows on at least two sides of the building to enable passive cooling through cross ventilation.



- the orientation of buildings to take maximum advantage of site-specific climatic conditions, especially for solar access and wind flow
  - the use of thermally broken window frames and concrete balcony slabs
  - the use of high-performance glazing
  - the incorporation of roof overhangs, fixed fins, awnings, or other solar shading devices to ensure that south facing windows are shaded from peak summer sun but enable sunlight penetration during winter months
- iii. Reduce the heat island effect of a building's roof and heat transfer into the building through various measures, including green roofs; Energy Star-rated or high albedo roofing material.
  - iv. Maximize opportunities for the distribution of natural daylight into a building's interior spaces to reduce the requirement for electric lighting use. Avoid the use of heavily tinted or reflective glazing that reduces the penetration of daylight and increases exterior glare.
  - v. Incorporate narrower building forms and floor plans that maximize corner and through units (dwellings with exterior access on two sides), e.g. via a central courtyard or mews.
  - vi. Where possible, incorporate greater floor to ceiling heights to increase the amount of interior space that can be day-lit from windows, and to allow for vertical air ventilation, particularly for units with exterior walls on only one side.
  - vii. Orient roofs and main axes of buildings within 15 degrees of due south to optimize solar energy collection through the use of solar thermal and photo voltaic (PV) modules.
  - viii. A minimum of 10% of building electricity demand shall be provided by a combination of solar thermal or solar photovoltaic (PV) technologies. Solar PV installations can include both roof or wall mounted arrays or cladding systems.
  - ix. Design mechanical systems to enable interconnection to future district energy systems in those areas identified by the District as having potential for such systems.
  - x. Prioritize high efficiency heat recovery ventilation systems and electric heat pump technologies.
  - xi. Design on-site landscaping to promote opportunities for passive heating/cooling without negatively affecting the potential for solar thermal or solar electric systems on the site and on surrounding properties. For example, a deciduous tree planting arrangement that provides shade in the summer months, while allowing solar exposure in the winter months.

### 7.2.5.2 Water Conservation

- i. Provide a Rainwater Management Plan prepared by an appropriate professional(s) that identifies strategies for on-site rainwater management and re-use, including but not limited to irrigation or other applications.
- ii. Manage rainwater on-site through landscape and site design measures such as:
  - maximizing pervious surfaces to enhance stormwater infiltration opportunities
  - incorporating **bioswales** and **rain gardens** for infiltration
  - using drought-tolerant and native plants and other xeriscaping techniques to minimize the need for landscape irrigation
- iii. Maximizing the use of topsoil or composted waste for finish grading to assist in infiltration and increase the water holding capacity of landscaped areas.
- iv. Where irrigation systems are required, design them for water efficiency, such as through automated or weather-responsive controls.



### 7.2.5.3 Greenhouse Gas Emissions Reduction (*Informational Guidance*)

The following measures are *encouraged* as voluntary best practices to reduce embodied and operational greenhouse gas emissions in building design and construction. These guidelines are informational and do not form part of the enforceable Development Permit requirements.

- i. Projects are encouraged to complete a **whole-building lifecycle assessment (LCA)**, reporting lifecycle equivalent carbon dioxide emissions (i.e. global warming potential impact, or 'embodied carbon') of each building, in kilograms of carbon dioxide equivalents per square metre (kgCO<sub>2</sub>e/m<sup>2</sup>). Projects should reduce the embodied carbon associated with building design and construction.
- ii. Prioritize local or regionally sourced building materials with low embodied emissions. These include heavy timber, rammed earth, biofibre, straw bale, and hempcrete.
- iii. Prioritize the reuse of existing building materials.
- iv. Prioritize building materials which may be reused or recycled upon building demolition.
- v. Develop and implement a construction waste management plan that identifies materials to be diverted from disposal and whether materials will be sorted on-site or commingled. Track construction waste and implement strategies to reduce the amount of materials landfilled or incinerated.
- vi. Use insulations that do not require GHG-based propellants.

## 7.3 DPA 2 - GENERAL ENVIRONMENTAL PROTECTION

### 7.3.1 Intent

The following sections include guidelines for the protection of environmentally sensitive areas where **land alteration** or development is proposed. The guidelines will be used by the District of Sooke in evaluating development applications. **Environmentally sensitive areas** all provide invaluable environmental functions. The intent of these guidelines is to protect and preserve the **natural features** and function of these environments from the impact of residential, commercial and industrial development.

### 7.3.2 Designation

The General Environmental Protection Development Permit Area (DPA #2) applies to environmentally sensitive land within the District of Sooke. The General Environmental Protection Development Permit Area is designated, as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- protection of the natural environment, its ecosystems and biological diversity

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

### 7.3.3 Objectives

- i. Protect the natural environment, its ecosystems, habitat and biological diversity from the impacts of development, and restore lost or degraded ecosystem functions.
- ii. Proactively and responsibly manage Sooke's **ecological assets**, enhancing opportunities for connections to place.
- iii. Foster ecological **resilience** in the natural environment to support a natural environment that is adaptive to the changing climate.
- iv. Mitigate environmental impacts in environmentally sensitive and protected areas, and

ensure the continued existence of these areas.

## 7.3.4 Guidelines

### 7.3.4.1 General Environmental Protection

- i. Locate buildings, structures and paved surfaces:
  - Away from areas subject to erosion, sloughing, flooding, landslide or damage;
  - At such a distance from watercourses and/or foreshore areas as to prevent erosion, sloughing, flooding, landslip, excessive run-off or siltation and protect lands and the fisheries resource; and,
  - To preserve the natural vegetation on **steep slopes** and **sensitive ecosystems**;
- ii. Put in place measures to:
  - Direct surface run-off away from areas subject to erosion and sloughing and to handle stormwater runoff appropriately; and,
  - Contain run-off, erosion, and siltation at the clearing and construction stage, and for the completed development.

### 7.3.4.2 Landscaping and Restoration

- i. A **qualified professional** 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 or construction
- ii. Select vegetation species used in replanting, restoration and enhancement to suit the soil, light and groundwater conditions of the site. Species must be native and climate adaptive to the District of Sooke. All replanting shall be maintained, including with adequate water, by the property owner for at least 2 years from the date of completion of the replanting. This may include removal of invasive, non-native weeds and irrigation. Unhealthy, dying or dead vegetation will be replaced with healthy vegetation at the owner's expense within that time during the next planting season.
- iii. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge); and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub



Examples of Habitat Restoration Plantings

layer and trees).

### 7.3.4.3 Habitat Protection

- i. Provide a report prepared by a **Qualified Environmental Professional (QEP)**, where applicable, that considers any potential impact of proposed development in **Environmentally Sensitive Areas**. The scope and level of detail of the report should be proportionate to the scale and potential impact of development. Include relevant features such as, but not limited to:
  - Flood hazard;
  - Stormwater drainage;
  - Tree stand integrity, hazardous trees, removal and replacement;
  - Wildlife species and corridors;
  - Invasive species;
  - Buffering and minimum setbacks from **natural features** for proposed buildings and structures; and,
  - Construction sequencing, timing and mitigation approaches.
- ii. Retain existing trees and significant stands of trees, other native vegetation, and significant geophysical features on undeveloped properties to the fullest extent practical to minimize disruption to the environment. Where removal is necessary, maintain or restore at least an equivalent canopy coverage or native vegetation area within the development site, where feasible. Revegetate disturbed sites using plant materials native to the area. Where a landscape plan is required, ensure it is coordinated with other applicable OCP policies or development permit requirements to avoid duplication.
- iii. Identify and protect important denning and nesting habitat areas.
- iv. Minimize the loss of habitat resulting from development, and where impacts are unavoidable, pursue measures to achieve no net loss of habitat value through on-site retention, restoration, or compensation.

## 7.4 DPA 3 - FORESHORE AREA

### 7.4.1 Intent

The intent of these guidelines is to protect and restore the ecological function and natural stability of Sooke's marine shorelines, while enabling safe and sustainable use of foreshore properties. These guidelines apply only to upland areas above the natural boundary of the sea, where the District has jurisdiction, and do not regulate works below the high-water mark. The guidelines apply only to land-altering activities that have the potential to affect natural shoreline processes, such as grading, vegetation removal, or structural works, within approximately 15 m of the natural boundary of the sea.

The intent is not to regulate routine property maintenance, gardening, or enjoyment of existing residential yards, but rather to ensure that significant shoreline alterations are reviewed for environmental and geological soundness.

### 7.4.2 Designation

The Foreshore Area Development Permit Area (DPA #3) applies to parcels adjacent to the shoreline identified in **Figure 17**. The Foreshore Area Development Permit Area is designated, as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- protection of the natural environment, its ecosystems and biological diversity

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction only where the proposed works occur within, or are likely to impact, the 15-metre buffer area. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

### 7.4.3 Objectives

- i. Protect the ecological function of marine shorelines, foreshore and the adjacent upland.
- ii. Preserve and, where possible, restore foreshore areas as a public resource for their environmental, cultural, spiritual, and recreational value.
- iii. Manage flood, erosion and sea-level rise hazards in ways that maintain natural shoreline processes and environmental integrity.

### 7.4.4 Exemptions

In addition to the General Exemptions for DPAs listed in section 7.1.2, a Foreshore Area Development Permit shall not be required in the following instances:

- i. Routine yard or garden maintenance, pruning, or removal of invasive species.
- ii. Maintenance or replacement of existing lawns, patios, decks, fences, or non-structural landscape features.
- iii. Construction or maintenance of unpaved pedestrian paths that are less than 2m wide that

do not disturb soils or native vegetation.

- iv. Works authorized under federal or provincial permit or approval (e.g., DFO or Transport Canada) for marine access structures such as docks, ramps, or wharves.

Those seeking confirmation of exemption may be asked to provide photos or a brief site plan for record purposes.

### 7.4.5 Guidelines

- i. Where required, an environmental impact assessment report prepared by a **Qualified Environmental Professional** must be provided, including but not limited to the following information:
  - Evidence of the professional's qualifications and good standing within their professional association including experience in shoreline restoration;
  - Existing and anticipated shoreline processes, including erosion and deposition of land and beach materials, given projected environmental trends including climate change and sea-level rise;
  - The long-term safety of existing and proposed shoreline protection works, dwellings and other buildings on the subject parcel from natural hazards including shoreline erosion, landslip and flooding;
  - Information regarding fish habitat, shoreline vegetation and other ecosystem conditions; and,
  - Identification of the potential impacts of the proposed development on the shoreline abutting and within the vicinity of the subject parcel, and mitigation options and design alternatives.
  - Sediment and erosion control measures, including location of any silt fencing to mitigate impacts to aquatic habitat.
  - The level of detail should correspond to the scale of the proposed works.
- ii. Maintain an approximately 15-metre natural buffer from the high water mark, where feasible, to protect shoreline stability and ecological function. This buffer serves as a guideline and may be reduced based on site-specific conditions as confirmed by a Qualified Environmental Professional (QEP) or geotechnical engineer.
- iii. Determine the sequence and timing of any construction or development through recommendations from a QEP to minimize negative impacts on the foreshore area including consideration for bird nesting and wildlife denning seasons.
- iv. Restoration of foreshore areas that have been previously damaged may be encouraged or required as indicated in an Environmental Impact Assessment report.

### *Drainage and Landscaping*

- v. Where applicable, a Stormwater Management Plan may be required, complete with

recommendations for implementation that address water quality, water quantity, storm water discharge rate and erosion control, to minimize impacts on the natural shoreline ecology and beach processes.

- vi. A Construction Environmental Management Plan may be required that outlines the sequence and process of any construction or development to minimize negative impacts to seasonal wildlife migration and/or intertidal processes on the foreshore.
- vii. A Vegetation and Landscape Plan may be required, where applicable, and prepared by a **Qualified Environmental Professional** in accordance with S.7.3.4.2 (Landscaping and Restoration). The plan should outline access points and identify vegetation species to be used in replanting, restoration and enhancement. Vegetation must be native and climate adaptive to the District of Sooke, and selected to suit site-specific conditions while supporting erosion control and shoreline habitat functions.
- viii. Retain existing trees and native vegetation within a minimum of 15 metres upland of the high-water mark to minimize habitat disturbance, supply food and nutrients to marine habitat, protect intertidal species, reduce wave energy, control stormwater runoff and guard against erosion and slope failure. Where existing vegetation has been disturbed or degraded, restore or enhance native vegetation as necessary to improve ecological function. Existing trees and shrubs shall be clearly marked prior to any development, and temporary fencing installed to protect them during any development processes
- ix. Where suitable, plant new trees and vegetation upland of beach areas that currently lack stable or naturally vegetated banks to help control erosion and protect slopes in alignment with the Vegetation and Landscape Plan. Where planting is recommended by a **Qualified Environmental Professional**, planted areas should average 15 metres wide (with a five metre minimum) over a minimum 50 percent of shore length.
- x. Where a Development Permit Area overlaps with a known archaeological site or area of high potential the District may require confirmation that a Heritage Conservation Act S.12.2 Inspection Permit or similar assessment has been completed prior to site disturbance.

### *Shoreline Protection*

Shoreline protection is the range of potential modification actions that can be taken to develop the shoreline for the purpose of protection against erosion. Structural protection methods are often referred to as “hard” and “soft.” The range of actions from softer to harder include vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, anchor trees, gravel placement, rock (rip rap) revetments, gabions, concrete groins, retaining walls or bulkheads, and seawalls. In general, the harder the construction measure, the greater the impact on the shoreline ecosystem and processes.

- xi. Where shore protection measures are necessary, make use of soft structural methods and beach nourishment designs which add appropriately sized material to the upper beach, creating a natural beach slope and beach protection.
- xii. Apply **Green Shores principles**, including:
  - Preserve or restore physical processes – the natural actions of water and sediment

movement that maintain healthy shorelines.

- Maintain or enhance habitat function and diversity along the shoreline.
- Prevent or reduce pollutants entering the aquatic environment.
- Avoid or reduce cumulative impacts – small individual effects that add up to large impacts

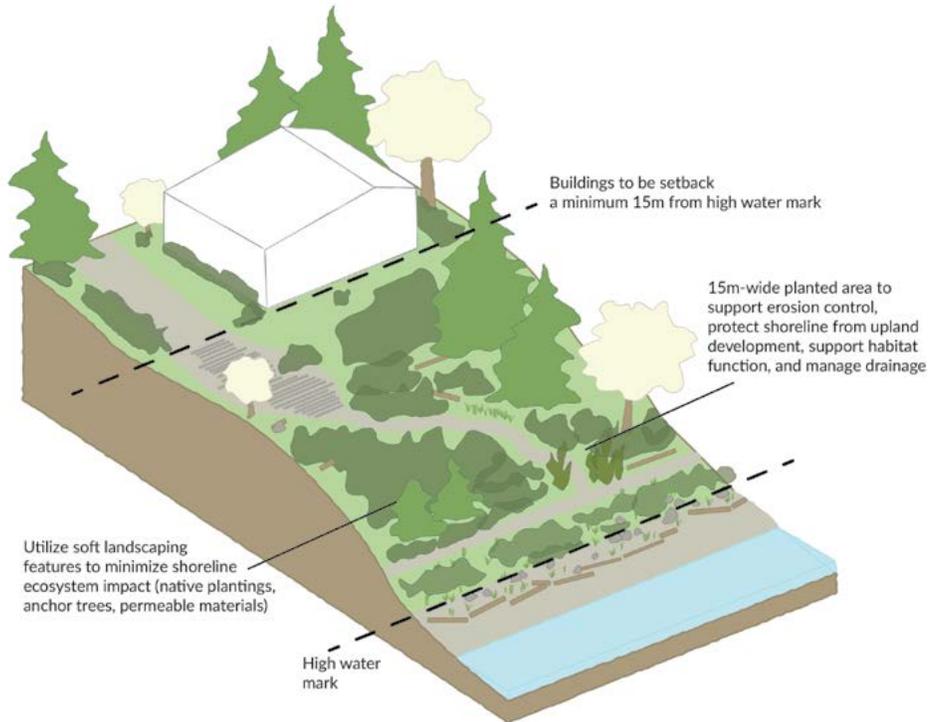


Figure 15. Application of Shoreline Protection Best Practices

on shoreline environments.

- xiii. Avoid the use of hard shore protection measures such as gravel placement, rock (rip rap) revetments, gabions, concrete groins, retaining walls, bulkheads, and seawalls, except where a **Qualified Environmental Professional (QEP)** or geotechnical professional confirms that no reasonable alternative exists to address erosion or slope stability concerns. Where stabilization is required, use the softest, most naturalized solution feasible to minimize erosion and protect shoreline ecology.
- xiv. Where “hard” structural shore protection measures are proposed, provide a geotechnical and biophysical report that includes conclusive evidence that:
  - The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage associated with the proposed or existing development;
  - All possible on-site drainage solutions away from the shoreline edge have been exhausted;

- Non-structural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient to address the stabilization issues; and,
  - The shore protection measure will not result in a net loss of shoreline ecological functions (i.e. any unavoidable damage to shoreline habitat will be more than off-set by habitat compensation works).
- xv. Stabilization materials should not consist of debris or contaminated material that could result in pollution of tidal waters. The size and quantity of materials used should be limited to that necessary to withstand the estimated energy of the location's hydraulic action and prevent collapse.
- xvi. Locate structures parallel to and landward of the natural boundary of the sea, as close to any natural bank as possible, to preserve natural character and maintain public views.
- xvii. Design structures to allow the passage of surface or groundwater without causing ponding or saturation.
- xviii. Construct structures of stable, non-erodible materials that preserve natural shoreline characteristics. Adequate toe protection including proper footings and retention mesh should be included. Beach materials should not be used for fill behind bulkheads.

## 7.5 DPA 4 - RIPARIAN AREA

### 7.5.1 Intent

The intent of these guidelines is to protect and preserve the **natural features** and ecological functions of riparian areas from the impact of **land alteration** and development. These areas support critical habitat, water quality, flood protection, and ecological connectivity within Sooke's watersheds.

### 7.5.2 Designation

The Riparian Area Development Permit Area (DPA #4) applies to parcels containing a riparian area identified in **Figure 17** or any stream, wetland, or other waterbody as defined by the Riparian Areas Protection Regulation (RAPR), whether or not mapped. The Riparian Area Development Permit Area is designated, as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- protection of the natural environment, its ecosystems and biological diversity

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

### 7.5.3 Objectives

7.5.3.1. Protect the ecological function of riparian areas.

7.5.3.2. Preserve, restore and manage riparian areas as a public resource for their environmental, traditional, cultural, spiritual, and recreational value.

### 7.5.4 Exemptions

In addition to the General Exemptions for DPAs listed in section 7.1.2, a Riparian Area Development Permit shall not be required in the following instances:

7.5.4.1. In-stream works conducted or authorized by the District of Sooke under the guidance of a **Qualified Environmental Professional**, and which have been approved by the appropriate provincial and federal bodies with respect to installation of public utilities and emergency infrastructure, sewer and water lines, stream enhancement, pipeline crossings, roads and road crossings, foot bridges, bank repairs, stormwater outfalls, and fish and wildlife habitat restoration.

7.5.4.2. Where a **Qualified Environmental Professional (QEP)** has confirmed that a Riparian Assessment Area (RAA), as defined under the Riparian Areas Protection Regulation (RAPR), will not be disturbed or altered by the proposed development, and appropriate measures are in place to protect the RAA from indirect impacts during construction.

7.5.4.3. Where a riparian area has been restored, fenced, covenanted, or otherwise protected to the satisfaction of the District, and no additional works are proposed within the RAA.

## 7.5.5 Guidelines

- i. Provide an assessment report prepared by an appropriate **Qualified Environmental Professional (QEP)** consistent with the Provincial Riparian Areas Protection Regulation (RAPR) and responsive to the District's local environmental conditions and OCP Objectives. The assessment report will include:
  - Evidence of the professional's qualifications and good standing within their professional association including relevant experience in riparian or shoreline restoration;
  - Information regarding streams, fish habitat, riparian vegetation and other ecosystem conditions within or directly adjacent to the development site;
  - Identification of **natural features**, functions and conditions that support fish life processes, along with potential site-specific impacts of the proposed development, mitigation options and design alternatives;
  - The appropriate setback distance for buildings, structures and uses;
  - Confirmation, through a survey by a certified BC Land Surveyor, of the top of the stream bank in relation to the property lines and existing and proposed development;
  - Consideration of cumulative or incremental impacts where feasible, for the purpose of informing mitigation design and maintaining ecological function of the broader riparian system – without requiring exhaustive watershed-scale analysis or restricting essential infrastructure such as fire access or utilities;
  - A Stormwater Management Plan, complete with recommendations for implementation that address water quality, water quantity, stormwater discharge (impervious surfaces), erosion control, so as to minimize impacts on fish, fish and wildlife habitat, and physical riparian functions. Conditions and requirements respecting implementation of the Stormwater Management Plan will be specified in a development permit.
  - A plan for the management of sediment during construction showing how the methods identified will protect stream, wetland, and any associated drainages from sediment, erosion and runoff impacts that may result from construction or land clearing activities. Conditions and requirements respecting implementation of the sediment management proposal may be specified in a development permit.
- ii. Prevent encroachment into the **SPEA**. Zoning setbacks for buildings, structures, and uses may be varied, based on the recommendation of a **Qualified Environmental Professional (QEP)**, to avoid encroachment into a **SPEA** and allow reasonable development of the remainder of the lot. Encroachment within a designated **SPEA** itself may only be considered in cases of undue hardship consistent with the Riparian Areas Protection Regulation (RAPR), and must be supported by a **QEP** assessment and any required provincial or federal approvals.
- iii. Determine the sequence and timing of any construction or development through recommendations from a **QEP** to minimize negative impacts on the **SPEA**. Conditions respecting the sequence and timing of construction shall be specified in a development permit.

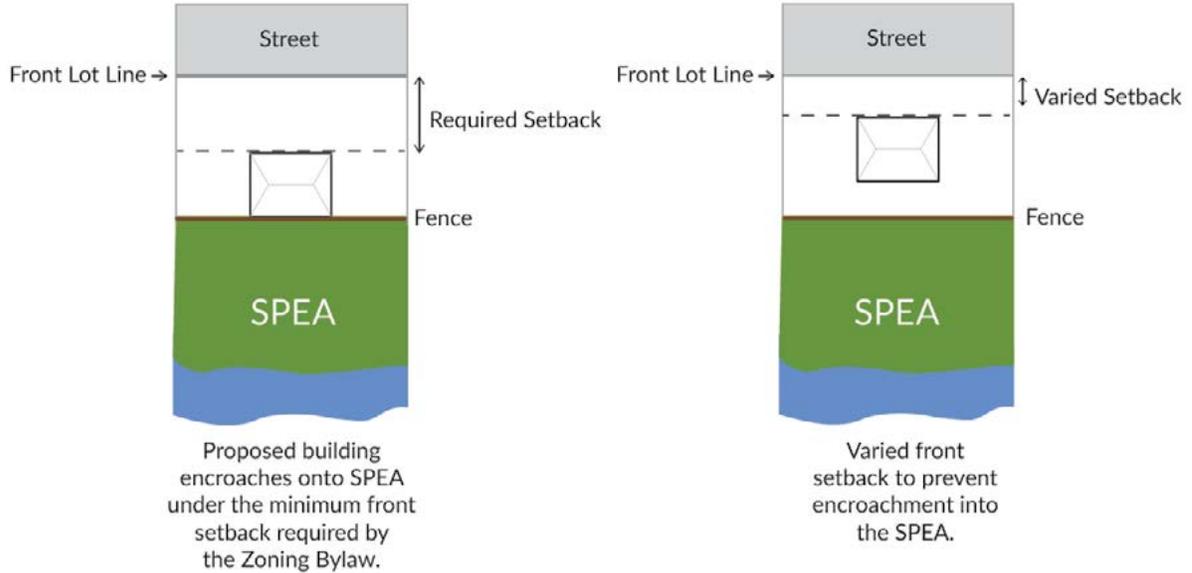


Figure 16. Approach to Setback of New Development from the SPEA

- iv. Install permanent or temporary fencing measures in order to prevent encroachment into the **SPEA** at the time of construction. Fencing measures will be required to be installed at the applicant's expense along the boundaries of the **SPEA** prior to commencement of any development activities.
- v. Retain existing trees and native vegetation within the **SPEA** to minimize habitat disturbance and guard against erosion and slope failure. Existing trees and shrubs shall be clearly marked prior to any development, and temporary fencing installed at the drip line to protect them during any development processes.
  - Where riparian areas or adjacent uplands within this DPA have been disturbed, cleared, or degraded as a result of development or previous **land alteration**, or where recommended by a **Qualified Environmental Professional (QEP)** to maintain or improve the ecological function of the Streamside Protection and Enhancement Area (**SPEA**), restoration or enhancement of native vegetation is required.
- vi. In accordance with the recommendations of a **QEP**, select vegetation species used in replanting, restoration and enhancement to suit the soil, light and groundwater conditions of the site. Species must be native and climate adaptive to the District of Sooke, and be selected for erosion control and/or fish and habitat wildlife habitat values as appropriate to site conditions. All replanting shall be maintained by the property owner for at least 2 years from the date of completion of the replanting. This may include removal of invasive, nonnative weeds and irrigation. Unhealthy, dying or dead vegetation will be replaced with healthy vegetation at the owner's expense within that time during the next planting season.

- vii. Where development is proposed within a riparian area that also contains **steep slopes**, a slope stability assessment by a qualified registered professional engineer may be required to demonstrate that proposed works will not adversely affect riparian function. Broader slope stability considerations are addressed under DPA 5 – Steep Slopes.
- viii. If the proposed works, undertakings, or activities will result in the harmful alteration, disruption or destruction of fish habitat and a Fisheries Act Authorization has been granted by the Department of Fisheries and Oceans, and the proponent has demonstrated that all reasonable measures to avoid or minimize impacts have been taken, the District of Sooke will require confirmation that all necessary federal and provincial authorizations have been obtained prior to the issuance of a Riparian Areas Development Permit. Where a habitat compensation or mitigation plan is required by the senior government agency, the District may require confirmation that such a plan has been approved to be implemented as a condition of the Development Permit.

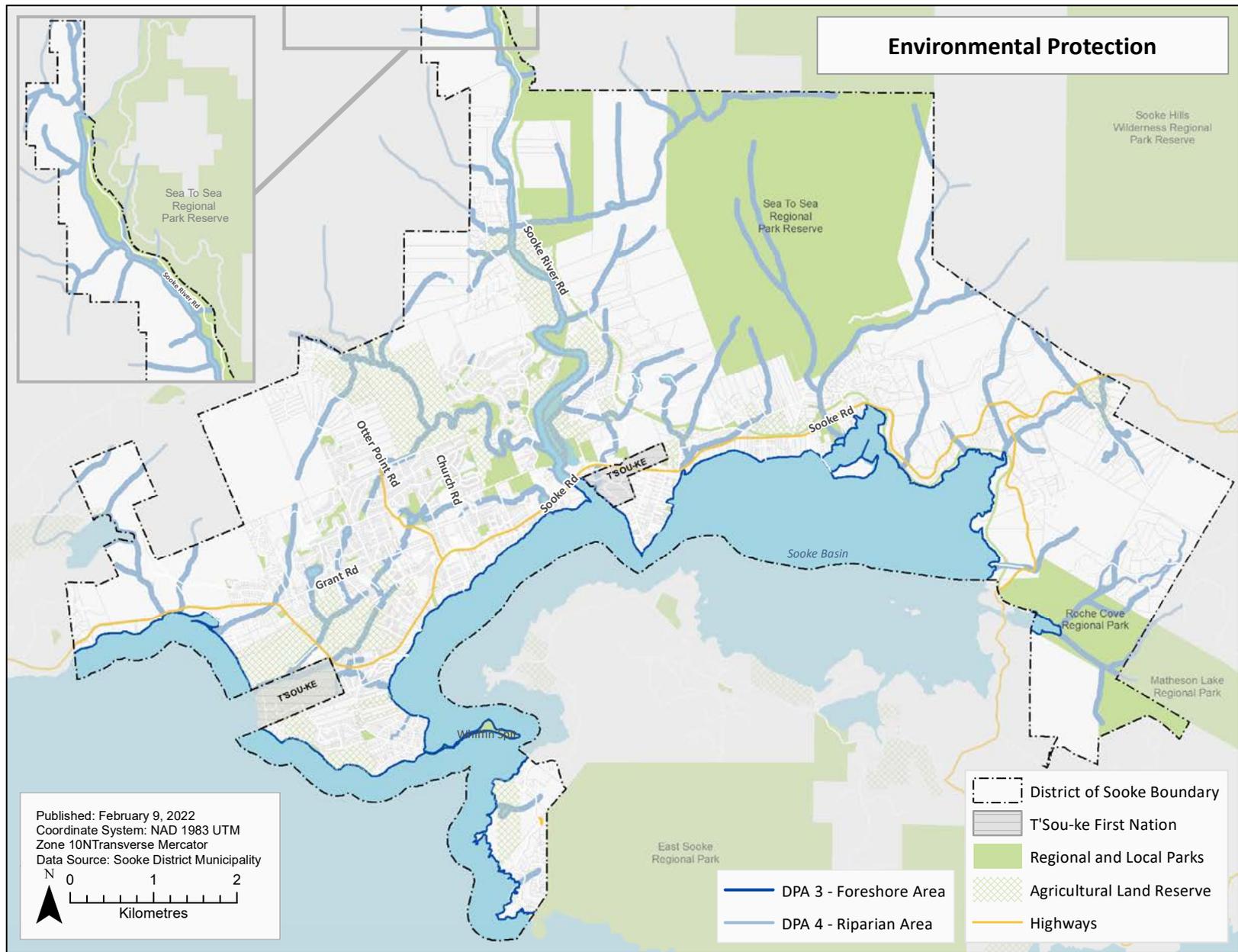


Figure 17. Foreshore and Riparian Area Development Permit Areas

## 7.6 DPA 5 - STEEP SLOPES

### 7.6.1 Intent

Careful control of **land alteration** and development on **steep slopes** is needed to reduce the risk to life and property, to prevent erosion and potential risks to down-slope properties, to prevent destabilization of slopes and to protect the visual quality of the slopes. Land clearing, road construction, changes in slope profiles, construction of buildings or other site disturbance in these areas could increase risk to life and property and harm the environmental values of the slopes. Protection of development from **steep slopes** and hazardous conditions is a priority for the District of Sooke.

### 7.6.2 Objectives

- i. Protect lives and developments from, and mitigate impacts of, **steep slopes** and slope instability.
- ii. Preserve the native vegetation and **natural features** in steep slope areas.

### 7.6.3 Designation

The Steep Slopes Development Permit Area (DPA #5) applies to parcels identified in **Figure 19** and/or that have slopes greater than 30% for a minimum horizontal distance of 10m. The Steep Slopes Development Permit Area is designated, as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- protection of development from hazardous conditions

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

### 7.6.4 Exemptions

In addition to the General Exemptions for DPAs listed in section 7.1.2, a Steep Slopes Development Permit shall not be required in the following instances:

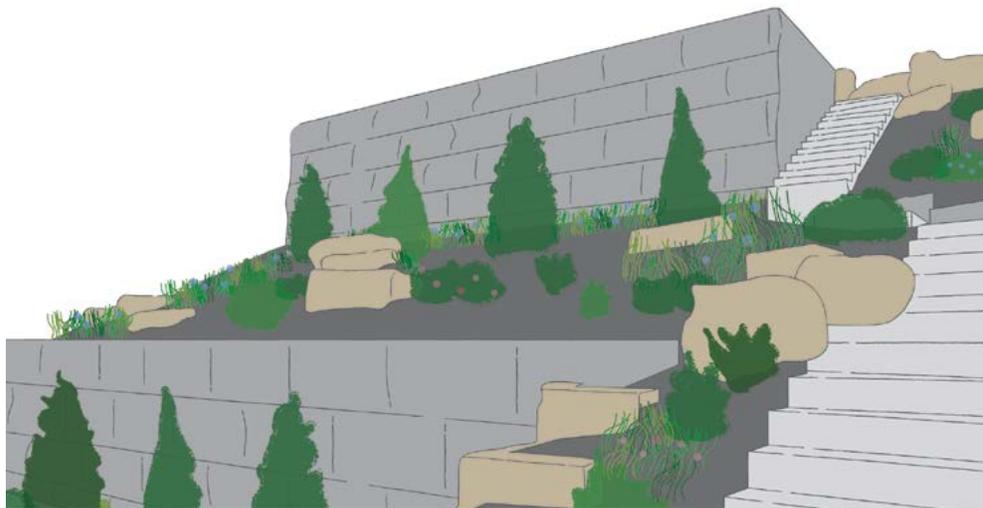
- i. Development on land where the natural slope is less than 30% over a horizontal distance of 10 m and does not result in the creation or alteration of land with slopes meeting or exceeding this threshold, including cases where **steep slopes** exist elsewhere on the parcel but are not directly affected by the proposed work.
- ii. Where a **Qualified Professional** (geotechnical engineer or geoscientist) confirms that proposed works are located outside of, and will not directly or indirectly impact, the steep slope area identified on the parcel, and provides recommendations to ensure slope stability is maintained.
- iii. Where slope areas have been previously assessed and covenanted as stable or protected from disturbance to the satisfaction of the District, and no new works are proposed within the covenanted or assessed area.

## 7.6.5 Guidelines

- i. The applicant shall work with the District to determine whether a preliminary assessment report and/or detailed assessment report prepared by a **qualified professional** is required.
- ii. Where development involves **land alteration**, excavation, placement of fill, or modification of existing slopes, a grading plan prepared by a **qualified professional** shall be required. The District may, at its discretion, waive the requirement for a grading plan where the proposed development results in minimal land disturbance and does not pose a risk to slope stability or public safety.
- iii. Any structural mitigation measures must be designed by a **qualified professional**.
- iv. Keep potential slope hazard areas free of development, or, if that is not possible, then: a) mitigation should be undertaken to reduce risk to an acceptable level (risk for both the subject property and any adjacent or nearby lands should be addressed); and b) conditions (for example conditions relating to the permitted uses, density or scale of building) should be imposed as necessary to reduce potential hazard to acceptable levels, both as determined by a **qualified professional** in a preliminary assessment or detailed assessment report.
- v. Minimize any alterations to **steep slopes**. Design developments to reflect the site rather than altering the site to reflect the development.
- vi. Use stepped and articulated building forms that integrate and reflect the natural site contours. Avoid large unbroken building masses that are unsuitable for sloped conditions. Design responses should be informed by a qualified geotechnical professional to ensure that building placement, form, and stabilization measures are appropriate to site-specific conditions. Recognize that slopes in Sooke vary from stable bedrock to erodible soils and apply mitigation measures proportionate to the actual level of hazard and site sensitivity.
- vii. Design landscapes to follow the natural contours of the land. Avoid terracing of the slope.
- viii. Maintain and/or reinstate vegetation and trees on the slopes and within any buffer zone above the slopes in order to filter and absorb water and minimize erosion. **Native species**, including trees, shrubs and other plants, should be used for any new planting.



- ix. Reinforce and revegetate disturbed slopes, especially where gullied or where bare soil is exposed. Planting should be done in accordance with the recommendations of a Landscape Architect or Registered Professional Forester.
- x. Divert water away from slopes, yards and structures in a controlled manner and ponding should be avoided near slopes.
- xi. Contain water flow by capturing roof and pavement drainage systems.
- xii. Avoid the construction of structures, pathways/trails, driveways, utilities, drainage facilities, septic fields, swimming pools, hot tubs, ponds, landscaping or other uses at or near the top or base of **steep slopes**. A minimum ten metre buffer area from the top or base of any steep slope should be maintained free of development except as otherwise recommended by a **qualified professional**.
- xiii. Do not place fill, including yard clippings, excavated material, sand or soil within ten metres of the top of slopes or along pre-existing drainage channels.
- xiv. Do not undercut the base of slopes for building, landscaping or other purposes except in accordance with the recommendations of a **qualified professional**.
- xv. Avoid the need for retaining walls, particularly to minimize cutting of the uphill slope. Large single plane retaining walls should be avoided. Where retaining walls are necessary, smaller sections of retaining wall should be used and screened through the use of vegetation to visually soften the wall. Any retaining structures must be designed by a **qualified professional**.



