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April 12, 2022

File No. 6480-20

Emily Sinclair, Senior Manager  
Regional and Strategic Planning  
Capital Regional District  
325 Fisgard Street, PO Box 1000  
Victoria, B.C. V8W 2S6

Dear Ms. Sinclair,

**Re: Referral of District of Sooke *Official Community Plan Bylaw No. 800, 2022* -**

Enclosed please find a certified copy of *Official Community Plan Bylaw No.800, 2022* which received first reading from District of Sooke Council at its April 11, 2022 Regular Council Meeting. The bylaw is being submitted to the Capital Regional District Board for consideration pursuant to s.446(2) of the *Local Government Act*.

The District's proposed Regional Context Statement is located in Section 1.4 of the Draft Official Community Plan.

If there are any comments regarding bylaw content, please direct them to Katherine Lesyshen, Senior Planner, at 250-642-1626 or by email to [klesyshen@sooke.ca](mailto:klesyshen@sooke.ca)

Yours sincerely,



Carolyn Mushata  
Corporate Officer

Encl: *Official Community Plan Bylaw No.800, 2022*

## 1.4 REGIONAL CONTEXT STATEMENT

### Alignment with the CRD Regional Growth Strategy

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

The vision for the CRD is as follows:

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

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

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

Table 4. Alignment with the CRD Regional Growth Strategy

## CRD REGIONAL OBJECTIVES OCP OBJECTIVES AND KEY POLICY DIRECTIONS

<p>Significantly reduce community-based greenhouse gas emissions.</p>	<p>This OCP includes the following targets: a 40% reduction in greenhouse gas emissions (GHGs) by 2030, 60% reduction in GHGs by 2040, and net-zero GHGs by 2050. Policies for transportation, infrastructure, green buildings, land use, and other realms provide the means to achieve those targets in addition to guidelines established within Development Permit Areas.</p>
<p>Keep urban settlement compact.</p>	<p>This OCP focuses all residential and commercial growth within the Community Growth Area, which falls entirely inside the CRD’s Urban Containment Boundary (UCB) which contains 38% of the land base for targeted growth.</p> <p>The primary focus of major commercial and residential growth – including the District’s highest density residential development – will be in the Town Centre-Core and Town Centre-Waterfront, which are classified as part of a CRD Subregional Node.</p> <p>Overall, a higher proportion of multi-unit homes including apartments, townhouses, and duplexes will be supported by this OCP, reducing pressures on outlying areas and improving housing choice within Sooke.</p> <p>This OCP’s policies contribute to supporting the RGS target of locating a minimum of 95% of the region’s new dwelling units within the Urban Containment Policy Area by 2038 and it is projected that Sooke will contribute approximately 18% of growth in the Westshore-Sooke growth projections by 2038, as outlined in the RGS.</p>
<p>Protect the integrity of rural communities.</p>	<p>To preserve Sooke’s rural community, around 62% of the District’s land base is located outside of the CGA boundary in the form of park, farmland and rural residential properties.</p> <p>The Town Centre-Core and Town Centre-Waterfront has been planned as a hub for a large regional population, and aspires to provide more services, employment and amenities to the community. The rural and agricultural character of lands outside the CGA is protected by a specific OCP policy requiring a 4-hectare minimum lot size for rural residential density. Strengthening the character, quality, and economic viability of rural lands and agricultural lands is further supported by general policies in this OCP and in Sooke’s 2012 Agricultural Plan. These policies are consistent with the Rural/Residential Policy Area policies of the RGS.</p> <p>Employment Lands outside of the OCP Community Growth Area will be rural in nature, will not require sewer servicing and will act as a local community node, and align with the RGS rural/rural residential land use designation.</p>

## CRD REGIONAL OCP OBJECTIVES AND KEY POLICY DIRECTIONS

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Protect, conserve, and manage ecosystem health.

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

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

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

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## CRD REGIONAL OCP OBJECTIVES AND KEY POLICY DIRECTIONS OBJECTIVES

### Manage Regional Infrastructure Services Sustainably

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

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

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

### Create safe and complete communities.

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

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

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

CRD REGIONAL OCP OBJECTIVES AND KEY POLICY DIRECTIONS  
OBJECTIVES

<p>Improve housing affordability.</p>	<p>Housing affordability will be enhanced through District incentives, initiatives, and partnerships. This OCP includes a key policy direction to set targets for affordable housing units based on the current rates of owners and tenants paying 30 percent or more of their household income on shelter.</p> <p>Direction is also provided for supporting choices across the housing spectrum, including non-market housing, market-rate housing, rental housing, supportive housing, seniors housing, accessible housing, and family-friendly housing.</p>
<p>Increase transportation choice.</p>	<p>Transportation decisions related to investment, space allocation, and improvements will be based on the following priority mode hierarchy: walking/rolling, cycling, public transit, goods movement, multi-occupant vehicles, and single-occupant vehicles.</p> <p>Policies for compact growth management and complete streets support transportation demand management and enable transportation choices – namely active modes and transit use – and safe, comfortable, operation conditions for all travel modes.</p> <p>Growth management and land use policies support greater densities and mixes of uses in the Town Centre-Core and Town Centre-Waterfront, thereby supporting more employment opportunities within Sooke to reduce the high number of residents that commute out of the community.</p> <p>The climate impacts of the transportation sector will be further minimized through expansion of the public EV charging network, and through support and encouragement of electric vehicle uptake.</p>
<p>Strengthen the regional economy.</p>	<p>A diverse, thriving local economy that respects ecological limits will be encouraged. Improvements to civic infrastructure and services will aim to attract, support, and maintain jobs and local economic activity, while economic development will be aligned with climate and equity goals. This OCP includes general and specific policies to support a diversified local economy through encouraging low impact tourism, industrial, renewable energy opportunities, businesses supportive of climate action, value added forestry, fishing and agriculture, and home-based businesses.</p> <p>Economic development relationships and networks will be prioritized, including with T'Sou-ke Nation and other Indigenous peoples. Economic development direction will be sought from a diversity of perspectives, including private, non-profit, government, Indigenous, and equity-seeking groups.</p>

## CRD REGIONAL OCP OBJECTIVES AND KEY POLICY DIRECTIONS OBJECTIVES

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Foster a resilient food and agriculture system.

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

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