

# DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council  
on July 11, 2011 at 7:00 pm  
held in the Council Chamber  
at 2225 Otter Point Road, Sooke, BC

## COUNCIL PRESENT

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

## STAFF PRESENT

Evan Parliament, Chief Administrative Officer  
Bonnie Sprinkling, Corporate Officer (Recorder)  
Elisabeth Nelson, Municipal Engineer  
Gerard LeBlanc, Municipal Planner  
Al Fontes, Manager of Operations  
Steve Sorensen, Fire Chief

**ABSENT:** Councillor Herb Haldane

## CALL TO ORDER

Mayor Evans called the meeting to order at 7:00 p.m.

## APPROVAL OF THE AGENDA

**MOVED** and seconded to approve the agenda with the addition of:

PI-1 – *Sign Regulation Bylaw,*  
2011  
*Supplementary Information*

Written Submission:

- Email received from Jim Mitchell dated July 7, 2011

NB-1—*New Business*

Sun River Section 219 Covenant and Sooke River Park

**CARRIED UNANIMOUSLY**

## ADOPTION OF MINUTES

**MOVED** and seconded that the minutes of the Regular Council meeting held on June 27, 2011 be adopted as circulated.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that the minutes of the Committee of the Whole meeting held on July 4, 2011 be adopted as circulated.

**CARRIED UNANIMOUSLY**

## MINUTES FOR INFORMATION

**MOVED** and seconded that the following minutes be received for information:

November 17, 2011	CRD Board sitting as Committee of the Whole
December 1, 2011	CRD Board sitting as Committee of the Whole
May 11, 2011	Capital Regional District Board
May 25, 2011	CRD Planning, Transportation and Protective Services
November 17, 2011	CRD Board sitting as Committee of the Whole

**CARRIED UNANIMOUSLY**

## PUBLIC QUESTION AND COMMENT PERIOD

Ellen Lewers, Sooke resident, stated that she had understood that the one-month agreement with EPCOR was for \$69,415 and asked why the three month agreement shows an increase. Evan Parliament advised that, as Council needs time to determine how to manage wastewater services, a short term agreement is required with additional services not included in June's contract. Ms. Lewers inquired as to fire response in the quarterly report; is it for all incidences, suggested that we should be doing an egress report on why firefighters are leaving, how does the fire truck purchase affect the tax base. Fire Chief Sorensen advised that the report is for all incidences and Mayor Evans advised that the fire truck purchase does not affect the tax base as the five year financial plan includes the costs. Ms. Lewers asked if there will be a tax increase for the increase in the EPCOR contract. Mayor Evans advised that the short-term EPCOR contract will not increase taxes.

Moonfist, Sooke resident, inquired as to the Sign Bylaw public input meeting. Mayor Evans advised that it is on the agenda.

Trevor Davies, General Vice-President of CUPE, extended an invitation to work with Council to look at a public option for wastewater services.

David Mallet, Sooke resident, stated that he supports the interim agreement with EPCOR and hopes that a referendum will be held for all Sooke voters to have a say in the long-term franchise agreement which he supports.

Fred Von Ilberg, Sooke resident, inquired as to the EPCOR agreement; does the *Community Charter* permit extensions to the sewer agreement, can either party terminate the operating agreement, have any conditions to the agreement been changed, will a new contract with a duration of 12 months be provided for council to consider options.

David Mallet, Sooke resident, stated he deplored statements from the public and media such that the AAP for the wastewater franchise agreement represented all of Sooke voters as it does not.

## **PUBLIC INPUT MEETINGS AND RELATED REPORTS**

### **PI-1 Bylaw No. 480, *Sign Regulation Bylaw, 2011***

Mayor Evans called the Public Input Meeting for Bylaw No. 480 to order at 7:15 p.m.

Mayor Evans advised that any person who believes they are affected by the proposed bylaw would be given a reasonable opportunity to be heard or to present written submissions at the public input meeting.

Gerard Leblanc reviewed the staff report and gave an overview of the public process for Bylaw No. 480 to date, including the presentation at the Sooke Harbour Chamber of Commerce.

Council discussed:

- Public notification for Public Input meeting (notice in newspaper, etc.)
- Comments received from the public
- District funding for wayfinding signs – installation as soon as possible
- Council may consider permitting third party sandwich boards for businesses off Highway 14 until wayfinding signs in place
- Permitting is available for most issues outlined in email received from Jim Mitchell

Mary Jane Rose, Member of Sign Bylaw Review Committee, advised that the Sooke realtors were consulted throughout the review process.

### **PUBLIC INPUT:**

Moonfist, Sooke Resident, thanked the committee members for their hard work on the bylaw; advised that the Chamber formed a committee related to the bylaw. Mayor Evans confirmed that the bylaw will have further opportunity to provide input on the bylaw.

