

DISTRICT OF SOOKE
Committee of the Whole Minutes
Meeting held February 15, 2010 at 7:00 p.m.
Council Chamber, 2225 Otter Point Road

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

Evan Parliament, Chief Administrative Officer
Dave Devana, Director of Finance
Bonnie Sprinkling, Corporate Officer
Gerald Christie, Director of Planning
Elisabeth Nelson, Municipal Engineer
Steve Sorensen, Fire Chief

1. **Call to Order**

The meeting was called to order at 7:01p.m.

2. **Approval of Agenda**

MOVED and seconded to approve the agenda as circulated.
CARRIED

3. **Sooke Food CHI – Sunriver Community Allotment Garden**

Councillor Maja Tait declared that she is in a conflict of interest with this agenda item 3 “Sooke Food CHI – Sunriver Community Allotment Garden” as she has paid for and reserved a plot at the garden and excused herself from this portion of the meeting at 7:03 pm.

Jessica Boquist and Phoebe Dunbar of the Sooke Food CHI Society gave an overview of the Sunriver Community Allotment Garden project, including the site plan. Their goal was initially to involve 30 families, now more than 50 families have signed up. The Sooke Region CHI Society is looking to turning the project over to a community garden society.

- Donations of time and equipment will build roads and fencing; which is commencing February 20, 2010.
- Compost will not include kitchen waste.

Council discussed:

- CRD Water does not charge for water to community allotment gardens – Mayor Evans will discuss with the CRD.
- Precautions will be in place to keep the bears out of the gardens.

MOVED to recommend that Council agree to enter into the Licence of Occupation Agreement with the Sooke Region CHI Society (S-54168) at the Sunriver Community Allotment Garden;

AND TO recommend Council authorize the Mayor and the Chief Administrative Officer to execute the Licence of Occupation agreement.

CARRIED UNANIMOUSLY

4. Councillor Tait returned to the meeting at 7:16 pm
Rezoning Application – 6947 Larkspur Road

Gerald Christie gave a powerpoint presentation and overview of the staff report as to the rezoning to Small Lot Residential Zone (RS-3) of 6947 Larkspur Road.

Randy Clarkston, representing the applicant, advised that the existing two lots have been consolidated.

Council discussed:

- Small lot residential zone was intended to increase density in the Sewer Specified Area
- Managing stormwater –rockpits an option
- Street light in centre of bulb – possible location for additional parking
- Fire hydrant will be provided by applicant
- The need for single family residences which are not permitted in the Town Centre
- Small developments (single family residential) under Amenity Policy

MOVED to recommend that Council introduce and give first and second reading to Bylaw No. 434, *Zoning Amendment Bylaw (270-67)*;

AND TO schedule a Public Hearing for Bylaw No. 434, *Zoning Amendment Bylaw (270-67)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED

Councillor Ron Dumont opposed the motion

5. **Amenity Policy**

Evan Parliament gave an overview of the staff report and the Coriolis Consulting Corp. report; stating that staff is asking for direction as to the Amenity Policy.

Council discussed:

- Establish one amenity reserve fund to be allocated by Council resolution or establish specified amenity reserve funds for local areas and municipal projects or activities;
- Need to determine how much amenity, when to collect and to which type of development should the amenity policy apply;
- Land values in Sooke are lower than other municipalities (Langford) however cost to build is similar;
- Legislation regarding amenities is fairly new; Sooke is one of the few municipalities that have an Amenity Policy; other municipalities may have density bonusing under their Zoning bylaw;
- Staff will meet with the Sooke Development Association in March to discuss DCC and amenity costs;
- Langford's amenity policy based on lower cost property;
- Goal is to stimulate development and employment in Sooke in today's market;
- Focus amenity contributions on larger developments;
- Scaled or stepped amenity contribution;
- Council would like to hear from development community and the public;

- Possible reduction of \$5,000 amenity contribution but keeping down centre amenity contribution of \$2, 500;
- Consider certain zones to be exempted from amenity contributions, ie. single family residential zone;
- Higher density rezoning to contribute to amenities;
- Specify neighbourhood contributions -- fire service, crossing guards;
- Developers are willing to contribute if they are consulted.

Public Input:

Randy Clarkston, Developer, suggested that the developers should participate in choosing what the amenities contributions will go to in order to build pride in what the contributions will bring to the community; be sure to acknowledge developer contributions.

MOVED to direct staff and report back to Council as follows:

- A. Consult with the local development community and members of the public as to opinions in regards to the District's development cost charges and community infrastructure improvements;
- B. Continue with the review of the Development Cost Charges Bylaw and include a comparison of total development charges, including amenity contributions, with that of peer communities;
- C. Consider exempting rezoning applications that would create a subdivision of four or less single family lots from the Community Amenity Contribution Policy;
- D. Consider the timing of the payment of fees for all development charges as part of the DCC Bylaw review;
- E. Consider a step program for contributions by zone.

CARRIED UNANIMOUSLY

The meeting was adjourned at 8:16 p.m.

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer