

DISTRICT OF SOOKE

Committee of the Whole Minutes
Meeting held April 18, 2011 at 6:00 p.m.
Council Chamber, 2225 Otter Point Road
Closed Portion at 6:00 pm
Open Portion at 7:00 pm

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Sue-Lin Tarnowski, Director of Finance
Bonnie Sprinkling, Corporate Officer
Gerard LeBlanc, Planner
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief

1. **Call to Order**

The meeting was called to order at 6:02 p.m.

2. **MOTION TO CLOSE THE MEETING TO THE PUBLIC**

MOVED and seconded to close the meeting to the public under section 90 of the *Community Charter* to discuss:

90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED UNANIMOUSLY

3. **MOTION TO RE-OPEN THE MEETING TO THE PUBLIC**

Mayor Evans called the open portion of the Regular Council meeting to order at 7:00 p.m. in the Council Chambers.

Approval of Agenda

MOVED to approve the agenda with the addition of New Business – reports from Fire Chief Steve Sorensen as to Malahat incident and Emergency Preparedness Conference.

CARRIED

4. **Code Of Ethics**

Council discussed the draft policies and recommended amendments in:

1. Code of Ethics in section 3.9.7 and section 5.3;
2. Whistle Blower Policy in section 4.15;
3. Complaint Resolution Policy in section 10.3.

MOVED to direct staff to forward to Council for adoption the following policies with amendments as recommended by Committee of Whole:

- Policy No. 7.10, *Code of Ethics Policy, 2011*
- Policy No. 7.11, *Respectful Workplace Policy, 2011*
- Policy No. 7.12, *Whistle Blower Policy, 2011*
- Policy No. 7.13, *Anti-Harassment Policy, 2011*
- Policy No. 7.14, *Complaint Resolution Policy, 2011*
- Policy No. 7.15, *Conflict of Interest Policy, 2011.*

CARRIED

Public Input:

Gail Hall, Sooke Resident, does not support the policies and stated that they will be difficult to deal with; asked how can you force people to sign Code of Ethics statement; does not have an issue with the Whistleblower Policy but does not support the Conflict of Interest policy for staff.

5. **Quarterly Reports**

Council discussed the quarterly reports; affordable housing policy, bus stops, sign bylaw, tower crane training, chimney fires.

Public Input: None

MOVED to accept the Departmental Quarterly Reports.

CARRIED

6. **Grouse Nest**

Representatives for Atwater Landing:

John Kuharchuk (Daedev), Doug Regelous (Daedev), Peter Ferguson (ILC {?} Engineering), Paul Merrick (Merrick Architecture) and Christine Lintot.

Gerard Leblanc gave an overview of the staff report for the Atwater Landing (Grouse Nest) Neighbourhood Plan and Official Community Plan Amendment. There is a section of Roche Cove that has been designated as Comprehensive Development; it should be Park and requires an OCP amendment.

Council suggested holding a Public Hearing for the proposed OCP amendment bylaw concurrently with the proposed Zoning amendment bylaw.

Council requested further information on:

- Schools and transportation to schools
- Upgrade of roads and intersections
- Provision for sewage and water services
- Environmental studies; stormwater management

Mr. Leblanc advised that the applicants' consulting team is working on the studies and concepts for the comprehensive development and will provide Council with full information.

Council discussed further;

- Providing wiring for electric cars
- Accessible onsite trails – linkages to Galloping Goose
- Showcase of heritage portion of property – public art display (murals) to show history

The applicant, Doug Regelous, gave an update of the work since 2009:

- @500 hours of consultation, communication with various consulting groups, agencies, staff,
- Envisioning internally; vetted and assessed
- Met with a number of major stakeholders, including T'Sou-Ke Nation;
- Staff have been to property;
- Provided a Neighbourhood Plan as required and which has been critiqued by Staff.

The Neighbourhood Plan is an introduction to Atwater Landing and is the basis for further envisioning for the development plan that will be brought forward to Council. The applicant will provide water and sewer, traffic studies have been completed.

Public Input:

Gail Hall, Sooke Resident, stated that she had inquired as to the designation of this property and was advised that it is Rural Residential and that the Comprehensive Development would meet the rural designation; Public Consultation should take place before the OCP amendment.

Mr. Regelous advised that they were open to all inquiries as to the development and will be holding public information meetings over and above the required Public Hearing.

Mr. Regelous announced that they have entered into a Memorandum of Understanding with "Go Rowing Canada" which will be re-locating to Grouse Nest before the development actually starts.

MOVED TO recommend that Council confirm by resolution that the Atwater Landing Neighbourhood Plan is consistent with the District of Sooke Bylaw No. 400, *Official Community Plan, 2010 (OCP)*;

AND TO recommend that Council introduce and give first and second reading to Bylaw No. 493, *Official Community Plan Amendment Bylaw (400-1)* to delete the Rural Residential designation from Schedule "A" Official Community Plan Land Use Map and designate the Atwater Landing site as CD- Comprehensive Development and removing the Rural Residential designation from Roche Cove Park;

AND TO direct staff to schedule a public hearing in accordance with the Local Government Act and *Community Charter*.

CARRIED

7. **New Business**

Emergency Preparedness Conference

Fire Chief Steve Sorensen reported on the very successful Emergency Preparedness Conference; 253 delegates registered; trade show – 350-400 people; some parking issues, 6 members of ESS and 2 from amateur radio, presentations on Christchurch earthquake and flooding incident in Duncan. Prestige Hotel was very impressed with the organizational skills of group. Thank you to Deputy Fire Chief Rick McLeod for his volunteer contribution to the event.

Malahat Incident

Fire Chief Steve Sorensen gave a PowerPoint presentation on the Columbia Fuels Tanker Crash on the Malahat Drive on April 16th, 2011, including a review of the HazMat response units. The Sooke fire department HazMat technicians were first on scene; Langford will reimburse Sooke for supplies.

Council stated that they support the Sooke Fire Department for responding to the incident.

8. **Adjournment**

The meeting was adjourned at 8:37 p.m.

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer