

## Transition Sooke General Meeting DRAFT NOTES– July 7, 2021

**Facilitator: Alan Dolan**

**Note-taker: Susan Belford**

### 1. Opening

- 1.1. Following territorial acknowledgement, those present gave a verbal one-word check-in, then the note-taker was assigned.
- 1.2. Agenda review- one item was added to the end of the agenda.
- 1.3. Approve revised minutes of last meeting (June 2) approved (moved: Bernie, second: Susan B)

### 2. Treasurer's Report – Lily

- 2.1. Lily shared the Treasurer's report and it was accepted (moved: Lily, second: Bernie)
- 2.2. The report is appended to these notes for convenience.

### 3. Report on Sooke Council meetings – Hester reported on two Council meetings, June 14 and June 28.

#### 3.1. June 14:

Highlights for June 14 consisted of four items:

- Development Permit for 6535 Eustace Road. Councilor Tony St. Pierre asked if this development could be stopped; the response from the head of planning was that staff would require Council to explain why it should be stopped, stressing an explanation would need show why the proposal doesn't fit existing by-laws. However, this proposal does fit existing by-laws. (it might not fit the new OCP, however)
- A Food Security report presented to Council is useful for food security research. It showed that food security will be elusive unless many equity-based policies are enacted.
- CAO McGinnis' monthly report showed that a large part of DoS budget comes through grants and a number have been falling through. The latest grant application to fall through was for funds for the community centre on Lot A. It should be noted that implementation of both the Transportation Master Plan

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and the Parks and Trails Master Plan are largely dependent on grants. As the new OCP relies heavily on these to Master Plans, this is a concern.

- Farm business licenses. A proposal has been put to council that businesses and farms with roadside stand must pay a \$50 business license. It was noted that this item was a bit controversial and that a lot of businesses are just squeaking by. This issue will come back to Council through another bylaw.

### **3.1.2. June 28:**

- Sportsbox: It was mentioned at the TS town hall small group that a significant amount of forest (50-60 trees) were being removed for the Sportsbox at Sun River. Al Beddows raised this at Council for confirmation. Parks staff indicated that what is being removed is mostly scrub, but that some trees may come down for the parking lot. Upshot is that Council will be taking a tour of the site, which will be organized by Al Beddows. The Sportsbox now requires a variance because there is now a budget shortfall on this item due to COVID and paving, landscaping, and soundproofing will need to be done in phase 2.
- DoS Annual Report was presented it contains lots of information.
- A request to Council to endorse Provincial legislation on hate crimes, makes it clear that DoS can get involved beyond its jurisdiction when it chooses.

**3.2.** It was noted that because a new OCP is in the works, there are several new applications for re-zoning and development that will be managed under the old OCP rules. While it was suggested that Council should defund permitting to 2 hrs week to slow the process, it is against the Local Government Act to do that.

**3.2.1.** Conversation explored development in the downtown area, referencing the concern that the best soil runs from Woodland farm to West Coast Road—in the town centre area.

## **4. OCP and Climate Action Team**

4.1. Townhall – Susan B, referenced the completed draft proceedings document.

4.1.1. Alan D reported that he has tabulated the survey noting that 23 took part. How to get people to shift off “neutral” comments was discussed. It was suggested in future to ask people questions such as “what did you like most?” and “what did you like least?” Survey comments indicated that some people had

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heard that TS was very left in a negative way and found that the Townhall didn't bear that out.

- 4.1.2. The Zoom was operated by the Mosses; the need to ensure people register ahead of time was discussed (Zoom has a registration module)
  - 4.1.3. It was noted that there seemed to be a disconnection between the first part of the meeting on growth and the section on climate change.
  - 4.1.4. It was noted that some small group facilitators didn't really report accurately the content of the small group discussion. Small group facilitators noted that there was a lack of time for organizing notes to report back, partly due to the Zoom format. It could have been good for extra small group time to have been allotted so that facilitators could review their report with participants.
  - 4.1.5. Zoom's whiteboard feature was explained as a method of keeping participants in the note-taking loop.
- 4.2. Eustace Road (mall application) – Alan D mentioned that there is information about this proposal on the TS website's local economy page. The TS news release he created garnered some interest from both CHEK and CBC radio. It was noted that this application will need a zoning change from RU2 to Town Centre Mixed Use to pave the way for 140,000 sq feet of retail. This amount exceeds the 18,000 sq. feet of retail needed by 2030 according to a recent Colliers report. There are also other retail and office space developments in the town centre coming up. Council seems very positive about this one.
- 4.2.1. It was suggested that someone should contact Mary Alice and others knowledgeable about local agriculture to remind Council about the valuable agricultural land that will end up as parking lot. (But no one stepped forward to do that)
  - 4.2.2. It was noted that under the new OCP, this land's RU2 zone would be protected to protect the land. Unfortunately, this application will be handled under the old OCP.
- 4.3. OCP working draft. It was noted that there is some good stuff in the new OCP, however language used is not very assertive; while net zero is the first Goal listed, there are no figures presented showing the quantity of GHGs that need to be removed, and there don't appear to be many strategies to meet the expressed targets.

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### 5. Local Economy Team – Jo

5.1. Jo made a presentation to Community Economic Development Committee on June 25 and shared Alan’s PowerPoint prepared for that event, to general applause. Jo noted that the presentation was generally well received. Much of what is contained in the presentation is also contained in the new draft OCP. It was noted that it would be useful to have a metric for economic leakage.

6. **Transition Sooke Diagram and Contacts** – Lily shared her work- stimulated by earlier discussion regarding integrating more among groups. This diagram and contact list is intended as an internal document: it has contact information, email addresses, and working group information materials. Chose to make the list long because it shows people who have expertise. Lily will send out a final draft soon and will update regularly.

7. **Climate Solutions Tour** – Susan C reported that comments by others about the need for more educational workshops stimulated her imagine a “climate solutions tour” in which participants would go to the home of someone using an innovation such as heat pump, solar panels or rainwater harvesting and be given a tour and information about the use of the innovation. The tour could be captured on video and made available to the general public as well. Susan asked that it be put on the agenda for the August meeting, when it could be fleshed out. Moki noted that in the past such tours were organized by a committee.

**7.1. Action: A “climate solutions tour” committee was struck: Susan C, Chris M, Lynn M, Alan D.**

**7.1.1.** These (and some others?) can work to contact 6-7 community members (don’t have to be TS members) with innovations relevant to general public.

**7.2.** It was noted that some discussion and training about how to ensure GHG reductions is also needed. It was suggested that Life Long Learning may be a good avenue for that..

8. **All Sooke Days Podcast** – Lily reported that Daniel Baker, who made the film for SMBI, has a pod cast called “All Sooke Days” (title references the Logging Sports Show and Community Fair that ended in 2002) Daniel wants to interview TS people, for their “own story” about why they are involved with TS. The podcast is sponsored by local businesses. It was suggested to pitch to this opportunity to active members.

9. It was noted that of the 10 faster growing communities in BC, 5 are on Vancouver Island.

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10. **EMCS Eco Academy** – Lily reported that Patrick Gale, a teacher, has had the curriculum for ECO Academy approved. This program will start in September and combines time in class, science lab and outdoor hands-on learning for a cohort of grade 9-10 students. 40 have applied to participate. Patrick wants to collaborate with other community groups such as TS; he is looking for donations, support and partnering with an org. Students could work with us on a project. Great opportunity to get involved with 40 youth!

**10.1. Action: A small team (Susan B, Hester, Lily, Gord, maybe Sue Lidster and Carol Mallet) will explore with Patrick**

11. **Update from Fairy Creek** – Gord reported that the Injunction is still in place and 329 arrests have been made. While there is a fire ban in area, the Headquarters where protesters are has passed fire safety. There is no fire ban being applied on road construction or logging. There is internal conflict at Pacheedaht and Dididaht First Nation, with elected Council and Hereditary Chiefs and Elders on opposite sides of the issue. The logging company is Teal Jones, a private company that has taken out \$ 20 Million, while First Nations have received perhaps \$100,000. Teal-Jones set up some “value added” companies in Virginia, supposedly to turn old growth into guitars. However, it appears that only a small portion of the trees are being made into guitars—most is being turned into pellets.

**11.1.** A sobering note about our forests. 1990, Canadian forests sequestered 84 metric tons of CO<sub>2</sub>. Now they emit 40 Tons of CO<sub>2</sub>

## 12. District of Sooke Committees

12.1. Climate Action – Moki is on a leave of absence as he has not been well. He completed 3 projects for the CAC and will go back in Sept. CAC is also working on the storytelling project, and Anna is presenting their 7% solution to council soon.

12.2. OCP Advisory – no comments

12.3. Land Use and Development – Susan B reported that now the Land Use and Development Committee has been put on a summer break.

12.4. Economic Development- Jo’s presentation well was received. They are trying to develop a strategy and want to do some public engagement in July. Check DoS website for dates.

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### 12.5. **Other business**

- 12.6. Alan- reported that Sooke's budget consultation process has just started and will be in emails from Sooke that you get if you sign up for them.
- 12.7. Alan noted that Claudia has been a big help with the website and encouraged people to have a look.
- 12.8. A draft Email List Protocol has been sent around, and Alan will send a Final after comments are made. He urged participants to follow the protocol to maintain clarity in email chains.
- 12.9. Heather Phillips said that the decision-makers for the Electoral Area need to hear from the people they represent about the concern over water resources and development in the area. There is language in the OCPs about protecting existing wells and water licenses but no real mechanism to enforce it. Subdivisions that conform to the bylaws are approved by the Subdivision Approving Officer, who works for the Ministry of Transport. The decision as to whether the water resources are there for development is made by this officer.
- 12.10. Director Hicks will fund a study of water resources but the study may not be complete before development applications are processed. The Otter Point Advisory Planning Commission met to consider an application for rezoning and recommended there be better understanding of water resources before approvals.
- 12.11. Discussion followed as to how TS members in the EA can be encouraged to make their concerns known.
- 12.12. **Action: Heather, Chris, and Lynn will get together to write something up for the TS general members list about this issue, asking people get in touch with elected representatives. It could go out to the list, and, if timely, go into the August newsletter**
- 12.13. **Action: Alan to publish these writings**

Next meeting – August 4, 2021, Susan Belford Facilitator

**TRANSITION SOOKE**  
**TREASURER'S REPORT**

Wednesday July 7, 2021

**Current Account Balances:**

**Accounts**

<b>Account Name</b>	<b>Balance</b>
Coast Community Chequing (100)	\$3,953.78
SMBI (101)	\$0
Zero Waste Sooke (102)	\$1,197.54
Special Events (103)	0

**INCOME in June: \$0**

**EXPENSES from June 1 to July 7:**

**Coast Community Account #100**

- 1) June 1 monthly automatic transfer to Britt Santowski  
For Sooke Pocket News \$ 20.00
- 2) Ad in Sooke News Mirror for the June 26 Town Hall  
(reimbursed Alan Dolan) \$ 274.12
- 3) Honorarium to Elder Shirley Alphonse for Town Hall \$ 50.00

**SMBI Account #101**

Payment to Guided Films for SMBI Video Project: \$1775.00