

Industrial Development Subsidiary Agreement

Research Report



Province of
British Columbia

Ministry of Industry
and Small Business
Development

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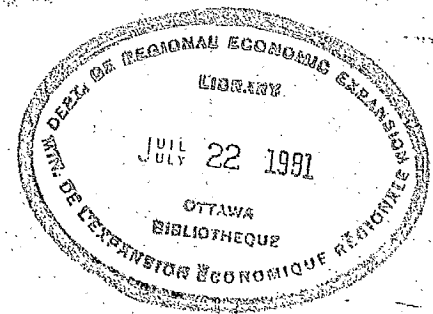
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/ ECONOMIC PROFILE
FOR SOOKE ELECTORAL AREA
CAPITAL REGIONAL DISTRICT
BRITISH COLUMBIA /
September 1980

Prepared for:

Sooke Electoral Area
Economic Development Commission

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The responsibility for the content of this report is the consultant's alone, and the conclusions reached herein do not necessarily reflect the opinions of those who assisted during the course of this investigation or the Federal and Provincial governments which funded the study.

I. INTRODUCTION

This economic profile is designed to aid those individuals, businesses and governments which require extensive information on the economy and supporting infrastructure of Electoral Area D of the Capital Regional District (subdivision C of the Capital Region Census Division). Particular attention is paid to Sooke since 90 percent of the electoral area's population is within a 5-mile radius of the village core.

The information compiled in this profile was gathered in the spring and summer of 1980. As per the terms of reference for the profile, information was obtained primarily from existing published material. The sources included, but were not limited to, 1971 and 1976 census data, the community profile on Sooke prepared by the Ministry of Lands, Parks and Housing, the section on Sooke-Port Renfrew in the 1978 British Columbia Regional Index prepared by the (then) Ministry of Economic Development, and files held in the offices of the Capital Regional District.

Much of the material was compiled by Mr. S. D. Rutherford, a Sooke resident, under the direction of West Coast Information and Research Group of Port Alberni.

Where possible and where considered important, efforts were made to update information. For more

specific or more recent information on the opportunities and potential of the electoral area, interested parties should contact the Sooke Electoral Area Economic Development Commission or the Capital Regional District (addresses in section V). For more specific or more recent information on groups and events in the communities within the electoral area, interested parties should contact the major local newspaper, the Sooke Mirror.

II. GENERAL

1. Location (see also maps following)

The Sooke Electoral Area is the westernmost component of the Capital Regional District (CRD) which is located on southern Vancouver Island in the province of British Columbia. The electoral area is also the largest component of the CRD as it contains nearly 149,000 hectares (368,000 acres) or 61 percent of the land mass of the District.

The area is bordered on the south by the Strait of Juan de Fuca and the United States and on the north by the Insular mountains of the Coast Range.

SOOKE ELECTORAL AREA BOUNDARY EXTREMITIES (a)

Compass Point	Land Feature	Latitude (Approx.)	Longitude (Approx.)
North	Mt. Bolduc	48°43' N.	
South	Beechey Head	48°19' N.	
East	Mt. Matheson		123°38' W.
West	Owen Point		124°30' W.

(a) Latitude and longitude figures obtained from Department of Fisheries and Environment, Canadian Hydrographic Service, Marine Charts, 1978 new edition.

Elevations within the electoral area range between sea level and 1,129 metres (3,702 feet) giving the area the additional distinction of having the highest elevations within the CRD.

(b) Topography - The communities of Sooke, River Jordan and Port Renfrew are south and southwest of Victoria, situated near the ocean and near sea level. The area with the largest population concentration - the Sooke Harbour/Basin - is surrounded by a flat to rolling foreshore. The remainder of the region consists mainly of rugged forested hills and coastline.

Arable soil is found on the slopes bordering the north side of Sooke Harbour and in the heavily forested San Juan River delta near Port Renfrew.

The soils consist of mixed loam soils, sandy loam, loam and sandy clay loams. Gravel deposits are often on the surface or underlay the topsoil.

(c) Proximity to Main Highways - Highway 14 connects all the communities of the area with Victoria and the Trans Canada Highway. Sooke is 25 kilometers (km) - 16 miles - from the Trans Canada Highway. The much smaller but identifiable communities of River Jordan and Port Renfrew are 32 km (20 miles) and 74 km (46 miles) northwest of Sooke, respectively.

(d) Proximity to Main Railways - Both C.P.R. and C.N.R. facilities exist in Victoria. An abandoned

C.N.R. line runs from Victoria to Shawnigan Lake along the Sooke River.

(e) Proximity to Major Centres -

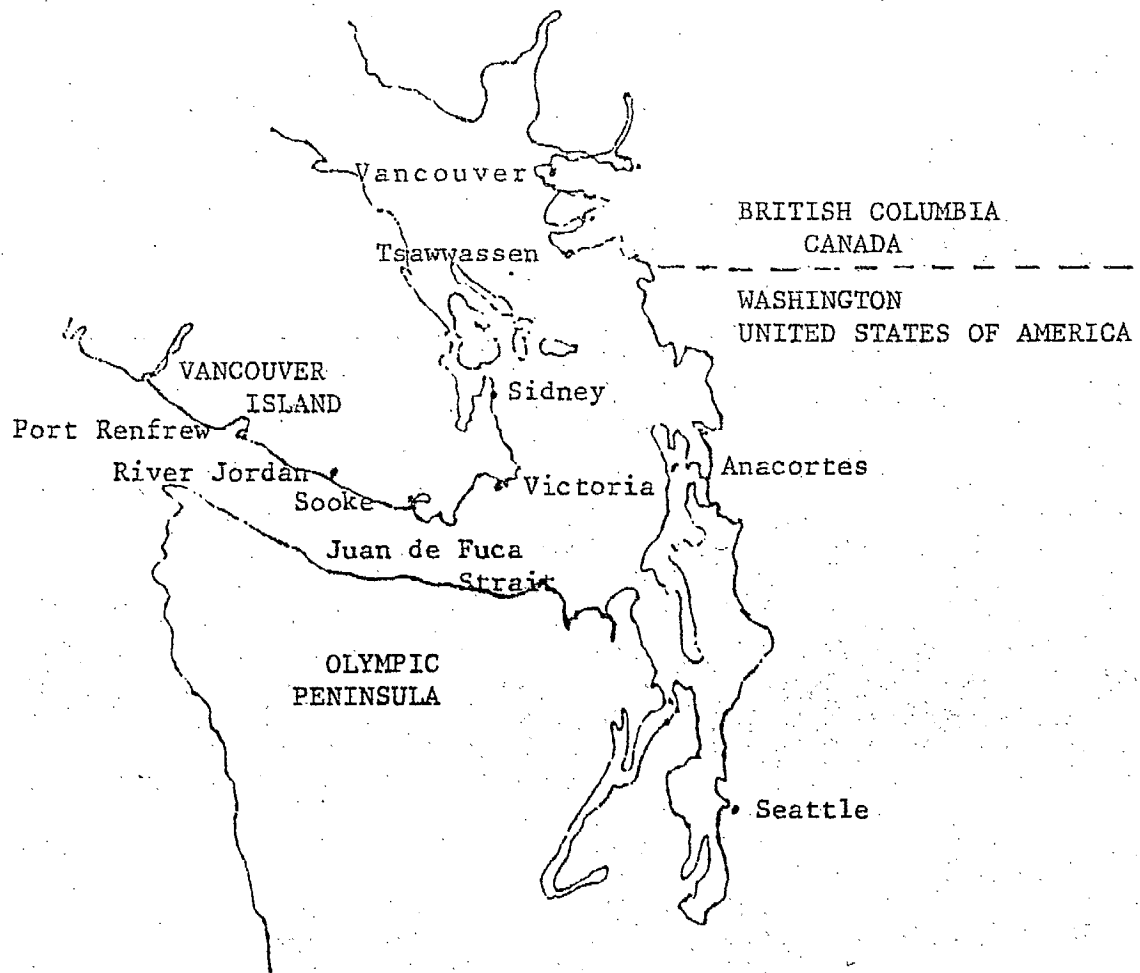
<u>Sooke to:</u>	<u>Kilometers</u>	<u>Miles</u>	<u>Time by Car</u>
Victoria	35	21	45 minutes
Nanaimo	135	80	2 hours
Vancouver	90	55	3½ hours (ferry)

2. Maps

SOOKE ELECTORAL AREA MAPS AVAILABLE FROM THE CAPITAL REGIONAL DISTRICT AS OF JULY, 1980

Map	Area Covered	Scale
Sooke Composite Base Zoning Map	Matheson Lake to Muir Creek	1"=1000'
Sooke Settlement Plan	River Jordan to Matheson Lake	1"=2000'
Sooke and East Legal Map	Matheson Lake to Muir Point	1"=1000'
Sooke and West Legal Map	Muir Point to Kirby Creek	1"=1000'
Sooke Composite Base Legal Map	Matheson Lake to Muir Creek	1"=1000'
Sooke Village Map	Sooke River to Muir Point	1"=400'

Geographical location of the
Sooke Electoral Area relative
to southern VANCOUVER ISLAND,
the southern BRITISH COLUMBIA
mainland, and north-western
WASHINGTON.

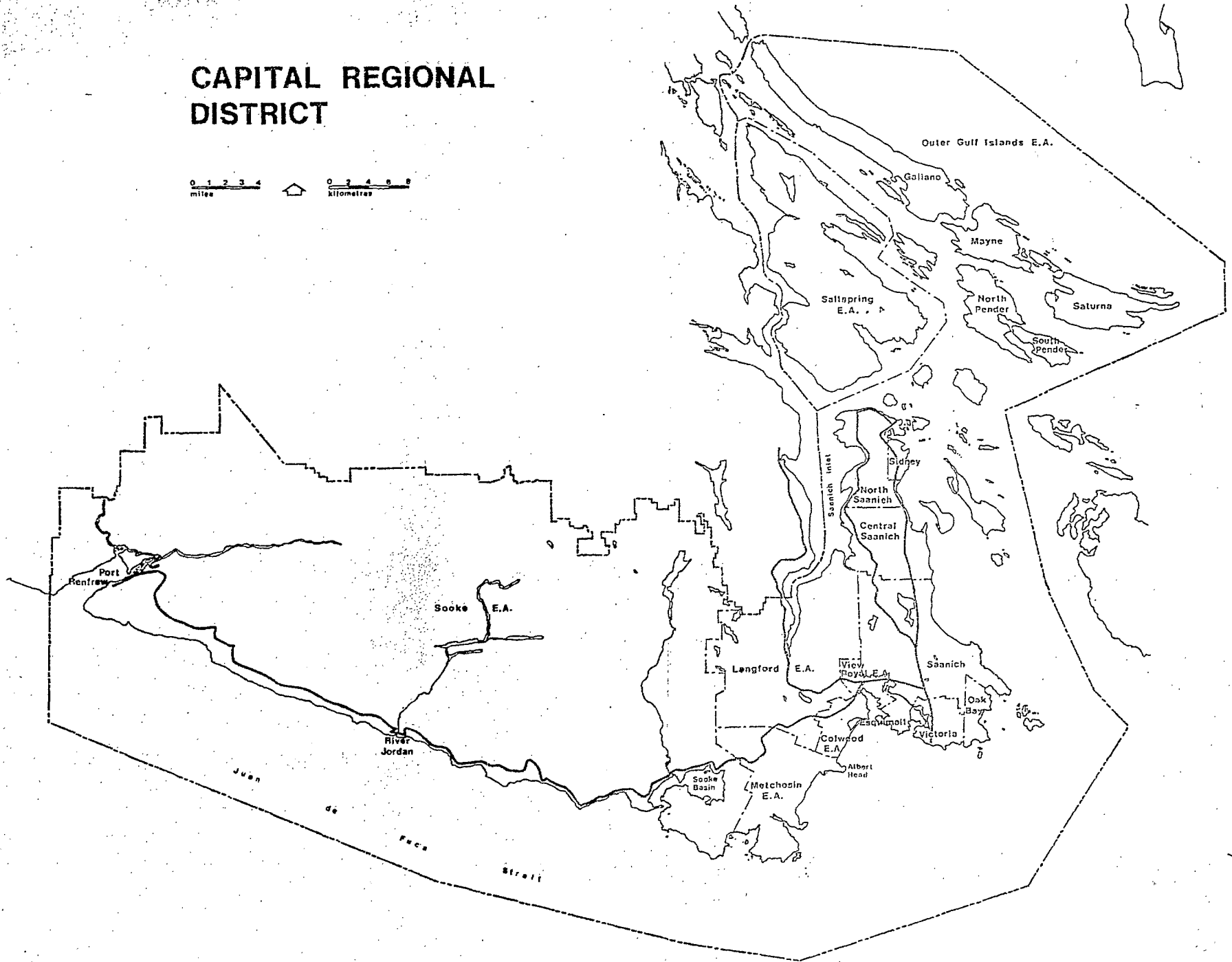


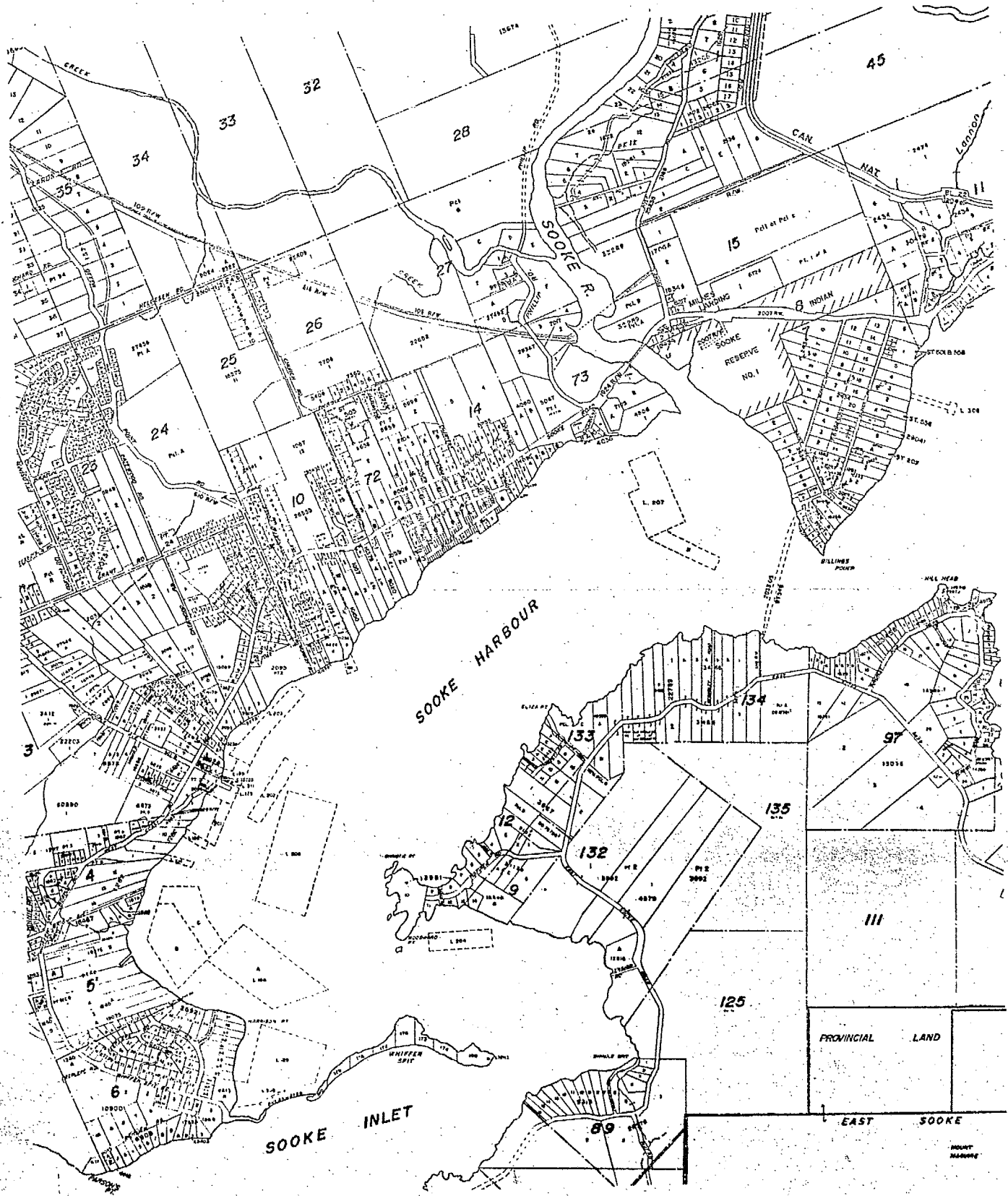
CAPITAL REGIONAL DISTRICT

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miles



0 2 4 6 8
kilometres





3. Resume of Major Activities*

(a) Primary Industry - The logging industry is the major industrial employer and economic indicator of the electoral area. In 1976, 367 local people were employed in logging operations. At present, the three major logging companies in the area are employing 640 people, but only 255 of these reside in the electoral area. The other employees commute from metro Victoria or the Cowichan Valley northeast of Port Renfrew. Several smaller logging operations in the electoral area, if included, would probably bring the 1980 total of local employed to the aforementioned 1976 level.

Timber is grown and harvested on Tree Farm Licences Number 22--B.C. Forest Products Ltd., and Number 25--Rayonier Canada (B.C.) Ltd., and private holdings. Log production was reported at 186,000 cunits in 1976 but industry spokesmen suggest the figure was much higher. In 1979, the three major operations had log production totalling 368,110 cunits.

B.C. Forest Products and Rayonier are managing their holdings in a manner which is thought to yield perpetual production at the present rate of extraction. Pacific Logging (the third major company in the area) will log their holdings at the present rate for another 10 years

* More specific information about businesses in the electoral area is found in Section XIX (pp. and in Section XX.

only but will be able to continue logging at a lesser rate of extraction thereafter until new growth comes on stream (circa 2020) when production should increase again.

The Strait of Juan de Fuca is a major B.C. fishing ground for salmon and other species. The Strait is also a main corridor for marine fishing traffic coming from and going to west coast fishing grounds. The Sooke Harbour/Basin was port to 95 commercial fish boats in 1976, which activity provided jobs for 148 people. In April of 1980, 100 to 110 commercial fish boats were using Sooke Harbour/Basin as home port. In September of 1979 four commercial fish boats were using Port Renfrew as home port.

Statistical Area 20 (off Sooke) produced 2,400 metric tonnes of fish worth \$5,376,000 in 1978. The majority of the catch was sockeye salmon while coho, chum, sole brills and grey cod formed a much smaller, but, nevertheless, substantial proportion of the amount accounted for. The catch from Statistical Area 20 is usually in the top five producing areas for at least one species each year.

In 1976, there were 20 census farms in the electoral area with sales of \$1,200 to \$4,999 per year and four census farms with annual sales over \$5,000. Arable farmland consisted of 3,904 acres in 1976. A Capital

Regional District report on agriculture published in March 1978 noted three commercial farms in the Sooke Electoral Area with annual gross incomes of over \$25,000. The 1980 assessment role shows 1,755 acres of farmland. This acreage is unequally divided over approximately 40 farms.

The mining industry consisted of gold and copper mines as recent as the mid-1970's. While these are no longer in operation, the Leech River and all its tributaries are reserved for placer mining. The large deposits of sand and gravel have been used by the logging companies and there is one commercial gravel operation in Sooke which employs six people. This is considerably fewer than the 25 employees reported in the mining sector in the 1976 census.

(b) Primary Processing Industry - Most of the region's timber is moved by tug to plants outside the area. Sooke Forest Products Ltd. is the largest lumber manufacturer in the electoral area. The mill employs up to 225 people and mills approximately 150 million board feet annually at full capacity. The stud mill portion of the operation has not run since November of 1979 due to poor market conditions, and the present poor wood market situation has forced the mill (as well as others in B.C.) to lay off people. Approxi-

mately 100 employees were working in the Sooke mill as of April 1980.

The Sooke Harbour/Basin is also a source of some shellfish which are processed locally in two small plants which together employ eight people for six months each year.

(c) Secondary Industry - There are a number of small industries located throughout the electoral area; these industries include small boat building, fishing tackle manufacturing, metal fabricating, printing and publishing and small boat repairing.

(d) Wholesale and Retail Trade - The retail trade sector is well developed in Sooke with approximately 80 establishments. Expansion of the service/commercial sector has kept pace with recent population increases. The wholesale and retail trade sectors in River Jordan and Port Renfrew are described in Section XVIII and XIX.

(e) Service Sector - Sooke has three financial institutions, three real estate offices, an accountant and doctor services. The service sectors in River Jordan and Port Renfrew are described in Sections XVIII and XIX respectively.

(f) Tourism - The Sooke electoral area is one of the most scenic areas in British Columbia and is known especially for its seashore and mountains. As such,

tourism has developed mainly for the fisherman and hiker. Three marinas and a number of fisherman-oriented resorts and campgrounds are found in the area. (See Section XVI, Subsection 4.) The salmon sports fishery in the Sooke area ranks second only to the Courtenay-Comox area in terms of annual catch. The many natural parks and beaches make the area a mecca for day hikers from Victoria. The southern entrance to the Pacific Rim National Park's West Coast Lifesaving Trail and a botanical marine park are situated at Port Renfrew.

All-Sooke Day, a world-renowned logging sports event initiated in 1933, is held each July in Sooke and attracts several thousand people.

(g) Government Sector - Federal, provincial and regional district offices are found in the area. The major government employers are the Ministry of Highways and a remote provincial corrections forestry camp.

(h) Education Services - Seven elementary schools and one secondary school are in the area. The University of Victoria and Camosun College are within commuting distance for most electoral area residents.

(i) Other - Many people who work in or near Victoria live in the Sooke portion of the electoral area; these people have been a major source of recent population

growth. This results in a large influx of income into the area for local purchases of goods and services.

(j) The Five Largest Employers - As of April 1980 -

- (1) British Columbia Forest Products Ltd. (Port Renfrew), 370 people;
- (2) Pacific Logging Co. Ltd. (C.P.R.) (formerly T.W. McKenzie), 160 people;
- (3) Sooke Forest Products Ltd., 100-175 people.
- (4) Canadian Puget Sound Lumber and Timber Co. Ltd. (Rayonier (B.C.) Ltd.), 100 people;
- (5) Sooke School District 62 (Sooke electoral area only), 87 people.

The five largest employers provide work opportunities for 35 to 40 percent of the labour force in the electoral area.

4. Climate

The climate of southern Vancouver Island is a west-coast maritime type. The winters are mild and wet with very limited snow (18 - 30 cm. lasting one or two weeks). The summers are warm and dry, moderated by the cool breezes off the ocean.

TEMPERATURE AND PRECIPITATION FOR
SOUTHERN VANCOUVER ISLAND

Station	1970 - 1979				1970 - 1979				
	Mean Temperature				Average Precipitation				
	January		July		January		July	Annual	
	C°	(F°)	C°	(F°)	mm	(in.)	mm	(in.)	
Sooke	3.5	(38)	13.6	(56)	187	(7.49)	15	(0.67)	1194 (47.8)
River Jordan					273	(10.90)	35	(1.41)	1900 (75.99)
Victoria	4	(39)	16	(61)	112	(4.5)	15	(0.67)	695 (24.9)

Sooke: Frost Free Days - 180 days, April 21 - October 28
Hours of Sunshine - 1800 hours
Prevailing Winds - Westerlies

Source: Sooke Marine Radio Station, February 1980.

The weather has little effect on land transportation. The highway to Victoria is always open and power interruptions are rare. Storms in the Strait of Juan de Fuca and ocean fog hinder marine traffic for some periods during the year.

5. A Brief History of the Community of Sooke.

Note: This section has been taken from the 1979 "Sooke Village Plan" prepared by the Capital Regional District and the Sooke Forum Council.

History (continued)

Sooke took its name from the Sooke Indian Band, early inhabitants of the area. The actual word "Sooke" is derived from a native word, "T'so-uke," the name given to a species of stickleback fish which were quite numerous in the Sooke Basin.

The earliest recorded encounter between the natives and whitemen was in 1790 when a Spanish captain named Manuel Quimper landed in Sooke Inlet and claimed the land for Spain. This claim, however, was later released when the British and Spanish signed a treaty at Nootka turning over all lands north of the Juan de Fuca Strait to the British.

The Sooke Indians were of the Coast Salish tribes and were believed to have originated in the Becher Bay area, moving their camps to the Sooke area during summers to take advantage of the abundant clam beds and larger salmon runs. Competition for hunting and fishing grounds was quite fierce between the tribes and often resulted in full-scale battles. Around 1850, three rival bands joined forces against the Sooke Indians and nearly annihilated the entire native population of Sooke. At the time of the arrival of the first white settlers in Sooke, the native population was estimated at 60 persons.

Captain W. Colquhoun Grant is credited as being the

History (continued)

first white settler in the village of Sooke. Captain Grant gained employment as a surveyor for the Hudson's Bay Company, at which time he purchased 100 acres of land on Sooke Inlet on which he built a cabin and began raising various crops and range animals. He also constructed a small waterpowered sawmill but unfortunately, was not too successful in his ventures, and in 1853 he left Sooke village, selling his holdings to John and Ann Muir, another industrious Scottish family. Perhaps one of the most long-lasting achievements of Captain Grant was the introduction of scotch broom which has now spread throughout the southern portion of Vancouver Island.

The Muir family had some experience in logging and farming, and immediately established an enterprising operation. In 1855, the family secured a boiler and engine which they combined with Grant's original mill to establish the Island's first steam-powered sawmill. As well as lumbering, the Muir family established a flour mill and was engaged in shipbuilding.

The turn of the century continued to see Sooke advancing with the addition of a resident doctor, a water system and a volunteer fire department. More importantly, however, this period saw the growth and stabilization of Sooke's two main industries: fishing and logging. Commencing with the Muirs, logging and sawmilling had

History (continued)

developed into a major employer in the Sooke area. This pioneer family was instrumental in establishing a permanent milling operation and developing export markets including areas as far away as South America. In 1892, the Muir mill, located at the present site of the government wharf, was forced to close. Larger mills located along the coast made small operations such as these impractical. Following this event, the industry experienced many fluctuations as many other groups started and dissolved their operations. Among these were the Milligans, the Elders, the Butlers and many more, many of whom still continue to operate and contribute to Sooke's economy.

Sooke's location along the salmon migration route has ensured that the village would always derive much of its livelihood from the water. The construction of the fish traps in 1904 was the start of an era where for the next 50 years Sooke Village would serve as a base to a number of workers who manned the traps. At their peak, individual traps were bringing in up to 300,000 fish per season. The traps were closed in 1959 due to pressure from various groups who felt that more persons could derive a living from the same size catch if the fishing was done using individual gillnetters or seiners. At present there are approximately 110 vessels which work out of Sooke Harbour. Besides the salmon fishing industry, there is

History (continued)

a small component of persons who gather other forms of marine life such as oysters, crabs and shrimp.

In the late 1850's, Vancouver Island became a crown colony and to encourage new settlers land prices were reduced to one dollar per acre. A single person was eligible to purchase 150 acres at this price, and a couple was eligible to purchase up to 200 acres.

Then, in 1864, Peter Leech, a government employee exploring the Sooke River, found gold in one of the tributaries. Within a very short period a tent town was created boasting numerous stores, three hotels and thirty bars. Sooke was the major settlement close to that instant town of 3000 miners. This activity, however, was shortlived in that the earnings quickly began to diminish and the prospectors began to leave. Although short-lived, the boom did result in Sooke getting a wharf and an improved road, and more importantly, it became known as a settlement.

Confederation between Vancouver Island and the mainland in 1870 provided further benefits to Sooke. Government help was increased, providing the funds for upgrading of the road, the building of a permanent bridge, a post office and school facilities.

Sooke, like many small communities, is a community in the true sense of the word, as many of the assets of the settlement have been derived from and by the residents.

History (continued)

For example, All Sooke Day was Sooke's answer to the economic crisis brought on by the Depression. The first event, which has now become a tradition, was started in 1933 when a picnic was held on Sooke flats to raise money for a new hall. For this event, fish donated by the Sooke Harbour Fishing and Packing Company were barbequed and served with all sorts of other donations from businesses in Sooke and Victoria. The success of this event prompted the formation of the Sooke Community Association and a commitment that the picnic would become an annual event. Although briefly interrupted during the Second World War, this event has now become a Vancouver Island tradition and has expanded to include a wide variety of activities and events, particularly in the logging theme and continues to draw a large number of participants and viewers from the entire Pacific Northwest.

The post-war period in Sooke was a time for all to return to their normal lifestyles. This period brought more improvements such as a police station, many businesses, improved secondary school facilities, the formation of the Sooke Fire Protection District, as well as many other services required by a growing community.

Today Sooke itself is a settlement of over 5,000 persons who, much like their ancestors, derive their living from the forest, fishing or service activities.

History (continued)

Forestry-related activities take up over 60% of the work force while fishing provides employment for roughly 150 residents. There are numerous local businesses as well as service organizations which provide community members a pleasant lifestyle. Despite this development, Sooke has maintained a unique atmosphere which is directly based on the rural environment and its harbour.

III. HUMAN RESOURCES

1. Population of the Electoral Area

Eighty-seven and one-tenth (87.1) percent of the area's 5,880 inhabitants (1976) live within a 5-mile radius of the Sooke village centre. The village itself has a population of 805. The settlements in and near River Jordan and Port Renfrew respectively contain approximately 5 and 6 percent of the population of the electoral area.

DISTRIBUTION OF SOOKE ELECTORAL AREA 1976 POPULATION

Census Tract	Geographical Areas or Neighbourhoods	1976 Population	% of Electoral Area Population	Within Five Mile Radius of Sooke Community Core
010	Mount Matheson Murder Bay Campbell Cove Hutchinson Cove Cooper Cove Anderson Cove Goodridge Penin. Saseenos East Sooke	656	11.2	Yes
011	Saseenos Billings Pt.	519	8.8	Yes
012	Saseenos Milnes Landing	609	10.4	Yes
013	Sooke Golf Course	655	11.1	Yes

DISTRIBUTION OF SOOKE ELECTORAL AREA 1976 POPULATION

Census Tract	Geographical Areas or Neighbourhoods	1976 Population	% of Electoral Area Population	Within Five Mile Radius of Sooke Community Core
014	Sooke Village	805	13.7	Yes
015	Sooke Indian Reserve 2 Muir Point	672	11.4	Yes
016	Broom Hill Poirier Lake Sooke River	573	9.7	Yes
017	Kemp Lake Otter Point Skookum Gulch	635	10.8	Yes
018	Not Identified	4	0.0	Yes
019	Shirley Sherringham Pt. Point No Point River Jordan Area south of Loss Creek and east of Sombrio Point	287	4.9	No
020	Area south of Robertson Creek west of Sombrio Point, Port Renfrew	348	5.9	No
021/ 022	Pacheenaht Indian Reserves 1 and 2	84	1.4	No
023	Sooke Indian Reserve 1	33	0.6	Yes
		5880	100.0	

Population (continued)

The Sooke-Saseenos-East Sooke triangle represents less than 5 percent of the land mass of the electoral area, yet, it will most likely be the site of future population growth because of the potential afforded by the harbour and because of the flat foreshore surrounding it. This is also the only area where the land is held in small private blocks. The bulk of the region is held in Tree-farm Licences, Crown ownership or private timber land. Some land is within the agricultural land reserve administered by the province's Agricultural Land Commission.

Population statistics reflect the shift in average age of the population caused by the maturing of the post-war babies. In the Sooke electoral area, the young worker, aged 18 to 35, accounts for 30 percent of the population. Thus Sooke itself is often characterized as a young, vigorous community with a large and able work force.

The electoral area has experienced some dramatic shifts over the last decade with a 41 percent increase in the number of households between 1971 and 1976. The two-person household shows the most gain (82 percent) and reflects the growth of the young marrieds group in the community between 1971 and 1976. The number of children which have been born to this group is increasing the school age population at a rate faster than experienced in other communities.

Population (continued)

Between 1971 and 1976, the population grew by 32 percent, which is more than twice the provincial rate of 14.6 percent for the same period. A rounded estimate prepared by the Capital Regional District Planning Department places the 1980 population of the Sooke Electoral Area at 7400. This estimate is based on the number of dwelling units calculated to be in the electoral area (2479) and an assumed persons per household size (3.0). Population projections prepared by the Capital Regional District assume a slower rate of growth over the next 21 years.

1976 Age and Sex Composition of the Electoral Area
Population

Age	% of Population		Male	Female	Total
0 - 4	9*	(10)**	280*	220*	525*
5 - 14	19	(23)	535	565	1090
15 - 24	17	(16)	515	485	1000
25 - 34	18	(13)	555	495	1065
35 - 44	10	(11)	290	495	560
45 - 54	10	(10)	310	275	580
55 - 64	10	(10)	295	280	570
65 and over	8	(9)	225	245	480
Total ***	101%	102%	51.5%	48.5%	5,870***

Source: Statistics Canada

* These columns represent 1976 figures.

** This column represents 1971 figures and is included for comparison purposes.

*** All figures are rounded to the nearest 5 units in each population category; this rounding explains why the total in this table is 10 less than the enumerated total of 5880 and why the percentages of population add to more than 100.

(a) Population Characteristics

HISTORICAL POPULATION FIGURES -- SOOKE ELECTORAL AREA

Year	Population	Percent Change from Previous Figure	Average Annual Growth Rate in Time Period (Percent)	Compound Rate of Growth 1961 - 1980
1961	2,817	NA	NA	
1971	4,346	54.2	5.4	
1976	5,763	32.6	6.5	
1980	7,400	28.4	7.1	5.2%

Source: Capital Regional District, August, 1980.

PROJECTED POPULATION FIGURES -- SOOKE ELECTORAL AREA

Year	Population Estimate	Percent Change from Previous Figure	Average Annual Growth Rate in Time Period (Percent)	Compound Rate of Growth 1980 - 2001
1980	7,400	28.4	7.1	
1986	8,600	16.2	2.7	
1991	9,700	12.8	2.6	
1996	10,600	9.3	1.9	
2001	11,400	7.5	1.5	2.1%

Source: Capital Regional District, August, 1980.

Calculations by West Coast Information and Research Group.

An August 1978 Sooke Community Profile done by the Ministry of Lands, Parks and Housing commented that an estimated 25% of the households in the Sooke area were composed of retired people, while another 30% of the households have at least one member who commutes to a job in the Victoria area.

BRITISH COLUMBIA POPULATION PROJECTIONS, 1979-2001 SCHOOL DISTRICT 162 SOOKE^(a)

SOURCE: B.C. RESEARCH POPULATION MODEL,
STATISTICS CANADA JUNE 1 CENSUS DATA,
B.C. DIV. OF VITAL STATISTICS CALENDAR YEAR DATA

	Historical Years					Future Years					1991	1996	2001	
	1966	1971	1976	1979	1980	1981	1982	1983	1984	1985				1986
Births	360	474	504	567	587	606	613	617	620	620	621	635	615	648
Age:														
0-4	2,260	2,440	2,730	3,124	3,243	3,341	3,350	3,338	3,310	3,273	3,235	3,239	3,114	3,271
5-9	2,379	2,810	3,070	3,061	3,069	3,093	3,206	3,331	3,458	3,574	3,671	3,488	3,444	3,315
10-14	1,835	2,805	3,365	3,419	3,410	3,396	3,365	3,337	3,317	3,311	3,324	3,885	3,651	3,606
15-19	1,272	1,965	3,000	3,255	3,304	3,341	3,388	3,427	3,459	3,484	3,500	3,463	4,042	3,814
20-24	1,053	1,820	2,445	3,134	3,351	3,543	3,632	3,691	3,726	3,744	3,751	3,823	3,718	4,337
25-29	1,142	1,804	3,145	3,508	3,606	3,707	3,895	4,084	4,264	4,425	4,558	4,431	4,327	4,171
30-34	1,258	1,746	2,700	3,706	4,016	4,286	4,372	4,417	4,637	4,447	4,462	5,162	4,867	4,726
35-39	1,083	1,439	2,060	2,515	2,707	2,926	3,270	3,627	3,979	4,307	4,594	4,742	5,440	5,136
40-44	989	1,286	1,655	2,015	2,148	2,289	2,413	2,549	2,702	2,879	3,085	4,730	4,823	5,525
45-49	886	1,219	1,460	1,643	1,719	1,804	1,910	2,026	2,151	2,286	2,428	3,231	4,905	5,006
50-54	768	1,096	1,415	1,530	1,567	1,607	1,654	1,707	1,768	1,838	1,919	2,536	3,335	5,063
55-59	615	967	1,320	1,507	1,560	1,605	1,628	1,645	1,660	1,677	1,697	1,958	2,542	3,334
60-64	513	783	1,100	1,265	1,319	1,374	1,439	1,503	1,565	1,621	1,671	1,751	1,997	2,600
65-69	442	555	755	876	921	971	1,034	1,101	1,171	1,242	1,314	1,634	1,712	1,967
70+	959	1,050	1,150	1,333	1,415	1,510	1,619	1,739	1,869	2,009	2,159	3,021	3,784	3,994
Total	17,454	23,785	31,180	35,891	37,356	38,792	40,174	41,523	42,838	44,119	45,367	51,096	55,700	59,866
Deaths	140	166	176	211	225	238	249	259	269	280	291	359	440	557
Migrations*341		958	1,191	1,132	1,102	1,115	1,018	990	965	941	985	870	745	742
% Male	50.9	50.8	50.9											

* Estimated residual net migration based on the population growth over previous 5 years.

(a) Sooke School District includes Colwood, Langford, Metchosin and Sooke Electoral areas. Sooke students comprise approximately 19% of the student population in the Sooke School District. Using that 19% as an approximate ratio, one could obtain a rough estimate of the population within any age group in the Sooke Electoral area in any of the years identified above.

(i) Population by Ethnic Group -- Sooke Electoral Area

Data obtained from the 1971 Census showed only two ethnic groups were represented by more than five percent each of the population (4346) at that time. Those two groups were the British (represented by 65.8 percent of the population) and the Scandinavians (represented by 5.8 percent). Other ethnic groups with major population representations were the French with 4.7 percent and the Jewish with 4.9 percent. No data on the ethnic origins of those who are living in the electoral area has been available since 1971.

(ii) Households by Number of Persons--Sooke Electoral Area

Number of Persons in Households	1971		1976		Percent Change in Number of Households 1971-1976
	Number of Households	As Percent of Total	Number of Households	As Percent of Total	
1	220	16.4	305	15.3	+38.6
2	395	29.4	720	36.0	+82.3
3	205	15.2	320	16.0	+56.1
4	235	17.5	330	16.5	+40.4
5	150	11.2	190	9.5	+26.7
6 and over	140	10.4	135	6.8	- 3.6
Total	1345	100.1	2000	100.1	+48.7
Average persons per household	3.2	NA	2.9	NA	NA

Source: Statistics Canada
Calculations by West Coast Information
and Research Group.

(iii) Families in Sooke Electoral Area

Category	1971	1976	Percent Change 1971-1976
Total Families	1,120	1,605	+ 43.3
Total persons in families	3,960	5,515	+ 39.3
Average number of people/family	3.5	3.2	- 8.6

Source: Capital Regional District
Calculations by West Coast Information and Research Group.

Note: The number of families does not equal the number of households because one (or more) member(s) of a family may have moved out of the family home and into their own housing.

(iv) Income

No current published data exists to report income in measures used in the 1971 census, so trends and comparisons are difficult, if not impossible, to arrive at.

British Columbia Taxation statistics compiled by the Central Statistics Bureau of the Ministry of Industry and Small Business Development provide one estimate of average incomes in the Capital Regional District, of which the Sooke Electoral Area is a part.

1977 average income \$11,533

1978 average income \$11,944

2. (a) Labour Force

I N D U S T R Y	Experienced Labour Force by Industry, Sooke Electoral Area 1971		Probable Relative Changes in Distribution of Employment
	Number	Percent	1971-1980 ^(a)
Agriculture	45	2.5	No change
Forestry	405	22.8	Slight increase
Fishing and Trapping	65	3.7	Some increase
Mines, Quarries and Oil Wells	25	1.4	Decrease
Primary Industry (sub total)	540	30.4	No change
Manufacturing	245	13.8	Slight decrease
Construction	125	7.0	Slight decrease
Transportation, Communication and Utilities	110	6.2	No change
Trade	130	7.3	Some increase
Finance, Insurance and Real Estate	55	3.1	Slight increase
Community, Business and Personal Service	305	17.2	Some increase
Public Administration and Defence	120	6.8	No change
Unspecified or Undefined	145	8.2	Decrease
Labour Force Measure	1775	100.0	Increase

(a) West Coast Information and Research Group reviewed economic activity in the Sooke electoral area in 1980 in conjunction with work on this profile. This review suggests some relative changes in distribution of employment have occurred since 1971.

2. (b) Unemployment

Note: Unemployment data for Sooke is integrated in the following Victoria Canada Employment and Immigration Commission data. The percent distribution of unemployed in Sooke is probably higher in the 3 younger age groups than is shown for the whole Capital Regional District.

PERCENT DISTRIBUTION OF UNEMPLOYED CLIENTS IN THE CAPITAL REGIONAL DISTRICT BY AGE AND SEX (30 June, 1980)

All Ages		Under 20 years	20-24 yr	25-44 yr	45-64 yr
Male	55.8	8.2	15.2	23.1	8.7
Female	44.2	7.1	11.7	18.0	7.1
Percent Total	100.0	15.3	26.9	41.1	15.8
Numerical Total	8546	1309	2299	3508	1352

Source: Canada Employment and Immigration Commission,
Victoria Office.

DISTRIBUTION OF REGISTERED CLIENTS IN THE CAPITAL REGIONAL DISTRICT
BY SEX AND SOME OCCUPATIONAL TITLES (30 June, 1980)

The reader of this table is advised to consult the notes below before making a conclusion.

Occupational Title	Without Employment*		a & b as percent of all unemployed	Number of Registered Job Vacancies
	Male (a)	Female (b)		
Managerial, Administrative and related	188	78	3.1	4
Natural Science, Engineering and Math	167	38	2.4	6
Social Science and related	71	116	2.2	8
Teaching and related	108	176	3.3	1
Medicine and Health	61	229	3.4	19
Artistic, Literary and related	72	50	1.4	6
Clerical and related	358	1483	21.5	62
Sales	235	305	6.3	35
Service	551	613	13.6	120
Farming, Horticulture and related	98	44	1.7	3
Forestry and Logging	84	4	1.0	1
Processing Occup.	163	52	2.5	8
Machining and related	128	3	1.5	10
Product Fabricating, Assembling and Repair.	461	45	5.9	38
Construction Trades	618	10	7.3	40
Transport Equipment Operating	506	28	6.2	20
Sub Totals	3869	3274	83.6	NA

Source: Canada Employment and Immigration Centre Data

Notes: * Some people with employment are looking for different jobs and are therefore registered with CEIC; some unemployed are not registered with CEIC

- Unemployment data for Sooke is integrated in the Victoria CEIC data

- The unemployment rate in Sooke is strongly tied to fluctuations in the forest and fishing sectors of the economy which sectors are both relatively cyclical.

2. (c) Participation Rate

No participation rate figures are available for the Sooke Electoral Area alone. Various measures for the Victoria metro area can be taken as an approximation for the Sooke Electoral Area since the latter is geographically adjacent to the former and the two areas are involved in a number of economic interactions.

LABOUR FORCE SURVEY CHARACTERISTICS

FOR THE VICTORIA CENSUS METRO AREA

CHARACTERISTICS	JULY 1976	JULY 1977	JULY 1978	JULY 1979	JULY 1980
Population 15+	175,000	174,000	184,000	171,000	181,000
Labour Force	103,000	106,000	117,000	101,000	107,000
Participation Rate %	58.8	60.9	63.6	59.3	58.9
Employment	93,000	98,000	108,000	95,000	98,000
Employment Ratio %	53.2	56.1	58.6	55.2	54.2
Unemployment	10,000	8,000	9,000	7,000	8,000
Unemployment Rate %	9.5	8.0	7.8	6.8	7.9

Source: Economic Services
Canada Employment and Immigration Commission
Vancouver, B.C.
Statistics Canada publication "The Labour Force" (71-001)

Note: July was taken as a reporting month because it was the most recent month available at the time of preparation of this table with which to show a trend.

