

<p>7. 1.</p>	<p><u>Development Permit with Variances for 2197 Otter Point Road & Development Permit for 2201 Otter Point Road</u></p> <p><input type="checkbox"/> Public Input <input type="checkbox"/> Council consideration of recommendation</p> <p>Development Permit with Variances - 2197 Otter Point Road AND Development Permit - 2201 Otter Point Road - Pdf K.Vonllberg Correspondence-Otter Point Response to Correspondence-Vonllberg-Otter Point</p> <p>1) THAT Council authorize the issuance of Development Permit with Variance application PLN01527, a permit to reduce required parking spaces, increase maximum height, increase maximum floor area and reduce the setback from natural boundaries of a wetland, for 2197 Otter Point Road for the purposes of allowing two (2) three-storey mixed-use residential/commercial buildings and landscaping.</p> <p>2) THAT Council authorize the issuance of Development Permit PLN01577, a permit to allow for the development of municipal facilities (parking lot) for 2201 Otter Point Road.</p>	<p>7 - 122</p>
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- Yvonne's notes
- Development will contain commercial and rentable residential units
- Developer providing public parking lot for park
- No underground parking but under building parking
- Questions about permeable pavement - answer looking at permeable pavers and concrete
- Permeable paving will definitely be used in the variance to the riparian area
- Developer and vision - Graham Mann - RGF Developments
- Less parking spots - bus stop right in front - transit passes
- Want to build closer to riparian zone and will improve riparian zone much better than it is and make it possible to walk all the way

around the pond but there will be permeable paving in the riparian variance.

- Collected water will be collected in a rain garden and overflow will be conduited away eventually to the ocean
- Certified Green Developers
- Questions about plug ins for EVs - all under building stalls will have EV pre-wired and there will be 4 outlets in the other parking with looking to a future of more EV plugins. Some EV connections in the parking lot will be “deadheaded” for future activation
- Trees will be added to screen park from parking
- Public input - Kara who suggested putting commercial on park side - ice cream shop, etc.
- C. Dana Lajeunesse asked about universal accessibility between the municipal and the public parking lots and volunteered to meet with the developer
- C. Jeff Bateman mentioned issues with turning left out of location.
- M. Maja Tait - A sign to be added “Welcome to John Phillips Park”
- Park trails used to connect community
- Put up km markers for runners, etc
- Country market submitted letter asking for tie-downs in the parking lot
- All Council members excited about the project
- 7.1.1 C. Ebony Logins moved, C. Dana Lajeunesse second, passed unanimously
- 7.1.2 C. Al Beddows moved, C. Ebony Logins second, passed unanimously
- Yvonne’s comments - concern about the reduction in the riparian zone and that it will be paved. Another riparian variance is given at the meeting and they have been given previously. Is this a precedent? Riparian allowances allow for some wildness to be maintained, provide needed habitat for our diminishing insects, birds and animals and also protect our water. The EV installs will depend on the building code and I heard the building will be built to Step Code 2 so if that includes EV and ? I think learning about the Step Code is probably a good idea. Also I was wondering about the sewage and water.
- Jo’s notes

Development Permit with variances for old Mulligans/Speed Source Fitness building lot on Otter Point Rd. near John Phillips Park:

Plan: two 3-story buildings comprised of 77 rental units and commercial space, a parking lot, a small community garden for residents of the buildings. The builders will construct at their own expense a parking lot with electrical conduits for community events for John Phillips Memorial park, adjacent but down the slope from the municipal hall parking lot. They are asking for 3 variances: to decrease the number of parking stalls per unit from 2 to 1.5 (there will be walking paths, bike lanes and a bus stop); an increase in the allowed height; an increase in allowed floor area and a reduction in the required setbacks from waterways from 30m to 15m for Nott Pond and 10m for Nott Creek. This was assessed as being okay by a Qualified Environmental Professional.