**Figure 18.** Application of Best Practices for Retaining Walls

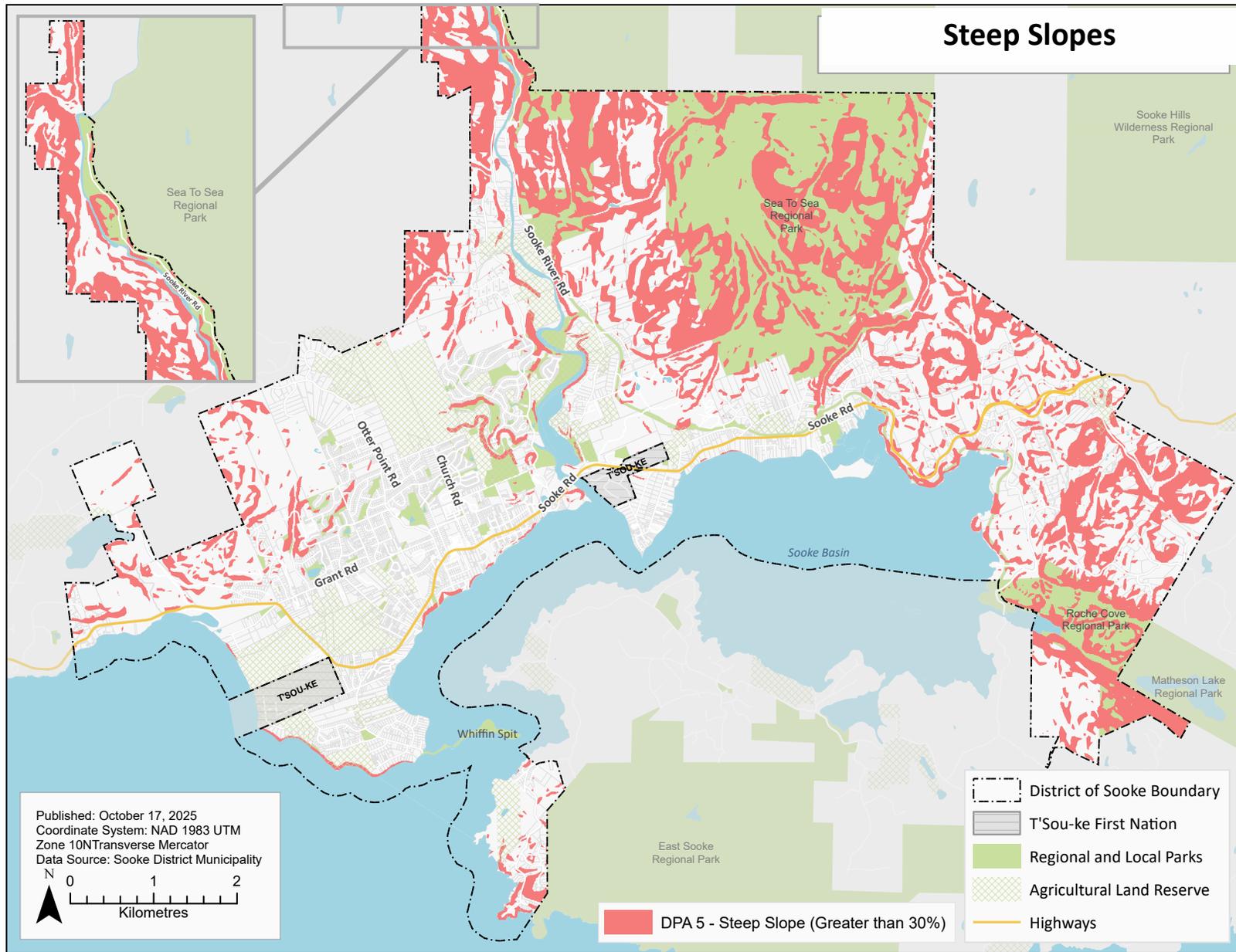


Figure 19. Steep Slopes Development Permit Area

## 7.7 DPA 6 - TOWN CENTRE

### 7.7.1 Intent

The Town Centre, including its waterfront, is envisioned as the vibrant, walkable heart of Sooke. This area serves as the community's commercial, civic, and cultural core, distinguished by its connection to the waterfront, West Coast setting, and natural beauty. These guidelines aim to support revitalization, enhance walkability, and promote a high-quality public realm through buildings and landscapes that reflect Sooke's identity. Development should strengthen connections between the Town Centre, the waterfront, and the broader community while maintaining public access, preserving views to the water, and reflecting a design character rooted in Sooke's natural and built context.

### 7.7.2 Designation

The Town Centre Development Permit Area (DPA #6) applies to all development on lands within the Town Centre – Core and Town Centre – Waterfront land use designations. The Town Centre Development Permit Area is designated as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- revitalization of an area in which a commercial use is permitted
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

### 7.7.3 Objectives

- i. Create a Town Centre that is strongly connected to the waterfront;
- ii. Celebrate Sooke's natural beauty, and cultural and maritime history;
- iii. Promote development that fosters an active and vibrant public realm with an emphasis on the pedestrian experience that enhances the Town Centre as a neighborhood unto itself.
- iv. Foster an active, pedestrian-oriented waterfront that offers diverse destinations and activities throughout the day, week, and seasons.
- v. Support businesses such as local shops and services, and economic vitality overall.
- vi. Support the growth of tourism and other economic activities related to the waterfront.
- vii. Support improved transit service.

- viii. Support diverse housing choices, including the District's highest density options, that offer an excellent quality of life to residents.
- ix. Ensure parking and vehicle access does not detract from the quality of the public realm, including pedestrian safety and comfort.
- x. Protect and restore ecological values through the design of buildings, open spaces, and infrastructure.
- xi. Provide concise and clear expectations for future development that can be equally understood by Council, District of Sooke staff, residents, and the development community.

## 7.7.4 Guidelines

### 7.7.4.1 Architectural Expression

#### *Building Materials*

- i. Reflect the natural context and character of Sooke through exterior cladding materials. Wood, stone and metal siding are recommended materials; the use of stucco, pebble dash cladding, vinyl siding and faux finishes is prohibited.
- ii. Create a harmonious and consistent architectural character across all building elevations. For instance, consistency may be achieved through building materials, roof lines, windows and door treatments.
- iii. While the street-facing façade of a building should be the most architecturally significant, the design of a building should read as a cohesive whole.



Large blank wall avoided through building form variation.

Windows contribute to an engaging public realm.

- iv. Prioritize the selection of building materials that reflect the following characteristics:
  - Locally and regionally sourced
  - Include recycled content
  - High quality and durable
  - Non-toxic
  - Low embodied carbon emissions
- v. Blank walls must be avoided. Architectural strategies such as the use textures, patterns, colours, secondary materials, landscaping, and building form variations must be employed to break up large, blank walls.

### *Windows*

- vi. Provide ground level windows to contribute to an engaging public realm and overall wayfinding.
- vii. Use transparent windows for all ground floor commercial uses. Mirrored windows are not permitted.
- viii. Prioritize the use of large doors and windows that open to the street for ground level commercial uses.

### *Awnings, Canopies and Signs*

- ix. Incorporate awnings and canopies at the ground-level of the street façade to provide weather protection for pedestrians and a usable outdoor space for commercial uses.
- x. Design awnings, canopies and signs to be integrated into and complementary to the overall architectural design of the building.
- xi. Backlit signs are not permitted.

### *Village Character*

**High streets** act as a focal point for retail and service-oriented businesses. As such, they require additional considerations to emphasize a unique village urban design character. The Village Character guidelines give specific architectural direction to developments in the following areas within DPA 6 that have been identified as **high streets** and commercial nodes:

- Otter Point Road;
- Murray Road;
- Goodmere Road between Murray Road and Brownsey Boulevard;
- Brownsey Boulevard; and

- the intersection of Maple Avenue South and West Coast Road.
- xii. Establish a regular rhythm of commercial building frontages through the scale and articulation of buildings. Commercial units at-grade are preferred. Large at-grade commercial units must be visually broken into smaller modules using strategies such as a regular presence of windows, doorways, landscaping, roof forms, and/or variation in colour and **massing**.
- xiii. Consider the inclusion of design features at a height of 3m to 3.75m that bring a sense of “upper level enclosure” to the pedestrian experience. The addition of hanging lights, bracket hung signs, seasonal flower pots, banners, awnings are all appropriate and desirable elements to further the character of the **high street**.
- xiv. Where multiple outdoor seating areas are provided, at least one area should face the street.
- xv. Provide a setback from the property line to create a frontage zone on the sidewalk that allows for “spill out activities” (outdoor seating, produce stands etc.) without affecting the unobstructed travel area.
- xvi. Articulate the corner of a building when siting it at an intersection to create a sense of visual interest, improve the visibility of the intersection, and shorten the perceived length of the block for pedestrians. Architectural strategies may include chamfered or rounded corners, projecting or recessed entrances, volumetric manipulations (for instance, additional height at the corner), enhanced window design or others that work to define a prominent corner.

### Residential Units

- xvii. Express the front entrance of **ground-oriented** residential units. The use of porches, awnings and/or lighting is recommended.
- xviii. Distinguish residential uses from commercial uses in mixed-use developments. Employ

Awnings and canopies are incorporated at the ground-level street facade to provide weather protection.

Large at-grade commercial units are visually broken into smaller modules through windows and doorways.



architectural strategies such as stepped or varied building **massing**, articulated exterior walls and rooflines, differentiation in windows, and/or sloped roofs.

- xix. Minimize privacy impacts between residential uses in the placement of windows, balconies and doors.
- xx. Provide a private outdoor space facing the street or a public space. Private outdoor spaces include patios, gardens, balconies, porches and/or decks or similar outdoor spaces.

#### 7.7.4.2 Siting and Massing

- i. Orient building frontages to face the street to promote interaction with neighbours, residents and visitors.



- ii. Support a variety of ground-floor commercial uses by providing a minimum floor-to-ceiling height of 4m on the first floor of commercial spaces.
- iii. Design buildings to minimize shadow impacts on the public realm. Strategies may include reducing the overall building footprint and using stepbacks at upper building levels.
- iv. Incorporate exterior mechanical and electrical equipment into the overall architectural treatment of the building. Equipment shall be located away from sidewalks and pedestrian amenities and screened from view or screened to blend in with the roof and/or elevator penthousing.

- v. For lands within the Town Centre - Waterfront designation:
- Set back and design human-made structures in a manner that complements the natural shoreline and landscape, avoiding visual dominance over the waterfront.
  - Protect and incorporate views to the water into new development through sensitive building siting, **massing**, and orientation.

#### 7.7.4.3 Residential Outdoor Open Space

- i. Provide easy access to usable private or common outdoor amenity space for all dwelling units. This may include courtyards, decks, patios, porches, sod, or balconies. Private spaces should have a 1.2m minimum dimension, common areas must have a 3m minimum dimension. These spaces are encouraged to:
- Balance vegetated, naturalized areas with permeable hardscapes.
  - Maximize solar access.
  - Minimize noise disruption.
  - Minimize “overlook” from adjacent residential units.
- ii. Design common outdoor spaces to act as a gradual transition between private and public spaces through the provision of courtyards, patios, contemplative spaces, meeting places and similar spaces.
- iii. Design balconies to be usable and weather protected. Design balconies to be inset or partially inset to offer privacy and shelter, reduce bulk and minimize shadowing. A minimum dimension of 2m x 2.7m is recommended for usability.

#### 7.7.4.4 Streetscape and Public Realm

##### *Streetscape*

- i. Contribute to a pedestrian realm that supports a sense of welcoming. Appropriate strategies include good sight lines between destinations, pedestrian-scale lighting, and a clear division of private, semiprivate and public space.
- ii. Use fully shielded, downward-directed lighting fixtures to minimize glare and prevent light from spilling onto adjacent properties or into the night sky.
- iii. Design lighting fixtures used on building façades to be cohesive with the general character of the building.
- iv. Street furnishings such as benches, lamps, bike racks, and refuse containers shall be incorporated in the landscape design of commercial and mixed-use developments. These shall be required to be consistent with the architectural character of the development.

- v. Provide street trees that have the following characteristics:
  - Well adapted to urban conditions and are resilient to climate change
  - Create a large and transparent tree canopy
- vi. Provide wide softscape boulevards for street trees to allow them to thrive over the long-term (i.e. 3m wide). Where space is constrained, provide soil cells or structural soil for street trees to allow for healthy long-term growth.
- vii. Retain mature trees and established vegetation wherever possible and especially in areas adjacent to **natural features** including but not limited to creeks, ponds, slopes and rocky outcroppings to maintain natural systems and to increase visual interest.
- viii. Use shrubs and trees as landscaping materials between streets and buildings to enhance the development's form and character, provide for shade, and to add **natural features** to a neighborhood.
- ix. The use of wood or living fencing (shrubs or hedges) is permitted between neighbouring lots. When fencing is used along street frontages, it must be limited to 1.2m in height.
- x. Incorporate 'Bear Smart' techniques to reduce the likelihood of bear-human conflicts, e.g. providing for secure garbage units and landscaping with non-fruit bearing trees, among others.

### General Planting

- xi. Prioritize the use of native and climate adaptive plants in landscaping.
- xii. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- xiii. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- xiv. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in **rain gardens**, and under building overhangs is acceptable.
- xv. Planted/garden areas are to be finished with composted bark mulch.

### Mid-block Connections

- xvi. Mixed-use developments are encouraged to include mid-block and corner plazas with opportunities to sit, socialize, and play. When locating plazas, priority should be given to locations with abundant solar access and with active adjacent uses (such as cafés) and age-friendly amenities (such as public washrooms). Plazas are encouraged to be a minimum of 9m<sup>2</sup> and include seating, trees, planting, overhead weather protection, public art, and sufficient space for strollers and wheelchairs to park.

- xvii. Mid-block connections are encouraged on privately owned parcels to break down the scale of longer blocks and to create finer-grained connections to open space.
- xviii. Where mid-block connections are provided, they should be of a sufficient width to be usable, activated spaces. This may be supported by providing half of a mid-block connection on two adjacent parcels to make best use of space constraints on narrow parcels. Design of mid-block connections should consider the following elements:
- high-quality, durable paving materials, seating and, where suitable, planting;
  - creative and interactive programming to animate the space such as public art displays;
  - wayfinding signage; and,
  - building entrances and windows in facades facing the connection to activate the streetscape, increase pedestrian activity, and provide overlook of the space.



### *Lighting of Water Areas*

- xix. Minimize lighting of any built structures over the water surface. Light fixtures should be simple, unobtrusive in design, and avoid spillage of light onto other areas beyond the area to be illuminated. Fixtures should not result in glare when viewed from areas that overlook the water.

### 7.7.4.5 Parking and Access

- i. Locate off-street parking and loading areas for commercial and mixed-use buildings in the side or rear of buildings. Off-street parking between the primary frontage and roadway is not permitted.
- ii. Where lane access is unavailable and multi-residential buildings have vehicular access via a public street, combined driveway access points are required.
- iii. Where lane access is available, parking entrances shall be limited to lane access.
- iv. Clustering buildings to minimize roadways is preferred.
- v. Where visitor parking spaces are provided, they shall be clearly identified through wayfinding and signage within each development.
- vi. Encourage shared parking between multiple units, adjacent buildings, or complementary uses where permitted, in accordance with current zoning or other applicable regulations.
- vii. Screen off-street, at-grade parking areas with landscaping, including trees, to provide shade and reduce visual impact. Where parking areas have greater than 20 stalls, provide planted landscaped areas, defined by concrete curbs, between clusters of approximately ten stalls.

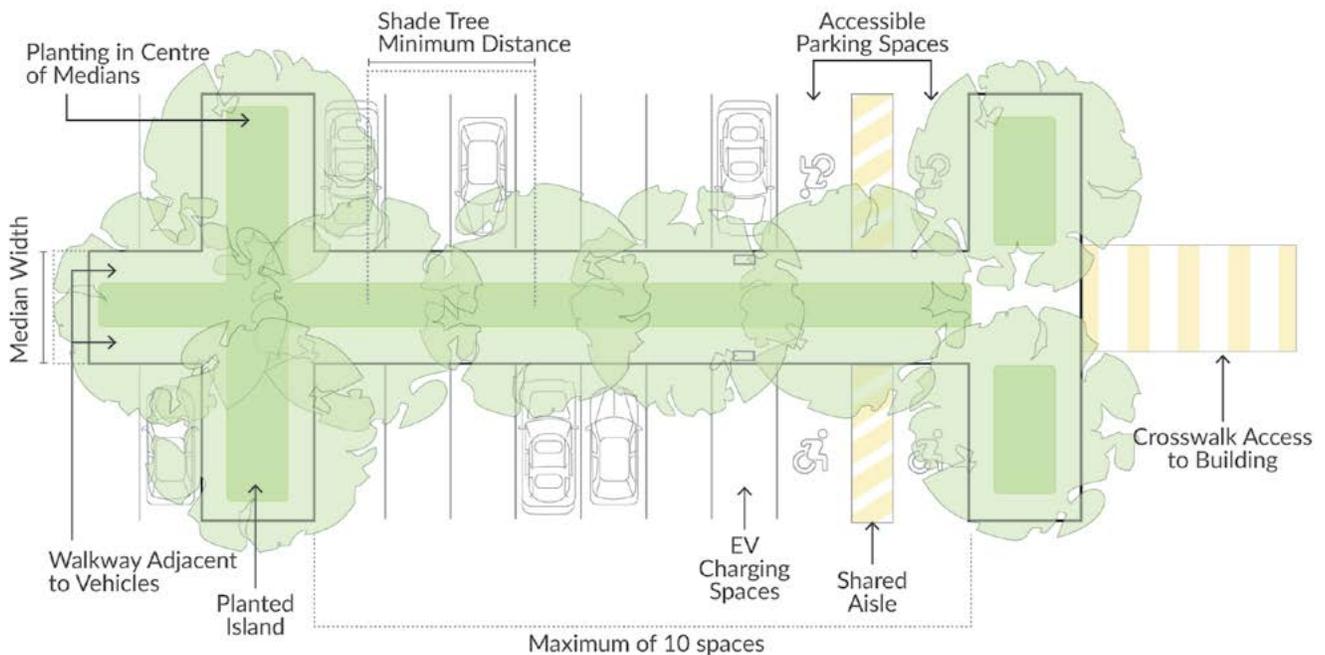


Figure 20. Use of Landscaping Features for Parking Areas

- viii. Provide clear wayfinding and signage to indicate the location of public parking areas.

- ix. Provide electrical vehicle charging connections.

### *Paving and Permeability*

- x. Paving should be a light colour to reduce the urban heat island effect.
- xi. Prioritize the use of permeable pavers such as grassed cellular paving, porous pavers, or a comparable alternative to allow stormwater infiltration.
- xii. Provide accessible pedestrian paths that connect building entrances to and through parking areas and sidewalks. Distinguish pedestrian features with landscaping. Features such as distinct paving, street trees, and overhead weather protection on exterior building walls are recommended.
- xiii. Provide **rain gardens** with capacity to infiltrate the rainwater that is generated as a result of the impermeable paved area.

### *Bicycle Parking*

- xiv. Provide sheltered, secure, well-lit bicycle parking facilities at grade near primary building entrances and pedestrian walkways.

### *Waterfront Access*

- xv. Where lots intersect with the Existing and Potential Shoreline Access points identified in the Parks and Trails Master Plan , provide barrier free and environmentally sensitive pedestrian access to beaches and **natural features**.
- xvi. Provide amenities including bike and vehicle parking, washrooms, garbage cans, and seating at Existing and Potential Shoreline Access points.
- xvii. Provide wayfinding and signage to identify Existing and Public Shoreline Access points.
- xviii. Where commercial or private marine uses require secure access, gates and fences shall not interfere with views from the public access point or waterfront walkways.



## 7.8 DPA 7 - INTENSIVE RESIDENTIAL

### 7.8.1 Intent

The intent of these guidelines is to provide direction for small-lot and intensive residential development within the Community Growth Area, supporting walkable, vibrant, safe and distinguished neighbourhoods that improve connectivity to residents' daily needs. The guidelines direct the form and character of compact subdivisions and multi-unit developments so that neighbourhoods evolve harmoniously with the existing natural and built context.

### 7.8.2 Designation

The Intensive Residential Development Permit Area (DPA #7) applies to the:

- construction of, addition to, or alteration of a building or structures in multifamily/multi-unit developments containing five or more principal dwelling units, outside of the Town Centre DPA.
- subdivision of land for residential use within the Community Growth Area that creates five or more additional lots, each less than or equal to 600 sq. m. in area.

The Intensive Residential Development Permit Area is designated as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

### EXEMPTIONS

- i. Subdivisions creating four or fewer additional lots;
- ii. Subdivisions creating lots larger than 600 sq. m. in area;
- iii. Lot line adjustment, parcel consolidation, or subdivisions for park dedication, utility, or heritage protection purposes;
- iv. Where a subdivision includes both small lots ( $\leq 600 \text{ m}^2$ ) and larger lots, the Development Permit applies to the subdivision layout and to the form and character of the small-lot portion only. The guidelines may inform but do not directly regulate the design of larger lots.

### 7.8.3 Objectives

- i. Promote a high level of design quality and design creativity for buildings in the Community Growth Area and in Comprehensive Development Areas.
- ii. Support diverse housing choices and affordability in both already developed neighbourhoods and new neighbourhoods.
- iii. Introduce new forms of housing that sensitively integrate with and evolve the character of existing neighbourhoods.
- iv. Introduce higher density forms of housing that offer residents a high quality of life.
- v. Promote pedestrian connectivity throughout the District and within new developments.
- vi. Create the sense of distinct neighbourhoods within Sooke.
- vii. Integrate small-scale neighbourhood-serving commercial uses into the residential context.
- viii. Support improved transit service;
- ix. Provide concise and clear expectations for future development that can be equally understood by Council, District of Sooke staff, District of Sooke residents and the development community.

### 7.8.4 Guidelines

#### 7.8.4.1 General

##### *Architectural Expression*

- i. Reflect the natural context and character of Sooke through exterior cladding materials. Wood, stone and metal siding are recommended materials; the use of stucco, pebble dash cladding, vinyl siding and faux finishes is discouraged.
- ii. Create a harmonious and consistent architectural character across all building elevations. For instance, consistency may be achieved through building materials, roof lines, windows and door treatments.
- iii. Use consistent roofing material across principal and accessory buildings, including garages.
- iv. Design the street-facing façade of a building as most architecturally significant while in keeping with the design of a building as a whole.
- v. Prioritize the selection of building materials that reflect the following characteristics:
  - Locally and regionally sourced

- Include recycled content
  - High quality and durable
- vi. Minimize privacy impacts between residences in the placement of windows, balconies and doors.
  - vii. If attached or detached garages are provided, they should not be the dominant housing feature visible from the street and shall be accessed by lane if one exists. In the absence of the lane, the visual dominance of the garage should be minimized. Where garage entries are provided from the front yard, recess relative to pedestrian entries (ie. the primary front door)

### Siting and Massing

- viii. Orient building frontages to face the street to promote interaction with neighbours, residents and visitors.
- ix. Design buildings to minimize shadow impacts on adjacent properties. Strategies may include staggering the locations of buildings on adjacent lots, reducing the overall building footprint, and using setbacks at upper building levels.
- x. Consider the compatibility with neighbouring buildings in the siting and **massing** of new development.



### Private Open Space

- xi. Provide a 10m<sup>2</sup> minimum (with 2m minimum dimension) of private, usable outdoor space for each dwelling unit. Outdoor spaces may include any combination of green space, decks, porches, balconies and patios. These spaces shall:

- Balance vegetated, naturalized areas with permeable hardscapes.
  - Maximize solar access.
  - Minimize noise disruption.
  - Minimize “overlook” from adjacent residential units.
- xii. Design balconies to be usable and weather protected. Design balconies to be inset or partially inset to offer privacy and shelter, reduce bulk and minimize shadowing. A minimum dimension of 2m x 2.7m is recommended for usability.

### Streetscape

- xiii. Contribute to a pedestrian realm that supports a sense of welcoming, inclusivity and safety for all. Appropriate strategies include good sight lines between destination and pedestrian-scale lighting.
- xiv. Use fully shielded, downward-directed lighting fixtures to minimize glare and prevent light from spilling onto adjacent properties or into the night sky.
- xv. Design lighting fixtures used on building façades to be cohesive with the general character of the building.
- xvi. Provide street trees that have the following characteristics:
- Well adapted to urban conditions and are resilient to climate change
  - A large and visually permeable tree canopy (ie. not a dense conifer)
- xvii. Provide wide softscape boulevards for street trees to allow them to thrive over the long-term (i.e. 3m wide). Where space is constrained, provide soil cells or structural soil for street trees to allow for healthy long-term growth.
- xviii. Retain mature trees and established vegetation wherever possible and especially in areas adjacent to **natural features** including but not limited to creeks, ponds, slopes and rocky outcroppings to maintain natural systems and to increase visual interest.
- xix. Use shrubs and trees as landscaping materials between streets and buildings to enhance the development’s form and character, provide for shade, and to add **natural features** to a neighborhood.
- xx. The use of wood or living fencing (shrubs or hedges) is permitted between neighbouring lots. When fencing is used along street frontages, it must be limited to 1.2m in height.
- xxi. Connect subdivisions to adjacent developments through a clearly defined street grid and pedestrian connections between streets in the form of sidewalks and/or trails. Cul-de-sacs should be avoided.
- xxii. Incorporate ‘Bear Smart’ techniques to reduce the likelihood of bear-human conflicts, e.g.

providing for secure garbage units and landscaping with non-fruit bearing trees, among others.

- xxiii. Where feasible, landscaped areas should be irrigated with an automatic irrigation system.