Ralph Hull, Sooke resident, advised that he may be affected by the Sign Bylaw for his business, Sushi on the Sea, the Ministry of Transportation and Infrastructure does not permit “blue” business directional signs within the 50 km speed limit area. Mr. Hull stated that a sign on Highway 14 is critical to business’ survival and requested that Council consider carefully what the regulations will be; concerned that his sandwich board may not be grandfathered until wayfinding signs are in place. Mr. Hull further stated that the cost of the wayfinding sign would have to be reasonable; wayfinding signs will not include home based business which is what he considers he has – requested Council consider this issue.

Council advised that the Committee heard from the business community and that some business have rezoned to commercial and will be permitted to be on the wayfinding signs.

Kari Ossleton, provided comments from Sooke Harbour Chamber of Commerce. Ms. Ossleton stated that businesses on the circle route say that it is imperative that signage be on the road; when economy slows down, sandwich boards go up; keep the sandwich boards until wayfinding signs are installed.

Ellen Lewers, Sooke residents, stated that we need to keep sandwich boards and that farms rely on sandwich board signs.

Mary Jane Rose, Member of Sign Bylaw Review committee, advised that the Committee was comprised of many local business owners who carefully considered how to keep our Sooke businesses going; the bylaw basically comprised of a lot of hard work and consideration of everyone in and out of the Town Centre. Ms. Rose stated that the new bylaw is the best of what the committee could come up with; wayfinding signs should resolve a lot of issues. Ms. Rose extended her thanks to Councillor Tait and the rest of Council and staff.

Public Input meeting closed at 7:45 pm.

**MOVED** and seconded that Bylaw No. 480, *Sign Regulation Bylaw, 2011* be introduced and read a first time.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that Bylaw No. 480, *Sign Regulation Bylaw, 2011* be read a second time.

**CARRIED UNANIMOUSLY**

## **PI-2 2011 Annual Municipal Meeting**

Mayor Evans called the 2011 Annual Municipal Meeting to order at 7:52 p.m.

Mayor Evans advised that the public would be given a reasonable opportunity to be heard or to present written submissions at this 2011 Annual Municipal Meeting.

### **PUBLIC INPUT:**

Ellen Lewers, Sooke Resident, asked if there were no liquor licences in 2010. Mayor Evans advised that there were not.

Moonfist, Sooke Resident, thanked Council for the report and confirmed the status of the cash assets of the community.

## **BYLAWS**

### **B-1 Bylaw No. 441, *Talc Place Park Disposition Bylaw, 2011***

Elisabeth Nelson gave a review of the staff report. One of the adjacent property owners were present and stated that they wished to purchase

**MOVED** and seconded that Bylaw No. 441, *Talc Place Park Disposition Bylaw, 2011* be introduced and read a first time.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that Bylaw No. 441, *Talc Place Park Disposition Bylaw, 2011* be second time.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to direct staff to proceed with an alternate approval process under the provisions of section 86 of the *Community Charter* for the Bylaw No. 441;  
**AND TO** establish Monday, August 29, 2011 at 9:00 a.m. as the deadline for receiving elector responses;  
**AND TO** make a fair determination that the total number of electors of the District of Sooke is 9,749;  
**AND TO** approve the elector response form as presented;  
**AND TO** direct staff to publish notice of the alternative approval process.  
**CARRIED UNANIMOUSLY**

**B-2 Bylaw No. 498, Zoning Amendment Bylaw (270-89) – 2139 Church Road  
Bylaw No. 499, 2139 Church Road Phased Development Agreement Authorization  
Bylaw, 2011**

Gerard Leblanc provided a summary of the rezoning application for 2139 Church Road.

Michael Dick, Agent for Property Owners, confirmed that there is not a covenant registered on the title of the property; advised that the existing house may remain on the property.

Staff to provide more information as to possible covenant on the property.

**Bylaw No. 498**

**MOVED** and seconded that Bylaw No. 498, *Zoning Amendment Bylaw (270-89)* be introduced and read a first time.  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded that Bylaw No. 498, *Zoning Amendment Bylaw (270-89)* be read a second time.  
**CARRIED UNANIMOUSLY**

**Bylaw No. 499**

**MOVED** and seconded to introduce and give first reading to Bylaw No. 499, *2139 Church Road Phased Development Agreement Authorization Bylaw, 2011*;  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded to give second reading to Bylaw No. 499, *2139 Church Road Phased Development Agreement Authorization Bylaw, 2011*;  
**CARRIED UNANIMOUSLY**

**Public Hearing**

**MOVED** and seconded to direct staff to schedule a Public Hearing for Bylaw No. 498, *Zoning Amendment Bylaw (270-89)* and Bylaw No. 499, *2139 Church Road Phased Development Agreement Authorization Bylaw, 2011* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.  
**CARRIED UNANIMOUSLY**

- B-3** **Bylaw No. 501, *Zoning Amendment Bylaw (270-90)* - 6553 Helgesen**  
**Bylaw No. 502, *6553 Helgesen Road Phased Development Agreement Authorization***  
***Bylaw, 2011***  
**Bylaw No. 503, *Sooke Core Sewer Specified Area Amendment Bylaw (147-11)***

Gerard Leblanc provided a summary of the rezoning application for 2139 Church Road.

Council discussed:

- o Sidewalk requirement under Parks and Trails Master Plan
- o Road possible as part of buffer for ALR lands
- o Possible trail system to connect to nearby schools
- o Consider methods to slow down traffic on Church Road and to improve corner Felderhof and Helgesen Roads

Warren Robertson, Applicant, advised Council that they envision the property will be a continuation of their development of the adjacent properties.

**Bylaw No. 501**

**MOVED** and seconded that Bylaw No. 501, *Zoning Amendment Bylaw (270-90)* be introduced and read a first time.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that Bylaw No. 501, *Zoning Amendment Bylaw (270-90)* be read a second time.

**CARRIED UNANIMOUSLY**

**Bylaw No. 502**

**MOVED** and seconded to introduce and give first reading to Bylaw No. 502, *6553 Helgesen Road Phased Development Agreement Authorization Bylaw, 2011*;

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to give second reading to Bylaw No. 502, *6553 Helgesen Road Phased Development Agreement Authorization Bylaw, 2011*;

**CARRIED UNANIMOUSLY**

**Public Hearing**

**MOVED** and seconded to direct staff to schedule a Public Hearing for Bylaw No. 501, *Zoning Amendment Bylaw (270-90)* and Bylaw No. 502, *6553 Helgesen Road Phased Development Agreement Authorization Bylaw, 2011* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

**CARRIED UNANIMOUSLY**

## **Sewer Specified Area**

**MOVED** and seconded to introduce and give first reading to Bylaw No. 503, *Sooke Core Sewer Specified Area Amendment Bylaw (147-11)*.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to give second reading to Bylaw No. 503, *Sooke Core Sewer Specified Area Amendment Bylaw (147-11)*.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to give third reading to Bylaw No. 503, *Sooke Core Sewer Specified Area Amendment Bylaw (147-11)*.

**CARRIED UNANIMOUSLY**

## **REPORTS REQUIRING ACTION**

### **RA-1 June to September Interim Agreement Wastewater Services Agreement**

Evan Parliament clarified that the District is not extending the original agreement with EPCOR for the wastewater service utility; we are entering into a new short-term agreement.

Council discussed:

- o Comparison of costs in short-term agreement to franchise agreement costs
- o Concern as to possible deficit with short-term agreement

Evan Parliament advised that the projected costs under the short-term agreement are based on what is required to run the system at this time; the enhanced services have been added to protect the utility. Council will consider the options at the August 8<sup>th</sup>, 2011 meeting. The costs will be covered by the Sewer Specified Area.

**MOVED** and seconded to approve the interim Agreement with EPCOR Water Services Inc. for operations and maintenance of the wastewater treatment system effective July 1, 2011 to September 30, 2011;

**AND TO** authorize the Mayor and Chief Administrative Officer to execute the Agreement.

**CARRIED**

**COUNCILLOR BERGER OPPOSED THE MOTION**

## **REPORTS FOR INFORMATION**

### **RI-1 Mayor and Council Reports**

Councillor Tait advised that she will be meeting with a graffiti artist as part of the Youth Restorative Justice program.

Mayor Evans read her Mayors report.

Councillor Dumont reported on the Juan de Fuca Water Commission meeting (vehicle purchase and watering) and the Vancouver Island Regional Library meeting (budget and new libraries).

**MOVED** and seconded to receive the Mayor, Councillor Bennett, Councillor Dumont and Councillor Tait reports.  
**CARRIED UNANIMOUSLY**

**RI-2 Council Reader File**

**MOVED** and seconded to receive the Council Reader file.  
**CARRIED UNANIMOUSLY**

**RI-3 Quarterly Reports**

Steve Sorensen provided an updated on the fire truck purchase; the fire truck has been viewed and we have offered a price under budget of \$211,000 (includes extra parts).

Council requested a “year to date approved column” in the financial reports that reflects when the applicable cash flow occurs.

**MOVED** and seconded to receive the departmental quarterly reports:

- Corporate Services
- Sooke Fire Rescue Services
- Finance
- Planning Department
- Building Department
- Engineering Department
- Approving Officer

**CARRIED UNANIMOUSLY**

**NEW BUSINESS**

**NB-1 Sun River Section 219 Covenant and Sooke River Park**

Council received the section 219 covenant dated November 2002 for the Sun River development for information.

**CORRESPONDENCE FOR INFORMATION**

**CI-1 CRD – National Shipbuilding Procurement Strategy, Seaspan Shipyards Contract Bid**

**MOVED** and seconded to send a similar letter as to the Capital Regional District as to the National Shipbuilding Procurement Strategy, Seaspan Shipyards Contract Bid.  
**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

**MOVED** and seconded to adjourn the meeting at 9:50 p.m.  
**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Janet Evans**  
**Mayor**

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**Bonnie Sprinkling**  
**Corporate Officer**