SEASONALLY ADJUSTED
LABOUR FORCE CHARACTERISTICS COMPARED - JULY 1980

CHARACTERISTIC	VICTORIA CMA	B.C.	ALTA.	ONT.	CAN
Population 15+	181,000	2,009,000	1,525,000	6,544,000	18,014,000
Labour Force	107,000	1,265,000	1,065,000	4,456,000	11,496,000
Participation Rate %	58.9	63.0	69.9	66.6	63.8
Employment	98,000	1,181,000	1,026,000	4,057,000	10,628,000
Employment Ratio %	54.2	58.8	67.3	62.0	59.0
Unemployment	8,000	84,000	39,000	299,000	868,000
Unemployment Rate %	7.9	6.6	3.7	6.9	7.6

Source: Statistics Canada publication "The Labour Force" (71-001)

3. Labour Relations

Most unions with members in the Sooke Electoral Area are affiliated with the Victoria Labour Council (VLC). The Public Service Alliance of Canada (PSAC), The Teamsters and some very small locals are not affiliated with the VLC.

The International Woodworkers of America (IWA) has more members from the Sooke Electoral Area (700) than does any other union.

The Canadian Union of Public Employees (CUPE), the United Fishermen and Allied Workers Union (UFAWU), the Teamsters, the Construction and General Labourers Union and the B.C. Government Employees Union (BCGEU)

are a few of the more widely recognized unions also with members in the Sooke Electoral Area.

No work stoppages were experienced in the Sooke Electoral Area in 1979.

4. Occupation and Wage Rates

No current published data on occupations and wage rates is available for the Sooke Electoral Area in itself.

The base rate for the 700 Sooke Electoral Area members of the IWA (see above) is \$9.96 per hour (September, 1980).

The table following will provide one approximation of average weekly earnings for all employees in various economic sectors in the Electoral Area which is not a part of, but is adjacent to, the Victoria metro area.

HISTORICAL AVERAGE WEEKLY EARNINGS FOR ALL EMPLOYEES IN
VARIOUS SECTORS OF VICTORIA METRO ECONOMY (IN DOLLARS)

STANDARD INDUSTRIAL CLASSIFICATION	JAN. 1980	JUNE 1979	JUNE 1978	JUNE 1977	JUNE 1976
100-399 Manufac- turing	384.09	352.88	324.80	308.00	294.38
Durable goods	410.35	370.14	341.57	330.39	317.69
Non-durable goods	330.24	316.06	292.47	273.23	251.77
500-579 Trans- portation, Communication, other utili- ties	365.26	352.29	321.42	302.58	286.88
600-699 Trade	234.31	225.71	205.48	208.59	198.75
850-899 Service	163.16	115.20	149.05	146.96	131.99
031-899 Industrial Composite	270.94	262.97	242.48	234.03	227.93

Source: Statistics Canada publication EMPLOYMENT, EARNINGS and HOURS
72-002

Notes: June is selected as a reporting month since it often
approximates the average for the year. January 1980
figures were the most recent available at the time of
preparation of this table.

IV. MUNICIPAL GOVERNMENT

1. General

(a) Number of Representatives - One regional director for the Electoral Area.

(b) Term of Office - Two years

(c) Type of Administration - The Electoral Area is part of the Capital Regional District and is represented by one director. The community of Sooke is unincorporated, therefore the local budget is administered by the Capital Regional District. There is, however, a locally-elected advisory council called the Sooke Forum Council. Their monthly meeting allows the public to bring its opinions and concerns regarding the Electoral Area to the regional director.

1980 REQUISITION SUMMARY FOR THE SOOKE ELECTORAL AREA

Source: Capital Regional District	
Function	Amount Requisitioned
Legislative and General Government	\$ 18,680
Election Expenses	4,979
U.B.C.M.	1,898
Grants-in-Aid	7,500
Animal Control	8,324
Solid Waste Disposal	7,149
Community Health Services	49,924
Regional Planning Services	17,199
Community Planning Services	86,642
Economic Development	2,500
Regional Parks	18,883
Community Parks	21,445
Community Recreation Program	21,445
Electoral Area Recreation	117,948
Total	\$384,516

(e) Major Projects Planned and Method of Finance -

None at present time.

(f) For list of services received by residents, see Section V. 2. also.

2. Taxation(a) Taxable Assessments by Purpose for Sooke Electoral Area

	<u>General</u>	<u>Hospital (School)</u>
1976	\$33,776,651	\$36,070,159
1977	35,217,645	37,684,640
1978	30,324,541	33,191,389
1979	34,297,200	37,360,620
1980	41,014,696	42,892,656

Source: Capital Regional District Finance Department, March 1980

(b) Basis of Assessment - Land and improvements are theoretically assessed at 100 percent of their market value and taxed at 15 percent of assessed value for residential property, 30 percent of assessed value for industrial property, and 25 percent of assessed value for commercial property.

(c) Mill Rates - Are established by the provincial "Surveyor of Taxes" (telephone--387-6454).

MILL RATES FOR THE SOOKE ELECTORAL AREA

Function	1977	1978	1979
Capital Regional District	8.863	11.150	9.152
Less "Health Credit"	(.695)	(.750)	(.750)
Sub-Total	8.168	10.400	8.402
Regional Hospital	1.140	1.500	1.800
Assessment Authority	1.271	1.455	1.430
Municipal Finance Authority	.020	.018	.018
Province of British Columbia	10.000	10.000	10.000
School	40.235	50.235	48.526
Regional Library	1.533	1.783	1.524
Fire District*	Not available	3.771	5.351
Total:	62.367	79.162	77.015

* Only applies to Fire Protection Area; 7 mills were assessed for fire protection in the Otter Fire District.

Source: Capital Regional District Finance Department, 1980.

3. Law Enforcement

(a) Type of Police Administration - An R.C.M.P. detachment is based in Sooke village with a back-up force in Colwood and investigation units in Victoria.

(b) Number and Make-Up of Force - There are nine R.C.M.P. officers including one sergeant in Sooke. Two public service secretaries and seven auxiliary police officers (volunteer) complement the force.

(c) Equipment in Use - There are three patrol cars stationed in Sooke, one of which is a four-wheel drive

vehicle. A police helicopter and patrol vessel stationed in Sidney are sometimes used in the Sooke area.

(d) Court System - All courts are in Victoria.

4. Fire Protection

(a) Boundary of District - The Sooke Volunteer Fire Department services the Sooke village area only within a 3.5 mile radius of the Fire Hall. The Sooke Forest Products Mill has its own fire personnel. The recently formed Otter Point Fire District serves the Otter Point-Kemp Lake area with a tanker and 900 gallon pumper. Construction of a 2-storey, 2-bay firehall in the Otter Fire District began in June of 1980.

The B.C. Forest Service protects the remainder of the region.

(b) Number of Personnel - In Sooke, there is one paid Fire Chief and 38 volunteers. Otter Fire District has volunteer chief and firefighters.

(c) Alarm System - There are six fire phones, one voice pager system, four walkie talkies, four mobile truck radios, building alarms and a siren in Sooke. Four establishments in the community are connected to an alarm system and the schools are scheduled to be connected to that same system by 1981.

(d) Inspection Programs - Buildings are inspected every six months, while fire drills are held regularly in the schools.

(e) Annual Fire Losses Over a Five-Year Period

<u>Year</u>	<u>Incidents</u>	<u>\$ Loss</u>	<u>Injured</u>	<u>Dead</u>
1979 (8 months)	9	153,039*	0	0
1978	15	66,670	0	0
1977	5	50,036	0	0
1976	7	48,801	0	0
1975	3	44,000	0	0

* The largest portion of this loss was due to a B.C. Hydro substation fire.

Source: Sooke Fire Department.

(f) Insurance Classification of Community -

Sooke: B rating

(g) Emergency Measures Organizations - The

Provincial Emergency Program and the Sooke Rescue Society operate in Sooke. The Sooke Fire Chief coordinates the Rescue Society's truck which serves the region.

(h) Equipment - Sooke has two 650-gallon pumpers (1971 models), one 150-gallon mini pumper, one rescue truck, one ambulance of the Provincial Ambulance Service, 20 hydrants on 10-inch water mains and 184 stand pipes approximately 500 feet apart.

5. Community Planning(a) Community Planning Organizations - Planning

recommendations are made to the Capital Regional District through the Sooke Forum Council, the Advisory Planning Commission and the regional director. The Regional District is the primary planner for the area.

(b) Immediate and Long Range Plans - The Sooke Economic Development Commission, formed through the Capital Regional District, is attempting to attract new industry and tourism into the area. A new industrial park and/or marine-oriented commercial park is contemplated for the Sooke Harbour/Basin area. It is hoped these projects will attract more manufacturing and a greater share of the marine industry to Sooke. B.C.'s Lands, Parks and Housing Ministry completed a foreshore study for the Sooke Harbour and Basin in August of 1980.

(c) Co-ordination with Other Levels of Government - Both the federal and provincial governments are involved in the planning of the area. The federal government is responsible for the ocean fisheries and the government wharf and harbour in Sooke and Port Renfrew. The provincial government is engaged in foreshore land uses, highways, subdivision approvals, parks and forestry.

V. REGIONAL, PROVINCIAL AND FEDERAL GOVERNMENTS

1. General

(a) Structure of Administration - The Capital Regional District is the regional government of Greater Victoria. Regional directors are elected in electoral areas, and appointed in municipalities. There are 18 directors with 52 votes. Each area or municipality is allowed one vote for every 5,000 persons or portion thereof. As a result, the Sooke electoral area has two votes on most regional matters. The C.R.D. represents 230,592 people, covering 934 square miles. Note: Further information about local government services is available by contacting the offices below:

(b) Local Government Services Available -

1. Animal Control Officer - 490 Atkins, Langford,
telephone -- 478-0624
2. Community Health Service - 6650 Sooke Road,
telephone -- 642-5208
3. Engineering Services - 6650 Sooke Road,
telephone -- 642-5208
4. Capital Regional District - 524 Yates Street,
Victoria, telephone -- 388-4421.
5. Sooke Economic Development Commission - 6695 Sooke
Road, telephone -- 642-5612 (Ray Nestman, Commissioner)
6. Sooke Forum Council - Box 561, Sooke, B.C.

The aforementioned Sooke Forum Council is an advisory body to the Regional Director and the Capital Regional District. It meets the first Wednesday of every month in the Sooke Community Hall at 7:30 p.m.

2. Services Administered by Regional Government

The following services in the Electoral Area are administered by the Capital Regional District: community health and social services, local planning and zoning, local works and services, regional parks and community recreation, regional planning and economic development, solid waste management and sewage disposal, transit planning and management, hospital planning, building inspection and animal control.

3. Services Administered by Provincial Government

The following services in Sooke are administered by the province:

(a) Highways and Public Works - Sooke Maintenance Establishment, Sooke Road; telephone via the Public Information Office in Victoria, -- 387-3182.

(b) Human Resources - Sooke, 6750 West Coast Road, telephone -- 642-5203

(c) Motor Vehicle Branch - Sooke Sub Branch, 6689 Sooke, telephone -- 642-2533

(d) Ambulance Services - Sooke, telephone -- 642-3141

(e) Victoria Offices - As the provincial capital, Victoria contains offices for most Ministries.

4. Services Administered by Federal Government

The following services in Sooke are administered by the federal government:

(a) Canada Post - Sooke Post Office, 6631 Sooke Road, telephone -- 642-3013

(b) Fisheries and Oceans - Sooke Office Fisheries, 6705 Sooke Road, telephone -- 642-5322

(c) Royal Canadian Mounted Police - Sooke, 2050 Drennan, telephone -- 642-5241

(d) Transportation Canada, Victoria Coast Guard Radio - Sooke, 7316 McMillan, telephone -- 642-3431

(e) Victoria Offices - Many federal departments are in Victoria and can be found by consulting the Government section of the phone book.

VI. HOUSING AND ACCOMMODATION IN THE SOOKE ELECTORAL AREA

1. Multiple Family Units

As of January 1, 1980 there were 413 multiple family units (including duplexes) in the electoral area. Only 227 of those units existed in 1976. Twenty-nine percent (29%) or 118 units are in one large development in the Sooke-Saseenos corridor.

Mid-1980 rental rates for one bedroom apartments start in the \$200 area; few apartments are available for rent.

The mid-1980 price range for condominiums is \$28,000 to \$90,000; some units are available for purchase.

2. Single Family Detached Houses

(a) Number - Single detached -- 1,875 (Jan. 1, 1980);
moveable -- approximately 400 (Jan. 1, 1980).

(b) For Rent - Few

(c) For Purchase - 50

(d) Average Price - \$55,000 to \$65,000

(e) Availability of Building Lots - A 1979 Capital Regional District survey concluded approximately 300 lots were available in the Sooke area. The East Sooke Ratepayers Association has indicated that an additional 60 lots are becoming available in East Sooke that had not been counted by the CRD.

(f) Average Price of Lots - \$17,500

(g) Average Cost of Servicing a Lot - \$2,000 to \$5,000.

(h) Percentage of Homeowners in the Electoral Area - an estimated 90%.

(i) Housing Developments Underway and Contemplated - Many of the 160 lots in East Sooke were being prepared through the summer and fall of 1980.

(j) Conditions and Availability - There is a selection of new housing available.

3. Total Housing Stock in Sooke as of January 1, 1980.

Figures supplied by the Capital Regional District suggest the housing stock in Sooke as of January 1, 1980 stood at 1875 single family units, 75 units within duplexes, 338 units within multiple family dwellings and 400 mobile home units for a total of 2499 units. These figures were derived from a 1971 census data base and annual building permit information since then.

3. DWELLING UNIT SUMMARY BY TYPE FOR SOOKE ELECTORAL
AREA

	S.F.D.	Duplex	Multi-Family	Mobile	Total
1971 Census:					
Sooke	980	25	75	95	1,175
River Jordan	80	10	10	5	105
Port Renfrew	95	0	0	5	100
TOTAL	1,175	35	85	105	1,380
Building Permits:					
1971 (July-Dec.)	18	0	0	0	18
1972	58	2	4	0	64
1973	59	2	18	17	96
1974	74	0	0	29	103
1975	151	6	27	25	209
1976 (Jan-Mar)	42	6	42	0	90
1971-76 Building Permit Sub-Total	402	16	91	71	580
Total D.U. to June 30, 1976	1,577	51	176	176	1,960
Building Permits:					
1976 (Apr-Dec)	141	10	100	19	270
1977	92	14	62	2	170
1978	35	0	0	11	46
1979	30	0	0	7	37
Total to Jan.1, 1980	1,875	75	338	215	2,483
					less demolitions 1971-1979
					4
					<u>2,479</u>
Notes: SFD = Single Family Dwelling Assumptions are specified after next table.					
Source: Capital Regional District, March 1980					

4. SUMMARY OF POPULATION AND HOUSING FOR SOOKE.
ELECTORAL AREA

June 1971 (census)			June 1976			January 1980 (est.)		
Pop.	Hous- ing	Hhld Size	Pop. (cen.)	Hous- ing (est.)	Hhld Size	Pop.	Hous- ing	Hhld Size
Sooke	3,680	1,175	3.1	5,011	1,960			
River	295	105	2.8	287	1,960	3.0		
Jordan								
Port	365	100	3.7					
Renfrew								
Sub-Total	4,340	1,380	3.1	5,763	1,960	3.0	7,437	2,479
Indian Res.	90	20	4.5	117	unknown		unknown	
TOTAL	4,430	1,400		5,880				

Notes: Hhld = Household
cen. = census data
pop. = Population
Source: Capital Regional District, March 1980

Assumptions for "Dwelling Unit Summary by Type" and
"Summary of Population and Housing" Tables:

1. The census data available provides the count of occupied private dwelling units by type rather than the number of dwelling units. As 1976 data indicates a 0% vacancy rate in the Sooke Electoral Area, no adjustment has been made to the census data.
2. All building permits issued in the year 1976 have been included in the dwelling unit addition for that year. This assumes that a building begun

Assumptions (continued)

in January 1976 was not occupied at the time of the Census.

3. All building permits issued in the year 1979 have been included in the dwelling unit addition for that year. Thus, the 1980 estimate is likely more accurate for the month of May or June.
4. It has been assumed that all dwelling units on the Indian Reserves are single family. No changes to the census data for Indian Reserves is provided as building permit data is unavailable for them.
5. A slight decrease in average household size has been assumed for the communities of the Electoral Area. This would agree with similar trends experienced throughout the region and in other metropolitan areas of the country resulting in part from changes to birth rates, an aging of the population and economic factors related to housing costs, employment etc. It is also assumed that the impact of this reduction in household size will be felt more in the next five years rather than in the immediate past, especially in the suburban areas. Therefore, the change in household size has been minimized for the population estimate to 1980.

VII. CONSTRUCTION STATISTICS

1. Building Permit Data

1979 BUILDING PERMIT DATA FOR SOOKE ELECTORAL AREA

Category	Residential	Commercial Industrial	Additions Repairs	Value of Permits (minus plumbing)
Permits	37	17	63	\$2,675,134

Source: Capital Regional District

BUILDING PERMITS ISSUED FOR CONSTRUCTION IN THE SOOKE ELECTORAL
AREA

Year	Number of Permits		Price Adjusted 1979
	Residential	Commercial, Industrial	Dollar Value of Permits (except plumbing)
1975	181	2	\$ 8,826,263
1976	217	9	12,002,609
1977	104	7	6,375,866
1978	46	8	3,778,617
1979	37	17	2,675,134

Source: Capital Regional District

2. Institutional Construction, January - July, 1980(a) New Buildings and Repairs - None(b) Additions and Repairs - Edward Milne High School
(new industrial education shop)

3. Commercial and Industrial Construction, January - July, 1980.

(a) New Buildings - Galvanizing plant on Sooke Marine Industries property , auto parts store on Anna Maria Road.

(b) Additions and Repairs - None at present.

4. Cost of Construction, March, 1980. -

(a) Houses - \$35 - \$40/sq. ft.

(b) Multiple Dwellings - First floor -- \$35-\$40/sq. ft., \$20/sq. ft. for each successive floor.

(c) Additions to Houses- \$35-\$40/sq. ft. with basements, \$30-\$35/sq. ft. without basements.

(d) Office Space - \$35-\$40/sq. ft.

(e) Retail Space - \$35-\$40/sq. ft.

(f) Industrial Space - \$35-\$40/sq. ft.

(g) Warehouse Space - \$20-\$25/sq. ft.

Note: All costs exclude the price of land.

VIII. UTILITIES, POWER AND OTHER SERVICES

1. Telephone

(a) Company - British Columbia Telephone Co. Ltd.,
826 Yates Street, Victoria, Phone--388-8211.

(b) Extent of Services - Services include: local service, long distance, teletype, leased lines (radio, T.V. cable), wire photo service, radio telephone mobile-marine, and computer communications.

(c) Rates (monthly) - The monthly residential telephone rates are: (1) party--\$5.55; (2) two party--\$6.85; and (3) individual--\$8.85. The monthly business telephone rates are: (1) individual--\$25.70; (2) business overline--\$28.25; (3) measured line--\$14.55; (4) PBX trunk one way--\$39.85; and PBC trunk two way--\$42.40.

(d) Long Distance Rates

From Sooke to:	Direct/ minute	Station to Station First 3 minutes	Person to Person First 3 minutes
Prince George	\$.72	\$ 2.51	\$ 3.55
Vancouver	.42	1.61	2.40
Calgary	.75	2.55	4.45
Toronto	.99	3.70	6.75
Montreal	.99	3.70	6.75

Note: B.C. Tel. will make an application to increase these rates in December of 1980.

Source: B.C. Telephone Co. phone directory, July 1980.

2. Telecommunications

(a) Extent of Service - telex, TWX

(b) Rates - Apply to CN-CP Telecommunications or
B.C. Tel.

3. Hydro

(a) Company - B.C. Hydro and Power Authority (ph.479-
8231)

(b) Availability - Sooke has just been assured of
excess capacity for the next ten years (until 1990) with the
completion of the Saseenos substation. This excess capa-
city is enough to supply the requirements of another
sawmill the size of Sooke Forest Products Ltd. For any
major power supply work, a six-month lead time is
desired by B.C. Hydro. There is little interruption
of service.

(c) Rates - New rates came into effect April 1, 1980:
residential rates increased by 1.7 to 9.6%, commercial
rates increased by up to 8%, and industrial rates for
large users (i.e., sawmills), by up to 22%. These rates
will be found on revised B.C. Hydro Schedules 1101, 1111,
1121 (residential); 1131, 1133 (multi-residential);
1200, 1201, 1210, 1211 (general--35 kw and over);
1220 (general--under 35 kw).

4. Natural Gas

None available.

5. Bottled Gas

- (a) Source - Victoria
- (b) Availability - By tanker truck
- (c) Suppliers - Northwest Propane Ltd., Cigas Products Ltd., and Canadian Propane, Gas and Oil Company
- (d) BTU Content - 24,196.6 BTU's per litre (110,000 BTU's per gallon)
- (d) Rates - 2,273 litres (500 gallons) tank rate - \$0.15/litre (\$0.67/gallon) as of March 1980.

6. Fuel Oil

- (a) Source - Victoria
- (b) Suppliers - Chevron Canada Ltd., Gulf Canada Ltd., Imperial Oil Ltd., Pacific Petroleum Ltd., Shell Canada Ltd., and Texaco Canada Ltd.
- (c) Grades Available - All
- (d) BTU Content by Grade - Furnace oil--36,625 BTU's per litre (166,500 BTU's per gallon); diesel oil--36,515 BTU's per litre (166,000 BTU's per gallon)
- (e) Rates - Furnace oil--\$0.16/litre (\$0.73/gallon); diesel oil--\$0.20/litre (\$0.92/gallon) as of March 1980.

7. Coal

- (a) Source - Walker and Sons Ltd., Victoria
- (b) Availability - Limited

8. Water Supply

(a) Sources - In Sooke: Greater Victoria Water District (G.V.W.D.). In East Sooke: individual wells and Seagirt Water District (local). In Kemp Lake area: Kemp Lake Water District (local).

(b) Cost of G.V.W.D. Water

1980 GREATER VICTORIA WATER DISTRICT CHARGES IN SOOKE

Size of Line		Bi-monthly Minimum Service Charge Including Consumption up to 1 Unit
Centimeters	Inches	
1.6	5/8	\$ 5.00
1.9	3/4	7.00
2.5	1	11.00
3.8	1½	14.00
5.1	2	22.50
7.6	3	31.00
10.2	4	50.00
15.2	6	94.00
20.3	8	200.00

The next 60 units are sold at \$0.25/unit. All excess units are sold at \$0.20/unit. A unit of water equals 623 gallons or 0.832 cubic metres. The water source is presently serving 4,000 to 5,000 people. It is considered to be adequate for approximately 9,000 people, although the pump plants would have to be enlarged to serve that many residents.

9. Sewage Disposal - The Sooke septic tank system has operated for several years without major problems, although the issue of sewage disposal is discussed regularly in the community. A 1978 sewer study with recommendations is available from the Capital Regional District.

IX. TRANSPORTATION FACILITIES

1. Streets and Roads in Electoral Area

(as of April, 1980)

(a) Paved - 136 kilometers (85 miles)

(b) Unpaved - 96 kilometers (60 miles); Logging roads - 1,600 kilometers (1000 miles). Travel is restricted on most logging roads which are privately constructed.

(c) Width - Standard 18.3-30.5 metres (60-100 feet)

(d) Load Capacity (restrictions) - No rigid gross weight figure; weight ceiling takes into account distances between axles and the number of axles.

(e) Contemplated Construction - None at present time.

(f) Cleaning - Few requirements except for ditches

(g) Snow Removal - Sooke roads are cleared, salted and sanded

(h) Parking in Town Centre - Angle parking in shopping centre; adequate

2. Highways in Vicinity

(a) Connecting Routes - Provincial Highway 14 between Port Renfrew and Victoria runs through River Jordan and Sooke.

(b) Surface - Highway 14 is paved to River Jordan and

the River Jordan to Port Renfrew section is paved except for 11.2 kilometers (seven miles) of an all-weather gravel road.

(c) Load Limits - Roads in the area are designed to carry heavily-loaded logging trucks, but load widths greater than 102.36 inches (2.6 metres) are not allowed.

(d) Number of Lanes - Two

(e) Work Planned - The five worst turns in the Victoria to Sooke section of Highway 14 will be improved (one turn per year) over the next 5 years.

3. Rail Facilities

(a) Services - C.N.R. and C.P.R. railway terminals are located in Victoria. C.P.R.'s Esquimalt and Nanaimo Railway is a passenger-freight service between Victoria and Courtenay. C.N.R.-C.P.R. commercial ferry service to Vancouver is available from Swartz Bay (57.6 kilometers or 36.0 miles away) twice daily Monday to Friday year round.

4. Air Transport Facilities

(a) Nearest Commercial Airport - Victoria International at Sidney, 47.9 kilometers or 29.9 miles northeast of Sooke.

(b) Runways - One of 2,133.6 meters (7,000 feet), one of 1,533.1 meters (5,030 feet) and one of 304.8 meters (1,000 feet).

(c) Largest Aircraft Capacity - medium sized commercial jets (707 and DC-8 stretched)

(d) Night Facilities - Available (Instrument Landing); Radar is scheduled to be added in the early 1980's.

(e) Terminal Facilities - Customs, air express and freight, charter

(f) Availability of Servicing - Fuel, maintenance, parts, construction

(g) Float Plane Facilities - in Victoria Inner Harbour, 35.7 kilometers or 22.3 miles from Sooke.

5. Water Transport Facilities

(a) The following table compares some aspects of commercial harbour capacities. The table does not fully represent the capacities of either the Sooke or Victoria harbours with respect to private water traffic (see page 64) nor does the table cover all aspects of the commercial capacities of the Victoria Harbour.

SOOKE AND VICTORIA HARBOUR CAPACITIES, JULY 1980

	Sooke	Victoria
Traffic accommodated	tug and barge	deep sea commercial
Loading point	Whiffin Spit, Maple Ave., Goodridge Penin.	Ogden Point docks
Freight facilities at terminal	No	Yes
Bulk terminal	No	8.1 hectares (29 acres)
Warehousing	No	9,290 meters ² (100,000 feet ²)
Container facilities	No	Yes
Rail connections	No	Barge rail service only
Season	Year round	Year round
Channel depth	4.3 meters (14 feet)	11.2 meters (37 feet)
Pilotage	No	Yes
Tug boat facilities	Yes	Yes
Wharfage	164.6 meters (540 feet)	1,036 meters (3,400 feet)

Source: Capital Regional District and Westcan Terminals

PUBLIC AND PRIVATE BOATING FACILITIES IN THE SOOKE ELECTORAL AREA

July, 1980

PRIVATE FACILITIES	BERTH SPACE IN LINEAL FEET	NUMBER OF BERTHS	SPACE ALLOCATION TRANSIENT BOATERS	NUMBER OF BERTHS BY LENGTH CATEGORY	NUMBER OF VACANT BERTHS	FACILITIES PROVIDED	ADDITIONAL COMMENTS
Pacific Lions Marina	346 meters 1,135'	95	5 berths	95:16-23'	none	Boat launching ramp, camping, take out restaurant, restroom, fishing bait and tackle, ice, public telephone, garbage disposal, gasoline, parking for 100 cars, sewage pump-out, dryland storage for 100 trailered boats.	Campground with marina facilities. Eighty percent of marina berths reserved for campers who fish, with remainder reserved for camper trailering boats. Closed October to May.
Pallister	accommodate few commercial fish boats					Marine ways, fishing gear	
Sunny Shores Marina	304.8 meters 1,000'	75	16 berths (40 berths in 1980 for overnight campers)	varies all 16'	50	Boat launching ramp, motel, campground, cabins, trailer park, marine hardware, motor boat rentals, laundromat, showers, rest-rooms, fishing bait and tackle, ice, public telephone, garbage disposal, gasoline, parking for 100 cars, swimming pool, miniature golf, dry land storage (25 boats).	Summer resort facility. Marina mainly used by sport fishermen with berths allocated to summer campers who reserve for entire season. Two to three month resort season now. Seventy-five more berths are being added in 1980.
Sooke Harbour Marina	731.5 meters 2,400'	50	200' of wharf	20:16-23' 30:24-33'	none	Boat launch ramp, camping, rest-rooms, fishing bait and tackle, fuel (gasoline, diesel and naphtha) parking for 80 cars.	Sports fishermen marina. Ten berths reserved for trailer park. Fuels all commercial fishing boats and tugs using the harbour.
Sooke Marine Industries	accommodate commercial fish boats primarily					Marine ways, foam and fibreglass operations, galvanizing operations.	
B.C. Packers	accommodate commercial fish boats entirely					Net storage, parking.	
PUBLIC FACILITY Sooke Harbour Government Wharf	540 meters 1772'	80	varies	varies	varies	Crane (2 ton capacity) hydro hookups, lights, garbage disposal, dryland storage	Fisheries and Environment Canada Small Craft Harbours Branch One out of two floats reserved for fishermen, fresh fish sales cannery adjacent.

Source: "Boating Facilities Within the Capital Regional District,"
Capital Regional District Planning Department March 1980.

X. TRANSPORTATION SERVICES

1. Truck Transport Services(a) Sooke Truck Transport Services, July 1980.

Local Carrier	Commodity Hauled
Dale Arden Log Hauling Ltd.	logs
Baker Trucking	water, sand and gravel
Braulín Trucking	sand, gravel and flat bed (deck) material
Butler Brothers Supplies Ltd.	sand, gravel and concrete
Ed Shaw Construction	logs, gravel
Sooke Backhoe Services	sand, gravel, and dump truck material

(b) One carrier (Sidney Freight - 656-7235) services Sooke once daily (11:00 a.m.) from other Greater Victoria locations. As of July 1980, the carrier had three rate structures:

(i) Ordinary Freight Charges -
Sidney Freight

Freight Weight	Charges
0 - 22.7 kilograms (50 lbs.)	\$5.80
22.8 - 45.4 kilograms (51-100 lbs.)	6.25
45.5 - 68.0 kilograms (101-150 lbs.)	6.80
68.1 - 90.7 kilograms (151-200 lbs.)	7.25

(ii) Class Rates - Sidney Freight

Shipping charges on freight over 226.8 kilograms (500 pounds) are \$2.02 per 45.4 kilograms (100 pounds).

(iii) Reduced Tonnage Rates - Sidney Freight

Shipping charges on freight over 18,143.7 kilograms (40,000 pounds) are \$0.25 per 45.4 kilograms (100 pounds).

2. Public Transport

(a) Service - A bus system is operated by the Urban Transit Authority. The entire operation is scheduled to be improved in 1980. At present (July 1980), a bus makes three round trips per day. Fare is \$1.50 per ride.

(b) Area Serviced - Sooke through Colwood to Victoria

(c) Scheduled Service - Planned: Every 1.5 hours Monday to Saturday through the day; twice on Sunday.

3. Taxi Service

(a) Number of Companies and Names - Sooke River Taxi

(b) Number of Taxis - Two

4. Passenger Bus Service

No passenger bus, other than the Urban Transit Authority coach, services Sooke. Bus service is available to other island and mainland communities from Victoria via Pacific Coach Lines Ltd. and Greyhound Bus Lines.

(July 1980)

Sidney Freight Lines runs a parcel express service into Sooke each morning. There is a minimum charge of \$3.50 which will handle parcels from 0.5 to 45.4 kilograms (1 to 100 pounds). (July, 1980)

5. Rail Transport Service

No rail transport service is available in Sooke. The nearest rail terminal is at Langford. (July, 1980)

6. Air Services

No scheduled air service is available in Sooke. Chartered float plane service into and out of Sooke is available from airlines in other communities.

7. Shipping Services

No scheduled shipping service is available in Sooke. Two local companies (Shields Navigation Ltd. and Shoreline Salvage) offer tug and barge service on a charter basis. (April, 1980)

Commercial shipping service is available in Victoria (36.7 kilometers or 22.9 miles away) and Swartz Bay (57.6 kilometers or 36.0 miles away).

Passenger ferry service is available in Victoria, Swartz Bay and Sidney (53.3 kilometers or 33.3 miles away) for a variety of British Columbia and Washington destinations.

FERRY SERVICE AS OF JULY 1980

Type of Service	Points Served	Vancouver Island Terminal Distance from Sooke		Season of Operation
		km	miles	
Rail Ferry	Vancouver-Victoria	36.7	22.9	year round
Commercial only	Vancouver-Swartz Bay	57.6	36.0	year round
Vehicular	Port Angeles to Victoria	36.7	22.9	year round
Vehicular	Seattle-Victoria	36.7	22.9	summer only
Foot passenger	Seattle-Victoria	36.7	22.9	summer only
Vehicular	Anacortes-Sidney	53.3	33.3	year round
Vehicular	Tsawassen-Swartz-Bay	57.6	36.0	year round

8. Local Customs and Clearance Agencies (Victoria)

No customs and clearance agencies are in Sooke. The nearest services of this sort are in Victoria. Points of entry for southern Vancouver Island are found in Victoria and Sidney.

9. Mail Service

Mail arrives in and leaves the community once daily at 4:15 p.m. Monday to Friday and 2:15 p.m. Saturdays. (August, 1980)

XI. FINANCIAL INSTITUTIONS

1. Summary of Institutions

Two banks (Canadian Imperial Bank of Commerce and Royal Bank) and one credit union (West Coast Savings Credit Union) have full facilities in Sooke.

No trust companies, other lending institutions, investment houses or finance companies have outlets in Sooke, although all aforementioned forms of financial institutions have offices in Victoria. (July, 1980)

XII. COMMUNICATIONS/MEDIA

1. Newspapers

The only newspaper which publishes in the Electoral Area is the Sooke Mirror. It has a circulation of 1,500 and is published every Wednesday. Advertising rates are \$2.00 per column inch, general display; \$0.05 per word, \$2 minimum, classified.

The Victoria Times-Colonist (published in Victoria) has a circulation in the Sooke area ranging between 550 and 750. Advertising charges are \$.1975 per word per day, \$.715 per agate line per day for semi display, and cheaper rates for volume. (July, 1980)

2. Radio

No stations operate from the Electoral Area itself, but four Victoria stations (CFAX 1070, CFMS-FM 98.5, CJVI 900, and CKDA 1220) have listeners in the Sooke area.

The advertising costs are variable with an average cost of \$10 per minute.

3. Television

Five stations can be received in Sooke through an aerial. These are: 2-CBUT (C.B.C.), 4-KOMO (A.B.C.), 6-CHEK (C.B.C.-C.T.V.), 9-KCTS (P.B.S.) and 12-KVOS (C.B.S.).

Twelve stations can be received in Sooke through a cable service offered by Urban Cablevision. In

addition to the aforementioned, the stations are
3-CBUT-French (C.B.C.), 5-KING (N.B.C.), 7-KIRO (C.B.S.),
8-CHAN (C.T.V.), 10-UC (Community Channel) and
11-KTNT.

Cable charges are \$6.50 per month. Non-profit
societies only can advertise on Channel 10.

XIII. HEALTH SERVICES

The Capital Regional District's Community Health Services office in Sooke provides Public Health, Home Care Health, Building Inspection and Public Health Inspection services from 8:30 a.m. to 4:30 p.m., Monday to Friday.

There are six physicians in Sooke, each with separate offices; some have admitting privileges to the Victoria hospitals. There are three dentists, one dental mechanic, one optometrist, one physiotherapist, and one veterinarian in Sooke.

A medical laboratory is located at #208-6642 Sooke Road.

The privately operated Sooke Physiotherapy Clinic also provides some local services.

Full medical and dental facilities are in Victoria or throughout the rest of the Capital Regional District.

One home for the aged (Whispering Pines on McMillan Road) is in Sooke.

HEALTH PROFESSIONALS IN SOOKE

Physicians and
Surgeons

Dr. John S.
Etherington
Dr. Elizabeth
Etherington
6596 Sooke Rd.
642-3442
Residence, 642-
5159

Drs. John M.
Malcolm &
Peter Newman
Cedar Grove
Shopping Centre,
642-3913
Residence, 642-
3529 &
642-3913

Dr. John G.
Patterson
Suite #2 & 3,
6649 Sooke Rd.,
642-3864

Dr. B.D. Perry-
Whittingham
6640 Sooke Rd.,
Office 642-5632
Residence, 642-
3210

Dental

Dr. C.C. Croll,
Dr. J. R. Bidgood
Dr. W. Schadt
6588 Sooke Rd.
642-3535

Herbert K. West
Dental Mechanic
200-6642 Sooke Rd.
642-3212 or
383-1621

Other

G. W. Lynn,
B.Sc., O.D.
Optometrist
1920 Sooke Rd.
478-6811

Gillian Grigor
Chartered Physio-
therapist
Sooke Physio-
therapy Clinic
6605 Sooke Rd.
642-5522

XIV. EDUCATION SERVICES

1. Primary Schools in Sooke, March 1980.

	<u>Students</u>	<u>Teacher-years[*] assigned to school annually</u>
John Muir Elementary	281	12
Sooke Elementary	374	18.1
Saseenos Elementary	222	11
Students sub-total	<u>877</u>	

2. Secondary School in Sooke, 1980.

Edward Milne Secondary	<u>529</u>	30.8
Students total	1,406	

*
3. Vocational, Technical and Community Colleges within
Commuting Distance

(i) Camosun College (Victoria): Sooke School District appoints one representative to Camosun College Board annually (vocational, technical and university transfer courses).

(ii) Lester B. Pearson College of the Pacific (Metchosin): one of three United World Colleges; students are admitted through a competitive selection process and British Columbia has a quota of five or six students.

4. University within commuting distance

University of Victoria.

* Note: A fraction incorporated in the number of 'teacher-years' indicates that some curriculum matters do not require a full-time teacher.

5. Other Education Services

(a) Research Facilities - none in Sooke, but several throughout the Capital Regional District.

(b) Adult Extension Courses - courses are offered in Sooke by the Sooke School District. Correspondence courses are offered by the Ministry of Education. Other educational institutions offer extension courses in Victoria.

(c) Child Care - Sooke Pre-School Association

(d) Government Sponsored Training - Canada Employment Centre Provincial Youth Employment Programs, Pre-Apprenticeship training and Apprenticeship training. Opportunities in the Electoral Area are coordinated by the Canada Employment Centre in Victoria.

(e) Library Facilities - The Vancouver Island Regional Library has a branch in Sooke with books, magazines, paperbacks and talking picture "cassettes". Inter-library loan privileges exist. The library's hours are: Tuesday, Wednesday and Saturday 10:00 a.m. to 5:30 p.m.; Thursday and Friday 1 p.m. to 8 p.m.; shut in services are available. July, 1980.

XV. COMMUNITY

1. Social and Cultural Activities(a) Theatres, Museums, Art Galleries - Sooke

Region Museum - Phillips Road; Sooke School District
also makes use of the Isabelle Reader Theatre in Langford.

(b) Churches - Knox Presbyterian - 2110 Church
Road; Sooke Christian Fellowship - 6251 Sooke Road;
St. Rose of Lima - 6221 Sooke Road.

2. Community ServicesServices for Seniors

Two Old Age Pensioner's Organizations

New Horizon Activity Club

Service-Lodge Organizations

Lions Club	Royal Canadian Legion--
Royal Canadian Legion	Ladies Auxilliary
Holy Trinity Mothers	Order of the Eastern Star
Union	Chamber of Commerce
Knox Presbyterian	Mt. Shepherd Lodge
Church Ladies	No. 159 (Masons)
Evening Guild	

Community Associations and Services

Sooke Contact Community	Sooke Region Museum
Assistance Society	Sooke Meals on Wheels
Sooke Electoral Area	Sooke Forum Council
Economic Development	Sooke Athletic Association
Commission	Sooke Firemen's Association
Smokettes - Women's	Co-op Pre-School
Auxilliary to	Sooke Women's Institute
Volunteer Fire Dept.	Sooke Community Association
Sooke Garden Club	La Leche League of Sooke
T.O.P.S. Club	Western Sideband International
St. John's Ambulance	(C.B. Radio)
Auxilliary	Native Indian Band Council
East-Sooke Ratepayers'	
Association	

Community Associations and Services (Continued)

Al-Anon Family Group	All Sooke Arts & Crafts Association;
Creative Embroidery Group	Holy Trinity Catering Guild
Sooke Quilters	Sooke Conservation Society
Sooke Fall Fair Committee	Sooke Elderly Citizens Housing Society
Shirley Women's Institute	Sooke United Men's Soccer Club
Sooke Rod & Gun Club	54 Curling Club
Sooke Cribbage League	
Sooke Loggers Sports Club	
Otter Point Model Engineers Club	

Youth Groups

Beavers	Cubs
Scouts and Venturers	Brownies
Guides and Rangers	4H Club
Little League	Sooke Athletic Association (swimming, soccer, figure skating, hockey, softball)
Story Hour (preschoolers)	T.E.A.M. (Community Teen Program)
Sooke Preschool	Sooke Saddle Club and various public school groups
T'Soke Hall Teenage Activities	
Scottish Dance Group	
YMCA Camp Thunderbird	

3. Sports and Recreation

(a) Parks - The Electoral Area contains many parks which attract day visitors from other parts of the Capital Regional District (CRD) and tourists from points beyond the CRD.

PARKS IN THE VICINITY OF SOOKE

Park Name	Location	Size	Classification	Major Use
Matheson Lake	20 km (12 m) E. of Sooke	162 hectares (400 acres)	Provincial A	Hiking Swimming
Sooke Mountain	10 km (6 m) NE of Sooke	450 hectares (1111 acres)	Provincial B	Hiking

PARKS IN THE VICINITY OF SOOKE (continued)

Park Name	Location	Size	Classifi- cation	Major Use
Sooke Potholes	7 km (4 m) NE of Sooke	7 hectares (17 acres)	Provincial A	Swimming
East Sooke Regional	16 km (10 m) SW of Sooke	1423 hectares) (3514 acres)	Regional	Hiking Beach Access

(b) Other Special Tourist Attractions in Sooke -

All-Sooke Day (July), Sooke Region Museum, Sooke River Raft Race (April), Lion's Sea Food Dinner (November), Whiffen Spit Beach Sooke Fall Fair (September), All-Sooke Arts and Crafts Association spring and fall shows and sales (May and November), Sooke Broome Hill Golf and Country Club - 2197 Otter Point Road.

(c) Local Organized Sporting Activities - Softball,

swimming, soccer, figure skating, tennis, minor hockey, recreational ice skating, logging sports, golf, outdoor camping, equestrian activities.

XVI. INDUSTRIES AND RELATED SERVICES IN SOOKE

1. Natural Resources Related

(a) Sooke Forest Products Ltd.

Mill address - Goodridge Road, Sooke

Head office address - 651 Harbour Road,
Victoria

Mill employment - 220 (July 1980); 320-350 at
full capacity

Activity - sawmill; markets its waste
products as well.

Capacity - 2 of 3 possible shifts operating in
both parts of mill (July 1980)

Restrictions - does not own a log supply;
closures and layoffs related to market
conditions.

(b) Pacific Logging Co. Ltd. (Sooke Logging
Division)

Mill address - 7369 West Coast Road, Sooke

Head office - 468 Belleville, Victoria
(subsidiary of C.P.R.)

Employment - 150 (April 1980)

Activity - logging operation on privately
held C.P.R. land

Capacity - near full employment

Restrictions - operations subject to market
conditions, fire season and winter closures

(c) Contractors and Small Mills

- i. Canadian Evergreens - 6527 Sooke Road
- ii. Coast Thinning Co. Ltd. 6882 Grant Road
- iii. M and A Timber Co. - 2756 Sooke River Rd.
- iv. Malloch and Moseley
Logging Co. Ltd. - 7167 Wright Road

- v. Nishikawara Mill - East Sooke
- vi. Shoreline Salvage - P.O. Box 246
- vii. W. Smith Sawmill - East Sooke
- viii. Sooke Engineering and Forestry - 6933 Grant St.
- ix. Sooke River Tree Service - 6157 Calvert Rd.
- x. Staverman Logging Ltd. - Anderson Road

(d) Fishing Operations

- i. Anderson Cove Oysters Ltd. - East Sooke Road
- ii. Coastal Fisheries Ltd. - 1821 Maple Avenue
- iii. Cooper's Cove Oyster Farm - Shoreline Seafood - 6377 Belvista Place
- iv. Mountain Valley Trout Farm - 4790 Sooke Road
- v. Rainbow Charters - 6309 Sooke Road
- vi. Sooke Harbour Fishing and Packing (B.C. Packers) - 1824 Maple Ave.

2. Manufacturing and Processing

- i. Butler Brothers Supplies (sand and gravel) - 6228 Sooke Road
- ii. Fire Weed Press (publishing) - West Coast Road
- iii. Ken Hill Boat Building - P.O. Box 136
- iv. Palco Products (fishing tackle) - 1860 Maple Avenue
- v. Parkland Poultry - 2195 Parkland
- vi. Sooke Marine Industries (boat building and repairs) - 2019 Kaltasin
- vii. Tomic Lures (fishing tackle) - 7079 Richview

3. Retail Trade(a) Restaurants

- i. Castle Cafe - 6309 Sooke Road
- ii. Crossbow Inn - 6858 West Coast Rd.
- iii. Mary's Broasted Chicken - 5529 Sooke Road
- iv. Mom's Cafe - 2036 Shields
- v. Morino's Restaurant - 6660 Sooke Road
- vi. Paul's Pizza - Sooke Merchant's Center
- vii. Sooke Harbour House - 1528 Whiffin Spit
- viii. Sooke Village Restaurant - 6676 Sooke Road

(b) Food Stores

- i. Cedar Grove Bakery - 6716 Sooke Road
- ii. Fine Fare Deli - 6660 Sooke Road
- iii. Highway Corner Store - 5199 Sooke Road
- iv. K and R Gourmet Delicatessen - 6716 Sooke Road
- v. Milnes Landing Grocery - 6250 Sooke Road
- vi. Saseenos Service and Grocery - 5723 Sooke Road
- vii. Saseenos Shop Right - 5715 Sooke Road
- viii. Sooke Corner Store - 6693 Sooke Road
- ix. Village Bakery - 6646 Sooke Road
- x. Vim, Vigor, Vitality Health Shop - 2038 Otter Point

(c) Supermarkets

- i. K and R Your Food Store 6716 Sooke Road
- ii. Village Food Markets - 6660 Sooke Road Ltd.

(d) Auto Parts and Service

- i. Al's Auto Electric - 2155 Phillips
- ii. Rick Long Service Garage - 2079 Otter Point Rd.
- iii. Pacer Products - 6872 West Coast Road
- iv. Phillips' Auto Parts - 6692 Sooke Road

- v. Saseenos Auto Centre Ltd. - 5529 Sooke Road
- vi. Sooke Esso Service - 6509 Sooke Road
- vii. Sooke Motors - 6692 Sooke Road
- viii. Sooke River Salvage - 2368 Sooke River Rd.
- ix. Sooke Towing - 5796 Woodlands
- x. Southwestern Towing - 2159 French Road
- xi. Sprinkling Auto Body Ltd. - 2123 Otter Point Rd.

(e) Clothing Stores

- i. Cabin Crafts Boutique - 6646 Sooke Road
- ii. Denim Boutique - 6716 West Coast Rd.
- iii. Edmunds Shoes - 6660 Sooke Road
- iv. R. J. Fashions - 6660 Sooke Road
- v. Robinson Stores - 2038 Otter Point
- vi. Sooke Mens Wear - #5-6646 Sooke Road

(f) Furniture Stores

- i. Cameo Interiors - Evergreen Plaza
- ii. Distinctive Furniture Boutique - 6660 Sooke Road
- iii. Radio Shack - 6660 Sooke Road
- iv. Sooke T.V. Service - 6660 Sooke Road
- v. West-Isle Furniture - Evergreen Plaza
- vi. Westview Television - 1555 Dufour

(g) Cleaners

- i. Busy Bee Cleaners - 6660 Sooke Road
- ii. Sooke Cleaners and Laundry - 6595 Sooke Road
- iii. Sooke Janitorial Serv. - 7089 Wright Road
- iv. West Coast Carpet Cleaning - 8177 West Coast Rd.

(h) Building Supplies

- i. Sooke Hardware - 2038 Otter Point Rd.
- ii. Sooke Home Improvement Centre (Irly Bird) - 6661 Sooke Road
- iii. West Coast Glass - 2016 Shield
- iv. Westbrook Sooke Hardware - Otter Point Road

(i) Miscellaneous Businesses

- i. Barney Feedback's Farmer's Market - 6686 Sooke Road
- ii. Brymor Kennels - Timberdoodle Road
- iii. Butterpot Ceramics - 6250 Sooke Road
- iv. Country Garden Centre - 6527 Sooke Road
- v. Cut 'n Curl - 6853 Beaton
- vi. He 'n She Style Shop - 6716 Sooke Road
- vii. Island Color Labs - Evergreen Plaza
- viii. Linda's Gifts, Toys, Arts and Crafts - 6716 Sooke Road
- ix. Mix 'n Things - 6660 Sooke Road
- x. Murray Cook's Herb Farm - 5958 Sooke Road
- xi. Ron Fedesenko Television Servicing - Evergreen Plaza
- xii. Sears Catalogue Sales - 6726 Sooke Road
- xiii. Sewing Basket - 6705 Sooke Road
- xiv. Sooke People's Drug Mart - 6631 Sooke Road
- xv. Sooke Pop Shop - 6684 Sooke Road
- xvi. Sooke Rentals - 6626 Sooke Road
- xvii. Sooke Trading and Auctioneering - 6713 Sooke Road
- xviii. Van Isle Vending and Office Coffee Ltd. - East Sooke Road
- xix. Venn's Appliance Service - 985 Winter
- xx. Village Florist - 6716 Sooke Road

(j) Liquor Sales

Sales through the British Columbia Liquor Control Board outlet at Sooke were \$990,491 for the year ending March 31, 1979.

4. Hotels and Meeting Facilities (Source: Accommodation Directory - Ministry of Tourism 1980)(a) Harbour Court Motel

- i. Location - 5733 Sooke Road
- ii. Units - 9 (housekeeping units)
- iii. Rates - Single \$22-26; Double \$24-30; Triple \$26-30.
- iv. Other - Pebble beach, near golf course, no pets.

(b) Seventeen Mile House

- i. Location - Sooke Road
- ii. Units - none
- iii. Other - beer parlour

(c) Sooke Motel

- i. Location - 6585 Sooke Road
- ii. Units - 20 (some housekeeping); 6 camp sites
- iii. Rates - Single \$18-25; Double \$20-30;
Triple \$20-26
- camp sites: Double \$4;
Additional \$0.50 each
- iv. Other - wharfage, charter boats, swimming,
take out food

(d) Sooke River Hotel

- i. Location - 6309 Sooke Road
- ii. Units - none
- iii. Other - beer parlour, restaurant

(e) Sunny Shores Resort and Marina

- i. Location - 5621 Sooke Road
- ii. Units - 7 (housekeeping units); 20 camp sites;
20 trailer sites
- iii. Rates - Single \$20-27; Double \$20-27;
Triple \$27-30
- camp sites: Double \$5.50;
Additional \$0.50 each
- Trailer sites: Double \$8.50;
Additional \$0.50 each
- iv. Other - boat and tackle rentals, ramp,
store, laundromat, mini golf

5. General Storage and Warehouses

No facilities are located in Sooke; facilities are located in Victoria.

6. Professional and Technical Services Available

The following professional and technical services are available in Victoria or in other Capital Regional

District communities, but are not available in Sooke at present:

- (a) Architects, Draftsmen and Designers
- (b) Surveyors
- (c) Chemists and Metallurgists
- (d) Lawyers
- (e) Advertising Agencies

The following professional and technical services are available in Sooke:

(f) Engineers

- i. John Tregear
Engineering Ltd. - 6545 Sooke Rd.

(g) Accounting Firms

- i. Mitchell and Campbell - #204-6642 Sooke Road
- ii. Sooke Accounting Services - 2346 Church

(h) Realty

- i. Century Twenty-one Real Estate - 6644 Sooke Road
- ii. Juan de Fuca Realty Ltd. - 6595 Sooke Road
- iii. Sooke Realty - 6653 Sooke Road

(i) Other

- i. Briggs Insurance Services - Evergreen Plaza
- ii. Sooke District Income Tax Services - 6591 Sooke Road
- iii. Westcoast Savings Insurance - 6689 Sooke Road
- iv. Western Canada Travel Service Ltd. - 6703 Sooke Road

7. Industrial Services Available(a) Machine Shop

i. Village Smithing - 7120 West Coast Road

(b) Welding

- i. Bob's Repair Centre - Box 518
 ii. Bohn's Sheet Metal Work - Laidlaw Road
 iii. Oneco Welding Ltd. - 7319 West Coast Rd.
 iv. Robinson Welding - 2066 Charters

(c) Electricians

- i. Rumsby Electric - 2169 Phillips
 ii. Skyline Electric - 6522 Throup Lane

(d) Plumbers

- i. John Davies Plumbing and Heating - 6598 Sooke Road
 ii. Sooke Repair Centre - 642-3250

(e) Painters

- i. B.M.B. Painting and Roofing Contractors - 5511 Croydon

(f) Contractors

- i. Al Curtis Masonry Contractor - 6237 Derbend
 ii. Clarkson Masonry - 642-3906
 iii. Demaniel Valley Investments Ltd. - Robinson Road
 iv. Dyco Construction - 6050 Meota Drive
 v. Ed Shaw Construction - 7096 West Coast Rd.
 vi. F. J. Construction - 2121 Harborview
 vii. Juan de Fuca Builders - 1628 Dufor
 viii. T.A.T. Contracting - 642-3059
 ix. Townsend Bros. Construction - Otter Point Road
 x. West Coast Contracting - West Coast Road

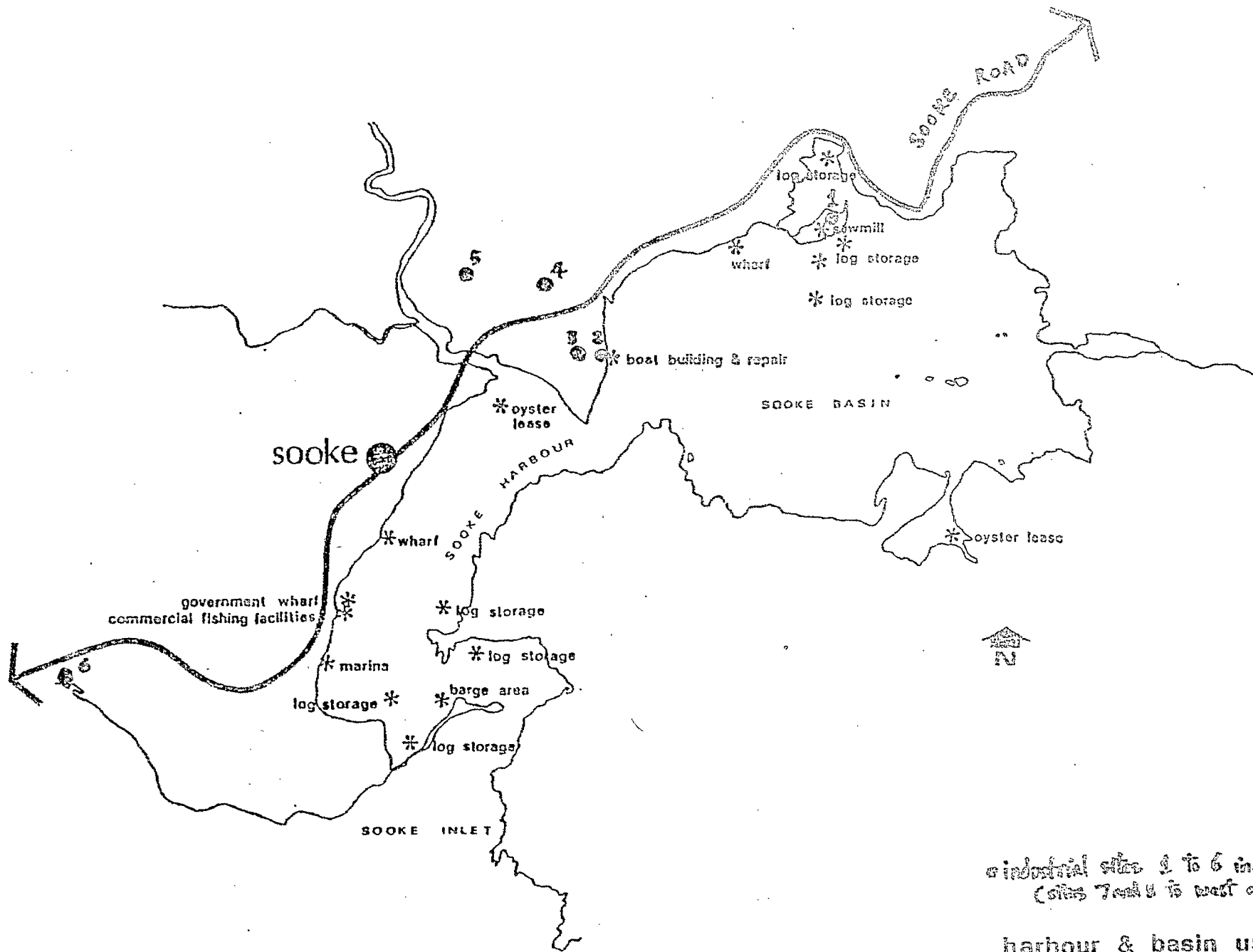
(g) Others

- i. A-1 International Tool Co. Ltd. - 2076 Otter Point Rd.
- ii. All-Pumps - Sooke Merchants Center
- iii. B. Strom Roofing - 642-3958
- iv. Butler Brothers - 6228 Sooke Rd.
- v. Granite Industries - 516 William
- vi. Hall's Small Engine Repair - 108-8228 West Coast Road
- vii. Inter Island Roofing - 6978 Grant
- viii. Island Galvanizing Limited - Kaltasin Road
- ix. Sanex Services - 642-5757
- x. Smith Bulldozing - 2112 Winfield
- xi. Sooke Backhoe Services - 6509 Sooke Road
- xii. Sooke Chimney Sweep - 2380 French Road
- xiii. Sooke Equipment and Tool Rentals - 6626 Sooke Road
- xiv. Sooke Power Supplies - Otter Point and Sooke Road
- xv. Sooke Roofing - 5-6110 Seabroom
- xvi. Sooke Septic Service - 2361 Sooke Road
- xvii. Thompson and Sons Drilling and Blasting Co. Ltd. - 7019 West Coast Road
- xviii. Wells O'Weary - West Coast Road
- xix. West Coast Glass - 2016 Shield

8. Uncategorized Businesses

- i. Busetas Holdings Ltd. - 3-6649 Sooke Road
- ii. Dorwell Customer Promotions - 11-6947 Grant
- iii. D.W. Hess Consultants Ltd. - 5169 Sooke Road
- iv. Joyce Flowers Music Teacher - 642-4577
- v. Intercity Equipment Ltd. - Slingsby Road
- vi. Lannon Creek Mobile Home Park - 5838 Blythswood Rd.
- vii. Margaret Milne School of Dancing - 604 Polyanthus Cresc.
- viii. Thomas Lloyd Moss Fishing Tackle - 7079 Richview
- ix. Ocean Village - 2059 Kaltasin
- x. Pacific Line - Timberdoodle Road
- xi. Palcor Management Ltd. - 2055 Winnepeg
- xii. Roscoe Development Corporation - 2059 Kaltasin

SOOKE INDUSTRIAL SITES



6 industrial sites 1 to 6 inclusive
(sites 7 and 8 to west of map)

harbour & basin use

XVII. INDUSTRIAL AND COMMERCIAL SITES AND BUILDINGS

A. Industrial Property Available

There are eight "industrial" zoned areas within a few miles radius of Sooke Village. Their status stems primarily from the legalization of industrial operations which were in existence before community plans came into being. Previous to the development of Capital Regional District zoning plans, industrial permits were issued solely by the Ministry of Highways. As a result of these past practices, industrial zoning occurred randomly in the area. New smaller owner-operated single industry development is often located in residential areas.