C. Bateman asked about EV charging stations and other green building initiatives and Mr. Pawlow, Director of Planning and Development for the DOS answered that they plan to have 4 EV charging stations. C. Bateman pointed out that the number of EVs in Sooke will likely grow quickly over the next few years and maybe more than 4 might be in order whereupon Mr. Pawlow noted that since there is no actual bylaw in Sooke regarding EV hookups, the projected 4 sites are completely voluntary on the part of the builders. C. Bateman noted that Langford has just put forward a 100% EV ready residential zoning bylaw. Mr. Mann, representing the contracting company, in further answering questions from councillors noted that they will prewire all the “tuck-under stalls” and if it is viable might have “deadheaded” conduits to key locations. He said they will use “permeable concrete” for outside parking that is located within 30 metres of the pond. He noted that they will be building according to “Step 2 Codes” and that they are “certified green builders”.

7.2	<p><u>Development Variance Permit - 2034 Maple Avenue South</u></p> <p><input type="checkbox"/> Public Input</p> <p><input type="checkbox"/> Council consideration of recommendation</p> <p><u>Development Variance Permit PLN01566 - 2034 Maple Avenue South - Pdf</u></p> <p>THAT Council authorize the issuance of Development Variance Permit PLN01566 for 2034 Maple Avenue South, a permit to reduce the required setback to a natural boundary of a watercourse from 30m to 15m, for the purpose of facilitating a new residential duplex unit currently under construction on the property.</p>
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- Yvonne’s notes

- Questions about construction began before the building permit was obtained
- Apparently rules changed in the middle of the paper work being done
- Province has given an ok for the variance to the timing of the change
- Developer Phil Buchanan and Bruce McMillan was available for questions - none
- Moved by C. Jeff Bateman, seconded by C. Al Beddows and passed unanimously
- Yvonne’s comments - I have concerns about the building beginning without a building permit and also the variance being given for the riparian allowance. Riparian allowances allow for some wildness, a place for insects, birds, and animals to live and protect our water.
- Jo’s notes

Variance request for 2034 maple Ave. Once again a reduction in waterways setbacks from 30 to 15 meters, okayed by a Qualified Environmental Professional, accepted by the Province. Party had already started building the duplex apparently due to confusion over some rules that had been changed by the District. Variance was passed unanimously.

8 ADOPTION OF MINUTES

	<p><u>Minutes of meetings of Council</u> <input type="checkbox"/> March 22, 2021 - Regular Regular Council - 22 Mar 2021 - Minutes - Pdf</p> <p>THAT the minutes of the March 22, 2021, Regular Meeting of Council, be adopted as circulated.</p>	<p>163 - 172</p>
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9 REPORT OF THE CHIEF ADMINISTRATIVE OFFICER

- Yvonne’s notes
- Norm McInnis - Nothing to report tonight

- **New Community Economic Development Officer at District of Sooke - Sue Welke - meet and greet - April 13th**
- **Jo's notes**

CAO report: none except that the new Community Development Officer had a "Meet and Greet" with community members. (*were any of us invited?*)

10	PUBLIC QUESTION AND COMMENT PERIOD	
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11	CONSENT AGENDA	
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	THAT agenda Items 11.1. - 11.2. be approved by general consent.	
11.1.	<u>RCMP Monthly Update - February 2021</u> <input type="checkbox"/> THAT Council receives the February 2021 RCMP Monthly Report, for information. RCMP Monthly Mayor Report for Feb 2021	1

11.2.	<u>Correspondence</u> <input type="checkbox"/> THAT the Correspondence from March 17-April 7, 2021, be received and filed accordingly. Correspondence March 17-April 7	175
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12	REPORTS	
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12.1.	<u>Church Road Corridor</u> Church Road Corridor - Pdf THAT Council approve staff to proceed with tendering for Church Road corridor improvements from HWY 14 to Wadams Ways	177 - 179
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- Yvonne's notes

- Report from Jeff Carter - 95% design complete - 3 sections - Hwy 14 to Madams Way, Wadams Way to Church/Throup roundabout, and RCMP station (on Church) to Hwy 14
- All paper work may be done in time for construction to begin in July when school is out
- Moved by C. Tony St-Pierre, seconded by C. Ebony Logins and passed unanimously
- Jo's notes

Plans are going ahead for the "Church Rd. Corridor". It will go from Hwy. 14 to Country Road and then to Wadams where there will be a roundabout. The Chevron side of the road will be able to be widened and changed but the other side thus far will remain the same due to a lack of negotiations with property owners.

<p>12 .2.</p>	<p><u>Agricultural Land Commission (ALC) Bill 15</u> <input type="checkbox"/> Report endorsed by the Land Use & Development Committee Agricultural Land Commission (ALC) Bill 15 - Pdf</p> <p>THAT Council support exclusion application requests that meet section 23(1) of the <i>Agricultural Land Commission Act</i>, and exclusions required as part of a municipal project; and</p> <p>THAT all other landowner exclusion application requests will not be considered by the District of Sooke until after the adoption of the new Official Community Plan.</p>	<p>181 - 191</p>
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- Yvonne's notes
- Matthew Pawlow - Additional exceptions will not be entertained until after the new OCP is complete
- Moved by C. Tony St-Pierre, seconded C. Ebony Logins and passed unanimously
- Jo's notes

ALC (Agricultural Land Commission) Bill 15 as recommended by the Land Use and Development Committee. There are "a few" parcels of land in the District that are zoned ALR but don't function as agricultural land that should be able to go thru the exclusion process and be

approved by the District (which usually insures approval by the ALC) but after that no more (*we really promise, this time*). What could work to support exclusions? Need to wait for the new OCP.

12	<u>Communities in Bloom 2021</u>	193 -
.3.	<p>[?] Recommendation from Sooke Program of the Art Committee</p> <p>Recommendation from the SPA Committee - Communities in Bloom 2021 - Pdf</p> <p>THAT Council direct staff to register Sooke as a BC Communities in Bloom "Friend's Community" (non-evaluated) in 2021.</p>	196

- Yvonne’s notes
- C. Dana Lajeunesse on committee
- Decided this year to be a “friend” (non evaluated) due to Covid
- Moved by C. Dana Lajeunesse, seconded by C. Tony St-Pierre and passed unanimously
- Jo’s notes

Communities in Bloom: membership on hold this year

12	<u>Strengthening Communities' Services Grant application</u>	197 -
.4.	<p>Strengthening Communities' Services Grant application - Pdf</p> <p>That Council approve the District of Sooke application to the Strengthening Communities' Services program and direct staff to provide overall grant management.</p>	207

- Yvonne’s notes
- Still working on grant
- For Sooke Shelter Society on behalf of Hope Centre
- Moved by C. Jeff Bateman, seconded by C. Ebony Logins, passed unanimously
- Jo’s notes

Strengthening Communities' Services Grant application being done for and by Sooke Shelter Society to help with operation of the Hope Centre.

12 .5.	<p><u>UBCM CRI Grant Application - 2021 FireSmart Economic Recovery Fund</u> UBCM CRI Grant Application - 2021 FireSmart Economic Recovery Fund - Pdf</p> <p>THAT Council endorse a funding application to UBCM's Community Resiliency Investment (CRI) Program - 2021 FireSmart Economic Recovery Fund - for \$73,950.56 to support the District of Sooke FireSmart Initiative.</p>	209 - 222
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- Fire Chief Kenn Mount
- For Wildfire Protection Plan - seems to be a new position involved?
- M. Maja Tait thanked Fire Department for looking for grants
- Moved by C. Tony St-Pierre, seconded by C. Dana Lajeunesse and passed unanimously

13	BYLAWS	
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13 .1.	<p><u>Fees and Charges Amendment Bylaw No. 796</u> <input type="checkbox"/> Food Trucks and Pre-application Meetings Fees and Charges Amendment Bylaw No. 796 - Food Trucks and Pre-application Meetings - Pdf</p> <p>THAT Council give first, second, and third reading to the bylaw cited as Fees and Charges Amendment Bylaw No. 796 (752-02), 2021</p>	223 - 225
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- Yvonne's notes
- Question by C. Al Beddows - is this still the temporary trial
- Answer - yes - last year was a temporary trial with no fee and this year is still the temporary trial but with a fee
- Move C. Ebony Logins, seconded by C. Jeff Bateman and passed unanimously
- Jo's notes

Bylaws:

- Food Truck fees and charges for food trucks in parks. It is a one-year trial.
- Revenue Anticipation Borrowing Bylaw enabling District to borrow money.....up to 6 million
- Fire Protection Services bylaw....can't burn yard waste from May-Nov. Purpose of this is to have cleaner air in the community. They hope to have 2 more air quality monitors in Sooke.
There has been a call for an expression of interest in making a yard waste yard on Kaltasin Rd. but apparently no one has stepped up yet.

