
From: s.22 (1)
Sent: October 22, 2025 10:41 PM
To: Info; Council Mailbox; Corporate Services
Subject: letter for the agenda package for the October 27th meeting
Attachments: Transition Sooke to DOS re OCP Oct 22, 2025 FINAL (2).docx

Hello District of Sooke Council and Mayor.....

I am attaching a letter from the members of Transition Sooke in support of the 2025 draft OCP with the aim that it will included in the agenda package for the October 27th Council meeting.

Thank you,
Jo Phillips, Secretary, Transition Sooke

Mayor and Council,
District of Sooke,
October 22, 2025

Transition Sooke Supports the 2025 Draft OCP

We are writing on behalf of Transition Sooke to indicate support for the 2025 draft Official Community Plan and the Development Permit Areas (DPAs) contained within it, which will be discussed at the upcoming Council Meeting October 27, 2025.

We appreciate the care the District has taken to ensure as wide a community consultation as possible on the draft OCP, and we are pleased to hear that a majority of responses have been positive.

The draft OCP paints a vision of a compact town surrounded by farms, ocean and forested hills; a climate-resilient community doing its part to mitigate environmental damage, with a vibrant local economy, exceptional public transportation, a network of parks and trails, and quality, resilient and safe neighbourhoods of low carbon homes that keep people comfortable during extreme heat or cold.

The DPAs contained in the OCP describe how this vision can be made reality, for example, by encouraging the use of regionally sourced, low embodied-carbon building materials; or by feeding groundwater aquifers with bio swales and rain gardens. They outline a clear path for our community's preparation for climate change and transformation over coming years. Their inclusion ensures the objectives they serve are always top of mind as our town continues to grow, and so they can be used to modify the bylaws and policies that builders use going forward.

The intent of the DPAs is overwhelmingly tilted toward encouraging environmental protections. DPA 1's purpose "is to address the climate emergency head-on and make meaningful strides towards the District's Net-zero emissions targets through the reduction of building-related emissions." The major intent of DPAs 2 through 5 is protection of the environment from development, while DPAs 6 through 8 provide direction toward the form and character of walkable neighbourhoods, area revitalization, and increased connection between "vibrant, pedestrian-oriented, functional neighborhoods." Such statements are echoed in the DPAs of many other Island communities and are vital to the District of Sooke in managing growth, building our local economy, and generating climate resilience during very challenging times.

Some residents fear that the DPAs will negatively impact individual homeowners. It should be noted that the circulation of misinformation about how the OCP addresses woodstoves and setbacks generated this fear. Individual homeowners are broadly exempted from the DPAs—unless they are engaged in substantial development on their property that changes the building envelope.

The Sooke Builders Association (SBA) claims that “The policies and development permit requirements in this OCP will add substantially to the cost of new homes”. Leaving aside the fact that the DPAs are statements of intended direction rather than “requirements”, let’s look at this statement critically.

Excluding energy saving or alternative energy sources in the build of a home might make it cheaper to buy. But the purchaser will then be on the hook for increased costs of heating, cooling, lighting, hot water etc. over the life of the building or be faced with costly retrofits. Such a purchaser might prefer to pay a little more and then reap years of saving, rather than constant financial drain.

The trope that “building green is too expensive” is countered by plenty of evidence (links below) that attractive, comfortable low carbon homes can be built and sold at affordable prices. Recognizing that some builders may feel overwhelmed by the need to use unfamiliar systems, some jurisdictions in BC, such as Nelson, have developed [tools for developers](#) and others to learn how to build green.

Many worry that the DPAs concerning Climate Action will carry additional costs to the property taxpayer. To the contrary, the BC government is encouraging municipalities to speed housing construction **as well as** developing GHG emissions reduction targets, climate action plans and environmental regulations. The Province has given municipalities and local homeowners tools to help them achieve these environmental targets in the form of special grants to municipalities and rebates to homeowners. Failure to pass the draft OCP will prevent our community from attaining these amenities and leave Sooke open to continued careless development, for which the District will incur infrastructure and maintenance costs for decades to come— long after the developers have made their money and left. Taxes from new developments will not cover these extended costs and thus all our taxes will rise to cover the cost of new development.

Finally, there is devastating cost to not taking climate action seriously. For example, faced with high claims due to increasing intensity and number of wildfires, floods, heat domes, and other extreme weather events, insurance companies have been raising premiums, limiting the extent of their coverage, and raising the deductibles. This will create significant challenges for homeowners, businesses, and municipalities if there is no evidence that the municipalities have taken measures to mitigate the damage that could occur.

This draft OCP is a signpost for responding to the challenges ahead by adopting a more holistic approach to land use and development. Keeping our town thriving in a climate emergency is going to take the creativity and good will of everyone. We all must change our habits; municipal governments, developers, builders, and homeowners included.

Thank-you.

Transition Sooke Steering Committee: Lily Mah Sen, Keith Rimstad, Paula Johanson, David Merner, Jo Phillips

Green building links:

<https://cleanenergycanada.org/report/building-toward-low-cost-and-carbon/>

<https://news.bchousing.org/affordable-sustainable-houses-coming-for-vancouver/>

<https://edmontonjournal.com/life/homes/sonnen-blatchford>

<https://www.sciencedirect.com/science/article/pii/S2666784321000371> (click on view pdf button top centre of screen)

From: Corporate Services
Sent: November 19, 2025 1:44 PM
To: Corporate Services
Subject: FW: waterfront buffer ocp
Attachments: Sooke_15m_Buffer_Review.pdf

From: Herb Haldane <herbhaldane@yahoo.ca>
Sent: Wednesday, October 15, 2025 10:06 PM
To: Council Mailbox <council@sooke.ca>
Subject: waterfront buffer ocp

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

This was sent to me from the waterfront land owners group. They would like some changes to the plan as they want to keep property rights intact for the taxes they pay.

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Scientific Review of Sooke's 15-Meter Environmental Buffer

This note evaluates the District of Sooke's use of a fixed 15-meter setback above the High Water Mark as an 'environmentally protected area' purported to protect bird habitat. Scientific and regulatory sources indicate that this fixed-width approach is inappropriate for avian nesting protection, particularly for raptors and herons. Instead, site-specific protection mechanisms such as covenants tied to verified habitat inventories are recommended.

1. 15-Meter Setback Is Not Scientifically Justified for Bird Habitat

A uniform 15-meter buffer above the high tide line is not supported by British Columbia's wildlife science or best management practices. Guidelines for bald eagles and great blue herons routinely prescribe buffers of 60–300 meters, often larger depending on site exposure, disturbance, and visibility. These are designed around nest locations, not arbitrary shoreline lines. A 15-meter zone cannot functionally reduce disturbance to nesting raptors or herons.

2. Site-Specific Science Must Drive Protection

Provincial 'Develop with Care' and Raptor Conservation Guidelines (BC Ministry of Environment, 2014; 2013) require buffers to be determined according to local topography, vegetation screening, and species sensitivity. The Breeding Bird Nest Survey Protocol (2025) confirms that buffer width and configuration must be set case-by-case after verified biological inventory. Therefore, a fixed buffer applied across all marine uplands lacks scientific legitimacy and risks misclassifying properties that do not support nesting.

3. Better Protection Tools Exist

Where verified nesting or rookeries exist (e.g., mapped eagle nests or active heron colonies), the District should use site-specific protection mechanisms such as restrictive covenants, conservation agreements, or tailored Development Permit conditions. These tools directly reference mapped wildlife features and can adapt to real ecological data. Such covenants ensure that protection measures align with actual nest locations and allow flexibility as habitat changes naturally over time.

4. Trails and Disturbance Within Buffers

Allowing an 'aspirational trail' within the 15-meter setback conflicts with both eagle and heron management guidance, which explicitly prohibit recreational use inside active nesting buffers. Trails and dog activity cause repeated disturbances that can lead to nest abandonment. For any parcel with mapped nests, trail placement must be based on professional habitat assessment, not a standard policy line.

5. Recommended Policy Direction

- Replace the 15-meter 'bird habitat' protection line with a requirement for **inventory-based mapping** of nests and colonies.
- Use **conservation covenants** or environmental DPAs linked to actual features, not generalized shoreline distances.
- Maintain flexibility so buffers can expand, shrink, or relocate as nest sites change.
- Ensure any proposed public trail or amenity is independently reviewed for proximity to active nests.
- Integrate the provincial Raptor Conservation and Heron Management BMPs as reference appendices.

Conclusion

The 15-meter shoreline buffer currently used by the District of Sooke does not reflect ecological science for bird habitat protection. It is a generalized planning device rather than a functional conservation tool. True habitat protection requires site-specific data, species-appropriate setbacks, and adaptive instruments such as registered covenants. Applying the 15-meter buffer without supporting inventory or scientific justification risks undermining both environmental credibility and landowner confidence.

References

- BC Ministry of Environment. (2014). *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development*.
- BC Ministry of Environment. (2013). *Guidelines for Raptor Conservation during Urban and Rural Land Development*.
- BC Ministry of Environment. (2014). *Develop with Care Fact Sheet #11 – Herons*.
- BC Ministry of Transportation. (2025). *Breeding Bird Nest Survey Protocol*.
- U.S. Fish & Wildlife Service. (2007). *National Bald Eagle Management Guidelines*.
- Green Shores for Homes Program. (2020). *Coastal Stewardship Practices for BC Shorelines*.

From: Susan Belford s.22 (1)
Sent: October 27, 2025 11:46 AM
To: Council Mailbox; Info; Corporate Services
Subject: Susan Belford letter in support of OCP
Attachments: Susan Belford Supports Sooke OCP.docx

Hello,
Please find attached my letter in support of the current draft of the Sooke OCP.
Susan Belford

Susan Belford

s.22 (1)

Sooke BC, V9Z 0G2

Oct 27, 2025

Dear Mayor Tait, and Councillors

I'd like to add this short note to the many others I have written over the years in support of the new draft Official Community Plan.

This document describes a coherent vision for Sooke and it's set of Development Permit Areas provide clear direction to realize the vision.

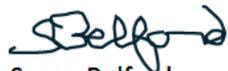
Over the years since this OCP was introduced, there has been considerable disinformation circulated around the town to whip up opposition to this plan by a vocal minority of Sooke residents, including some builders and people of influence.

Most recently, these folks want to remove any reference to climate change or efforts to mitigate climate change from the OCP. Perhaps they are blinded by magical thinking that if we ignore the increasing dangers of drought, storms, fires and floods, it will be safe to do nothing about responding to their challenge.

I would hope that Council would not gamble in that way with the lives and well-being of the 15,000-odd people who reside here.

I urge Council to embrace the vision contained in the current draft OCP and move the document to a public hearing and implementation.

Thanks for all the difficult work you do on our behalf,



Susan Belford

From: Corporate Services
Sent: November 19, 2025 3:05 PM
To: Corporate Services
Subject: FW: For today's Council meeting Oct 14/2025: confusing messaging in OCP 7.6 Bylaw 800

From: Susan s.22 (1)
Sent: Monday, October 27, 2025 3:04:26 PM
To: Kevin Pearson <kpearson@sooke.ca>; Maja Tait <mtait@sooke.ca>; Tony St-Pierre <tstpierre@sooke.ca>; Jeff Bateman <jbateman@sooke.ca>; Herb Haldane <hhaldane@sooke.ca>; Megan McMath <mmcmath@sooke.ca>; Al Beddows <abeddows@sooke.ca>
Subject: Fw: For today's Council meeting Oct 14/2025: confusing messaging in OCP 7.6 Bylaw 800

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This e-mail was not represented on today's Oct 27th, 2025) Council agenda as being received. It speaks against the passing of OCP, for reasons stated below, and many more stated in Randy Clarkson's letter submitted to Council as well.

Please include it for today's submissions.

Thank you
Susan Bexson

From: Susan s.22 (1)
Sent: Tuesday, October 14, 2025 9:37 AM
To: Info <info@sooke.ca>
Subject: For today's Council meeting Oct 14/2025: confusing messaging in OCP 7.6 Bylaw 800

From: Susan s.22 (1)
Sent: Monday, October 13, 2025 11:32 PM
To: info@sooke.ca <info@sooke.ca>
Subject: Re Council meeting Oct 14/2025: confusing messaging in OCP 7.6 Bylaw 800

Dear Mayor and Council,

As a waterfront property owner, the proposed OCP : DPA #3, conveys a switch in perspective from what has been communicated from yourselves, to the concerned waterfront/shoreline owners in previous council

meetings on this subject. The assurances previously stated should be reflected in the DPA#3 to relieve the concerns of so many, taxpayers who have been subjected to this worrisome contradiction.

Sincerely,
Susan Bexson

s.22 (1)

Sooke B.C.

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Below is a concise follow-up report (under 10 pages, including a cover letter) addressing unrealistic elements in the Sooke Official Community Plan (OCP) 2025 draft, with specific references to OCP sections and building on your concerns about ICLEI's influence, Urban Systems' role, traffic constraints, septic/clean water limitations, and restricted rural property division, (East Sooke/Otter Point). The report aligns with the issues raised in your prior letter and incorporates feedback from the 2024 Housing Needs Report and public engagement summaries. It's formatted for submission to the District of Sooke's OCP feedback process (due ~October 15, 2025) via the Let's Talk Sooke portal.

Cover Letter

October 11, 2025
District of Sooke Council
2205 Otter Point Road
Sooke, BC V9Z 1J2

Dear Mayor and Council,

I am submitting this follow-up report to express serious concerns about the unrealistic elements in the 2025 draft Official Community Plan (OCP), Bylaw No. 800, particularly its ICLEI-driven densification goals and Urban Systems' technical inputs, which overlook Sooke's infrastructure limits.

Building on my previous letter, this report details how the OCP's housing targets, transit-oriented development, and sustainability policies conflict with the single-road bottleneck, septic/water constraints, and restrictive rural zoning in areas like East Sooke and Otter Point. Specific OCP sections are cited to highlight unfeasible assumptions, with recommendations to prioritize funded infrastructure over urban growth. I urge Council to revise the draft to reflect Sooke's rural realities and submit this for consideration in the ongoing feedback process (Let's Talk Sooke).

Sincerely,

Summer Conrad
East Sooke Road

Follow-Up Report: Unrealistic Elements in Sooke's 2025 Draft OCP Prepared by:

S Conrad

Date: October 11, 2025

Submitted to: District of Sooke OCP Feedback Process Table of Contents

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1. Introduction

The 2025 draft Official Community Plan (OCP), Bylaw No. 800, aims to guide Sooke's growth to 2045, projecting a population increase from 15,000 to 22,000. While it addresses provincial mandates (e.g., Bill 44 for housing), its densification and sustainability goals, shaped by ICLEI's ESG framework and Urban Systems Ltd.'s technical reports, are unrealistic given Sooke's infrastructure constraints.

This report builds on my prior letter, pinpointing specific OCP sections that ignore the single-road bottleneck, septic/clean water limits, and restrictive rural zoning in East Sooke/Otter Point; which hinder residential and business growth.

2. Unrealistic Densification Goals (Section 4.2, Housing) OCP Reference: Section 4.2 (Housing and Neighbourhoods) mandates 2,500 new housing units by 2045, with policies for small-scale multi-unit housing (3–6 units per lot) in the Town Centre and transit-oriented development (TOD) within 400 meters of bus stops (Policy 4.2.3).

Issue:

- **Infrastructure Mismatch:** The 2024 Housing Needs Report projects 1,200 new households by 2030, but 60% of Sooke homes rely on septic systems unsuitable for multi-unit density (costing \$20,000–\$40,000 per upgrade). No municipal sewer expansion is funded beyond 500 homes by 2030 (Policy 6.3.2).
- **Traffic Overload:** Adding 2,500 units could increase daily vehicle trips by 3,000+ (BC Ministry of Transportation estimate), overwhelming Sooke Road (Highway 14), which faces 40-minute backups with a capacity of ~1,200 vehicles/hour.
- **Public Concern:** “What We Heard” (2024) notes 70% of residents oppose high-density growth, prioritizing rural character.
Why Unrealistic: The scale of densification assumes unfunded sewer and road upgrades, ignoring Sooke’s geographic and fiscal limits.

3. Traffic and Transportation Constraints (Section 5.1, Mobility)OCP

Reference: Section 5.1 (Mobility and Transportation) promotes reduced car dependency through cycling/walking paths and TOD (Policy 5.1.4), assuming expanded BC Transit service.

Issue:

- **Single-Road Bottleneck:** Sooke Road, the only major access, is congested with no bypass feasible within 10 years (2024 Transportation Master Plan; cost \$100M+).
- **Inadequate Transit:** BC Transit’s Route 61 (hourly service) cannot support TOD for a 47% population increase. The 2025 CRD budget lacks funding for new routes.
- **Impractical Active Transport:** Sooke’s hilly terrain and winter weather limit cycling/walking viability, with trails like Galloping Goose incomplete since 2014.
Why Unrealistic: Mobility goals rely on uncommitted transit/road investments, clashing with current gridlock realities.

4. Septic and Clean Water Limitations (Section 6.3, Infrastructure)OCP

Reference: Section 6.3 (Infrastructure and Services) assumes phased sewer connections for 500+ homes by 2030 and watershed protection for clean water (Policy 6.3.1).

Issue:

- **Septic Overload:** 60% of homes use septic systems, incompatible with multi-unit zoning. Sewer upgrades cost \$15M–\$30M for 500 homes, with no confirmed provincial grants.

- **Water Constraints:** Sooke Lake Reservoir faces drought restrictions (e.g., 2023), and CRD's 2025–2030 Water Master Plan prioritizes Greater Victoria, not Sooke.
- **Feedback:** Residents in 2022–2024 engagement flagged water shortages and septic failures as top concerns.
Why Unrealistic: Growth assumes infrastructure upgrades without secured funding or timelines, risking service failures.

5. Restricted Rural Property Division (Section 3.2, Land Use) OCP Reference: Section 3.2 (Land Use Designations) retains Rural Residential (RR) and Agricultural Land Reserve (ALR) zoning for East Sooke and Otter Point, with 1–2 hectare minimum lot sizes (Policy 3.2.5).

Issue:

- **Limited Developable Land:** Only 15% of Sooke's land is developable (Schedule B maps), with 40% locked in rural zones, blocking subdivision for housing or business.
- **Economic Stagnation:** Restrictions stifle small-scale commercial growth (e.g., agri-tourism), as owners can't split lots. Only 2% of land is zoned for business.
- **Conflict with Growth:** The OCP's 2,500-unit target focuses on the Town Centre, ignoring rural economic potential.
Why Unrealistic: Rigid zoning contradicts business/residential expansion goals, limiting economic diversification.

6. ICLEI and Urban Systems' Influence

ICLEI Role: The OCP's net-zero by 2050 and anti-sprawl policies (Section 2.3, Sustainability) reflect ICLEI Canada's Low Carbon Resilience framework, adopted by Sooke in 2021. These push urban density and green infrastructure, ignoring rural constraints.

Urban Systems Role: Urban Systems Ltd. (Victoria-based) shaped the 2024 Housing Needs Report and OCP zoning, promoting multi-unit housing and TOD without addressing septic/traffic limits. Their ICLEI-aligned models (e.g., Victoria 2050) assume urban scalability unfit for Sooke.

Issue: Both prioritize top-down ESG goals over Sooke's infrastructure realities, risking overdevelopment without solutions.

1. **Scale Back Densification:** Reduce housing targets to 1,000 units by 2045, prioritizing single-family and duplexes until sewer/road upgrades are funded (amend Section 4.2).

2. Prioritize Infrastructure: Secure CRD/provincial funding for Sooke Road widening (\$50M) and sewer expansion (\$15M) before growth (revise Section 6.3).
3. Flexible Rural Zoning: Allow 0.5-hectare subdivisions in East Sooke/Otter Point for small businesses/home-based enterprises (update Section 3.2).
4. Limit ICLEI Influence: Reject net-zero mandates lacking local feasibility; focus on practical climate actions like water conservation (amend Section 2.3).
5. Public Engagement: Extend feedback beyond October 15, 2025, to address rural concerns (per "What We Heard").

8. References

1. District of Sooke. (2025). Draft OCP Bylaw No. 800. Available at: <https://letstalk.sooke.ca/ocp>
2. District of Sooke. (2014). OCP Bylaw No. 637. Available at: <https://sooke.civicweb.net/document/4044>
3. Sooke. (2024). Housing Needs Report. Available at: <https://sooke.ca/municipal-hall/plans-reports/>
4. Sooke. (2024). What We Heard: OCP Engagement Summary. Available at: <https://letstalk.sooke.ca/ocp>
5. CRD. (2025). Water Master Plan 2025–2030. Available at: <https://crd.bc.ca>
6. BC Ministry of Transportation. (2024). Sooke Transportation Master Plan.
7. ICLEI Canada. (2021). Low Carbon Resilience Framework. Available at: <https://icleicanada.org>
8. Urban Systems Ltd. (2024). Sooke Housing and Zoning Analysis.

Potentially Unrealistic Elements in the Sooke OCP 10/11/25

1. Urban Densification and Housing Targets

- OCP Proposal: The 2025 draft OCP aligns with provincial Bill 44 (Housing Statutes Amendment Act, 2023), mandating increased density through small-scale multi-unit housing (e.g., 3–6 units on single-family lots in urban containment areas like Sooke Town Centre) and transit-oriented development near bus stops. It aims to add ~2,500 new housing units by 2045 to accommodate a projected population growth from 15,000 to 22,000.
- Why Unrealistic:
 - Traffic Bottleneck: Sooke Road (Highway 14), the only major access route, already faces 40-minute backups during peak hours, as you noted. The 2024 Transportation Master Plan acknowledges no new arterial road is feasible within 10 years due to terrain and funding constraints (e.g., \$100M+ for a bypass). The OCP's push for 2,500 new units risks worsening congestion without parallel road upgrades, which are not budgeted.
 - Infrastructure Lag: The draft assumes sewer and water capacity expansions (e.g., wastewater treatment plant upgrades) but lacks firm timelines or funding commitments. Sooke's 2024 Housing Needs Report flags that 60% of homes rely on septic systems, which are costly to replace (average \$20,000–\$40,000 per household) and unsuitable for high-density zoning without municipal sewer expansion.
 - Public Feedback: Residents in 2022–2024 engagement sessions repeatedly raised concerns about “overdevelopment” outpacing roads and services, per the “What We Heard” summary. The draft's densification goals seem to sidestep these constraints, assuming future grants or developer contributions that aren't guaranteed.

2. ICHEI/ESG-Driven Environmental and Sustainability Goals

- OCP Proposal: The OCP integrates ICLEI's sustainability framework, emphasizing net-zero emissions by 2050, green infrastructure (e.g., waterfront trails, urban forests), and climate-resilient development. It includes policies to reduce car dependency via cycling/walking paths and transit expansion, aligning with ESG principles.

- Why Unrealistic:
 - Limited Transit Capacity: Sooke's transit (BC Transit Route 61) is a single bus line with hourly service, inadequate for a 47% population increase. The OCP's goal of "transit-oriented development" near stops assumes frequent service that doesn't exist, and BC Transit's 2025 budget shows no major Sooke expansions.
 - Geographic Constraints: Sooke's rural layout (steep hills, limited flat land) makes cycling/walking paths costly and impractical for broad use, especially in winter. The 2014 OCP's trail plans (e.g., Galloping Goose extension) remain incomplete after a decade, casting doubt on new commitments.
 - Cost of Green Upgrades: Retrofitting for net-zero (e.g., energy-efficient buildings) adds ~10–15% to construction costs, per BC Housing studies. With Sooke's median household income (\$85,000) below provincial averages, affordability for new residents or businesses is strained, and the OCP doesn't address funding gaps.

3. Economic Development and Business Attraction

- OCP Proposal: The draft OCP aims to attract businesses (e.g., tech, tourism) to diversify the economy, proposing mixed-use zones in Sooke Town Centre and industrial land expansion. It suggests streamlined permitting to encourage commercial growth.
- Why Unrealistic:
 - Rural Zoning Restrictions: East Sooke and Otter Point, as you mentioned, have strict Agricultural Land Reserve (ALR) and low-density zoning (minimum lot sizes of 1–2 hectares). This limits commercial or industrial subdivisions; with only 2% of Sooke's land base zoned for business use, per the 2024 Housing Needs Report. The OCP doesn't propose rezoning these areas, constraining growth.
 - Infrastructure Barriers: Businesses need reliable water, power, and internet. Sooke's water supply (Sooke Lake Reservoir) faces summer restrictions, and septic reliance deters commercial projects requiring high-capacity waste systems. High-speed internet gaps in rural areas (noted in 2025 CRD reports) further discourage tech firms.

- Traffic as a Deterrent: The single-road bottleneck discourages business investment, as delivery/logistics costs rise with congestion. The OCP's reliance on future "mobility hubs" lacks concrete plans or timelines.

4. Septic and Clean Water Constraints

- OCP Proposal: The draft OCP assumes phased sewer expansions (e.g., connecting 500+ homes by 2030) and water supply upgrades to support growth. It includes policies for watershed protection to ensure clean water.
- Why Unrealistic:
 - Septic Overload: Over 60% of Sooke homes use septic systems, which are not designed for multi-unit density. Upgrading to municipal sewers costs \$50,000–\$100,000 per lot, and the OCP lacks a clear funding model (e.g., no confirmed provincial grants). Rural areas like East Sooke have no sewer access, limiting subdivision potential.
 - Water Supply Limits: The Sooke Lake Reservoir, managed by CRD, faces capacity strain during droughts (e.g., 2023 restrictions). The OCP's growth projections assume expanded water mains, but CRD's 2025–2030 capital plan prioritizes Greater Victoria over Sooke, with no firm commitments.
 - Public Concern: 2022 engagement feedback highlighted fears of "water shortages" and "septic failures" with new housing, yet the draft OCP leans on future infrastructure without addressing current deficits.

5. Restricted Rural Property Division

- OCP Proposal: The OCP maintains strict land use designations, with East Sooke and Otter Point zoned as Rural Residential (RR) or Agricultural (ALR), limiting subdivisions to 1–2 hectare minimums to preserve rural character and farmland.
- Why Unrealistic:
 - Growth Conflict: The OCP's goal of adding 2,500 housing units and attracting businesses clashes with these restrictions, as only 15% of Sooke's land is developable (per 2014 OCP maps). East Sooke and Otter Point, covering ~40% of the District's area, are effectively locked out of significant residential or commercial development.
 - Economic Stagnation: Limited subdivision stifles small business growth (e.g., home-based enterprises or agri-tourism), as owners can't split lots

for revenue. The OCP's "mixed-use" focus is confined to the Town Centre, ignoring rural economic potential.

- Public Pushback: Residents in rural zones (per 2024 feedback) oppose densification but want economic opportunities. The OCP's rigid zoning fails to balance these needs, assuming urban-centric growth models.

Most Glaringly Unrealistic Aspect

The push for urban densification (2,500 new units, transit-oriented development) stands out as the most unrealistic due to the single-road bottleneck (Sooke Road's 40-minute backups with no bypass viable) and unfunded infrastructure upgrades for sewer/water. These foundational constraints—coupled with strict rural zoning in East Sooke/Otter Point limiting land availability—make the scale of growth unfeasible without massive, uncommitted capital investment. The OCP's reliance on future grants or developer fees ignores Sooke's fiscal reality (2025 budget: ~\$20M, insufficient for \$100M+ road/sewer projects).

- Traffic: The 2024 Transportation Master Plan notes Sooke Road's capacity is ~1,200 vehicles/hour, already exceeded during rush hours. A 47% population increase could add 3,000+ daily trips, per BC Ministry of Transportation models.
- Septic/Water: CRD's 2025 Water Master Plan flags Sooke's supply as "constrained" without \$50M+ in upgrades. Septic conversions require \$15M–\$30M for 500 homes, per engineering estimates.
- Zoning: ALR restrictions (BC Land Commission) and OCP Schedule B maps lock 80% of rural land from subdivision, limiting growth to ~200 hectares in the Town Centre.
- Public Sentiment: "What We Heard" (2022–2024) cites 70% of respondents prioritizing "rural character" over density, with traffic and water as top concerns.

Recommendation

If you're submitting feedback (due ~October 15, 2025), highlight the mismatch between densification goals and infrastructure realities. Suggest scaling back housing targets (e.g., to 1,000 units) and prioritizing funded road/sewer upgrades before growth. For rural areas, propose flexible zoning (e.g., 0.5-hectare lots) to enable small-scale business without urban sprawl.

From: Corporate Services
Sent: November 19, 2025 3:15 PM
To: Corporate Services
Subject: FW: OCP - Monday meeting
Attachments: Letter to Council.docx

From: s.22 (1)
Sent: Sunday, October 26, 2025 3:02 PM
To: Info <info@sooke.ca>
Subject: OCP - Monday meeting

The attached letter from Randy clearly shows the serious issues if council proceeds with the current version of the OCP. Sooke will no longer be a desirable place to live and there will be many legal battles to fight an OCP that lacks any kind of evidence or support for its environmental claims and is definitely an arbitrary noose around hard-working property owners. Might as well say that the entire island is environmentally sensitive! The current version of the OCP is extremely undemocratic as is the process. I support Randy's suggestions and DO NOT support the current version of the OCP. Please make the appropriate changes that recognize a democratic approach to private land use and the consultation process. Thank you,

Lydia s.22 (1)

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Submission to Council – Procedural and Evidentiary Deficiencies in the Draft OCP (DPA 3 and Related Policies)

Submitted by: Randy Clarkston

Concerned Waterfront Property Owner, District of Sooke

Date: October 27, 2025

1. Procedural Fairness and Consultation

The revised OCP (Attachment 05) provides no record of direct notice or consultation with waterfront property owners. While Section 1.3 lists community-wide engagement, no specific outreach or mailed notices were issued to affected parcels. This omission undermines the procedural fairness required under *s.475 of the Local Government Act (LGA)*.

2. Absence of Scientific Mapping or Environmental Inventory

The Environmental Stewardship section acknowledges that mapping and inventory work will be conducted in the future. No current data, technical appendix, or QEP-certified mapping accompanies the OCP. As a result, the 15-metre shoreline designation lacks the evidentiary basis required under *LGA ss.488–491*.

3. Financial Burden Placed on Private Owners

The draft continues to require that each applicant provide their own Qualified Environmental Professional (QEP) report for any activity within the 15-metre zone, without District contribution. This shifts all data-collection and compliance costs to individual owners, contrary to equitable planning practices used by comparable jurisdictions.

4. Arbitrary and Overbroad Regulation

The clause directing that setbacks may be “expanded where possible” remains in DPA 3 (p.121). This grants open-ended staff discretion and fails to provide objective criteria, creating potential for inconsistent and *ultra vires* application contrary to *LGA s.491(2)*.

5. Transparency and Evidence Deficit

No technical appendices, shoreline inventories, or supporting QEP reports accompany the new draft. Map 4 remains schematic and lacks survey or coordinate references. Council is effectively being asked to adopt a policy with no factual baseline or impact assessment.

6. Requested Council Actions

Before proceeding to adoption, Council is respectfully asked to:

1. **Defer second reading** until a shoreline inventory is completed;
 2. **Direct staff to notify all affected waterfront owners;**
 3. **Amend DPA 3** to remove discretionary language and establish clear exemptions for single-family residential uses and maintenance activities; and
 4. **Publish supporting technical studies and mapping** before the OCP proceeds to a public hearing.
-

7. Conclusion

Waterfront owners support responsible environmental stewardship but require evidence-based and lawful policy. Proceeding without consultation or mapping invites unnecessary legal exposure and community division. Council is urged to defer adoption until these deficiencies are corrected.

8. Conflict Between the Parks & Trails Master Plan and OCP DPA 3

The *Sooke Parks and Trails Master Plan (PTMP)* shows an “Aspirational Waterfront Trail” drawn inland across private waterfront parcels instead of along the natural high-water mark. This alignment overlaps directly with the 15-metre DPA 3 zone, effectively reserving a public-access corridor on private land without disclosure or compensation.

Unlike most B.C. municipalities, which map shoreline trails along public foreshore or existing parklands, Sooke’s PTMP draws conceptual trails through private property without policy explanation or acquisition framework.

This inconsistency reinforces the concern that environmental regulation is being used to secure future trail corridors indirectly. Council should require staff to clarify trail-alignment intentions and confirm that no private land is being designated for public use without due process.

Respectfully submitted,

Randy Clarkston
Concerned Waterfront Property Owner
District of Sooke

From: Corporate Services
Sent: November 19, 2025 3:20 PM
To: Corporate Services
Subject: FW: Draft OCP - NOT AGAIN??!!

From: james burns [s.22 \(1\)](#)
Sent: Sunday, October 26, 2025 9:53:00 AM
To: Council Mailbox <council@sooke.ca>
Subject: Re: Draft OCP - NOT AGAIN??!!

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Sooke Council,

It defies belief that a few misguided individuals at staff level continue to attempt expropriation without notice, negotiation or compensation. Is this ever going to end? Even in the event that Council ignore the oft-stated and strongly-held opinions of your voters, this ludicrous nonsense will not be tolerated and you can bank on an extended and expensive court battle. Until the next election when voters can elect councillors who actually REPRESENT them.

Thank you,
James Burns

On Tue, 6 Jun 2023 at 18:16, james burns <burnsjfc@gmail.com> wrote:

Mayor Tait and Sooke Councillors,

Below you will find an email I sent last March when a motion was before Council to expropriate waterfront property by default without compensation. Council wisely and fairly dropped the matter last year and voted to keep the 15 m minimum. My points then are the same now.

I understand that the 45 m outrage has reared its ugly head again.

I do not recall a SINGLE SOLITARY candidate for election last fall proposing this as part of their platform. This measure emanates from who knows where - but certainly not the voters and residents of Sooke. NO ONE was elected on the basis of proposing this change to the OCP. To re-introduce it now sneakily and disrespectfully is shocking. At the very least a measure such as this which affects so many Sooke residents needs to be subject to the electorate's approval through election platforms or a referendum.

I would urge Council to stop this attack on property owners and focus on the matters of concern to us all such as unrestricted growth with no new services and roads to handle it. Now THAT is a quality of life issue that Sooke residents actually DO care about.

Thank you for your consideration and in anticipation of common sense and fairness prevailing yet again this year,

Yours sincerely,
James Burns

Email sent March 29, 2022.

Mayor Tait and Councillors,

I visited Sooke for the first time in 2019 and fell in love with this magical part of the world. After multiple visits I purchased a small 70-year old cabin on the cliff in the Whiffin Spit area. It is my dream come true. I invested a lot of money in renovating and modernising the old cabin through 2020 and am now only a few days away from retiring from my job in Alberta on March 31 and becoming a full-time resident of beautiful Sooke.

When I was notified by a neighbour of the proposed change to the setback rule I was shocked. For a cliffside property such as mine (on Richview Rd in the Whiffin Spit area) such a change has absolutely nothing to do with enabling greater waterfront access to the public. I am a hundred feet above the waterline. And from what I know of Sooke there are not a lot of waterfront properties left - high up ones or sea level ones - that do not already have buildings. That proposed OCP change in my opinion was simply form over substance. It would have been nothing less than expropriation of people's property value with no commensurate compensation. Damaging value and punishing people who invested in our community in good faith.

I am now informed that Council will be voting on April 11 to retain the 15 meter setback which I relied on when buying my property and investing so much money in bringing it up to first class environmental energy and septic standards.

I applaud this sensible reconsideration and respectfully urge you to all vote in support of retaining the existing 15 meter setback as it has always been. I will definitely be in attendance on the 11th to lend my support to the others who are equally upset and perplexed by the initial idea.

Thank you for your consideration and time and all the best as you undertake your responsibilities to make Sooke an even better place than it already is!

James Burns

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From: Corporate Services
Sent: November 19, 2025 3:29 PM
To: Corporate Services
Subject: FW: Monday meeting possible 2nd reading of community plan
Attachments: Letter to Council.docx; Conflict Between Parks.docx

From: Randy Clarkston s.22 (1) **On Behalf Of** Randy Clarkston

Sent: Sunday, October 26, 2025 9:08 AM

To: Info <info@sooke.ca>; Jayden Riley <JRiley@sooke.ca>; Megan McMath <mmcmath@sooke.ca>; Herb Haldane <herbhaldane@yahoo.ca>; Al Beddows <abeddows@sooke.ca>; Tony St-Pierre <tstpierre@sooke.ca>; Kevin Pearson <kpearson@sooke.ca>; Maja Tait <mtait@sooke.ca>; Jeff Bateman <jbateman@sooke.ca>

Subject: Monday meeting possible 2nd reading of community plan

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Mayor Tait and Members of Council,

Please find attached my two letters regarding the proposed Official Community Plan (OCP). I respectfully request that Council **defer second reading** until the District has fully addressed the concerns outlined in these submissions.

I have met several times with Jayden, and I want to acknowledge that he has been professional and responsive in his role. However, the most recent draft still does not resolve the core issues raised — including the lack of direct consultation with waterfront property owners, the absence of scientific shoreline mapping, and the unfair transfer of environmental study costs to private owners.

I would appreciate Council’s consideration of these matters before proceeding further with the OCP bylaw.

Thank you for your time and attention.

Kind regards,
Randy Clarkston
Concerned Waterfront Property Owner
District of Sooke

Randy Clarkston | s.22 (1)
s.22 (1) | w: s.22 (1)
s.22 (1) | e: s.22 (1)



Sent with [Mailbird](#) for Windows

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Submitted by: Randy Clarkston

Concerned Waterfront Property Owner, District of Sooke

Date: October 27, 2025

1. Procedural Fairness and Consultation

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The draft continues to require that each applicant provide their own Qualified Environmental Professional (QEP) report for any activity within the 15-metre zone, without District contribution. This shifts all data-collection and compliance costs to individual owners, contrary to equitable planning practices used by comparable jurisdictions.

4. Arbitrary and Overbroad Regulation

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6. Requested Council Actions

Before proceeding to adoption, Council is respectfully asked to:

1. **Defer second reading** until a shoreline inventory is completed;
 2. **Direct staff to notify all affected waterfront owners;**
 3. **Amend DPA 3** to remove discretionary language and establish clear exemptions for single-family residential uses and maintenance activities; and
 4. **Publish supporting technical studies and mapping** before the OCP proceeds to a public hearing.
-

7. Conclusion

Waterfront owners support responsible environmental stewardship but require evidence-based and lawful policy. Proceeding without consultation or mapping invites unnecessary legal exposure and community division. Council is urged to defer adoption until these deficiencies are corrected.

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The *Sooke Parks and Trails Master Plan (PTMP)* shows an “Aspirational Waterfront Trail” drawn inland across private waterfront parcels instead of along the natural high-water mark. This alignment overlaps directly with the 15-metre DPA 3 zone, effectively reserving a public-access corridor on private land without disclosure or compensation.

Unlike most B.C. municipalities, which map shoreline trails along public foreshore or existing parklands, Sooke’s PTMP draws conceptual trails through private property without policy explanation or acquisition framework.

This inconsistency reinforces the concern that environmental regulation is being used to secure future trail corridors indirectly. Council should require staff to clarify trail-alignment intentions and confirm that no private land is being designated for public use without due process.

Respectfully submitted,

Randy Clarkston
Concerned Waterfront Property Owner
District of Sooke

Conflict Between Parks & Trails Master Plan and OCP DPA 3 – Shoreline Alignment Analysis

Prepared by: Randy Clarkston
Date: October 27, 2025

Summary

The *Sooke Parks and Trails Master Plan (PTMP)* illustrates an “Aspirational Waterfront Trail” that crosses private waterfront parcels rather than following the natural high-water mark. This conceptual route overlaps with the 15-metre DPA 3 (Foreshore/Shoreline) zone proposed in the OCP.

Together, these policies effectively reserve a public corridor within private land without transparent consultation, compensation, or mapping justification.

This alignment conflicts with standard municipal practice elsewhere in coastal B.C., where shoreline trails are drawn along existing public foreshore or Crown-land boundaries.

Comparative Table

Feature	Parks & Trails Master Plan (PTMP)	OCP DPA 3 (Foreshore / Shoreline)
Alignment	Aspirational Waterfront Trail drawn inland across multiple private waterfront parcels.	Fixed 15 m setback above the high-water mark, extending through same private parcels.
Legal Status	Illustrative only; no indication of acquisition policy or legal rights-of-way.	Binding regulatory area restricting development; effectively reserves corridor.
Consultation	No record of direct contact with affected property owners.	No specific consultation or mailed notices to waterfront owners.
Mapping Basis	Conceptual schematic map; no parcel boundaries shown.	Generalized map; no geospatial data or QEP inventory.
Policy Effect	Suggests future public access route across private property.	Restricts land use in identical corridor; doubles as de facto trail buffer.

Conclusion

In combination, the PTMP and DPA 3 establish overlapping designations that blur the boundary between public aspiration and private property rights.

Council should require staff to clarify trail alignment, identify affected parcels, and confirm that

no public access will be pursued through private lands without transparent negotiation and compensation.

Prepared and submitted by:

Randy Clarkston

Concerned Waterfront Property Owner

District of Sooke

From: Corporate Services
Sent: November 19, 2025 3:36 PM
To: Corporate Services
Subject: FW: Doris Picklein in support for adopting the new draft OCP

From: doris picklein s.22 (1)
Sent: Saturday, October 25, 2025 5:49 PM
To: Council Mailbox <council@sooke.ca>
Cc: Info <info@sooke.ca>
Subject: Doris Picklein in support for adopting the new draft OCP

To Mayor and Council,

Here are a few reasons why I ask you to pass the new draft OCP without changing the wording of the DAPs :

1. 7.3 DPA 2 General Environmental Intent, 7 3.4. Landscape and restoration, 7 2.3.5i Greenhouse Gas Emission Reduction

- SBA (Sooke Builders Association) wants them all gone "because they are covered by other legislation." Staff response was that "The purpose of the DPA2 is to provide the District with a local tool under the Local Government Act to guide development in and around environmentally sensitive areas."
 As a resident I really support this . If I notice something happening that I think may endanger a waterway or other habitat, I am far more able to respond if I can simply look at one document, such as the OCP, for guidance - instead of provincial Acts and Regulations and the Sooke Bylaws. One might think that the SBA prefers people not to be aware of environmental protections.

2. 7 .2.53ii Greenhouse Gas Emissions Reduction

- SBA complaints include lots of questions about standards and staffing. The SBA seem to be unaware of what the lifecycle of a building is or how to calculate it. However there is lots of information out there on this question.

3. Staff answered the SBAs comments entirely, on Sept 23 and 24 and gave good reasons, explanations and advice. One wonders why on Oct 14 the SBA was still repeating the same old arguments that had been thoroughly answered already.

4. 7 4.4.2.1 Green Building Policies and Actions

* Construct new buildings to net-zero emission standards.

-SBA says Sooke should consolidate and simplify the DPAs because they are "redundant or disconnected from the land use policies and goals." It is time for the SBA to broaden its definition of "land use policies and goals" to include the land's environment and climate, to which development is inextricably linked.

Thank you for your time and attention to this important matter!