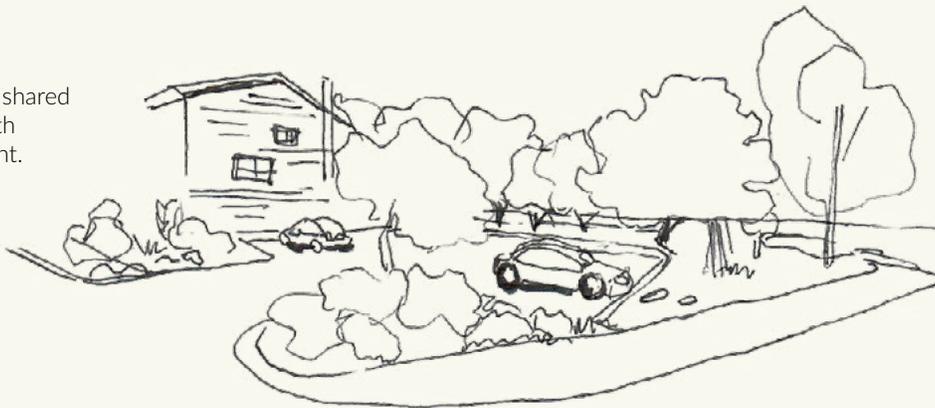
### General Planting

- xxiv. Prioritize the use of native and climate adaptive plants in landscaping.
- xxv. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- xxvi. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- xxvii. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in **rain gardens**, and under building overhangs is acceptable.
- xxviii. Planted/garden areas are to be finished with composted bark mulch.

### On Street Parking

- xxix. On-street resident and visitor parking is encouraged to allow more interior and exterior usable space on the parcel.
- xxx. On-street parking is encouraged to provide a buffer for pedestrians from traffic and minimize the amount of curb cuts bisecting the sidewalk
- xxxi. Design bulbouts with planting and seating between groups of on-street parking spaces to reduce the apparent width of the streetscape and provide areas for stormwater mitigation.

Buffer the edge of shared surface parking with landscape treatment.



### Off Street Parking

- xxxii. Consider laneway access in new subdivisions.
- xxxiii. Where a lane-accessed garage is provided, minimize the amount of paved driveway areas to the size of one parallel parking stall to prioritize the use of interior garage space for vehicle parking, reducing the amount of paved outdoor surfaces.
- xxxiv. Locating detached parking garages near the rear property line, subject to **zoning bylaw** siting requirements, is encouraged.

### Paving and Permeability

- xxxv. Prioritize paving colours that minimize the urban heat island effect.

Street parking is provided for resident and visitor use.

Bulb outs with planting provide areas for stormwater infiltration and contribute to slower streets to increase pedestrian safety.



- xxxvi. Prioritize the use of permeable pavers such as grassed cellular paving, porous pavers, or a comparable alternative to allow stormwater infiltration.
- xxxvii. Provide accessible pedestrian paths that connect building entrances to and through parking areas and sidewalks. Distinguish pedestrian features with landscaping. Features such as distinct paving, street trees, and overhead weather protection on exterior building walls are recommended.
- xxxviii. Ensure accessible pathways are provided alongside where permeable pavers are used.

### Bicycle Parking

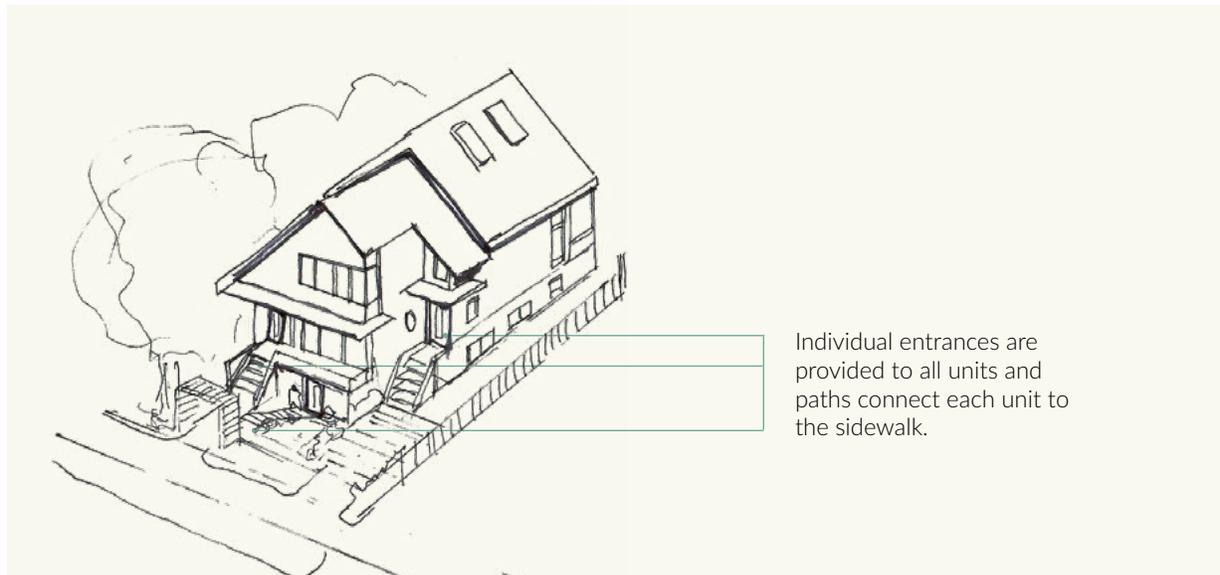
- xxxix. Where a garage is not provided, provide sheltered, secure, well-lit bicycle parking facilities at grade near a building entrance.

#### 7.8.4.2 Subdivision Guidelines

- i. Site buildings to frame and preserve distant views and view corridors from the public realm.

Terminate near views with prominent architectural features or landscape features.

- ii. Incorporate natural site features into site planning. For instance, follow the natural contour lines of topography, minimize disruption of rock outcroppings, and preserve **sensitive ecosystems**, mature trees and culturally significant features.
- iii. Design site access to prioritize laneway access for private parking where site conditions allow, to minimize pedestrian and vehicle conflict and support on-street parking availability.
- iv. Create blocks to be between 100m and 150m in length for optimal pedestrian connections.
- v. Connect new streets and pedestrian/cyclist pathways with existing or planned streets and pedestrian/cyclist pathways in surrounding areas.
- vi. Avoid cul-de-sacs and other physical barriers to pedestrian and cyclist movement unless a through connection would compromise natural site features.
- vii. Where cul-de-sacs are necessary, include a pedestrian or bicycle through connection from the end of the cul-de-sac.



### 7.8.4.3 Multifamily/multi-unit developments

#### *Architectural Expression*

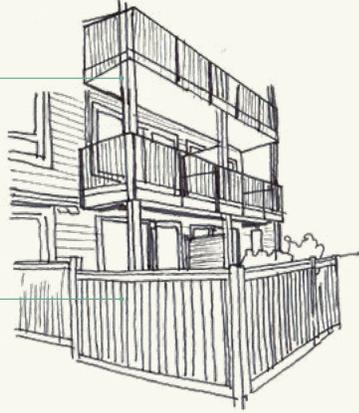
- i. Where multiple buildings are proposed, distinguish each façade. Distinguishing elements may include gables, porches, roof overhangs, eaves, and exterior finish colour, material, textures. Avoid “mirror image” front façades.
- ii. Express individual units in attached housing (townhouses, rowhouses)

### Siting and Massing

- iii. Provide individual at-grade building entrances to all ground-floor units.
- iv. Provide paths from the adjacent street or public walkway to building entrances.

Balconies are designed to be usable and weather protected.

The use of wood fencing is permitted.



### Private Open Space

- v. Common open spaces may be provided to accommodate the minimum private open space per dwelling unit requirement in guideline 7.8.4.1.xi
- vi. Connect common open spaces to public walkways
- vii. Situate all common areas to have sunlight exposure. Locate the primary common open space in an area with a southerly or westerly orientation whenever possible.
- viii. Provide landscape enclosures such as garden walls, fences, hedges and shrubs to define the semi-private open space of each **ground-oriented** unit.

### Parking and Access

- ix. Where multi-unit buildings have vehicular access from a public street, shared or consolidated driveway access points should be used where possible to reduce curb cuts and improve pedestrian safety.
- x. A shared parking area is encouraged, with pedestrian paths connecting individual units. Where relevant, shared driveways are also encouraged.
- xi. Buffer the edge of shared surface parking areas with a landscaping treatment. Wood and living fencing may be used providing it does not exceed 1.2m in height.
- xii. Provide pedestrian-scaled lighting within the parking lot to improve nighttime visibility and circulation.
- xiii. Where visitor parking spaces are provided, they shall be clearly identified through wayfinding and signage within each development.

## 7.9 DPA 8 - NEIGHBOURHOOD COMMERCIAL

### 7.9.1 Intent

The OCP supports the inclusion of neighbourhood-serving commercial uses within predominately residential areas.

Neighbourhood commercial areas are catalysts for well-being. They can become social magnets, providing places for neighbours to meet while they meet their daily needs. They support physical well-being by giving residents access to amenities and services within a short stroll from their home. And, by making it easier to meet residents' needs without the use of a car, Sooke can lower transportation-related GHG emissions.

The intent of the Neighbourhood Commercial guidelines is to provide direction for the sensitive integration of neighbourhood-serving commercial areas so that they may contribute to vibrant, pedestrian-oriented, functional neighborhoods.

### 7.9.2 Designation

The Neighbourhood Commercial Development Permit Area (DPA #8) applies to the:

- construction of, addition to, or alteration of a building or structures used for at-grade commercial uses

The Neighbourhood Commercial Development Permit Area is designated as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.



### 7.9.3 Objectives

- i. Enable residents to meet more of their daily needs within their neighbourhood
- ii. Promote social connection to strengthen neighbourhood cohesion and resiliency
- iii. Improve equitable access to amenities and services
- iv. Support active and sustainable lifestyles by improving walkability and rollability

### 7.9.4 Guidelines

#### 7.9.4.1 Architectural Expression

- i. Reflect the natural context and character of Sooke through exterior cladding materials. Wood, stone and metal siding are recommended materials; the use of stucco, pebble dash cladding, vinyl siding and faux finishes are prohibited.
- ii. Prioritize the selection of building materials that reflect the following characteristics:
  - Locally and regionally sourced
  - Include recycled content
  - Non-toxic
  - High quality and durable
  - Low embodied carbon emissions
- iii. Design commercial frontages to be visually distinct from surrounding residential uses.
- iv. Allow opportunities for differentiation between adjacent commercial frontages to reflect each character and use.
- v. Design the street-facing façade of a building to be the most architecturally significant while in keeping with the design of a building as a whole. Corner buildings should be sited to address both streets with a similar architectural significance on each street.
- vi. Incorporate exterior mechanical and electrical equipment into the overall architectural treatment of the building. Locate equipment away from sidewalks, pedestrian amenities and patios or outdoor seating areas and screened from view or screened to blend in with the roof and/or elevator penthousing

#### Windows

- vii. Provide clear and transparent windows at the ground level to contribute to an engaging public realm and overall wayfinding. Mirrored windows are not permitted.

- viii. Prioritize the use of large doors and windows that open to the street.

#### 7.9.4.2 Scale and Massing

- i. Support a variety of commercial uses by providing a minimum floor-to-ceiling height of 4m.
- ii. Design buildings to minimize shadow impacts on the public realm and neighbouring properties. Strategies may include but are not limited to reducing the overall building footprint and using stepbacks at upper building levels.
- iii. Design **massing** to be compatible in scale to the adjacent residential areas.
- iv. Articulate the corner of a building when siting it at an intersection to create a sense of visual interest and improve the visibility of the intersection. Architectural strategies may include chamfered or rounded corners, projecting or recessed entrances, volumetric manipulations (for instance, additional height at the corner), enhanced window design or others that work to define a prominent corner.

#### 7.9.4.3 Mixed-use

- i. Distinguish residential uses from commercial uses in mixed-use developments. Employ architectural strategies such as but not limited to stepped or varied building **massing**, change in materiality, articulated exterior walls and rooflines, differentiation in windows, overhangs and awnings, and/or sloped roofs

#### 7.9.4.4 Streetscape and Public Realm

##### *Streetscape*

- i. Orient primary entrances toward the streetscape.
- ii. Provide a setback from the property line to create a frontage zone on the sidewalk that allows for “spill out activities” (outdoor seating, produce stands etc.) without affecting the unobstructed travel area.
- iii. Where multiple outdoor seating areas are provided, at least one area should face the street.
- iv. Consider the inclusion of design features at a height of 3 to 3.75 metres that bring a sense of “upper level enclosure” to the pedestrian experience. The addition of hanging lights, bracket hung signs, seasonal flowerpots, banners are all appropriate and desirable elements to further the commercial character. Incorporate awnings and canopies at the ground-level of the street façade to provide weather protection for pedestrians and a usable outdoor space for commercial uses.
  - Design awnings, canopies and signs for commercial units to be integrated into and complementary to the overall architectural design of the building.
  - Backlit signs are not permitted.