13 .2.	<p><u>Revenue Anticipation Borrowing Bylaw No. 814</u> Revenue Anticipation Borrowing Bylaw - 2021 - Pdf</p> <p>THAT Council give first, second and third reading to the bylaw cited as Revenue Anticipation Borrowing Bylaw No. 814, 2021.</p>	227 - 229
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- Moved by C. Tony St-Pierre, seconded by C. Dana Lajeunesse and passed unanimously

13 .3.	<p><u>Fire Protection Services Amendment Bylaw No. 815</u> Fire Protection Services Amendment Bylaw No. 815, 2021 - Pdf</p> <p>THAT Council give first, second, and third reading to the bylaw cited as Fire Protection Services Amendment Bylaw No. 815 (292-8), 2021.</p>	231 - 255
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- Fire Chief Kenn Mount said the burning season will be November to April and currently there is only one air quality monitor in Sooke on Broomhill and 2 more will be added to monitor air quality and venting index.
- C. Al Beddows asked if October could be included because burnable debris can be very wet from rain by November.
- Decided the October could be visited later as sometimes it is very dry for all of October
- Moved by C. Tony St-Pierre, seconded by C. Jeff Bateman and passed unanimously

14	NEW BUSINESS
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15	CORRESPONDENCE REQUIRING ACTION
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15	<u>Urban Economy Forum 2021</u>	257 -
.1.	[?] Requested for discussion by Mayor Tait	258

- M. Tait speaker last year and thought it was an interesting worldwide forum and suggested councillors might like to attend
- C. Tony St-Pierre, C. Dana Lajeunesse and M. Maja Tait interested in attending
- C. Beddows motioned that staff look into registration, C. Jeff Bateman seconded, passed unanimously

16	COUNCIL VERBAL REPORTS
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Yvonne's Notes

Tony St-Pierre

- Land Use -ALC
- OCP - good discussion

Jeff Bateman

- Urban Forum
- Climate Action Committee
- 3 month Committee of the Whole
- GHG Sooke reduce 20% by 2030
- Funding first stages of citizen mobilization
- Sooke Program of the Arts (SPA) - JP Ellison - music - work group - summer events 2022
- Land Use Committee
- T'Sooke - Housing Solutions Lab

Dana Lajeunesse

- SPA - resolution list of events and schedule - perhaps large scale festival and pool resources
- Meet and greet with Sue Welke - new Community Economic Development Officer at District of Sooke

Al Beddows

- Seaparc - sports box - meetings on and off due to Covid
- OCP - hard work to begin

Maja Tait

- Met with our MLA John Horgan to discuss Health, Highway and Housing, Sooke Shelter, support for grants, Little River crossing and the importance of trails to access amenities
- Met with new owners of Woodside Farm - they are planning orchard, cider, perhaps home for market
- Met with new bike/surf shop and Sooke Oceanside Brewery on Sooke Road

Jo's notes

Council Verbal Reports:

- St. Pierre: LUC good discussion on growth scenario
- Bateman: **CAC (Climate Action Committee) is putting forward 3 motions at the COW (Committee of the Whole) next Monday the 19th, asking the DOS to lock into GHG reduction by 2030 and also will be reaching out to the public to get opinions on climate action. Comments from the public are encouraged. Sign up ahead of time as per the District webpage where one can also find the details of the 3 motions.** He also attended the T'sou-ke Housing Solutions Lab.
- La Jeunesse Sooke Community Arts considering having a big festival event in 2022 that would include art and music and more.
- C. Beddows: **"the OCP committee has had a few bumps along the way but hard work will begin to happen now"**.
- M. Tait: she met with the new owners of Woodside Farm and they have plans to plant an orchard, start a cidery and maybe create a home for the Farmers' market. She also met with the new owners of "The Hub" in Saseenos which will include a bike shop, a surf shop and the new home of SOB. Tres hip.

17 ADJOURNMENT

Move M. Maja Tait

2nd C. Dana Lajeunesse

Unanimous