Doris Pickelein
Sooke resident and home owner

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From: Corporate Services
Sent: November 19, 2025 3:40 PM
To: Corporate Services
Subject: FW: Support for adoption of (new) revised OCP

From: Fred Brown s.22 (1)
Sent: Saturday, October 25, 2025 11:55 AM
To: Info <info@sooke.ca>
Subject: Support for adoption of (new) revised OCP

To Sooke Municipal Council members:

This memo will advise regarding my support of your adopting the current updated OCP draft, in particular to include the proposed DPA's .

I have read a transcript of the October 22 /25 letter to Council from Transition Sooke, and I agree with and endorse it's content.

Thankyou for your attention to this communication, and for your continued service to our Community.

Fred Brown

Sooke Homeowner

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To the Mayor and Councillors

As a brief follow-up to our previous email sent on Sept 20, We would like to express our objection to the passing of this OCP.

Based on the language used, this document appears to be based on the UN agenda and not a plan that is in the best interest of our Sooke community.

We refer to where it is stated in the Preamble of this document “Without question, the global climate emergency is our top priority and the urgency to become a net zero carbon emissions community by 2050 must influence how we plan our community”.

I believe most people living here are more concerned about working and managing to pay the increasing costs of living, raising their families and putting food on the table.

Demands to upgrade their homes to meet climate goals could prove to be financially devastating. There is nothing in the OCP that states what exactly this will entail. Will heating our homes with wood be disallowed, as is being pushed in other communities?

New builds will also be subject to the increased costs to meet this Net Zero goal, which will increase cost to buyers.

The increase in density is also a concern. We are all aware of the traffic issues with one road in and out of our community. The increased roadside parking also creates risk in emergency situations (eg. the fire in the subdivision off Church road when firetrucks could not quickly access the burning building).

An OCP needs to be much clearer in stating how this will impact the lives of Sooke citizens and stick to the subject of land use. Increased costs in taxes with more demands on homeowners will not fair well for the future of our lovely seaside town.

Marilyn & Jim Beckett (Sooke residents for 43 years)

October 11, 2025

As a member of the public I have consistently been opposed to the draft OCP as it is so unclear as to its meaning and the Net-Zero component is so costly and ambiguous. It will add a tremendous cost to developing and building opportunity further driving up the cost of housing and also putting builders, developers and carpenters out of business. This is not to be taken lightly. People are already struggling to pay rent and mortgages. Building codes have been one of the primary costs to increase building costs. The climate action proposed by this draft is onerous. Pushing people to EV (when EV companies in central Canada are shutting down) will be a huge drain on our already fragile electrical needs.

We have been having water restrictions for years, yet we keep building. Where is the proof we will have enough water. IN this document there is language to restrict outdoor watering. NO so good for growing food or keeping trees and plants alive to create oxygen from the CO2. The density proposed is ridiculous and we cannot accommodate the numbers either for the environment sake or for transportation. As the province will not address the transportation issue we cannot build out anymore. The province needs to address HWY 14 and we the local taxpayer, should not be paying for the extension of Throupe rd. as it is very costly for little gain and not sustainable for the development proposed.

The amount of people who did on line survey and said they sort of supported or were unclear far surpassed the 2 that thought the draft OCP was great.

The Ag plan, a part of the OCP has not been updated.

The Master Trails and transportation plan, written by Urban Systems had little and no input from the public. The cost of upkeep for trails proposed have not been discussed. Just now in our budget the \$1.4 million budgeted is for upkeep of just the present boardwalk. How much can taxpayers afford.?

When working on this plan we were told, that we were not allowed to put anything into the plan which would increase the cost to the taxpayer. This plan does everything which would increase the costs to the taxpayer via housing and property taxes.

For all these reasons and more I say NO to the draft OCP.

Let's put the language for the BILL 44 into the 2010 OCP and call it a day. We need to have public consultation when updating the zoning bylaw as will,

There are far too many reasons to list to say NO to this plan. I am hoping that council respects the citizens who elected them and pay them, to hear and understand that this draft is not the right approach.

Six letters of approval hardly represent the rest of us who are working and have no time. To read and understand all the implications of this draft. The info provided to the public was not thorough enough for anyone to make a learned decision.

Respectfully submitted

Ellen Lewers

Lisa & Murray Taylor

s.22 (1)

Sooke, BC, V9Z 0Y3

s.22 (1)

s.22 (1)

October 12, 2025

District of Sooke Council

2205 Otter Point Rd

Sooke, BC, V9Z 1J2

Subject: Concerns Regarding Draft Official Community Plan (OCP 2023) and Development Permit Area #3 (Foreshore/Shorline).

Dear Mayor and Council,

I am writing to you today as a concerned waterfront property owner in the District of Sooke regarding the proposed implementation of Development Permit Area #3 (DPA #3) in the draft Official Community Plan (OCP 2023). I have recently been made aware of the current planning staff's confirmation that all activities within the proposed 15-meter environmental setback will require a Development Permit, with no exemptions for single-family or duplex properties.

My concerns, and those of other waterfront property owners, are based on three key issues:

1. **Inconsistent and contradictory information:** It has been confirmed that previous advice from the former Director of Planning regarding exemptions for single-family properties was incorrect. This shift in policy direction and clarification has been unsettling for property owners who relied on earlier statements. No waterfront property owners were ever contacted directly regarding this significant change in regulation. The lack of evidence based data and consultation with private property owners could present grave legal challenges for the DOS. Clear, consistent and accurate communication is essential to maintain public trust in local governance.
2. **Lack of site-specific evidence:** The proposed 15-meter environmental setback above the high-tide line, designated as an environmentally sensitive area, appears to have been established based on general "best practices" rather than detailed, site-specific scientific studies, shoreline mapping or Qualified Environmental Professional (QEP) assessments for each waterfront property. As all properties are unique, a blanket designation fails to account for the specific ecological conditions of individual lots and is an unfair application of environmental policy.

3. **Unfair and burdensome cost allocation:** The draft policy would place the entire financial burden for site-specific environmental studies, QEP reports and mitigation plans on individual property owners. This model forces private citizens to fund the technical justification for a generalized environmental policy that the District established without providing its own supporting scientific evidence. This is both inequitable and a significant financial imposition on property owners.

Before the final adoption of the OCP 2023, I urge council to consider the following requests:

- **Evidence-based policy:** Postpone the adoption of the blanket DPA #3 designation until comprehensive, scientifically robust and site-specific environmental assessments can be conducted to justify the environmental sensitivity of individual waterfront properties.
- **Property-by-property assessment:** Implement a policy that addresses the unique characteristics of each waterfront property, rather than relying on a generalized 15-meter setback.
- **Fair cost sharing:** Establish a more equitable cost-sharing model for any required environmental studies. It is unreasonable to expect private property owners to bear the full cost of studies required to validate a district-wide policy, especially when the District itself has not provided the initial scientific backing for the policy.

I respectfully request that Council prioritized transparency, consistency and evidence-based decision-making regarding land use regulations. Waterfront property owners deserve clarity and fairness and a resolution to these issues before the OCP is finalized and is essential for maintaining a positive and cooperative relationship between the District and its residents.

Thank you for your time and consideration of this important matter.

Sincerely,



Lisa & Murray Taylor

From: Corporate Services
Sent: November 19, 2025 4:16 PM
To: Corporate Services
Subject: FW: OCP Input - Need to Increase Foreshore Protection from 15 m to 30 m

From: J [REDACTED] (1)
Sent: Sunday, November 2, 2025 8:54:23 AM
To: Maja Tait <mtait@sooke.ca>; Jeff Bateman <jbateman@sooke.ca>; Megan McMath <mmcmath@sooke.ca>; Tony St-Pierre <tstpierre@sooke.ca>; Al Beddows <abeddoes@sooke.ca>; Kevin Pearson <kpearson@sooke.ca>; Herb Haldane <hhaldane@sooke.ca>; Raechel Gray <rgray@sooke.ca>; Jeff Carter <jcarter@sooke.ca>; Jayden Riley <JRiley@sooke.ca>; Christina Moog <cmoog@sooke.ca>; Chris Marshall <CMarshall@sooke.ca>
Subject: OCP Input - Need to Increase Foreshore Protection from 15 m to 30 m

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November 1, 2025

Re: Need to Increase Foreshore Protection from 15 m to 30 m

Mayor, Council and Staff:

I am writing to request that Council reconsider the recent reduction of the foreshore protection zone from 30 meters to 15 meters, which was approved on March 28, 2022, in response to feedback from a group of waterfront property owners. While their concerns regarding property entitlement is understandable, we must recognize the long-term, broader consequences for our community, the environment, and our shared future in the face of climate change.

The Need for Foreshore Protection

The urgency of this request has been made even clearer by Sooke's recently commissioned study of Whiffen Spit, which revealed critical findings regarding the detrimental effects of foreshore development. Retaining walls along the foreshore will accelerate the degradation of critical coastal features, including the eventual disappearance of "Whiffen Island." This will lead to the loss of habitat, biodiversity, and the natural processes that sustain the delicate balance of our coastal ecosystems.

As we all know, Sooke's coast is highly vulnerable to the effects of rising sea levels and increasingly unpredictable weather patterns. The foreshore is our first line of defense, and as such, it is critical that we ensure its resilience, not just for the waterfront property owners but for all members of the Sooke community.

Rising Sea Levels and Foreshore Disintegration

Evidence of foreshore disintegration in response to rising tidal waters is already visible in areas such as Ed MacGregor Park, as demonstrated by the attached images. The impact of rising sea levels and increased storm intensity is not a distant threat—it is already happening. For example, the 2021 atmospheric river event caused a culvert failure on West Coast Road, leading to a significant foreshore landslide. The subsequent geotechnical study confirmed that the bank is comprised of medium slippery clay, highly susceptible to failure when subjected to increased water infiltration.

Furthermore, undercutting from rising sea levels is weakening slopes and exacerbating erosion, endangering both private property and public infrastructure.

The Cost of Inaction

The costs of failing to address these risks are substantial. The \$2.2 million spent by the Ministry of Transportation and Transit to remediate the slope after the landslide on West Coast Road is one example of what Sooke taxpayers will bear as the consequences of inadequate foreshore protection become more apparent. While this remediation was funded by the province, it was ultimately Sooke residents who financed the broader costs.

In addition, the expected rise in insurance premiums due to the increased risk of flooding, landslides, and foreshore failure will impact every resident in Sooke. This is a financial burden that can and should be mitigated through stronger protective measures today.

The long-term environmental and economic consequences of allowing development too close to unstable foreshore areas are clear. As climate change accelerates, we can expect more frequent and severe storms, rising sea levels, and increased flooding risks. By failing to take action now, we are setting ourselves up for future crisis—one that will be visible to everyone, with irreversible damage to our natural environment and significant financial costs to all taxpayers.

The Case for a 30 Meter Foreshore Protection Zone

We are not alone in recognizing the importance of robust foreshore protection. Municipalities across the region, including Colwood, Metchosin, and East Sooke, have adopted a 30-meter foreshore protection zone to safeguard against these threats. As Sooke continues to prioritize environmental stewardship and sustainable development, it is imperative that we align our policies with the best available science and climate adaptation strategies.

It is time for Sooke to show leadership by committing to stronger foreshore protection and extending the buffer from 15 meters to 30 meters, in line with the recommendations of climate adaptation studies and the protection of our unique coastal environment.

Conclusion

The decision to reduce foreshore protection from 30 meters to 15 meters was made in response to the concerns of a select group of waterfront property owners, but the broader community must be considered in this matter. We all stand to lose from the erosion of our foreshore, whether through direct property damage, higher insurance premiums, or the loss of the unique and natural beauty of our coast.

I respectfully urge Council to reconsider this decision and take action to increase the foreshore protection zone back to 30 meters. This is not just a matter of protecting property—it is about ensuring the long-term health of our coastal environment, the resilience of our community, and the preservation of Sooke’s natural beauty for future generations.

Thank you for your time and consideration. I look forward to seeing the council take action that reflects both the needs of our community and the reality of climate change.

Sincerely,

Janel Kent
Sooke, V9Z 0A2

s.22 (1)
s.22 (1)

Attachments

Image 1

Disintegration of the foreshore due to rising sea levels evidenced at MacGregor Park



Image 2, 3, 4 & 5

Context - These pictures were taken from the west end of the Ed MacGregor boardwalk looking toward the government wharf.

In 2021 as a result of an atmospheric river, a culvert failed on Westcoast Road between Ed MacGregor Park and Maple Ave. resulting in a foreshore landslide. The resulting geotechnical study included a core drill to 20 m. This drill confirmed there was no bedrock, and that the bank was comprised of a medium slippery clay that water logs and fails when subjected to the intrusion of fresh water. The slope was further weakened by undercutting of the foreshore due to rising sea levels. This undercutting steepens slopes as the toe of the bank moves inland. The pictures show the remedial work undertaken by the Ministry of Transportation and Transit. The denuded slope clearly shows the vulnerability of the high clay bank with houses built too close to the edge without bedrock underpinning. The cost of the remediation was \$2.2 million. Three offshore barges with an overhead crane and onboard excavator assisted the project.







Contract Awards

Ministry of Transportation and Transit

Project: 18121MJ2025

West Coast Road Geotechnical Slope Stabilization – I

HEAVY METAL MARINE LTD.

Picture 6

Clearcutting adjacent to Ed MacGregor Park three years ago and construction down the bank was enabled by the reduced 15 m foreshore protection. These properties are a few doors down from the landslide on the same clay slope.



Picture 6

While the District Sooke did not directly pay \$2.2 million for the landslide remediation, Sooke taxpayers did. Sooke taxpayers will also bear the increased costs for lowland foreshore flooding predicted by the CRD climate adaption studies. And, all residents will pay the costs of rising insurance premiums caused by large payouts for foreshore failure, flooding and landslides.

Ignoring the short and long term effects of climate change is no longer a viable option. Dealing with residences built too close to unstable foreshores will come as at tremendous cost to residents and taxpayers. And our failures will be dishearteningly visible for everyone to see. This permanent degradation and disfigurement of our foreshore will last for the foreseeable future. Residents can longer walk the foreshore at low tide. Our town's vision encompassed by the "Where the Rainforest meets the Sea" slogan has now become "Where the Rainforest meets the Remediated Foreshore".



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communication. If you received this transmittal in error, please contact the sender and delete the material immediately.

Oct 27, 2025
6pm 2 minutes
1-15

Good evening, my name is Diane Bernard,

My address is s.22 (1)

I wish to address the OCP consultation process and the need to move on to a public hearing.

I am a former CRD director for the unincorporated Sooke district. Previous to that I was an elected Trustee and Chair of School Board District 62.

My experience included public consultation around the construction of the EMCS school and theatre and there was the public referendum for the Sooke swimming pool.

Like the current OCP process, these past projects raised contentious issues concerning cost, taxation and community impact. It was crucial to determine the appropriate level of public consultation before moving on.

You are facing the same decision – did your consultation do its job and can you move on?

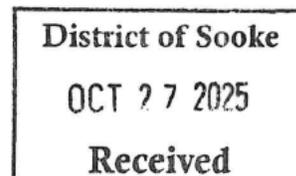
I have followed and participated in the OCP process. To be brief, let me focus on the use of consultation kiosks. These were set out in various areas throughout the municipality. I saw and heard families, seniors, and teens came out to the kiosks to look, examine and talk about various sites and proposals. I don't know their opinions, but what I saw were engaged people offering their insights, comments and questions. That was a thorough process.

I think you have done your job and done it well. You have exceeded the threshold for public consultation. The OCP document is ready and should be moved forward to public hearing.

Thank-you for your time and now it's time for the public to have their say.

Diane Bernard.

Diane Bernard



Elsie Rittaler

Owner,

Sooke River Hotel

s.22 (1)

Sooke, BC, V9Z 0G7

s.22 (1)

s.22 (1)

October 27, 2025

District of Sooke Council

2205 Otter Point Rd

Sooke, BC, V9Z 1J2

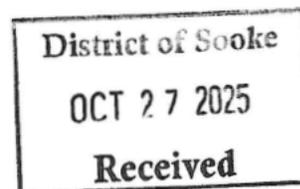
Subject: Concerns Regarding Draft Official Community Plan (OCP 2023) and Development Permit Area #3 (Foreshore/Shorline).

Dear Mayor and Council,

I am writing to you today as a concerned Commercial, waterfront property owner in the District of Sooke regarding the proposed implementation of Development Permit Area #3 (DPA #3) in the draft Official Community Plan (OCP 2023). I have recently been made aware of the current planning staff's confirmation that all activities within the proposed 15-meter environmental setback will require a Development Permit, with no exemptions. As a commercial property owner, my property would be drastically devalued.

My concerns are:

1. **Inconsistent and contradictory information:** It has been confirmed that previous advice from the former Director of Planning regarding exemptions for properties was incorrect. The shift in policy direction and clarification has been unsettling for myself and other property owners who relied on earlier statements. No waterfront property owners were ever contacted directly regarding this significant change in regulation. The lack of evidence-based data and consultation with private property owners could present grave legal challenges for the DOS. Clear, consistent and accurate communication is essential to maintain public trust in local governance.
2. **Lack of site-specific evidence:** The proposed 15-meter environmental setback above the high-tide line, designated as an environmentally sensitive area, appears to have been established based on general "best practices" rather than detailed, site-specific scientific



studies, shoreline mapping or Qualified Environmental Professional (QEP) assessments for each waterfront property. As all properties are unique, a blanket designation fails to account for the specific ecological conditions of individual lots and is an unfair application of environmental policy.

3. **Unfair and burdensome cost allocation:** The draft policy would place the entire financial burden for site-specific environmental studies, QEP reports and mitigation plans on individual property owners. This model forces private companies & citizens to fund the technical justification for a generalized environmental policy that the District established without providing its own supporting scientific evidence. This is both inequitable and a significant financial imposition on all property owners.
4. We already have a 15 meter flood plan setback in place to protect against the tides, why would we need more regulation when the protection is already in place. This will be costly for all waterfront owners.
5. I have heard that councilor Beddows has already stated that he agrees with the OCP as it is and it is going to go ahead. All councilors and staff are supposed to set aside their own beliefs, keep an open mind and listen to we, the people.

Before the final adoption of the OCP 2023, I urge council to consider the following requests:

- **Evidence-based policy:** Postpone the adoption of the blanket DPA #3 designation until comprehensive, scientifically robust and site-specific environmental assessments can be conducted to justify the environmental sensitivity of individual waterfront properties.
- **Property-by-property assessment:** Implement a policy that addresses the unique characteristics of each waterfront property, rather than relying on a generalized 15-meter setback.
- **Fair cost sharing:** Establish a more equitable cost-sharing model for any required environmental studies. It is unreasonable to expect private property owners to bear the full cost of studies required to validate a district-wide policy, especially when the District itself has not provided the initial scientific backing for the policy.

I respectfully request that Council prioritize transparency, consistency and evidence-based decision-making regarding land use regulations. Waterfront property owners deserve clarity and fairness and a resolution to these issues before the OCP is finalized and is essential for maintaining a positive and cooperative relationship between the District and its residents.

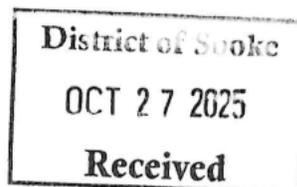
Thank you for your time and consideration of this important matter.

Sincerely,

Elsie Rittaler

Owner,

s.22 (1)



From: Raechel Gray
Sent: November 6, 2025 9:04 AM
To: Katherine Parsons
Cc: Maja Tait; Jeff Bateman; Corporate Services; Christina Moog
Subject: RE: OCP - need a complete Table of Contents (1 of 8)

Hi Ms. Parsons,

My understanding is that, procedurally, until Council give the OCP second reading Council should not be considering new information until the Public Hearing is scheduled. I will forward these emails to Corporate Services staff who are tracking and consolidating all correspondence received between now and the Public Hearing to present to Council at the Public Hearing. Should you have further correspondence in regards to the OCP please send to corp@sooke.ca to ensure it is received and tracked accurately.

I have copied Corporate Services staff on this email and have asked them to follow up with you if any other information is needed.

Thank you for your interest in the OCP and I look forward to seeing you at the Public Hearing.

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:31 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - need a complete Table of Contents (1 of 8)

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Raechel,

Thank you and your staff for the tremendous efforts made to get the OCP to its current stage. It is a much improved document from 2022.

Upon the request of a friend who knew I had closely followed drafting of the OCP in 2022, I have finally turned my attention to the 2025 draft OCP. Please forgive the lateness of this input, as I had some medical issues and then travel this year. I love Sooke, and want our OCP to be as close to perfect as possible. This is the first of eight emails with recommendations to correct and improve the 2025 draft OCP.

I am cc'ing Mayor Tait and Councilor Jeff Bates, my Whiffin Spit neighbor, so they can follow the gist of my comments.

First, the Table of Contents is not complete. The first 15 pages of the OCP aren't referenced at all as contents. This is a material omission; every part of the OCP needs to be identified by page for its readers. Especially important to show in the Table of Contents are the **Preamble**, the single most important component of the OCP, which explains the six guiding messages that drive the OCP, and the OCP's **vision statement**.

Enclosed is a proposed insert to the Table of Contents. It uses Roman numbers for pagination, which is a common way to differentiate lead-in materials from the body of a document (which then should start with a page number 1).

Regards, Katherine Parsons

From: Raechel Gray
Sent: November 6, 2025 9:05 AM
To: Corporate Services
Cc: Christina Moog; Jayden Riley; Chris Marshall
Subject: FW: OCP - revise Vision Statement (2 of 8)
Attachments: Insert for new vision stmt.docx

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:33 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - revise Vision Statement (2 of 8)

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Raechel,
This will seem like an enormous change, but please consider replacing the "Vision for Sooke" on page iv. Why? Because the current vision statement **fails to capture the six messages** that the drafters intend the OCP to contain. The vision statement must accurately state the OCP's purposes.