- v. Contribute to a pedestrian realm that supports a sense of welcoming. Appropriate strategies include good sight lines between destinations, pedestrian-scale lighting, and a clear division of private, semiprivate and public space.
- vi. Use fully shielded, downward-directed lighting fixtures to minimize glare and prevent light from spilling onto adjacent properties or into the night sky.
- vii. Design lighting fixtures used on building façades to be cohesive with the general character of the building.
- viii. Incorporate 'Bear Smart' techniques to reduce the likelihood of bear-human conflicts, e.g. providing for secure garbage units and landscaping with non-fruit bearing trees, among others.

### General Planting

- ix. Prioritize the use of native and climate adaptive plants in landscaping.
- x. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- xi. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- xii. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in raingardens, and under building overhangs is acceptable.
- xiii. Planted/garden areas are to be finished with composted bark mulch.

#### 7.9.4.5 Parking and Access

- i. Provide bicycle parking near the front entrance of the building, and nearby any outdoor seating areas.
- ii. Where unable to provide loading and service functions on-street, orient loading and service functions within or to the rear of buildings.
- iii. Where parking is provided on site, it should be located underground, or to the rear of the building. Surface parking should be screened using vegetation, including shrubs and trees. Ensure that shrubs are low growing (i.e. use dwarf species that grow up to 1.2m) and use trees that provide transparency (i.e. higher canopy starting at 1.8 metres, to allow for visual connections to the sidewalk and adjacent street). Parking areas should not be located between the sidewalk and the front façade.

# 7.10 DPA 9 - EMPLOYMENT LANDS

## 7.10.1 Intent

Employment lands are substantial land areas that require design consideration for optimal integration with surrounding land uses and transportation corridors. As employment centres, Employment Lands must be adaptable to evolving economic context while meeting the needs of employees today.

## 7.10.2 Designation

The Employment Lands Development Permit Area (DPA #9) applies to areas within the Employment Lands land use designation.

The Employment Lands Development Permit Area is designated as per Part 14, Division 7 section 488 (1) of the Local Government Act for the purpose of:

- establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

A Development Permit is required as per Part 14, Division 7 section 489 and 491 of the Local Government Act, prior to **land alteration**, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with Development Permit Area guidelines.

## 7.10.3 Objectives

- i. Improve the adaptability of employment space by ensuring that new buildings are designed to accommodate evolving economic forces and growth of the District.
- ii. Design employment lands to support organic growth, phasing and urban integration over time
- iii. Create buildings and spaces that relate to and respect the public realm as well as showcase functional workspace

## 7.10.4 Guidelines

### 7.10.4.1 Architectural Expression

- i. Reflect the industrial and natural character of the area. Encouraged materials include contemporary metal cladding systems, metal siding, heavy timber structural elements, glass and steel. Prioritize materials with the following characteristics:
  - Locally and regionally sourced
  - Include recycled content



- Non-toxic
  - High quality and durable
  - Low embodied carbon emissions
- Stucco and vinyl are not permitted.*
- ii. Design main building entries to be clearly identifiable, transparent and accessible from the street.
  - iii. Avoid large expansive building elevations. Architectural strategies such as the use of textures, patterns, colours, secondary materials, landscaping, and building form variations must be employed to break up large, blank walls.
    - Feature banding to break up perceived wall height may be used to assist in achieving horizontal articulation
    - Vertical service elements, such as stair and elevator shafts, may be used to assist in articulation, as well as being expressive of their function.
  - iv. Distinctly mark visitor, employee and service entrances through architectural expression and wayfinding graphics.
    - Highly visible circulation and building systems are encouraged to support wayfinding.

#### **7.10.4.2 Siting and Massing**

- i. Reinforce established street orientations in the design and siting of new buildings.
- ii. Take a campus approach to siting buildings on large sites. Cluster buildings to create common outdoor areas and internalized vehicular access. The siting of buildings should accommodate industrial, commercial and institutional scales.
- iii. Provide an attractive near view from building entrances and along major pedestrian corridors. Near views may frame high-quality materials, architectural details, windows into workspaces, active outdoor uses and landscape elements. Visually link open spaces, building entrances and other destinations on site.
- iv. Minimize opportunity for hiding places to support safety and security.

#### **7.10.4.3 Roofscapes**

- i. Design roofscapes for outdoor amenity areas whenever possible, with orientation towards hillside and ocean views.
- ii. Design roof surfaces to reduce the urban heat-island effect through the use of high-albedo roofing materials and planting. Consider living roofs where possible and when visible and

accessible for maintenance.

#### **7.10.4.4 Streetscape and Public Realm**

- i. Design buildings with active and engaging ground floors that showcase functional workspace.
- ii. Provide opportunities for flexible and diverse building typologies and light industrial uses at grade.
- iii. Design architecturally integrated, high quality awnings and canopies along all pedestrian routes. On long frontages, ensure some variety in form, and/or the ability for tenants to vary the awning. Transparent or translucent glazed canopies that permit the passage of light are encouraged.
- iv. Incorporate 'Bear Smart' techniques to reduce the likelihood of bear-human conflicts, e.g. providing for secure garbage units and landscaping with non-fruit bearing trees, among others.

#### **General Planting**

- v. Prioritize the use of native and climate adaptive plants in landscaping.
- vi. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- vii. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- viii. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in raingardens, and under building overhangs is acceptable.
- ix. Planted/garden areas are to be finished with composted bark mulch.

#### **7.10.4.5 Lighting**

- i. Integrate building entry, path and parking lighting into the site and building design.
- ii. Orient exterior lights away from adjacent residential properties.
- iii. For larger developments or campuses where light spill on adjacent properties is a concern, a site lighting plan should be provided.
- iv. Review opportunities to use lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

#### 7.10.4.6 Signage

- i. Design corporate signage to be subordinate to the design of the building and architecturally integrated with the development.
- ii. Backlit signs are not permitted.
- iii. Signage that complements the industrial character is encouraged. Examples include signs with individual letters placed directly on the building, signs that incorporate materials that reinforce industrial character (steel, glass, heavy timber).
- iv. One freestanding, ground oriented pylon sign is appropriate at each entrance to a large campus site, complimented by wayfinding signage at key decision points along internal drives and paths.

#### 7.10.4.7 Parking and Access

##### *Bicycles*

- i. Provide bicycle parking near the front entrance of the building, and nearby any outdoor seating areas.
- ii. Provide direct routes between bike routes and building entrances, bike parking, and other end-of-trip facilities.

##### *Parking*

- iii. Where parking is provided on site, it should be located underground, or to the rear of the building.
- iv. Minimize surface parking; where surface parking is provided, design it so it can transition to work space over time as other modes of transportation improve. Surface parking should be screened using vegetation, including shrubs and trees. Ensure that shrubs are low growing (i.e. use dwarf species that grow up to 1.2m) and use trees that provide transparency (i.e. higher canopy starting at 1.8 metres, to allow for visual connections to the sidewalk and adjacent street). Parking areas should not be located between the sidewalk and the front façade.
- v. Where unable to provide loading and service functions on-street, orient loading and service functions within or to the rear of buildings.

##### *Access*

- vi. Shared access between adjacent parcels is preferred to reduce the number of drive aisles.
- vii. When common easements for shared access are not possible, a single point of entry to individual parcels is preferred.
- viii. Design primary vehicle access points to be clearly identifiable and delineated with wayfinding signage and landscape treatment.
- ix. Position loading bays and service areas access in rear or sideyards to minimize impact on the pedestrian realm.

## 7.11 DEVELOPMENT APPROVAL INFORMATION AREA

The purpose of requiring **Development Approval Information** is to ensure that applicable studies and relevant information are provided to the District of Sooke to evaluate the impact of a proposed development. Pursuant to the Local Government Act, **Development Approval Information** may be required for **zoning bylaw** amendments, temporary use permits, and development permits.

The information provided in a **Development Approval Information** report helps to ensure that future development considers potential impacts to:

- The natural environment;
- Transportation patterns and networks;
- City infrastructure (sanitary sewer, water, stormwater);
- Public facilities (schools and parks, community services, recreation, culture and wellness facilities);
- Economic and social development;
- Archaeological and heritage;
- Form and character; and
- Climate action including greenhouse gas reduction, energy conservation and water conservation.

The procedures, circumstances, and types of reports that may be required are described in the District's Development Procedures Bylaw, adopted pursuant to Section 487 of the Local Government Act. This bylaw sets out:

- The types of reports and studies that may be required to assess impacts to the natural environment, transportation, infrastructure, public amenities, and community wellbeing;
- Requirements for a construction management plan, tree retention plan, or wildfire hazard assessment as deemed necessary by the Director;
- Procedures to prepare and confirm terms of reference for professional reports;
- Qualifications for professionals preparing reports;
- Requirements for peer review and presentation of studies to Council or the community;
- Provisions for the rejection or request for revision of inadequate or incomplete reports;
- Discretion of the Director to waive or revise reporting requirements; and
- Authorization for public release of submitted reports and studies.

### Policy 7.11.4.1

All lands within the boundaries of the District of Sooke are designated as the area in which **development approval information** may be required.



# GLOSSARY

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## Active Transportation

This refers to the use of one's own power to get from one place to another. It includes but is not necessarily limited to walking, cycling, skateboarding, in-line skating/rollerblading, jogging and running, non-mechanized wheel chairing, snowshoeing, and cross-country skiing.

## Affordable Housing

Many organizations, programs, and mortgage lenders consider housing affordable if it costs no more than 30% of household income before taxes. Other considerations that determine whether housing is affordable include: the type, age, and condition of a home that influence costs associated with heating, electrical, water, sewage, insurance, maintenance and property taxes; strata fees; location and availability of diverse and affordable modes of transportation; and a household's stage of life, financial status, needs, and priorities.

## Asset Management

Asset management is the integrated and continuous process of bringing together skills, expertise, and activities of people; with information about built and natural assets; and finances. The goal of asset management is to make informed decisions that support sustainable service delivery. Asset management considers risk, lifecycle cost, level of service, and the trade-offs between them when making decisions about built and natural assets and the services they provide.

## BC Building Energy Step Code

The BC Building Code is a performance-based regulation that requires that enhanced energy efficiency standards, or "steps", be met over time. By 2032, all new construction in BC will be required to be net-zero ready. Net-zero buildings produce as much clean energy as they consume, and are highly efficient.

## Bioswale

Bioswales, also known as infiltration swales, biofilters, grassed swales, or in-line bioretention, are a low impact development practice which consists of gently sloped channels designed to catch, store and filter stormwater.

They function by taking flowing water (from precipitation or other sources) and slowing it down within the swale, which helps trap pollutants and silt before returning it to the river through our stormwater system.

## Carbon Sink

Carbon sinks are natural systems – plants, soils, aquatic and marine environments – that absorb more carbon from the atmosphere than they release. They are vital to maintaining Earth's carbon balance and can help meet greenhouse gas emissions reductions targets.

## **Circular Economy**

A systems solution framework that tackles global challenges like climate change, biodiversity loss, waste, and pollution. It is based on three principles, driven by design: eliminate waste and pollution, circulate products and materials (at their highest value), and regenerate nature.

It is underpinned by a transition to renewable energy and materials. Transitioning to a circular economy entails decoupling economic activity from the consumption of finite resources. This represents a systemic shift that builds long-term resilience, generates business and economic opportunities, and provides environmental and societal benefits.

## **Climate Mitigation And Adaptation**

Actions that combat and respond to climate change are often categorized as mitigation or adaptation activities. Climate mitigation approaches reduce greenhouse gas emissions or re-capture carbon in carbon sinks using vegetation, soil restoration, and/or technological storage.

## **Community Economic Development (CED)**

Working together as a community and with partners towards a diverse local economy that helps all of Sooke to thrive. It's also about learning from all sectors of the community, and supporting local businesses, organizations, professionals, service providers and citizens. Sooke's economic development is oriented to promoting environmental health as well as human well-being and safety in a climate-changing world.

## **Complete Streets**

Complete streets generally refers to a transportation design approach that prioritizes safety and convenience for all users, regardless of age, ability, or mode of transportation, including pedestrians, cyclists, transit riders and motorists.

## **Crime Prevention Through Environmental Design (CPTED)**

CPTED is a multi-disciplinary approach for reducing crime and fear of crime. CPTED strategies include architecture and urban planning design approaches that aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants.

First Generation CPTED focused on the four principles of: sense of informal ownership over public spaces by residents; natural surveillance or "eyes on the street"; physical condition and maintenance of properties; and control of access into properties.

Second Generation CPTED focuses on social concepts and small-scale environments, and also includes principles of: social cohesion; community culture; physical connectivity; and threshold capacity, which is the idea of creating rich and genuine diversity within the built environment where residents can socialize, shop, and recreate together.

## Development Approval Information

Development Approval Information refers to information on the anticipated impact of a proposed activity or development on the community, including but not limited to information regarding impact on matters such as transportation patterns, local infrastructure, public facilities including schools and parks, community services, and the natural environment of the area affected. A Development Approval Information Area is the designated area for which development approval information is required, as per Part 14, Division 7 section 485 of the Local Government Act.

## Eco-gifting

Canada's Ecological Gifts Program provides a way for Canadians with ecologically sensitive land to protect nature and leave a legacy for future generations. Made possible by the terms of the Income Tax Act of Canada and the Quebec Taxation Act, it offers significant tax benefits to landowners who donate land or a partial interest in land to a qualified recipient. Recipients ensure that the land's biodiversity and environmental heritage are conserved in perpetuity.

The Ecological Gifts Program is administered by Environment and Climate Change Canada in cooperation with dozens of partners, including other federal departments, provincial and municipal governments, and environmental non-government organizations.

## Eco-industrial Park

An eco-industrial park 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.

## Ecological Assets and Ecosystem Services

Eco-assets are natural assets such as lakes, rivers, wetlands, aquifers, mountains, forests, riparian areas, estuaries, and salt marshes. These features have considerable economic value and provides goods and services such as water purification, soil stabilization and fertility, food production, and recreation. They are also critically important to responding to mitigating and adapting to the impacts of climate change.

## Environmentally Sensitive Area (ESA)

These are areas that have special environmental attributes worthy of retention or special care. They are critical to the maintenance of productive and diverse plant and wildlife population, some of which may be nationally or provincially significant, while others more important in a local context.

## Equity-Seeking Group(s)

These are people who often face discrimination or other forms of systemic disadvantage. They include but are not necessarily limited to persons of colour, persons with disabilities, Indigenous peoples, 2SLGBTQIA+ individuals, and women.

## **Euro-colonialism**

Colonialism refers to the combination of territorial, juridical, cultural, linguistic, political, mental/epistemic, and/or economic domination of one group of people or groups of people by another (external) group of people. European colonialism refers to the various formulas of territorial domination effected by European powers upon non-European people (indeed, upon much of the world), from the late 1400s to the mid- to late 1900s. These European countries included Belgium, Britain, Denmark, France, Germany, Italy, Norway, Portugal, Russia, Scotland, Spain, Sweden, and the Netherlands. At various points in modern history, European powers colonized, in some form, most of Africa, the Americas, Asia, Europe, Oceania, the Middle East and the Arctic (excluding Antarctica). As with any large-scale, multidimensional, and socially holistic phenomenon, there is incomplete transferability of the characteristics of one form of European colonialism upon another.

## **Floor Area Ratio (FAR)**

FAR is the ratio of a building's total floor area (i.e. gross floor area) to the size of the parcel of land upon which it is situated. It is an effective way to calculate the bulk or mass of a building volume on a development site, whereas higher FARs indicate greater building volume.

## **Food Sovereignty**

Food sovereignty is the right of people and communities to define and control their own food systems, from production to consumption. It emphasizes local, sustainable, and culturally appropriate food practices that strengthen community self-reliance and resilience.

## **Green Infrastructure**

This refers to the natural vegetation, soils, and bioengineered solutions that collectively provide a broad array of products and services for healthy living. Natural areas such as forests, wetlands and floodplains, and engineered systems like green roofs and rain gardens conserve natural resources and mitigate negative environmental effects, benefiting both people and wildlife.

## **Green Shores Principles**

Green Shores principles means a set of best practices for shoreline design and management that protect and restore natural coastal and riparian processes. Green Shores® principles emphasize maintaining or enhancing habitat features; using soft-shore or nature-based solutions instead of hard armoring where feasible; improving upland drainage and sediment function; reducing shoreline impacts from development; and designing shoreline works to adapt to sea-level rise and climate change. The approach seeks to balance ecological integrity, shoreline resilience, and compatible human use.

## **Ground-Oriented**

This type of building has an entrance at street/ground level. They can include single detached houses and detached secondary suites, duplexes, triplexes, rowhouses, and townhouses.

## **High Street**

High street is a common street name for the primary business street of a city, town, or other population center.

## **Housing Needs Report**

A report that identifies the number of housing units needed in a local government over 5- and 20-year periods. Housing needs are calculated based on a set provincially legislated methodology and are to be updated every five years.

## **Indigenous Gardens**

Gardens featuring plants that have traditional uses by Indigenous Peoples, including for medicinal, dietary and ornamentation purposes.

## **Infill**

This refers to adding new residential units to an existing neighbourhood, and may or may not include population increases as the number of people per household may be in decline. Since infill occurs within lands within the built-up area of a community, it makes more efficient use of land than developing lands in areas that were previously in a natural or agricultural state.

## **Land Alteration**

Land alteration means any activity that disturbs, removes, or changes the natural condition of land or soils. For the purposes of environmental Development Permit Areas, land alteration includes both temporary and permanent disturbances, except for minor hand-clearing or maintenance activities that, in the opinion of the Director of Planning or designate, do not materially impact slope stability, hydrology, or ecological function.

## **Level 3 / Direct Current Fast Charging (DCFC)**

These are ports for electric vehicle charging. Level 3 Charging or Direct Current Fast Charging enable most electric vehicles to charge to 80% in under an hour, making road trips easier and quicker.

## **Low Carbon Resilience**

Low carbon resilience (LCR) refers to climate change strategies that integrate and achieve co-benefits between greenhouse gas emissions reduction (mitigation) and planning designed to reduce vulnerability to climate change impacts (adaptation).

## **Market Housing**

This type of housing is privately owned by an individual or a company who/that generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market, and can include either rental market housing or home ownership. Approximately 95% of households in British Columbia reside in market housing.

## **Massing**

Architectural massing is the three dimensional form of a building, and refers specifically to its volumetric design. Design measures such as articulation of buildings can make otherwise large massing appear less bulky and in greater harmony with the scale of a person traveling on foot.

## Micro-Units

Small, self-contained spaces designed to maximize space efficiency and often include a private bathroom, kitchenette, and sleeping area.

## Multi-Modal / Multi-Use Transportation Planning

This refers to planning that considers various modes – such as walking, cycling, transit, driving, wheelchair and scooter use – and the connections between those modes.

## Native Species

Plants, animals, fungi, and micro-organisms that occur naturally in a given area or region.

## Natural Assets, Municipal

Municipal natural assets refer to the stock of natural resources or ecosystems that are relied upon, managed, or could be managed by a local government for the provision of one or more services to a community. They provide critical municipal-type services and functions to communities both on their own and as part of infrastructure systems with engineered assets.

## Natural Features

The physical and biological elements of the natural environment that contribute to the ecological, scenic, and cultural character of Sooke. Natural features include watercourses, wetlands, shorelines, slopes, rock outcrops, native vegetation, wildlife trees, and other landforms or habitat areas that provide environmental, aesthetic, or recreational value. These features are integral to maintaining ecosystem function, landscape stability, and community identity, and should be protected or integrated sensitively into land use and development planning.

## Net-zero Emissions

This is the target of completely negating the amount of greenhouse gas emissions (GHGs) produced by activity through the reduction of GHGs and absorbing carbon dioxide from the atmosphere. There is international consensus that GHGs must be reduced to zero by 2050 at the latest, in order to stabilize global temperatures and avoid catastrophic climate change impacts. Canada committed to this target in the 2015 Paris Agreement, which is a legally binding international treaty on GHG reductions.

## Non-Market Housing

This type of housing is geared toward low and moderate income singles and families, often subsidized through a variety of ways including support from other orders of government. This housing can be managed through diverse operators including public, non-profit, and co-operative sectors, as well as by Indigenous governments and organizations. It includes social, supportive, and co-op housing.

## Qualified Environmental Professional (QEP)

Means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if the individual:

- a. Is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,
- b. Has an area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- c. Is acting within that individual's area of expertise.

## Qualified Professional

Qualified Professional means a professional engineer, geoscientist, architect, landscape architect, certified arborist, biologist, planner, forester, qualified environmental professional, or other professional licensed to practice in British Columbia with experience relevant to the applicable matter, as determined appropriate by the Director.

## Rain Garden

A rain garden is a garden of native shrubs, perennials, and flowers planted in a small depression, which is generally formed on a natural slope. It is designed to temporarily hold and soak in rain water runoff that flows from roofs, driveways, patios or lawns.

## Resilience

This is a measure of a sustained ability of a community to utilize available resources to respond to, withstand, and recover from adverse situations. It includes but is not limited to public health and emergency preparedness, climate adaptation, infrastructure protection, and economic recovery.

## Secondary Suite

A secondary dwelling unit located in a building of residential occupancy containing only one other dwelling unit.

## Sensitive Ecosystem

An area of land or water that supports rare, fragile, or ecologically significant natural features, habitats, or species, and that contributes to the overall ecological health, biodiversity, and connectivity of the landscape. Sensitive ecosystems typically include wetlands, riparian areas, estuaries, mature or old-growth forests, coastal bluffs, and other areas with high wildlife habitat value or limited resilience to disturbance. Identification of sensitive ecosystems is based on provincial mapping, environmental inventories, or site-specific assessment by a Qualified Environmental Professional (QEP).

## **Social Infrastructure or Social Asset**

These are the networks, organizations, and institutions, including norms of reciprocity and the mutual trust that exist among and within groups and communities.

## **Steep Slopes**

A natural slope equal to or greater than 30 percent over 10 metres horizontal run, or areas that have been modified to a similar grade through human alteration. Steep slopes are recognized as environmentally and geotechnically sensitive areas due to their potential for erosion, instability, and impact on drainage patterns and vegetation. Within the Steep Slopes Development Permit Area (DPA 5), these lands are managed to minimize site disturbance, protect slope stability, and maintain natural vegetation and drainage characteristics.

## **Streamside Protection Enhancement Area (SPEA)**

An area:

- a. adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and;
- b. the size of which is determined according to this regulation on the basis of an assessment report provided by a Qualified Environmental Professional in respect of a development proposal.

## **Sprawl**

Urban sprawl refers to a particular form of urban growth that is characterized primarily of low densities, segregated land uses, and automobile-oriented design that typically results in car dependency. It includes discontinuous growth typically at the urban periphery.

## **Subdivision and Development Standards Bylaw**

This bylaw regulates the subdivision and development of land within the District of Sooke, and outlines standards for works and services.

## **The Truth and Reconciliation Commission of Canada (TRC)'s Calls to Action**

“The TRC was created through a legal settlement between Residential School Survivors, the Assembly of First Nations, Inuit representatives, and the parties responsible for creation and operation of the schools, which were the federal government and church bodies. The TRC’s mandate was to inform all Canadians about what happened in residential schools. “ (National Centre for Truth and Reconciliation) The TRC made 94 Calls to Action to redress the legacy of residential schools and advance the process of Canadian reconciliation.

## Universal Design

Accessible design is a design process in which the needs of people with disabilities are specifically considered. Universal design broadens this concept, and refers to the design of products and environments that are usable by all people, to the greatest extent possible. Sidewalks with curb cuts and doors that automatically open when a person moves near them are examples, as they benefit people with disabilities, parents with baby strollers, delivery workers, and others. Human characteristics considered in universal design may include age, gender, stature, race/ethnicity, culture, native language, and learning preference.

## Whole-Building Lifecycle Assessment (LCA)

This term refers to a standardized method for evaluating the total environmental impacts associated with a building over its entire life cycle – from the extraction and manufacturing of materials, through construction, operation, maintenance, and end-of-life deconstruction or disposal. In the context of embodied carbon, a whole-building LCA quantifies lifecycle greenhouse gas emissions (global warming potential) in kilograms of carbon dioxide equivalents per square metre ( $\text{kgCO}_2\text{e}/\text{m}^2$ ), enabling designers to compare options and reduce the carbon impacts of building materials and construction practices.

## Zoning Bylaw

This regulatory bylaw establishes what land uses may occur where at what densities, how large a lot can be, where development can occur on a property, what setbacks and yards are required, the height and overall massing of structures, the number of structures, if landscaping and open space are required (in some zones), and parking requirements.