I doubt anyone is really in love with the current vision statement. It is not compelling or on-point. The OCP is not a travel brochure, but a serious statement of intent that the rest of the document supports. It reads in the present tense, rather than as the aspirational future direction for Sooke. It emphasizes net-zero emissions, but excludes all the other key commitments in the OCP. It **does not accord with the Preamble**, which in my opinion is a fatal flaw.

Enclosed is a proposed insert to replace the title and vision statement on page xiv. Writers from the OCP Advisory Committee could no doubt improve its language. Also, since the phrase "Picture Sooke" is used in the OCP as a shorthand reference to the vision statement, I've added it to the title of the vision statement.

Regards, Katherine

INSERT (replacing title and vision statement paragraph on page xiv):

PICTURE SOOKE: THE VISION FOR OUR COMMUNITY

We picture Sooke as retaining its unique “wild by nature” character while preparing for economic and population growth. As a small town with a big heart, we are committed to improving the livability of our community¹, protecting our natural environment², facing climate change, and enhancing our relationship with the T’Souke Nation.

In the other places in the OCP’s vision statement appears, e.g., second paragraph of Preamble and on the illustration on page 21, replace it there as well.

¹ *This phrase is to reference the OCP’s commitments for affordable housing, increased mobility and transportation, improved infrastructure and enhancements to the Town Centre, and similar.*

² *This phrase is to reference the zero-emissions, energy-saving, ecology-preserving and similar commitments set forth in the OCP.*

From: Raechel Gray
Sent: November 6, 2025 9:06 AM
To: Corporate Services
Cc: Jayden Riley; Chris Marshall; Christina Moog
Subject: FW: OCP - shorten OCP by omitting housing stats table (5 of 8)

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:41 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - shorten OCP by omitting housing stats table (5 of 8)

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Raechel,
To further shorten the OCP, I suggest that the "Sooke Housing Statistics (2016 Census)" table be omitted from page 30. Little of its data is relevant in the OCP, and the OCP does not refer to or use this table anywhere. The subsequent paragraph on "Housing" on page 30 adequately summarizes the housing situation as of the 2016 Census. There is no need to also include the table.

Regards, Katherine

From: Raechel Gray
Sent: November 6, 2025 9:06 AM
To: Corporate Services
Cc: Jayden Riley; Chris Marshall; Christina Moog
Subject: FW: OCP - Shorten OCP; delete near-duplicate provisions (3 of 8)

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:35 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - Shorten OCP; delete near-duplicate provisions (3 of 8)

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Raechel,

The City of Vancouver's current OCP is 168 pages in long. By contrast, Sooke's draft OCP is 287 pages. I don't believe this length is a good thing. The OCP's duplicate description of actions items between Parts 4 and the charts under "Strategic Delivery of Community Policies" in Section 6.1 has **internal inconsistencies** and contributes to an overall document that is **too detailed and unwieldy** to serve as a planning guide for Sooke.

I strongly recommend deleting in Section 6.1 the "Strategic Delivery of Community Policies" text & charts (pages 160-173). The charts are only meant to set time-frame phases and identify the leadership for action items. To do so, they purport to repeat all the action items from Part 4 and then label timing & leadership. This duplication is not needed, and the action items in 6.1 here DO NOT MATCH Part 4. Part 4 is the sole place in the OCP in which objectives and related action items should appear.

If the omitted pages contain action items that the District wants but that aren't set out in Part 4, they should be added to Part 4. Also, the phasing symbols and definitions from page 160 could be moved to Part 4, and then the phasing symbols can there be used there to show the timing of action items. Finally, it is fairly intuitive who will lead each action item (and it could change), so specifying leadership isn't super important.

Regards, Katherine

From: Raechel Gray
Sent: November 6, 2025 9:06 AM
To: Corporate Services
Cc: Christina Moog; Jayden Riley; Chris Marshall
Subject: FW: OCP - shorten the OCP by omitting DPA section (4 of 8)

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:40 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - shorten the OCP by omitting DPA section (4 of 8)

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Raechel,

I also recommend omitting "Part 7: Development Permit Areas" (pages 175-244). The technical detail in these sixty-nine pages is unnecessary and inappropriate for the OCP.

The District should instead adopt a separate Development Permit Areas (DPA) Bylaw using the content in these pages. Both at the time of adoption and while implementing the DPA Bylaw, details will need to be reconciled or waived where there are conflicts with the existing Building Regulation Bylaw, the Subdivision and Development Standards Bylaw, etc. (By contrast, the OCP should seldom require amendment and remain a steady guide over a period of years.) The DPA Bylaw will be of equal level to these other bylaws, and should not be elevated to OCP status.

I checked, and the BC statutory requirements for official community plans do not required DPA content.

Regards, Katherine

From: Raechel Gray
Sent: November 6, 2025 9:07 AM
To: Corporate Services
Cc: Jayden Riley; Chris Marshall; Christina Moog
Subject: FW: OCP - District needs flexibility not mandates (6 of 8)
Attachments: Insert to shift mandates to options.docx

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:42 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - District needs flexibility not mandates (6 of 8)

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Raechel,
There are several instances where the phrasing of policies and action items in Part 4 of the OCP **mandates District actions in potentially controversial situations** where it is highly likely that Council would prefer the flexibility, with community input, to make the right decision at the time. These instances are kind of lost in the OCP due to its length, but you will see with my examples that they are "hot potato" topics that Council will want to study and finesse.

I found several examples; please see the enclosed insert with softening-of-mandate language. There are no doubt others, if you could ask someone on your staff to look for where else Council is being too tightly bound by Part 4 to act in a specific way.

Regards, Katherine

INSERT (revisions in Part 4 to preserve Council flexibility):

Objective 4.4.2 “**Promote construction of** ~~Construct~~-new buildings to net-zero emissions standards.”

Make same revision on page 106 in the 2nd bullet of page under Complementary Green Building Objectives.

Policy 4.9.1.1 “Allow supporting in ~~all~~ areas of Sooke **selected by Council**...”

Absent this change, this policy contradicts the OPC’s directive to concentrate development in the Town Centre and Policy 4.9.6 that requires minimizing pressure on ecological and agricultural land.

Policy 4.9.2.8 “**Consider rezoning** ~~Rezone~~ large lot parcels for smaller parcel sizes and subdivisions....”

Policy 4.11.3.2 “**Consider compensating** ~~Allow for the compensation of~~ equity-seeking groups....”

Absent this change, the policy can be read to mandate that the District pay such compensation.

This is an incomplete list. Please review all stated policies and action items in Part 4 and revise potentially-controversial District mandates into options for action by Council.

From: Raechel Gray
Sent: November 6, 2025 9:08 AM
To: Corporate Services
Cc: Jayden Riley; Chris Marshall; Christina Moog
Subject: FW: OCP - add index of defined terms (7 of 8)

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:46 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - add index of defined terms (7 of 8)

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Raechel,

The OCP needs an **index of defined terms** so that readers can easily find the meaning of acronyms without flipping through pages to find them. The index could be inserted before page 1 of the body of the document or attached as an appendix at the end. It should state on what page a term is defined with an acronym, e.g., OCP, SSA, JEDI, TUP, etc., and needs to include all the acronyms used in the OCP.

Please don't worry, however, that the OCP sometimes using a defined term and elsewhere uses its acronym, e.g., either "OCP" or "this Official Community Plan." The meaning is clear in either case.

The index is yet another page, so adds to the length of the OCP. On the other hand, it will be very useful for readers to understand OCP provisions that use acronyms.

Regards, Katherine

From: Raechel Gray
Sent: November 6, 2025 9:10 AM
To: Corporate Services
Cc: Jayden Riley; Chris Marshall; Christina Moog
Subject: FW: OCP - cleanup and clarity (8 of 8)
Attachments: OCP marked pages.pdf

Thanks,
Raechel

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From: Katherine Parsons
Sent: November 5, 2025 9:57 PM
To: Raechel Gray
Cc: Maja Tait ; Jeff Bateman
Subject: OCP - cleanup and clarity (8 of 8)

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Raechel,
It is no surprise that a document of this complexity that's been worked on for years has grammatical and punctuation errors; formatting issues; and provisions that need reworking to be understandable.

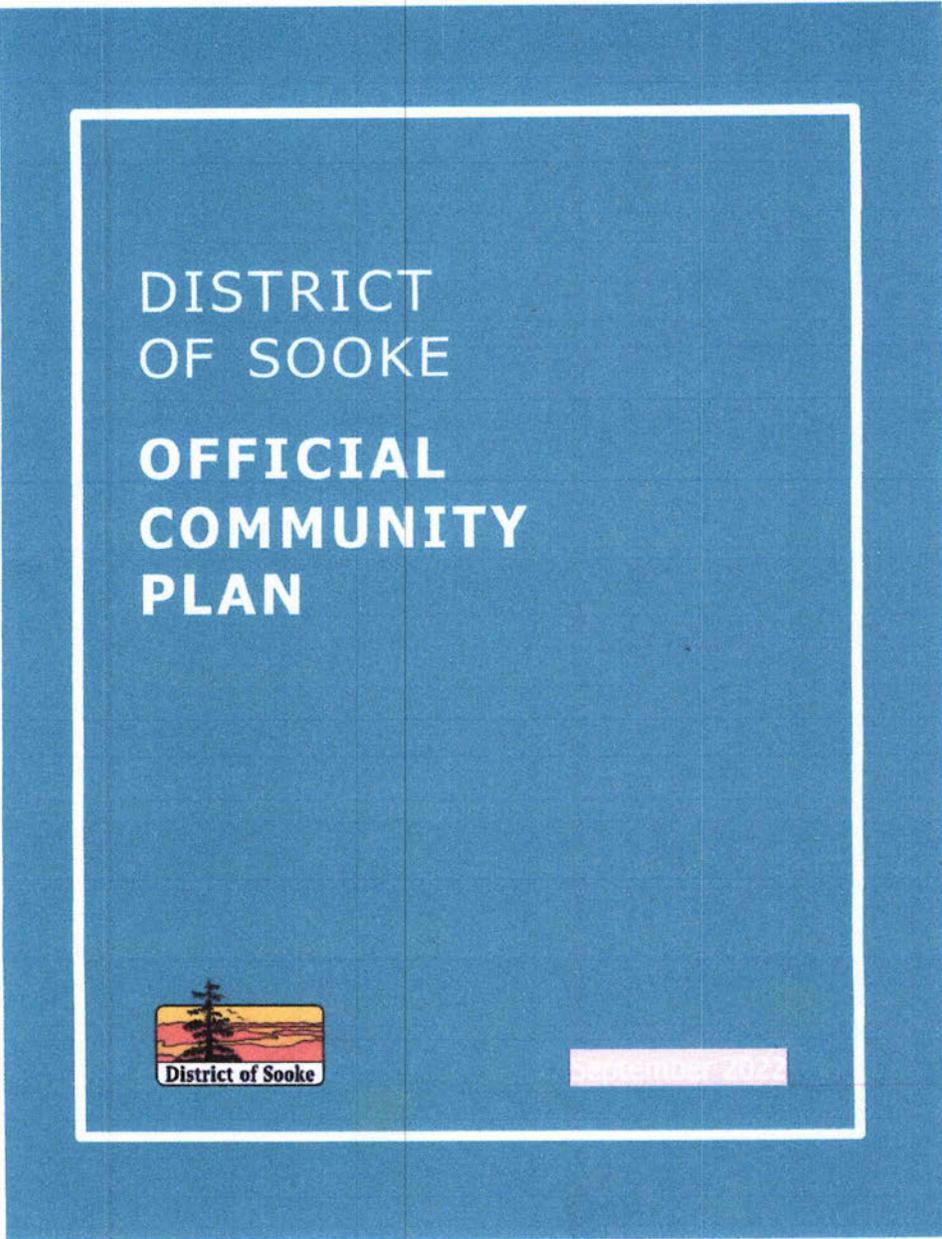
Enclosed is a pdf file of 55 marked pages with cleanup edits and proposed alternate word choice and phrasing for clarity. These pages do not reflect the revisions recommended in my prior emails, but supplement them.

It was tedious to go through these pages, but I have to say the job's not yet done. I did not review every page of the 2025 draft OCP. Someone else needs to continue this 'fine tooth comb' editing exercise to catch similar errors and revise other confusing language.

Thanks again for all the work on the 2025 draft OCP. Good luck.
Regards, Katherine

[Marked Pages] ①

Attachment 1 - Phase I Red-line (July 2025)



September 2022

Commented [JR1]: To be updated

2

Territorial Acknowledgment

OR in white font below



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.



ii

Capital Regional District (CRD)

PREAMBLE

Authored by the OCP Advisory Committee

The District of Sooke's 2022 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 councilors 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, dictating 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

Commented [HB2]: Update year.

and our Climate Action Plan

[Revisions to reflect that Climate Action Plan is now done.]



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 40% reduction in greenhouse gases by 2030. This

[Use defined term.]

GHG emissions



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.

of dollars of improvements to Highway 14. We are

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. This plan will provide actionable, immediate, and measurable actions to reach our 2050 goal and mitigate the impacts of climate change.

[hyphen]

value

was

steps

[will text on next page fit here? move up if so.]

[To eliminate "actionable... actions"]

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

affordable

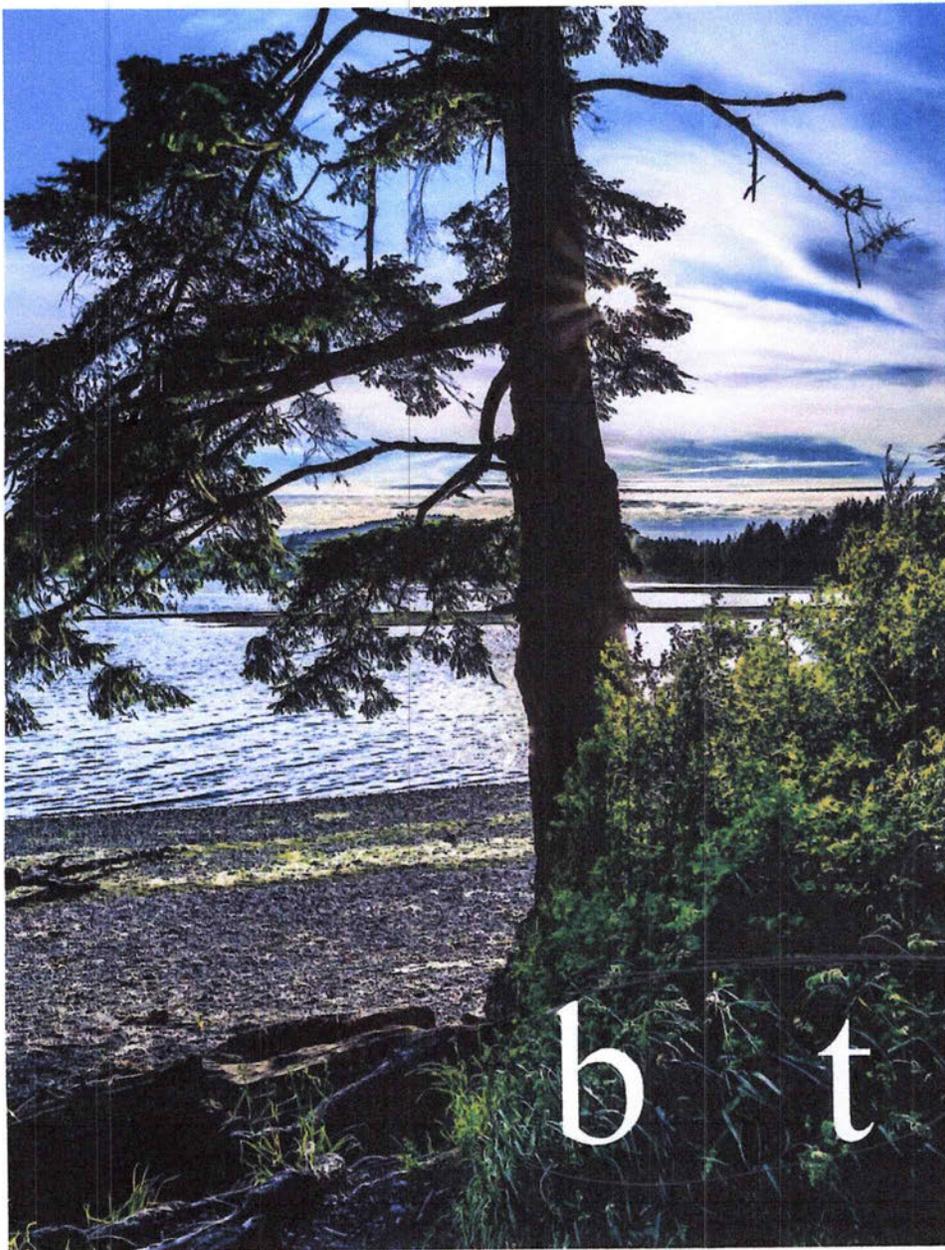
The District of Sooke adopted its Climate Action Plan in 2022.

in the next decade and

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.

[Omit or revise to conform to any changes made to the vision statement.]

- Signed,
- OCP Advisory Committee
- Vorm Amirault
- Al Beddows, Council Representative
- Ferry Cristall
- Steve Grundy
- Ellen Lewers
- Jinda MacMillan
- Siomonn Pulla
- Helen Ritts
- (Chair)



[All or most of the photos in this OCP should have a label.]

View from Billings Spit in white font

b t

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Q
etc.

[Body of document should start on page 1.]

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DESIGNATIONS

[Part 3 usually uses the terms "land use designations" and "designations". Should have a title that shares this terminology.]

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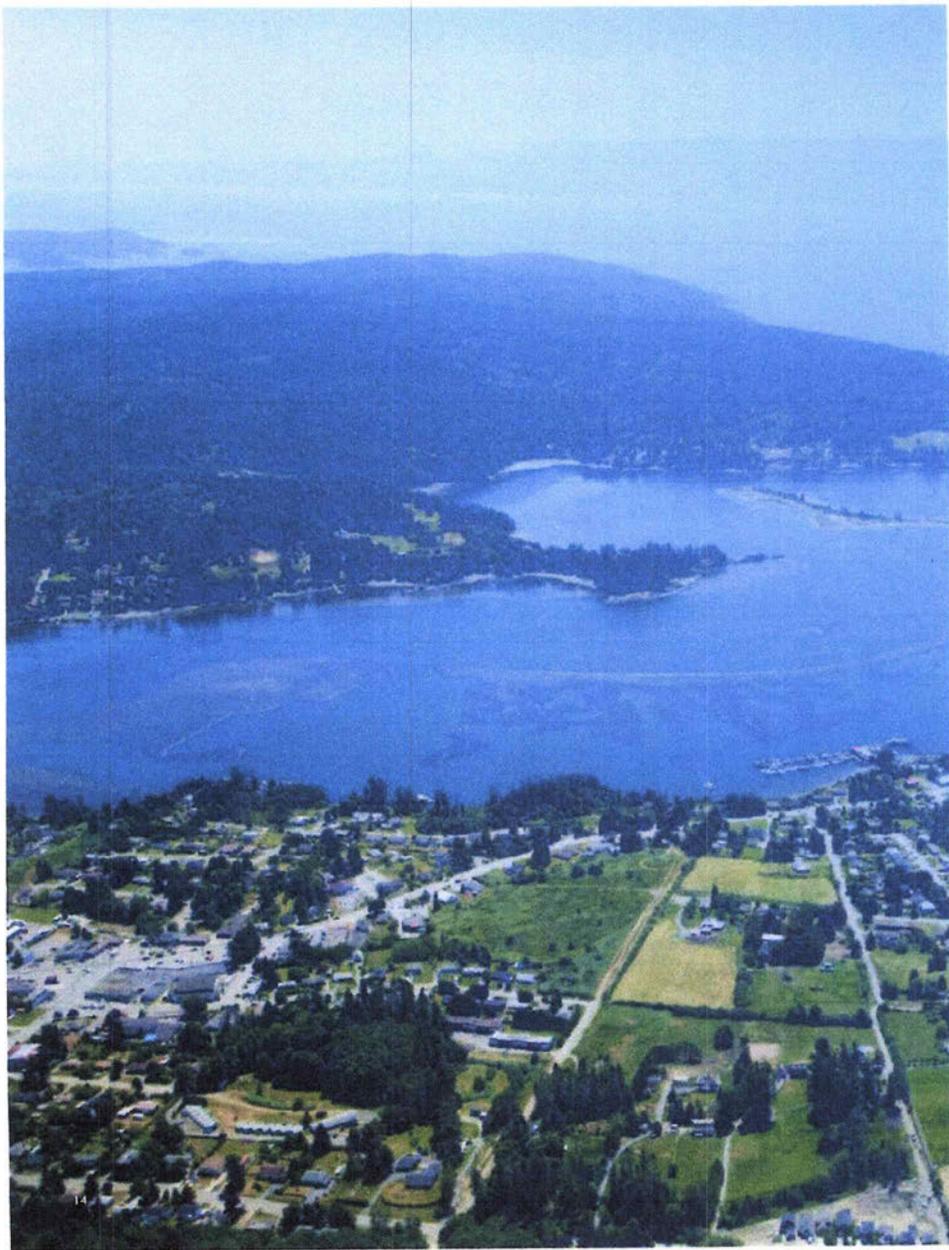
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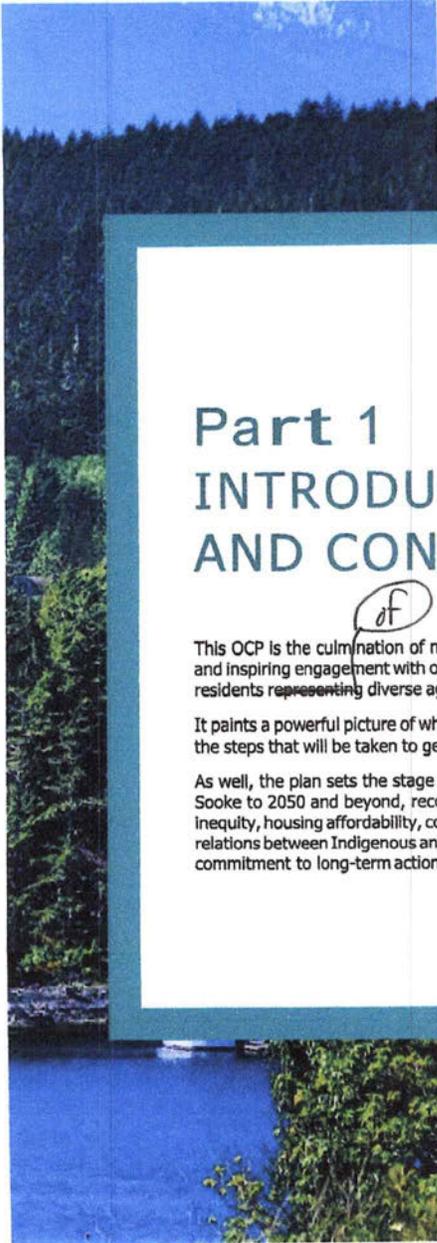
GOALS, OBJECTIVES AND ACTION ITEMS

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Sooke Basin
in white font



Part 1 INTRODUCTION AND CONTEXT

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

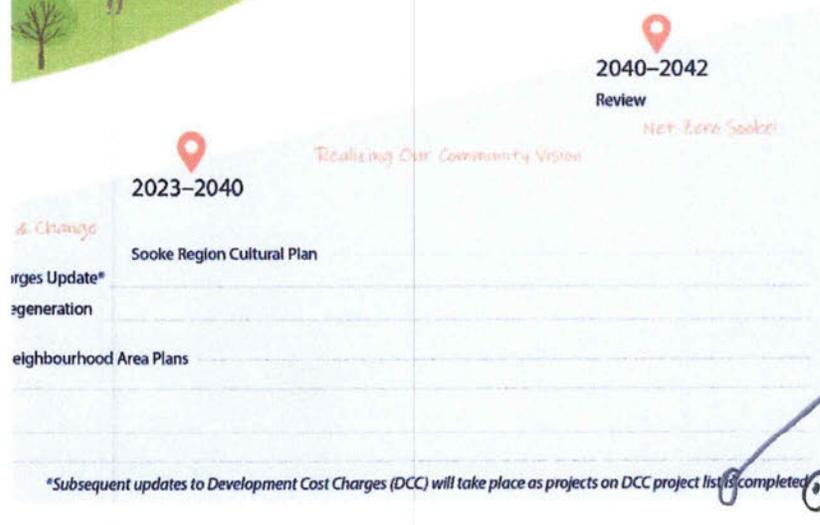
It paints a powerful picture of what Sooke will be like in 10 years and the steps that will be taken to get there.

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.

Year Ten

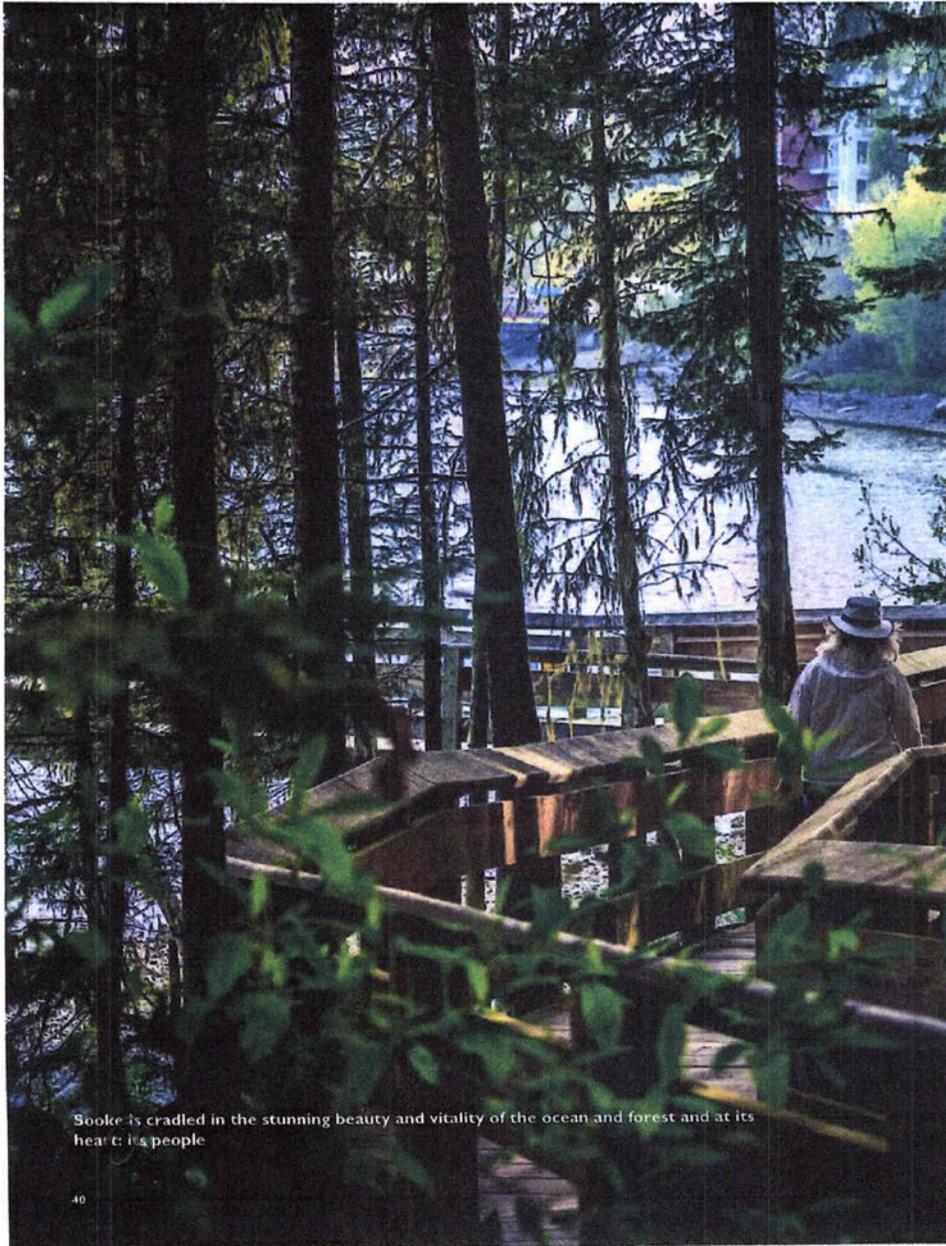
Sooke is a small town with a big heart. It is a vibrant net-zero emissions community, cradled in the stunning beauty and vitality of the ocean and forest.

[If vision statement is replaced, change it here also.]



are

14



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

40

15 [rather than a colon]

15



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.

[Improper use of capital letters. The North Star (a proper noun) is Polaris, a specific named star. What is meant here is a generic guiding star.]

guiding star

objectives to fulfill

[Trying to clarify meaning of this sentence.]

our

["toward" needs no s]

[Part 3 has all of those.]
↓

growth management objectives and land use designations

our

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.

DESIGNATIONS

the District

will

[Revisions are to personalize the statements to Sooke. This Part 3 is not a general essay on what policies are good, but the articulation of District policies for this community.]

for Sooke that will



for land use designations

3.1 Growth Management Objectives

5

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 7) 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 and around the Town Centre-Core, and Town Centre-Waterfront, and Town Centre-Transitional Residential designations. This is 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 these areas outside of the Town Centre designations.

Other Residential Growth

Will be permitted

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

in the Sewer Specific Area (SSA)

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.

will be concentrated in a way that

Valuable

[Don't understand here.]

[In 2022 OCP efforts, Whiffin Spit residents made the point to Council that there won't be a NAP for the spit unless residents agree to be connected to the District Sewer system. The upshot was the proviso as to timing of a NAP that currently is stated on page 16, essentially hidden in the detail. It should be brought forward to here.]

opportunities, contingent upon residents' agreement to a sewer servicing strategy.

Future Neighbourhood Planning

To better understand neighbourhood-scale dynamics, evaluate infrastructure and servicing options, and ensure focused, meaningful engagement with community partners, this OCP identifies an opportunity to develop a Kallasin/Billings Spit Neighbourhood Area Plan and a Whiffin Spit Neighbourhood Area Plan. Other neighbourhoods within the District of Sooke will be considered for neighbourhood plans throughout the life of the OCP.

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.

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.

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.

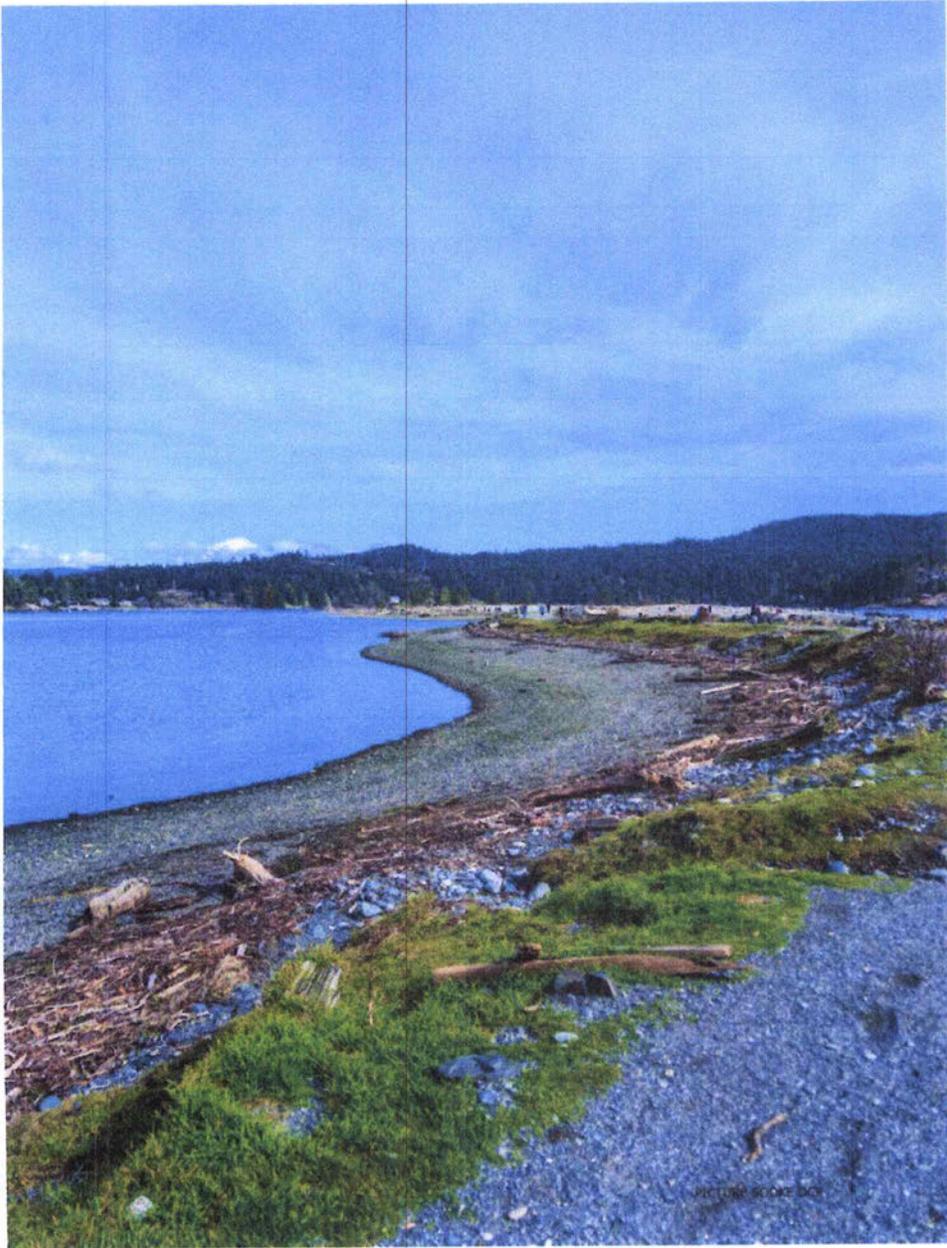
OCP Designation	Land Use	Maximum height	Maximum Density	Potential Growth
Town Centre - Core	Mixed-use residential commercial, and institutional	6 storeys	2.5 FAR	High
Town Centre Transitional Residential	Multi-unit residential with neighbourhood-scale commercial, and institutional	4 storeys	2.0 FAR	Medium
Town Centre - Waterfront	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 <i>5.0 FAR (where building fronts Brownsey Boulevard)</i>	Medium-High
Community Residential	Single family dwellings, multi-unit residential mix with neighbourhood-scale commercial, and institutional	3 storeys	1.5 FAR 70 units per ha*	Low-Medium

Commented [JR17]: Added for clarity and consistency with LUD section below.

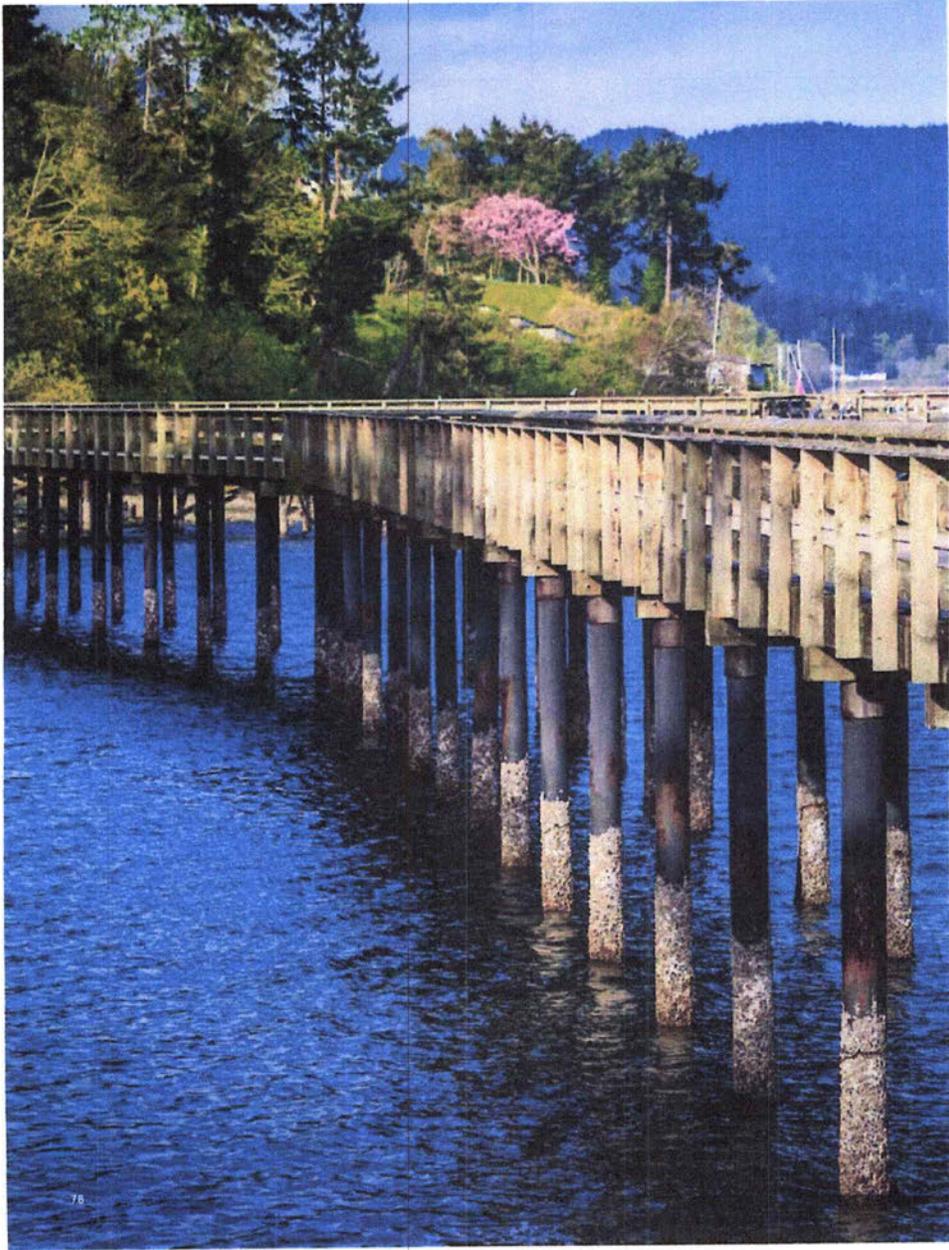
Table 5. Land Use Summary Table

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

Commented [HB18]: Alignment with Bill 44 and SSMUH

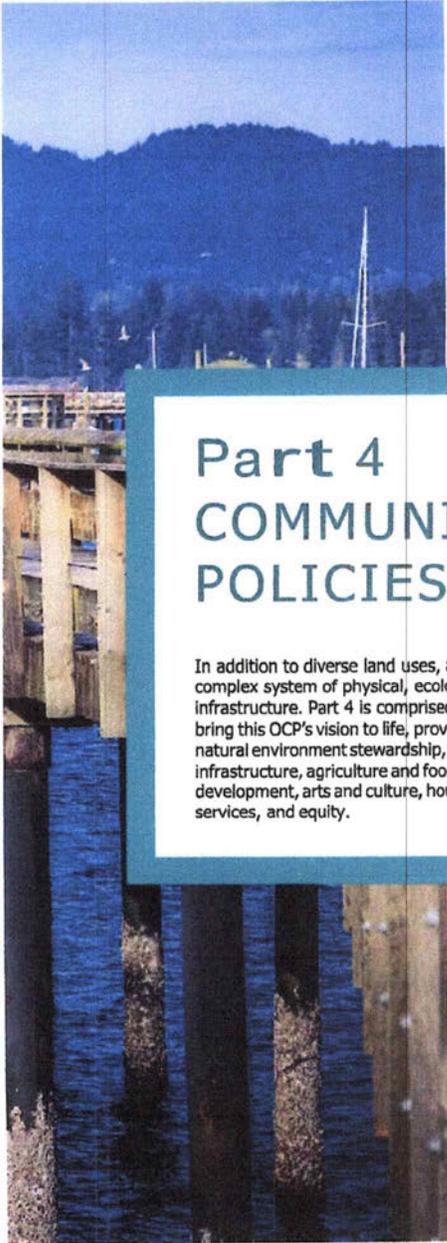


add
Whiffin Spit
in white font



add
Sooke Marine Boardwalk
in white font

[Generally speaking,
all photos should
have a label.]



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.

objectives,

items

: GOALS,
OBJECTIVES AND
ACTION ITEMS

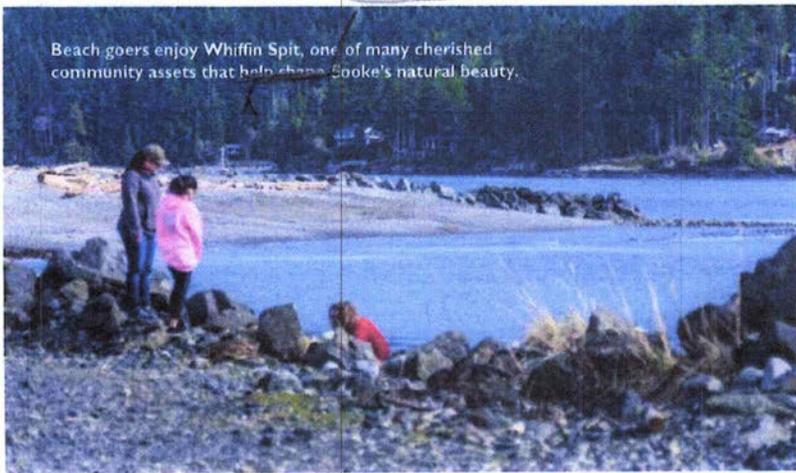
[It's critical that a reader needs to understand that the mechanics for achieving the OCP's goals are in Part 4.]

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.

define [word choice?]



awareness about

- 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.

Parks and Trails Policies & Actions

order to

the plan

the District of Sooke Parks and Trails Master Plan (2020) 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 (2020).

acquisition,

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.

[Euro has a capital = E because it is derived from Europe, a proper noun.]

[Too many "follows" in single phrase.]

Objective 4.3.3 Provide equitable access to parks.

Policies

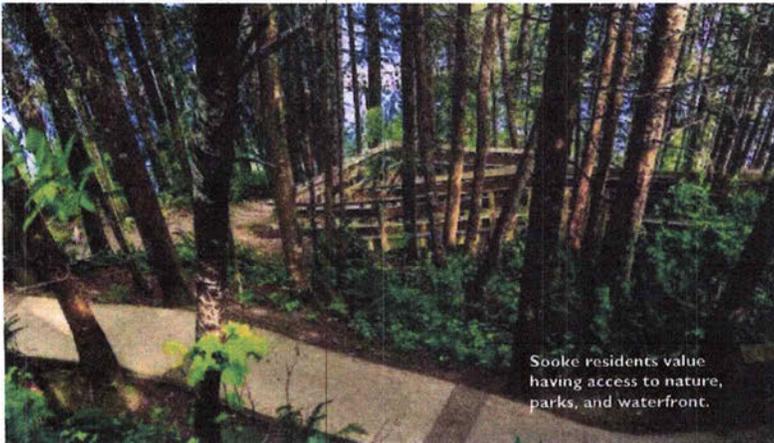
- Policy 4.3.3.1** Ensure that park spaces reflect the diverse identities and needs of the communities in which they are located by seeking to incorporate meaningful input from youth, seniors, and equity-seeking groups in park visioning, planning, and construction stages.
- Policy 4.3.3.2** Allow for 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 neighborhoods.

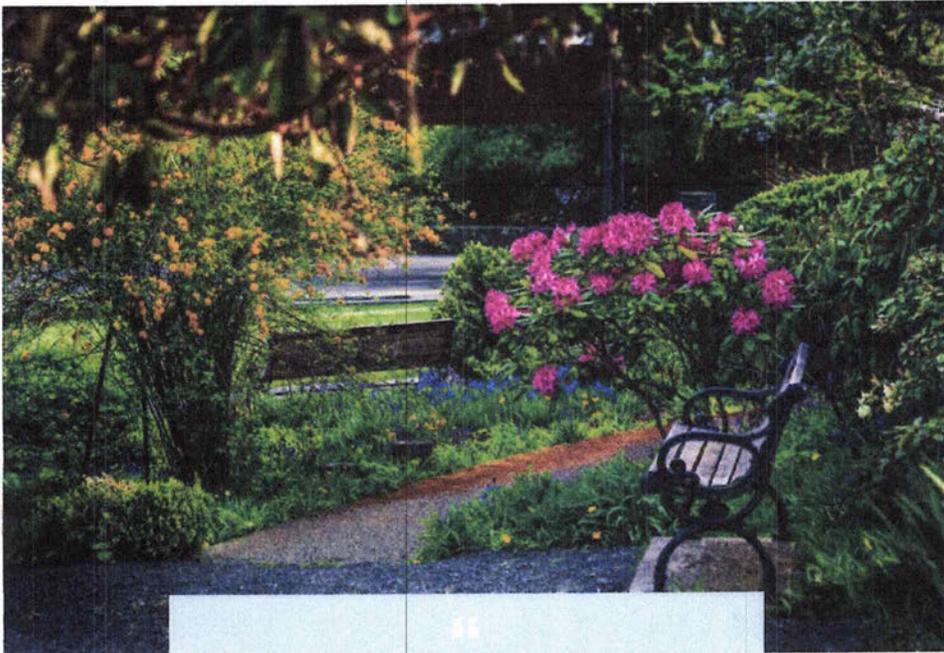
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Commented [HB41]: Supports objective and other District priorities related to park land acquisition.

[End of sentence captures intent, and "equitable" is odd to use here.]



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.”

[add period to sentence]

provincial

[or state "The Province of British Columbia's..."]

4.4 GREEN BUILDING

[Consider italicizing; same for names of code name legislation.]

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 40% reduction in GHG emissions by 2030, 60% reduction in GHG emissions by 2040, 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.
- Upgrade 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 

[period]

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:
 Part 9 buildings will achieve the Mechanical Energy Use Intensity (MEUI) and Thermal Energy Demand Intensity (TEDI) targets of Step 4 by 2023 and of Step 5 by 2025.
 Part 3 buildings will achieve the MEUI and TEDI targets of Step 3 by 2023 and of Step 4 by 2025.
 All buildings built in 2023 onward will use only low-carbon electrical energy systems.
 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.

Commented [HB42]: Alignment with Climate Action Plan and recognizing dates of initial policy now passed.

Policy 4.4.2.2 Encourage/Require 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.

[is this the full name] →

Regulation

the provincial

Actions

Action 4.4.2.3 Update Building Bylaw No.780 to implement BC Energy Step Code.

italicize?

Objective 4.4.3 Upgrade 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

> font 3



[Consider adding. These are known, worrisome risks that District infrastructure must survive.]

(as well as earthquake and tsunami risks)

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.

[Also a major concern for DOS emergency planning staff.]

wildfires

Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY INFRASTRUCTURE OBJECTIVES
Create a safe and resilient community for all.	<ul style="list-style-type: none"> • Improve the resilience of existing infrastructure.
Create civic infrastructure and landscaping that is both high performing and delightful.	<ul style="list-style-type: none"> • Use a holistic decision-making approach that accounts for full lifecycle costs when making infrastructure investments. • Plan new infrastructure efficiently.

Sewer System

[make corresponding change in Table of Contents and other places where this Figure 13 is cited.]

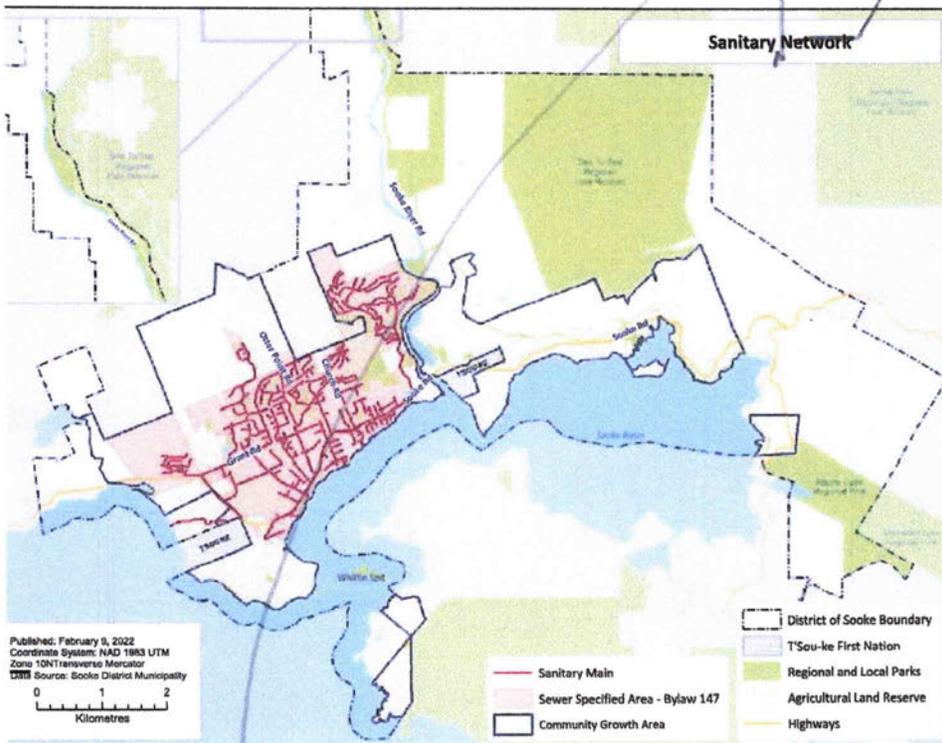


Figure 13. Sanitary Network

[What does this mean?]

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.

[space]

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.

[space]

Policy 4.5.3.2 Continue to disallow new septic systems for new development within the Sewer Specific Area (SSA).

34

Drainage

[make corresponding changes in the Table of Contents and other places where this Figure 14 is cited.]

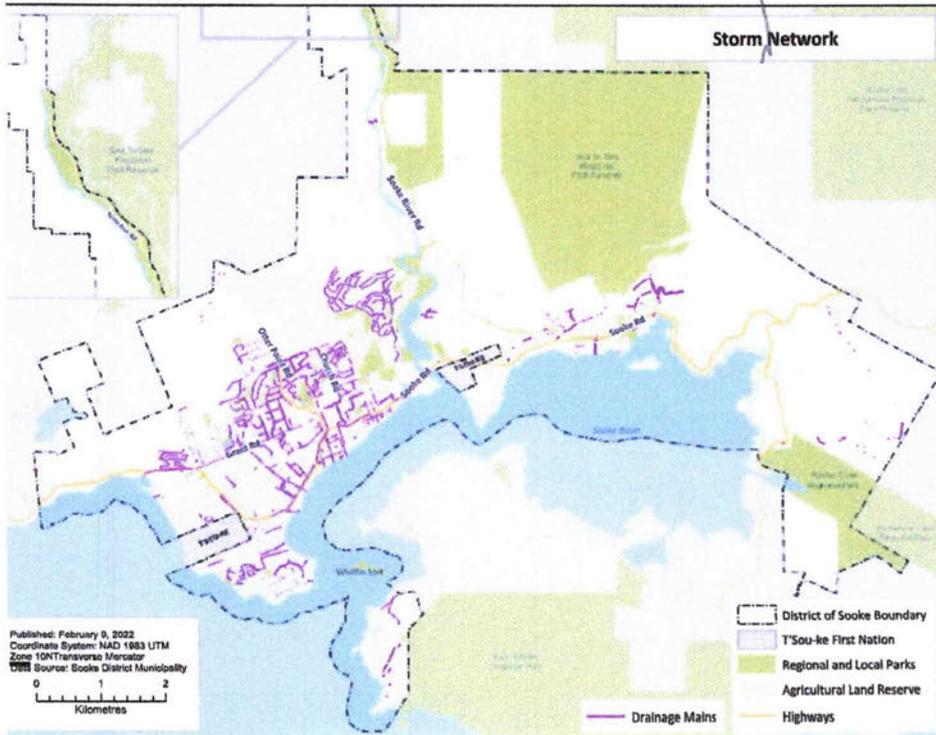


Figure 14. Storm Drainage Network Map

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.

[make these terms lower case globally throughout the OCP.]

6 [colon unnecessary]

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.

[active voice verb] →

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.

to mitigate the effects,

[Some words missing to make the intent clear]

's development or ('s growth)

Goals and Objectives Summary

OCP GOALS

COMPLEMENTARY COMMUNITY ECONOMIC DEVELOPMENT OBJECTIVES

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

Mobilize to address the climate emergency head-on; achieve a 40% reduction in GHG emissions by 2030, 60% reduction in GHG emissions by 2040, and net-zero emissions by 2050.

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

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

- 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.

[space]

- Support economic activities in the appropriate locations.

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.

plan for

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.

[spacing?]

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.

[Where is this term first used and then given the acronym DCC? It needs to be earlier than this page.]

(39)
 ["High Streets" is a term principally used in the UK to mean the principal road through town, often lined with shops and restaurants. It is not a proper noun to be capitalized. Better to substitute with regular words, e.g., "principal streets" or "main thoroughfares" or name them, such as Otter Point Road and Hwy 14 Souke Highway.]

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 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, responds to a reduced dependency on personal vehicles and prioritizes pedestrian, cycling, and the use of transit within the community.
	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.

Commented [HB46]: Revised for clarity and based on internal feedback.

[Lower case unless this Strategy is named and described elsewhere.]

[Same for this phrase.]

Arts and Culture Policies & Actions

Objective 4.8.1 Leverage arts and culture in shaping Sooke's identity.

Policies	<p>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.</p>
Actions	<p>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).</p>

Objective 4.8.2 Make space for arts and culture in the community.

Policies	<p>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.</p> <p>Policy 4.8.2.2 Encourage the development of arts and cultural spaces in the Town Centre that support both local and regional needs.</p>
----------	--

[I am troubled by this word choice. Seems like consultant jargon, when plain language would be better understood.]

Housing Policies & Actions

for affordable housing

Objective 4.9.1 Address non-market housing needs.

Policies

Policy 4.9.1.1 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.

Policy 4.9.1.2 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.

Commented [HB48]: Addressing statutory requirements and alignment with District's Housing Needs Report.

Actions

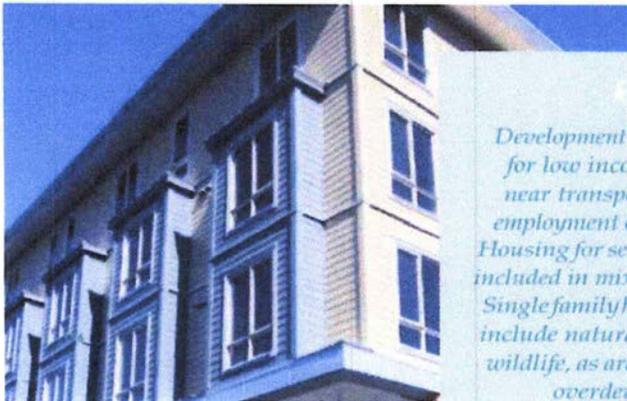
Action 4.9.1.2 Advocate for increased Regional, Provincial and Federal government support for local non-market housing initiatives, and work with other levels of government, community agencies, and the development community to support seniors housing and below market-rate rental housing.

[Do not capitalize. These are adjectives and noun are proper nouns.]

Action 4.9.1.3 Partner with non-profit agencies to enhance the support services for the homeless population.

Action 4.9.1.4 Leverage capital funding options for achieving affordable housing.

affordable



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.

136

Community Feedback

in white font

[Right?]

[similar concern about the term "market-rate housing." If I'm understanding the intent, the topic here is increasing housing options.]

for more housing options

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. [lower case]
- 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.

Formatted: Font: Bold

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.

properly

[awkward "within compliance"]

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.
Actions	Action 4.9.4.5	Consider using District of Sooke ^[espace] land for future development that supports realization of housing objectives.
	Action 4.9.4.6	Explore tax exemptions, Development Cost Charge reductions, and other funding mechanisms to support housing affordability.
	Action 4.9.4.7	Assess Development Cost Charges to incent smaller size units and more compact developments.
	Action 4.9.4.8	Prepare an affordable housing contribution policy.
	Action 4.9.4.9	Facilitate discussion between private non-profits, developers, and landowners concerning new affordable housing developments.
	Action 4.9.4.10	Review existing Housing Reserve Fund to determine its effectiveness in developing and retaining affordable housing for households with no, low, or moderate incomes.
	Action 4.9.4.11	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 4.9.4.12	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 4.9.4.13	Promote <u>Manufactured Home Parks</u> as an affordable housing option.

DCC

Is there an official Sooke Housing Reserve Fund? If so, clarify by adding "Sooke's..."

4.10 RECREATION AND COMMUNITY SERVICES

> [change font to match other headings]

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

are [because plural subjects]

COMPLEMENTARY RECREATION AND COMMUNITY SERVICES OBJECTIVES

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

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.

- 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.

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

that

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 this? Clarify with an example: "..., such as —"]

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

[Also suggest adding:]

- Performing arts spaces
- Venues for sports and athletic activities

Food banks, community gardens and other

[Need comma here.]

9

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

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.

Done case

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.

Create a safe and resilient community for all.

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.

the recommendations in the

[One doesn't implement a plan, but rather the directives or recommendations or similar in the plan.]

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. [define]
- 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.

them

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.

[Has this study been done? If not, this paragraph needs reworking.]

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.

[Hyphenate, like below.]

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

District of Sooke's

TUPs

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.

provincial

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 accordance with the provincial Agricultural Land Commission Act,

[Council can't allow non-farm use in contravention of the section titled "Restrictions on approving land uses and subdivision" in the ALC Act.]

[lower cost]

In consideration of the issuance of a temporary use permit, Council ~~shall~~ ^{must} 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.

TUP

[Comprehensive Development?]

See Revisions enclosed (next page.)

6.1 DELIVERING PICTURE SOOKE

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 to 2050 over the next 30 years. 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

Central to the implementation of this OCP will be alignment with municipal budgeting processes. The District will incorporate a budget that takes a holistic approach to land use planning, establishing and documenting how proposed spending supports achieving this OCP's vision and goals. Evaluation and scoping of each action item is necessary to understand cost and capacity necessary to implement. Where additional budget is required to achieve an action item outside of general operating budgets, requests would be brought forward through the budget process with Council.

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

provincial

Commented [HB52]: Revise naming as this references the engagement undertaken to establish the Vision, Goals and Objectives of this plan.

Commented [HB53]: To maintain consistency with remainder of the document.

[Fonts of subheadings need to match on this page.]

[Like having the name of legislation italicized. Consider doing this every place in this OCP.]

Commented [HB54]: Clarity and alignment with statutory requirements.

[The "OCP" is this document. Other communities' official community plans are not capitalized and should not be referred to as OCPs.]

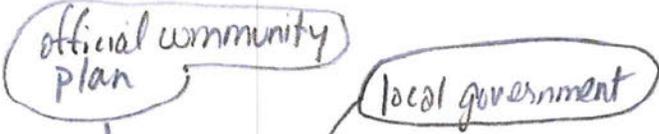
REVISIONS (to Section 6.1):

6.1 DELIVERING PICTURE SOOKE: HOW WE GET THERE

[Change heading to emphasize that "Picture Sooke" is the vision. "Delivering" isn't quite the right verb, since the OCP entails a community-wide cooperative effort rather than something that the District or Council will furnish.]

[Replace the paragraph under "Budget Alignment" with the following paragraph. The existing paragraph has sentence fragments, subject/verb disagreements, and some logic problems, e.g., "additional budgets" aren't needed to pay for an action item but rather additional funds.]

The District's municipal budgets must align with this OCP, since budgeted funds are needed to undertake many of the OCP's action items. Council will, in adopting budgets, take a holistic approach in considering how the goals in this OCP can be achieved. However, in order to budget funds for an item, it must be established and documented that the expenditure will in fact pay for the implementation of an action item in this OCP. Evaluation and scoping of an action item are necessary for Council to understand the costs and otherwise evaluate whether the District has the capability to undertake it. If additional funds are required to implement an action item outside of the District's general operating budget, _____ [who?] may submit a request for project-specific funding to Council for consideration during the budgeting process.



current and anticipated housing needs using a consistent provincial methodology. By integrating updated housing data into **OCF** policies and land use designations, municipalities can better respond to evolving demographic, economic, and social conditions.

While an **OCF** 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.

[See Revisions enclosed next page.]

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)
- District Wildfire Protection Plan (2011)
- 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)
- Liquid Waste Management Plan (2010)

[Add these?]

- Building Regulation Bylaw (—)
- Subdivision and Development Standards Bylaw (—)
- [If there is one, Sewer Use Bylaw (—)]

REVISIONS (revisions to page 159):

[Replace the paragraph under "Alignment with District Policies" with the following paragraph. The existing paragraph uses the word "update," but the passage of time is not the reason to review existing plans, policies and bylaws. Rather, these need to be revisited and may need to be amended in order to align with the OCP. In addition, the first and second paragraphs on page 159 overlap and say the same thing twice. I've consolidated language to be clear and concise.]

Once this OCP is adopted, the District will need to ensure that future plans, policies and bylaws enacted for Sooke are consistent with this OCP. In addition, Sooke has numerous existing plans, policies, and bylaw in effect that the District must revisit and critically review to ascertain if they align with this OCP. If not, they will need to be amended.

[Replace the heading and paragraph at "Plans to Update" with the following heading and paragraph. Note that "The following are a list" has a subject/verb disagreement problem.]

Plans to Revisit

Listed below are District plans and bylaws having a direct impact on the growth and development of Sooke that will need to be revisited to determine if they align with this OCP:

From: Corporate Services
Sent: November 19, 2025 5:51 PM
To: Corporate Services
Subject: FW: B.C. Premier threatens election over energy bill as province's demand soars

From: Ellen Lewers s.22 (1)
Sent: Wednesday, October 29, 2025 6:26 PM
To: Info <info@sooke.ca>; editor@sookenewsmirror.com
Subject: B.C. Premier threatens election over energy bill as province's demand soars

<https://terracestandard.com/2025/10/29/b-c-premier-threatens-election-over-energy-bill-as-provinces-demand-soars/>

The climate action plan entrenched in the draft OCO u not sustainable. No more electricity for EVs, EV stations , all electrical housing units at a density the power grid and hwy 14 can not handle.

We need to revert to the 2010 OCP bylaw 800.

The provincial debt cannot be sustained and the public can pay no more.

Do the responsible thing. Tell Ravi to take his bill 44 back and let's let the people of Sooke design their town in a way we can afford and to protect our beautiful landscape, water and economy. Net zero is way to costly to build , let alone buy and is insane as we need the CO2 to create oxygen from our trees, grass and ocean so we have life. Now even Bill Gates is backing off on climate emergency. He is saying we need to house and freed the people (hope it's not bugs) nevertheless there is a change happening and this OCP had become redundant.

Respectfully submitted

Ellen Lewers

s.22 (1)

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From: Corporate Services
Sent: November 19, 2025 5:57 PM
To: Corporate Services
Subject: FW: Letter to the Sooke News Mirror
Attachments: OCP.LettertoEditorOct.3025b.pdf

From: Veronica Pemberton s.22 (1)
Sent: Thursday, October 30, 2025 9:06 PM
To: Maja Tait <mtait@sooke.ca>; Al Beddows <abeddoes@sooke.ca>; Jeff Bateman <jbatement@sooke.ca>; Herb Haldane <hhaldane@sooke.ca>; Megan McMath <mmcmath@sooke.ca>; Kevin Pearson <kpearson@sooke.ca>; Tony St-Pierre <tstpierre@sooke.ca>
Cc: Info <info@sooke.ca>
Subject: Letter to the Sooke News Mirror

Dear Mayor and Councillors,

I am forwarding to you the text of a letter I have submitted to the Sooke News Mirror for publication. Whether or not the paper chooses to publish my letter, I am submitting this letter to you in further opposition to the proposed OCP. My letter deals with an important issue that, to my knowledge, has yet to be discussed with respect to this OCP.

Thank you for including my letter in your discussions.

Kind regards,

Veronica Pemberton-Billing
Sooke, BC

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Letter to the Editor of the Sooke New Mirror - October 30, 2025

The recent BC court decision granting aboriginal title to private property in some parts of Richmond should concern all homeowners and property owners in BC, but especially those of us who own homes or property in Sooke. Why should this be the case? Because embedded in the new 232-page **Official Community Plan (OCP)** –which Council intends to pass before the end of this year –is the following goal: “[To] 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,” (p. 145). In fact, in the Land Acknowledgement at the beginning of the document, this OCP lays the groundwork for this goal by claiming that “[these are] *Indigenous .. land rights in the territory that includes and encompasses Sooke.*”

Further, deep within this lengthy, vague, and confusing document is Action 4.11.1.2 (p. 146), which requires Sooke to “ ... *commit to developing an action plan to implement UNDRIP locally.*” The term “UNDRIP” (which is not defined anywhere in the document) stands for *United Nations Declaration on the Rights of Indigenous Peoples*. This is a non-binding international declaration that the NDP government of BC has incorporated into DRIPA (*Declaration on the Rights of Indigenous Peoples Act*). Under this law, the NDP has completely failed to defend private property rights in BC.

The consequences are real: at least one Richmond homeowner has been informed that his mortgage will not be renewed because of title concerns.

There are many other grave issues with this proposed OCP, ranging from very high levels of densification in Sooke (much more traffic) to numerous expensive net-zero initiatives that have not been costed and will result in much higher property taxes (to name but two of several other serious concerns). I urge all homeowners and property owners in Sooke to find out about the proposed OCP, read the whole thing (if you can), and contact the Mayor and Councillors to let them know that you **oppose** this OCP. Our future and the future of Sooke is at stake.

Veronica Pemberton-Billing
Sooke

From: Katherine Parsons
Sent: November 12, 2025 6:52 AM
To: Corporate Services
Cc: Maja Tait; Jeff Bateman; Raechel Gray
Subject: Withdraw email 3 of 8 re Part 6.1 of OCP
Attachments: Action Items from OCP Part 3 Land Use.pdf

Dear Sooke Corporate Services,

I withdraw my prior email 3 of 8, and ask that you please disregard it. I was wrong; there are not inconsistencies between the Actions Items described in Part 4 of the draft OCP where they are repeated in Part 6.1.

1. Part 6.1 is Mostly Redundant - I still encourage you to delete the nineteen pages of Part 6.1. They repeat the Action Items from Part 4 merely to denote items' general timeframe and leadership. These two bits of data can surely be shown with the Action Items in Part 4. (At the end of Part 4 you could note that the OCP sets forth over 120 Action Items, if it is important to report the total. Also, please note that in Part 6.1, the row for item 4.6.4.6 is missing number "63" and so subsequent numbers are off by one.)

2. Land Use Action Items - On a related topic, the first three rows of Part 6.1's charts, entitled "Action Items / Land Use" **set out Action Items not elsewhere found in the OCP**. Such land use Action Items should be included in the body of the OCP under Section 3.1 "Growth Management Objectives," but they are not. Please see the attached markup, where I've numbered inserted these Action Items as #s 3.1.1.1, 3.1.4.1, and 3.1.4.2 (so that they appear here in the OCP's narrative text and are not "lost in the reeds" of Part 6's charts). Plus see suggested language revisions.

Thanks for all your hard work on the OCP.

Regards, Katherine Parsons

[Insert]

Action

Action 3.1.1.1

Update the Town Centre Plan and include strategies to provide public access and view corridors to the waterfront.

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 7) 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.

3.1.1 Focused Residential Growth in the Town Centre

The greatest residential intensities and majority of residential growth are focused within ~~and around~~ the Town Centre-Core, ~~and~~ Town Centre-Waterfront, and Town Centre-Transitional Residential designations. This is 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 these areas outside of the Town Centre designations.

3.1.2 Other Residential Growth

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

3.1.3 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.

[Insert]

Action

Action 3.1.4.1

Initiate a Neighborhood Area Plan process, contingent upon residents' agreement to a sewer servicing strategy, for the Kaltasin/Billing Spit area, in partnership with the Tsou-ke Nation, and for the Whiffin Spit area

Action 3.1.4.2

Consider utilizing the NAP process for other identified neighborhoods in Sooke,

Use the Neighborhood Area Plan (NAP) process

to plan neighborhood growth.

3.1.4

Future Neighbourhood Planning

To better understand neighbourhood-scale dynamics, evaluate infrastructure and servicing options, and ensure focused, meaningful engagement with community partners, this OCP identifies an opportunity to develop a Kaltasin/Billings Spit Neighbourhood Area Plan and a Whiffin Spit Neighbourhood Area Plan. Other neighbourhoods within the District of Sooke will be considered for neighbourhood plans throughout the life of the OCP.

3.1.5

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.

3.1.6

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.

3.1.7

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.

Contingent upon residents' agreement to a sewer servicing strategy,

Billings Spit area, in partnership with the T'Sooke Nation, and for the

ACTION ITEMS | LAND USE

#	OCP Reference	Description	Time frame	Leadership
1.2	3.1.4.1	Initiate a Neighbourhood Area Plan process for the Billings/Kaltasin and Whiffin Spit areas in partnership with the T'Sooke Nation.	Contingent on sewer servicing strategy	District
7.1	3.1.1.1	Update the Town Centre Plan and include strategies that provide public access and view corridors to the waterfront.	Short-term	District
7.3	3.1.4.2	Consider and identify neighbourhoods in Sooke for future neighbourhood plans.	Mid-term	District

utilizing the NAP process for other identified

ACTION ITEMS | TRANSPORTATION

#	OCP Reference	Description	Time-frame	Leadership
4.	4.1.1.2	Align decision-making and investment in multi-modal mobility infrastructure consistent with the District of Sooke Transportation Master Plan (2020).	Ongoing	District
5.	4.1.2.4	Ensure that school site design provides safe access in relation to Highway 14.	Ongoing	District BC
6.	4.1.3.1	Seek/Provide 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
7.	4.1.3.2	Continue to work with BC Transit and the Ministry of Transportation and Infrastructure 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
8.	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
9.	4.1.3.5	Support work-from-home, teleworking/co-work spaces in the Town Centre, carpooling, car share operators, or other initiatives to reduce commuter travel.	Ongoing	District

From: Maja Tait
Sent: November 16, 2025 3:15 PM
To: Corporate Services; Raechel Gray
Subject: Fw: OCP Traffic impact (History of bypass added for clarification)
Attachments: HISTORY OF SOOKE BYPASS[7403]-Copy.pdf

From: Randy Clarkston
Sent: Sunday, November 16, 2025 2:51:10 PM
To: Megan McMath ; Maja Tait ; Al Beddows ; Herb Haldane ; Kevin Pearson ; Info ; Jeff Bateman ; Tony St-Pierre
Subject: OCP Traffic impact (History of bypass added for clarification)

RE: Alignment of the Proposed Official Community Plan with the Ministry of Highways MOU and the Historic Bypass Corridor

Mayor and Council,

I am writing to express significant concerns with the proposed Official Community Plan (OCP), particularly regarding the introduction of high-density residential designations in the sewer-served core—specifically the **70 units per hectare** “Community Residential” designation—and its conflict with the documented commitments made between the District of Sooke and the Ministry of Transportation and Highways (MOTH).

As the historical record shows, the Province and the District have maintained an understanding for more than two decades that the **Grant Road corridor** was to be preserved as a future **Sooke Bypass Route**, an essential east–west arterial intended to relieve Highway 14 congestion and support long-term growth. This commitment was formalized through the **2011 Memorandum of Understanding (MOU)** and reaffirmed in **2013**, with explicit direction that the District reflect this transportation corridor within its OCP.

The new OCP, however, removes protection for the bypass corridor while simultaneously designating the same geography for the **highest residential intensification in Sooke’s history**. This creates a direct contradiction between the District’s long-range land-use plans and the transportation infrastructure requirements previously agreed upon with the Province.

Conflict Between Proposed Densities and the MOU

1. **70 units/ha overlaps the historic bypass route**
 The intensification area corresponds almost exactly to the Grant Rd alignment that the Ministry assembled through larger-than-standard right-of-way dedications. These lands were intended for a future arterial corridor. High-density residential use would permanently eliminate the ability to build the bypass.
2. **Bill 44 amplifies the pressure**
 Province-mandated multiplexing (4–6 units per residential lot) will increase baseline density throughout Sooke. When layered on top of 70 units/ha in the core, the resulting transportation burden becomes far more severe.
3. **The Transportation Master Plan does not provide an alternative**
 Without the bypass—or any equivalent new east–west arterial—the proposed density levels cannot be supported, regardless of local intersection upgrades or active transportation improvements.
4. **The OCP contradicts the District’s commitments to the Ministry**
 The MOU required Sooke to protect the bypass corridor in its OCP. Removing it jeopardizes future provincial

partnership opportunities and undermines the trust built through previous approvals such as Wadams Way and town centre improvements.

The Need for Immediate Re-engagement with the Ministry

Given the scale of growth contemplated under the new OCP and Bill 44, the bypass is no longer an optional long-term consideration—it is an essential component of Sooke's transportation system. Re-establishing alignment with the Ministry is critical to ensuring:

- regional traffic mobility
- emergency response reliability
- school and commuter traffic management
- future transit viability
- economic development and goods movement
- evacuation preparedness

Without a bypass, the transportation impacts of the new OCP will be severe and long-lasting.

Request

For these reasons, I respectfully submit the following:

The District should not advance the proposed OCP to Public Hearing until it has been aligned with the MOU and a clear, mutually agreed-upon transportation strategy has been re-established with the Ministry of Transportation.

This alignment should include:

- explicit protection of the bypass corridor, or
- a jointly endorsed alternative arterial solution that provides equivalent east–west capacity.

Only after this foundational transportation issue has been addressed should the OCP proceed to the public for formal consideration.

Thank you for your attention to this matter. The community deserves a growth plan that is both responsible and coordinated with the Province, ensuring that Sooke's transportation network can support the rapid densification now underway.

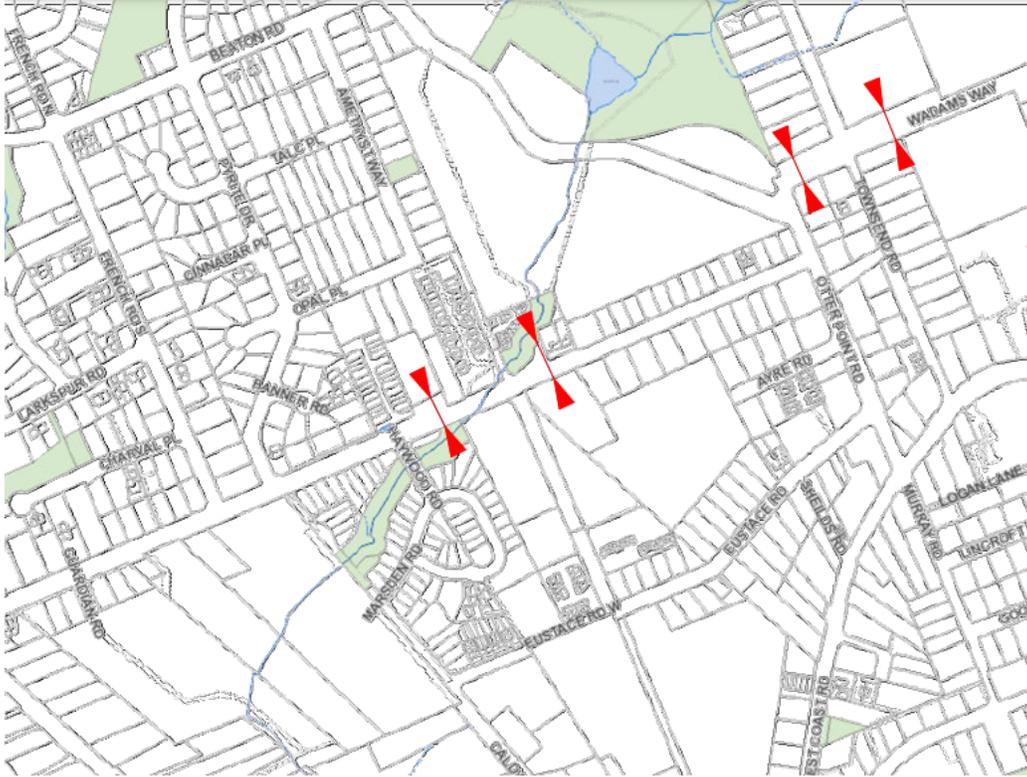
I would welcome the opportunity to discuss this further or provide supporting documentation upon request.

Respectfully submitted,
Randy Clarkston

Sent with [Mailbird](#) - it's free

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THE HISTORY OF SOOKES BYPASS ROUTE -



FOR MANY YEARS BEFORE INCORPORATION MINISTRY OF HIGHWAYS HAS BEEN ACQUIRING DEDICATIONS ALONG THE GRANT ROAD CORRIDOR - AS SHOW IN ATTACHED MAPS



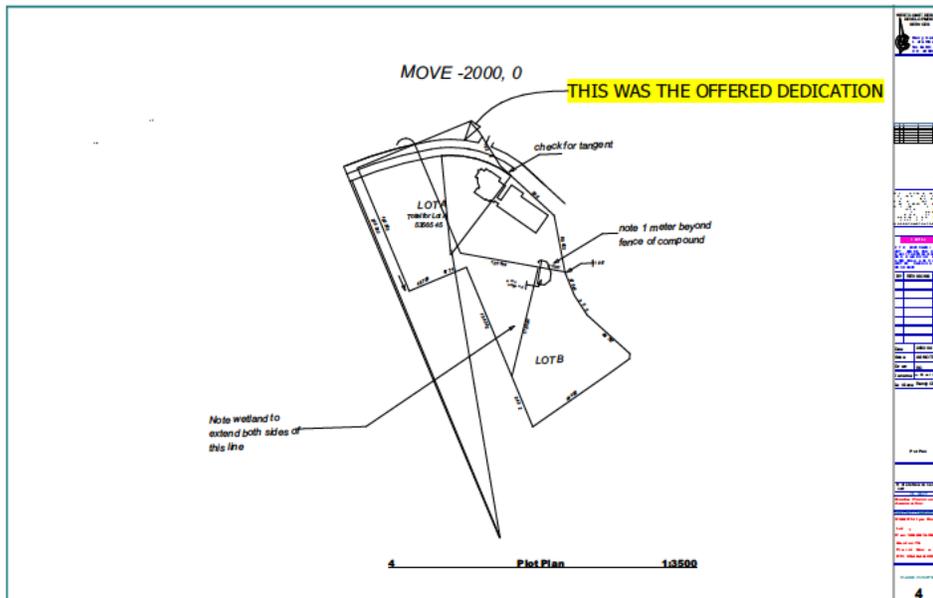
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A MEMORANDUM OF UNDERSTANDING WAS SIGNED BETWEEN SOOKE AND
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 BE PROTECTED FOR THE FUTURE IN THE COMMUNITY PLAN
 to avoid a lot of growth along that corridor

SHORTLY AFTER THIS MEMORANUM OF UNDERSTANDING

NOW THEREFORE this Memorandum of Understanding witnesses that the parties would like to proceed as follows:

1.0 PURPOSE

- 1.1 The purpose of this Agreement is to establish design guidelines or requirements for the design of Highway 14 and the Grant Road Connector and provide an avenue for continuous dialogue between the Parties to regularly review the requirement for a second bridge access over the Sooke River into the District of Sooke core.
- 1.2 This MOU is not a legally binding or enforceable contract, noting that the parties do not intend to create legal relations under this MOU.
- 1.3 On the basis of the premises set out in Paragraphs A to D of this MOU, and the principles and objectives set out in this MOU, the Parties would like to treat each other with the utmost good faith with a view to cooperation, understanding, and accordingly would like to enter into binding legal agreements to give effect to the principles, objectives, terms and conditions set out in this MOU.

Signed the 30 day of MARCH , 2011.

Ministry of Transportation and Infrastructure

Per: *[Signature]*
 Authorized Signatory R. Webb, OPS Manager

Per: _____
 Authorized Signatory

Signed the 28 day of February , 2011.

District of Sooke

Per: *[Signature]*
 Authorized Signatory Mayor JANET EVANS

Per: *[Signature]*
 Authorized Signatory EVAN PARLIAMENT, CAO

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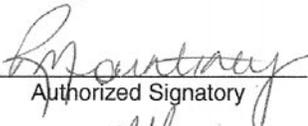
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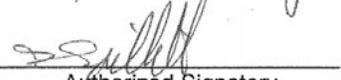
- B. The alignment of the Proposed Major Road Network has changed, requiring an amendment to the MOU;

NOW THEREFORE this amendment witnesses that the parties agree that Schedule A "Proposed Major Road Network" of the MOU is deleted and is replaced by Appendix 1 "Schedule A Proposed Major Road Network" of this agreement.

Signed the 20 day of February, 2013.

Ministry of Transportation and Infrastructure

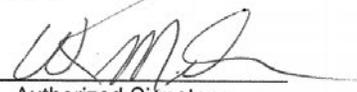
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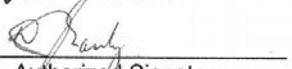
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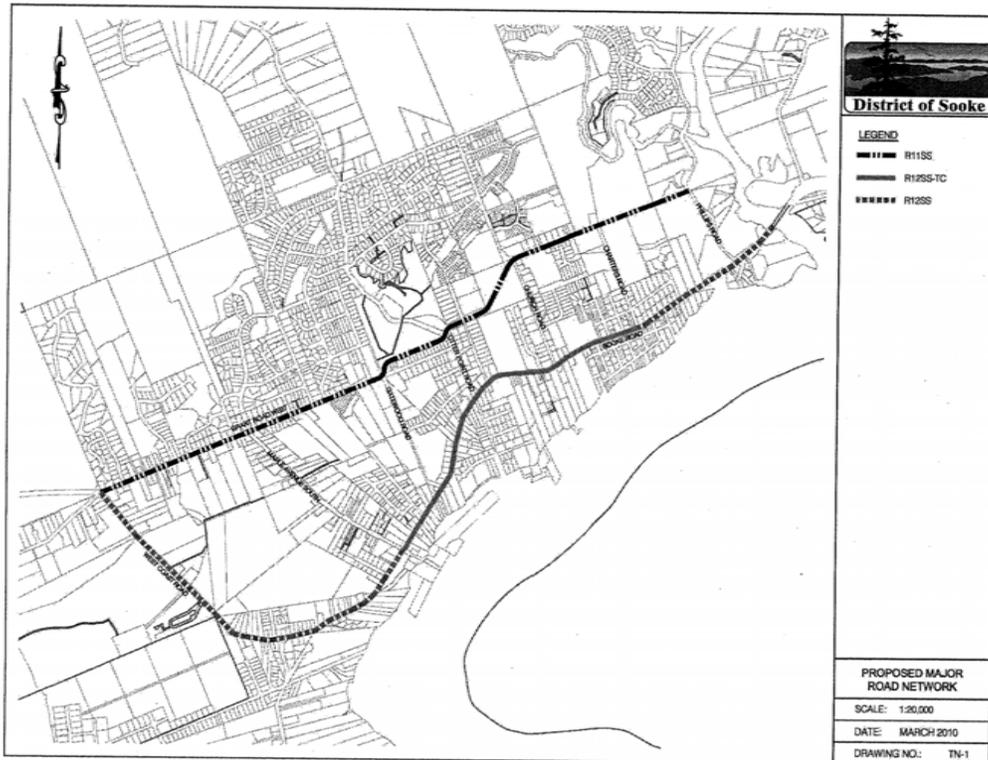
Page 1 of 3

Signed the 29 day of January, 2013.

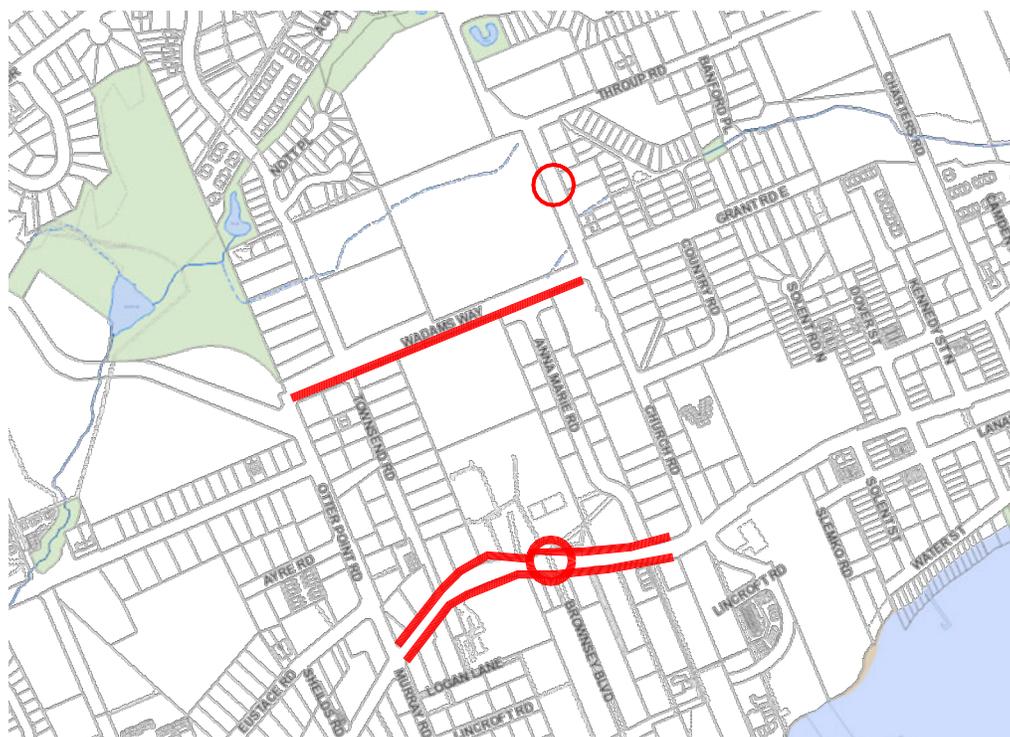
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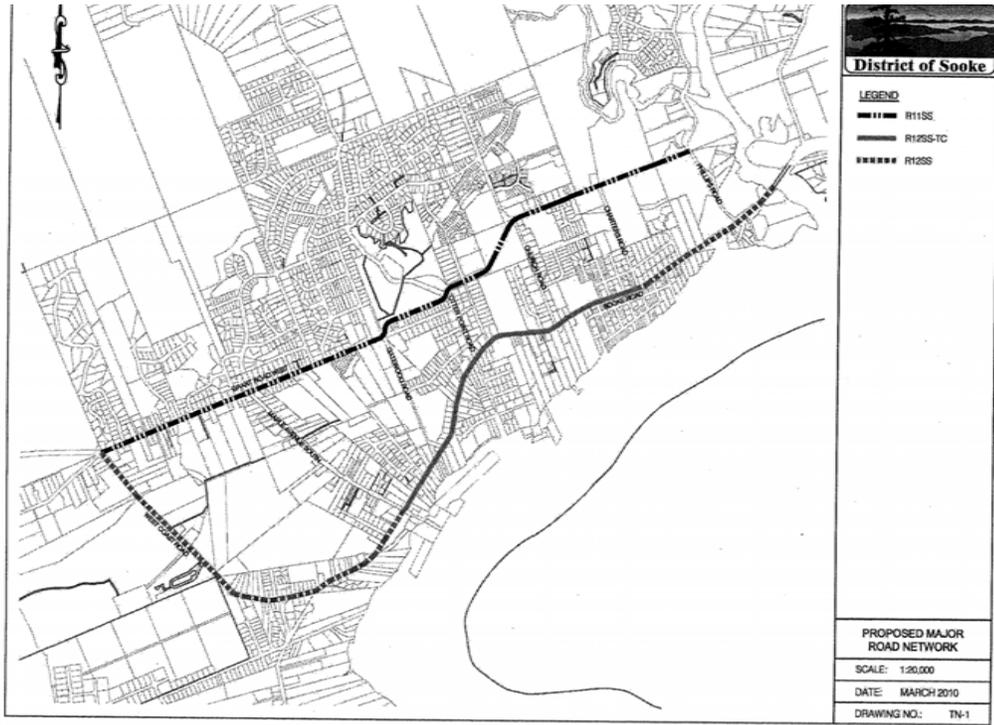
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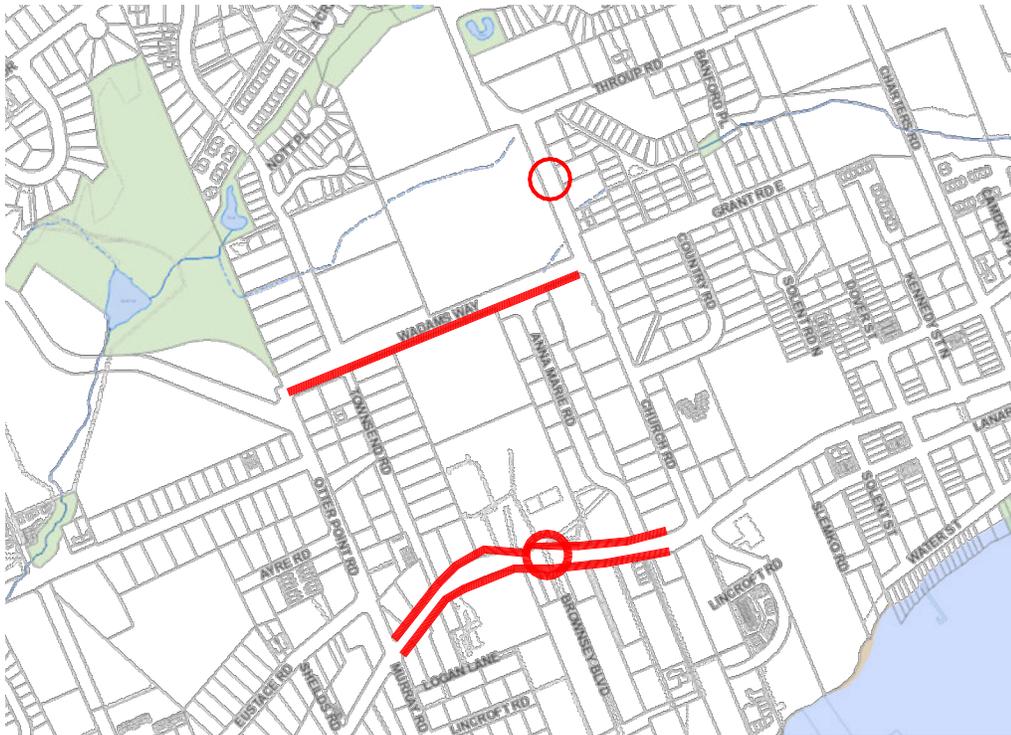


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THE NEW OCP NEEDS THESE FRONT AND CENTRE AND OUR COUNCIL / STAFF HAS TO START UP CONVERSATIONS AGAIN WITH MOTM TO SOLVE SOOKES TRAFFIC DILEMA

From: Info
Sent: November 17, 2025 8:39 AM
To: Corporate Services
Subject: FW: HISTORY OF SOOKE BYPASS[7403]-Copy
Attachments: HISTORY OF SOOKE BYPASS[7403]-Copy.pdf

From: Ellen Lewers
Sent: Sunday, November 16, 2025 12:56 PM
To: Info
Subject: HISTORY OF SOOKE BYPASS[7403]-Copy

This is not discussed in the OCP or master transportation plan

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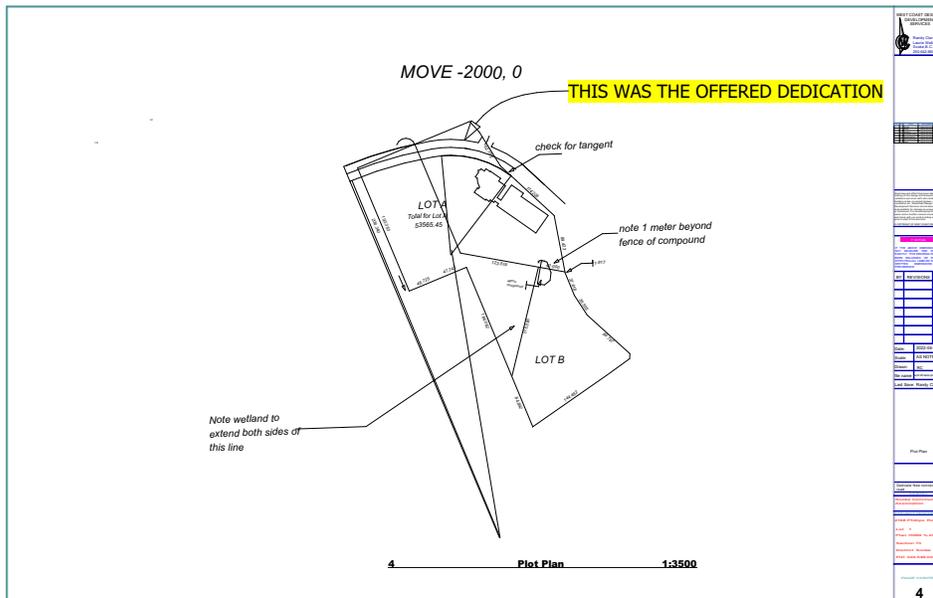
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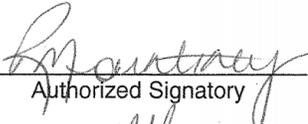
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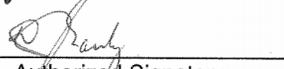
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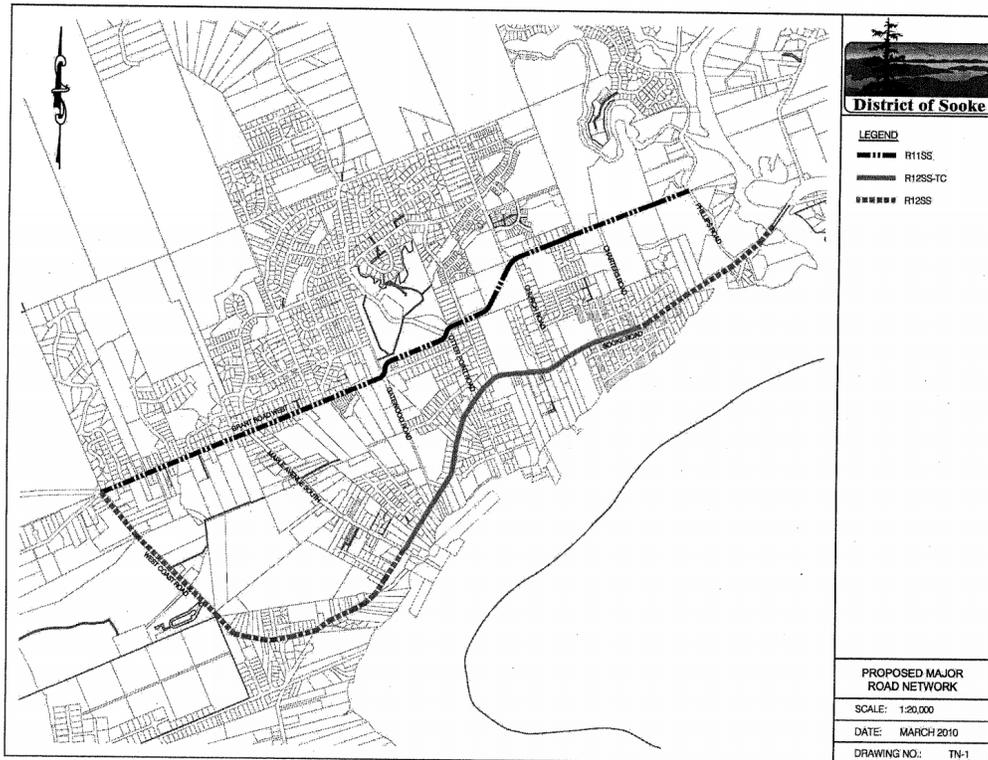
Page 1 of 3

Signed the 29 day of January, 2013.

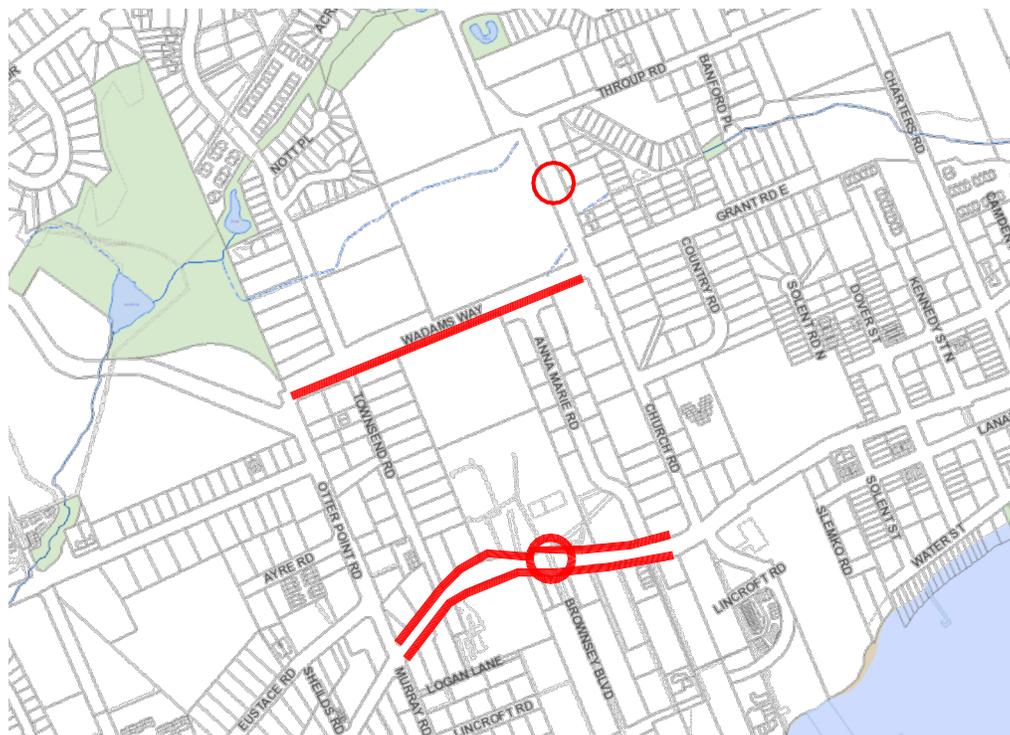
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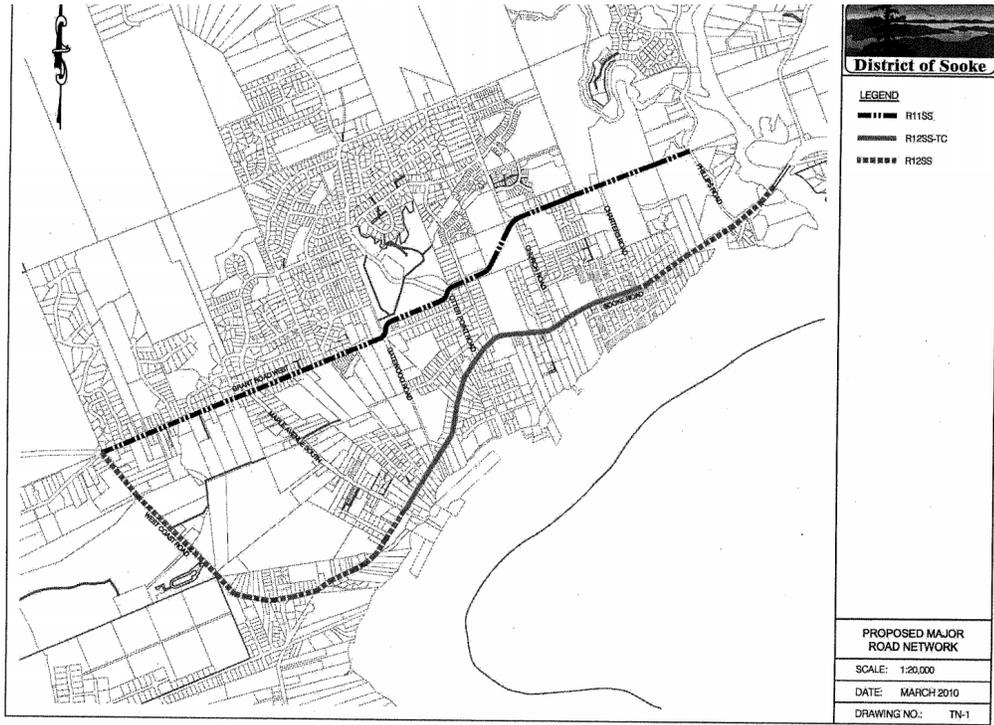
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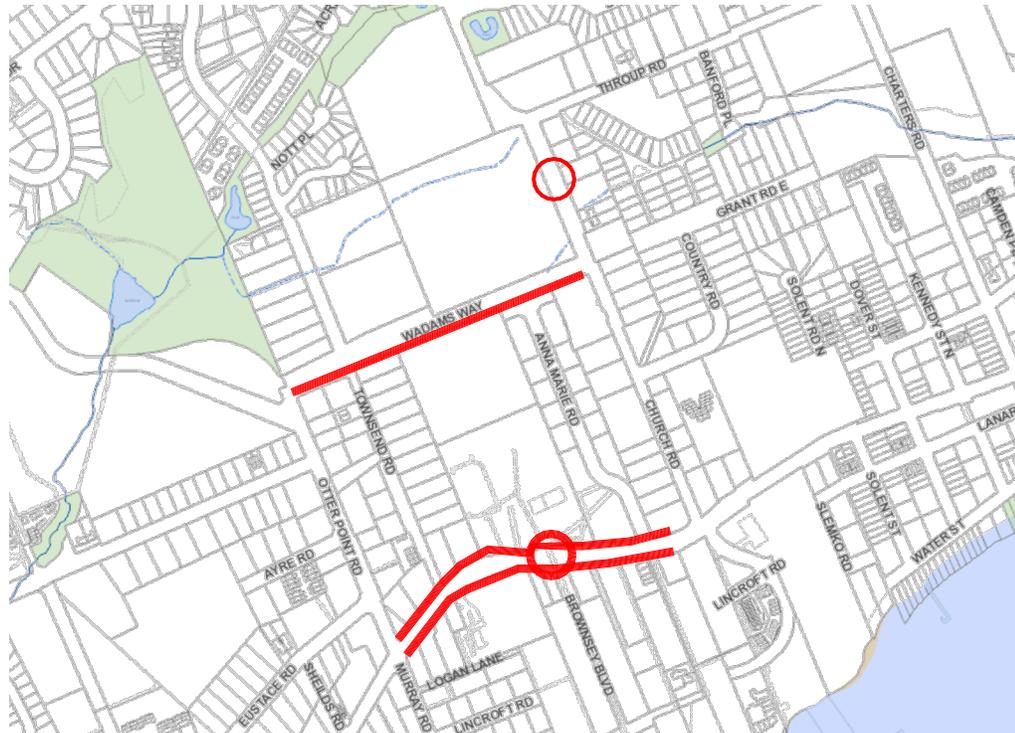


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THE NEW OCP HOWEVER DOES NOT RECOGNIZE THIS IMPORTANT FIX FOR OUR TRAFFIC PROBLEMS , THE NEW TRANSPORTATION PLAN - HARDLY TOUCHES ON IT WHEN IT SHOULD BE THE CENTER OF THE TRANSPORTATION AND MASTER PLAN AND THE NEW OCP OFFERS NO PROTECTION TO THE

BYPASS CORRIDOR

THE NEW OCP NEEDS THESE FRONT AND CENTRE AND OUR COUNCIL / STAFF HAS TO START UP CONVERSATIONS AGAIN WITH MOTM TO SOLVE SOOKES TRAFFIC DILEMA

From: Corporate Services
Sent: November 19, 2025 6:37 PM
To: Corporate Services
Subject: FW: Required Revisions to the Official Community Plan

From: Sean Hutchinson s.22 (1)
Sent: Tuesday, November 18, 2025 12:35 PM
To: Info <info@sooke.ca>
Subject: Required Revisions to the Official Community Plan

Good afternoon Mayor and Council,

I am writing to request several necessary revisions to the proposed Official Community Plan (OCP). After reviewing the draft, I have significant concerns regarding both the clarity and the basis of several components. The current language creates uncertainty for property owners and lacks sufficient justification.

Accordingly, I request that the City address the following points:

- **Remove or rewrite DPA #2 and DPA #3.** As written, these areas are overly broad, lack clear rationale, and introduce unnecessary regulatory burdens. They require substantial clarification or complete reconsideration.
- **Conduct proper scientific and technical studies before designating private land** under any environmental or hazard-related DPA. Designations should not move forward without verified data, transparent methodology, and publicly available findings.
- **Directly notify all affected property owners** prior to any DPA designation or policy change. Relying on general public notices is insufficient; owners must be informed individually and given a clear opportunity to respond.
- **Provide explicit exemptions for existing single-family homes.** Homeowners should not be subjected to new restrictions that limit regular use, maintenance, or improvement of their properties.
- **Clarify the relationship between the OCP and future public access requirements.** The current wording raises questions about whether private land could be subject to new public access expectations. The City needs to clearly state how, or if, the OCP will influence any such requirements.

These matters are fundamental to ensuring transparency, fairness, and accuracy in the planning process. The OCP should not advance until these issues are properly addressed.

I expect the City to review and respond to these concerns as part of the ongoing planning process.

Sincerely,

--

Sean Hutchinson
Owner/Operator

s.22 (1)

s.22 (1)

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From: Corporate Services
Sent: November 19, 2025 6:44 PM
To: Corporate Services
Subject: FW: Request for Proper Consultation in Regards to Our Official Community Plan

From: Kelsey Young s.22 (1)
Sent: Tuesday, November 18, 2025 12:26 PM
To: Info <info@sooke.ca>
Subject: Request for Proper Consultation in Regards to Our Official Community Plan

Dear Sooke District Planning Department, Council and Mayor,

I am writing to formally request revisions to the current Official Community Plan (OCP) as it relates to land-use designations and Development Permit Areas (DPAs). After reviewing the proposed changes, I have significant concerns about their clarity, scientific basis, and potential impact on private property owners.

Specifically, I ask that the City consider the following actions:

- **Remove or rewrite DPA #2 and DPA #3** to ensure they are clearly defined, evidence-based, and appropriately scoped.
- **Conduct comprehensive scientific studies before designating private land** under any environmental or hazard-related DPA.
- **Provide exemptions for existing single-family homes** to prevent unnecessary regulatory burdens on established residential properties.
- **Directly notify all affected property owners** of any proposed designations or changes, ensuring transparency and meaningful public participation.
- **Clarify the relationship between the OCP and future public access requirements**, including how such policies may affect privately owned land.

These revisions would help ensure that the OCP reflects balanced, transparent, and well-supported planning principles. The City needs to properly engage the community in this process and respectfully request that these concerns be addressed before the plan is finalized.

Thank you for your attention to this matter. I would welcome the opportunity to discuss these points further.

Sincerely,

Kelsey Young

s.22 (1)



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From: Joe deBalinhard s.22 (1)
Sent: Tuesday, November 18, 2025 11:34 AM
To: Info <info@sooke.ca>
Subject: DPA concerns

Hello Mayor and Council,

I am recently seeing increasing concern about the potential impacts of the proposed changes on waterfront property owners in Sooke. I am deeply concerned about why I am not receiving updated information.

Making changes to private property, potentially altering how it is used and protected, should not be done without the property owner's awareness.

I would like the city to be more transparent and provide much-needed information as to how this affects personal property.

Over the last 9 years I have lived in Sooke, I have seen massive growth, not all good. Traffic is insane; we have hired countless employees for the city, yet it seems it just takes longer to get anything done. Property taxes have increased significantly, yet we seem to receive less.

What is the goal of the Sooke Council? It seems to punish and control our citizens.

This email is being sent from someone who rarely complains or has issues within a community. I just can't see the point or understand why this is happening at all.

More information would be appreciated.

Concerned citizen,

Joe debalinhard

s.22 (1)