From east to west, the industrial zoned land near Sooke consists of the following eight parcels:

1. i. Geographical Area - Goodridge Peninsula-Cooper's Cove
- ii. Plan Numbers - Section 63, 64 and 65
- iii. Foreshore Lease - 212, 197, 196, 150, 191, 198
- iv. Owner - Sooke Forest Products Ltd.
- v. Address - Goodridge Road

The entire peninsula (9 hectares or 20 acres), is covered by Sooke Forest Products Ltd., a large modern lumber and chip mill. The lack of available land has forced the mill to expand on reclaimed areas of the Sooke Basin.

A small piece (0.4 hectares) of industrial zoned land is located on Section 65, Lot 7. At present, the

use of the site is residential in nature. The small size of the lot and the proximity of residents will likely limit development.

2. i. Geographical Area - Billings Point
- ii. Plan Numbers - 2434, Bk.5, Lots 2 and 3
- iii. Foreshore Lease - 208
- iv. Owner - Sooke Marine Industries Ltd.
- v. Address- 2019 Kaltasin Road

The flat low foreshore of 1.92 hectares (5 acres) is occupied by a boat building/repair and moorage facility. A galvanizing operation and a foam-fibreglass operation are also located on this site. Apartment-condominium complexes are found north and south of the property. The marine commercial/industrial potential of the area is hindered by mud flats and prevailing winds which could require extensive dredging and breakwaters respectively.

3. i. Geographical Area - Billings Point
- ii. Plan Numbers - 2434, Bk.3, Lots 4-9 and 16-19
- iii. Foreshore Lease - No
- iv. Owner - Butler Brothers
- v. Address - Idlemore-Kaltasin Roads

The site is an abandoned gravel pit operation which is currently for sale. The site contains six separate industrial zoned lots, one commercial zoned lot and three residential zoned lots. The lots are 1.13 hectares (2 3/4 acres) each with an average price of \$9.68 per square metre (\$0.90 per sq. ft.). This is one of only two uncommitted industrial zoned properties available

in Sooke at present. It is flat with a gravel base which would facilitate construction and sewage disposal. Fire protection, highway access and electricity are also available nearby. The water main is situated on Kaltasin Road, necessitating a water main on Idlemore Road or water lines from Kaltasin Road to service the lots on Idlemore Road. Though in a residential area, this site is isolated somewhat by topography and vegetation. The Ministry of Transportation and Highways has a maintenance facility on 10 ha (24.5 acres) between the Butler Brothers property and Sooke Road.

4. i. Geographical Area - Milnes Landing
- ii. Plan Numbers - Section 15
- iii. Foreshore Lease - No.
- iv. Owner - Butler Brothers Ltd.
- v. Address - 6228 Sooke Road

Butler Brothers have moved their gravel and cement operation onto 21 hectares (52 acres) of this 32 hectares (79 acres) property. The other 11 hectares (27 acres) are available for lease on a 3 to 5 year basis. The industrial development potential of this property is somewhat constrained by the following: the 11 hectares are two separate segments; water must be obtained by wells; the site is next to a school; and the property is removed from any marine commercial activity.

5. i. Geographical Area - Sooke River
- ii. Plan Numbers - Section 45.
- iii. Foreshore Lease - No
- iv. Owner - Sooke River Salvage
- v. Address - 2368 Sooke River Road

This rural residential site of 3.2 hectares (8 acres) contains an auto wrecking business which is surrounded by treed land. The residential and park-like character of the area along the Sooke River will likely discourage any further industrial development in this area.

6. i. Geographical Area - Sooke Bay
- ii. Plan Numbers - Section 18
- iii. Foreshore Lease - 156
- iv. Owner - Pacific Logging Ltd.
- v. Address - West Coast Road

The property (4.8 hectares or 12 acres) is the site of a log dump, booming ground, and maintenance and parking areas for heavy logging equipment. Given the stability of logging operations in the area, the land's present uses are not likely to be abandoned. The lack of additional suitable land also seems to discourage other industrial development.

7. i. Geographical Area - Otter Point Road
- ii. Plan Numbers - Section 16
- iii. Foreshore Lease - No
- iv. Owner - Pacific Logging Ltd.
- v. Address - 7369 West Coast Road

This relatively flat parcel of 16.6 hectares (41.5 acres) is used as a dry land log sorting site which is operated in conjunction with the Sooke Bay log dump and booming area. A forest industrial road connects these

two sites with logging operations in the interior of the region. The area is limited for further industrial use because land owners in the area prefer to keep the land treed. Poor roads and lack of services also inhibit industrial development.

8. i. Geographical Area - Muir Creek
- ii. Plan Numbers - Section 23
- iii. Foreshore Lease - No
- iv. Owner - Dale Arden Logging
- v. Address - West Coast Road

This small (0.8 hectares or 2 acre) site is used for a logging truck storage and maintenance operation. The property has recently been rezoned industrial and there is little potential for additional industrial land in the immediate area.

B. Other Property With Industrial Uses But Not Zoned Industrial

9. i. Geographical Area - Muir Creek
- ii. Plan Numbers - Section 23
- iii. Foreshore Lease - No
- iv. Owner - Malloch and Moseley Logging Ltd.
- v. Address - West Coast Road

This company operates a log dump and booming ground which serves the area between River Jordan and Sooke Bay log dumps. Industrial potential here is very limited because of distance to markets and lack of services.

10. i. Geographical Area - Maple Ave.
- ii. Plan Numbers - Section 3
- iii. Foreshore Lease - 201, 173, 211, 193, 203
- iv. Owners - Palco Products Ltd., Coastal Fisheries Ltd., B.C. Packers
- v. Addresses - 1820, 1821 and 1824 Maple Avenue

10. (Continued)

The Government Wharf is located at the foot of Maple Avenue. As a result of the influx of fishing and recreation craft to the wharf, a marine ways, fishing gear sales and manufacturing, an ice plant, and a fish unloading operation are located here.

There is currently some undeveloped land on either side of Maple Avenue which could be used for marine commercial or marine industrial development. There are few residential homes in the area and appropriate marine commercial-industrial development here could enhance the present use and value of the area. The site has several advantages including good highway access, proximity to the Sooke residential and commercial core, telephone, water, electricity and fire protection.

The Sooke Harbour has good potential for future development if increased wharfage, some dredging, shore reclamation and additional parking were undertaken.

Diverse ownership and sewage disposal requirements may make large scale development difficult.

C. New Zoning By-Law Designations

The proposed Sooke Zoning By-Law (March 1980) designates two new types of business zoned property: Marine Commercial (C-5) and Marine Industrial (M-2). If these new provisions are accepted, Sooke Marine Industries, now zoned industrial, and three commercially

zoned properties (Cooper's Cove Oyster Farm, Anderson Cove Oysters, and Palco) will become Marine Industrial (M-2). The foreshore area west of Maple Avenue will be classified Marine Commercial (C-5), while Sooke Harbour Marina will be included in this latter zoning category.

These new designations are more specific than the old ones with respect to permitted uses, but will not affect the current land use.

XVIII. RIVER JORDAN

1. Community

River Jordan is a company logging camp of some 80 people in 1980 (78 in 1976) located between Sooke and Port Renfrew. The community is the base for Rayonier Canada (B.C.) Ltd. operations for Tree Farm Licence Number 25. The area has a number of hiking trails leading to beaches which are heavily used by people from southern Vancouver Island. A hydro power dam is located on Jordan River. Some fire protection services are received from Rayonier Canada (B.C.) Ltd.

2. Businesses

Canadian Puget Sound Lumber and Timber Co. Ltd., a subsidiary of Rayonier Canada (B.C.) Ltd., (110 employees; many commute from other southern Vancouver Island communities), Jordan River General Store, Jordan River Hotel (licenced, bed and breakfast), The Breakers Restaurant, and West Coast Contracting.

3. Schools

Jordan River Elementary (single room schoolhouse)- 12 students and 1 teacher.

4. Government

Ministry of Transportation and Highways (provincial). Library services are available through the Vancouver Island Regional Library bookmobile on a twice-monthly basis.

5. Parks and Other Points of Interest

A. Park Name	Location	Size	Classification	Major Use
China Beach	5 km (3.1 miles) W of River Jordan	61 hectares (150.7 acres)	A	Hiking Beach
French Beach	5 km (3.1 miles) E of River Jordan	59 hectares (145.7 acres)	A	Hiking Beach
B. Point of Interest	Location	Use		
Juan de Fuca Viewpoint	8 km (5 miles) E of River Jordan	Viewpoint and picnic site		
Sandcut Creek Trail	3.7 km (2.3 miles) E of River Jordan	Beach		
Jordan River	Mouth of Jordan River	Picnic Site		
Mystic Beach	6 km (3.7 miles) W of River Jordan	Beach and Walk		
Point No Point	6 km (3.7 miles) E of River Jordan	Teas, Hiking, Accommodation		

XIX. PORT RENFREW

1. Community

Port Renfrew is a small logging village of some 300 people (298 in 1976) located on Vancouver Island's west coast. It is near the entrance of the Strait of Juan de Fuca on the exposed mouth of the San Juan River. Victoria is seventy miles away by a road which is paved except for some seven miles.

The community is economically dependent on the forest operations of B.C. Forest Products Ltd. within its Tree Farm Licence Number 22. A shake and shingle operation and some fish unloading are the only other industries. The small size of the community limits retail and service industries.

The area has many hiking trails through rugged west coast forests to the beaches.

2. Businesses

B.C. Forest Products Ltd. (370 employees--many commute from other southern Vancouver Island communities), Dingee Contracting Ltd., Fiddick Logging Ltd., Imperial Oil Ltd. (fuel storage and sales), Port Renfrew Auto Body and Wrecker Service, Port Renfrew Esso Service, Port Renfrew Beach Hotel (serves hikers of the West Coast Trail), Port Renfrew General Store, Port Renfrew Hotel, Port

Renfrew Shake and Shingle Ltd., Port Renfrew Trucking, Pacheenaht Campsite-River Crosser (boat service to the West Coast Trail), San Juan Fishing Co. Ltd.

3. Schools

Port Renfrew Elementary - 63 students and 4 teachers

4. Services

Post Office, Provincial Ambulance Service, Pacific Rim National Park Office, Capital Regional District Community Health Services, Port Renfrew Recreation Centre, Port Renfrew School Activity Centre, Vancouver Island Regional Library, Highways Maintenance Establishment, Government Boat-Dock. Some fire protection services are received from B.C. Forest Products Ltd.

5. Parks and Other Points of Interest

A. Park Name	Location	Size	Classifi- cation	Major Use
West Coast Trail (Pacific Rim)	2.5 km (1.5 miles) N of Port Renfrew river crossing involved	69 km (42.9 m)	National Park	Hiking
Loss Creek	12.9 km (8 miles) E of Port Renfrew	21 hectares (51.9 acres)	A	Hiking
B. Points of Interest	Location	Major Use		
Sombrio Beach	10.5 km (6.5 miles) E of Port Renfrew	Hiking, Beach		
Boat Launch	Port Renfrew	Boat Launch		
Fairy Lake	7.2 km (4.5 miles) NE of Port Renfrew	Campsite, Picnicking, Swimming, Boat Launch, Nature trail		
San Juan Suspension Bridge	11.3 km (7 miles) NE of Port Renfrew	Suspension Bridge and Picnic Site		
Botanical Beach	2.0 km (1.3 miles) W of Port Renfrew	Marine Tidal Life		

XX. DEVELOPMENT REGULATIONS

1. Development Regulations in Effect at Local Level

(a) Environmental - Fish and Wildlife Regulations;
Pollution Control Act; Federal Fisheries Regulations;
Heritage and Conservation Act.

(b) Building Codes - National Building Code;
Capital Regional District Building Inspection

(c) Wages - Provincial Minimum Wages

(d) Conditions of Employment - Canadian Citizen
or Working Visa

(e) Zoning - Zoning by-laws available at Capital
Regional District offices; B.C. Land Commission Act
specifies Agricultural Land Reserve restrictions.

XXI. BUSINESS ASSISTANCE PROGRAMS

As of Spring 1980

Source: Ministry of Industry and Small
Business Development

A. Provincial Programs1. Ministry of Industry and Small Business Development(a) Export Assistance

The Trade and Industry Division sponsors four programs designed to generate a sustained expansion in the export of British Columbia goods and services. The four programs are:

- i. Trade Mission Program
 - supports and organizes several trade missions abroad each year;
- ii. Market Development Program
 - assists firms in assessing potential export market opportunities and in establishing marketing arrangements outside the province;
- iii. Incoming Buyers Program
 - assists firms in attracting potential buyers from outside the province;
- iv. Trade Show Assistance Program
 - provides financial assistance to support trade shows;

(b) Technical Assistance Program

This program aims to provide companies with an incentive to expand their facilities, diversify their product lines, or enter new businesses by studying a specified aspect of their operations. Studies can range

from marketing to financing to production analysis and must be conducted by outside consultants.

(c) Information Services Program

This service provides an assessment of, or information on, subjects related to doing business in British Columbia.

(d) Small Business Assistance Program

This program provides management information, business counselling and organizational analysis to new and established small businesses throughout British Columbia.

(e) Small Manufacturers Assistance Program

This program provides interest free forgivable loans of up to \$30,000 to help establish, modernize or expand small manufacturing and processing enterprises in Greater Victoria and Vancouver Lower Mainland.

For further information on the above programs, direct inquiries to:

Ministry of Industry and
Small Business
Development
Parliament Buildings
Victoria, British Columbia
V8V 1X4

(or) Ministry of Industry
and Small Business
Development
Suite 315, Robson Square
800 Hornby Street
Vancouver, B.C.
V6Z 2C5

2. British Columbia Development Corporation (BCDC)

The Corporation offers assistance to industry through three programs:

(a) Low Interest Loan Assistance

This provides assistance to businesses that wish to modernize, expand or establish new manufacturing or processing facilities.

(b) Financing Assistance

This assistance is in the form of term loans or loan guarantees for the purchase of land, equipment, construction of buildings, working capital, etc.

(c) Industrial Land Program

This program sells or leases industrial land at rates attractive to industry. BCDC is the sales agent and administrator of Crown industrial and commercial lands.

For further information on BCDC programs, contact:

British Columbia Development Corporation
272 Granville Square
200 Granville Street
Vancouver, British Columbia
V6C 1S4

B. Joint Federal-Provincial Programs

1. Industrial Development Subsidiary Agreement

This agreement is funded through the federal Department of Regional Economic Expansion and the provincial Ministry of Industry and Small Business Development. There are four programs operating in the target area defined as "British Columbia excluding

the Lower Mainland and Southern Vancouver Island."

(a) Research Program

The intent of this program is to provide for private consultant studies of specific industrial opportunities including technical, marketing and feasibility studies and the preparation of special reports determining the needs and costs of community infrastructure inputs if selected industrial opportunities are to be realized.

(b) Community Industrial Development

The objectives of this program are:

- to encourage the development of Economic Development Commissions in each of the main economic regions of the province;
- to ensure the supply of competitively priced industrial land in the key regional centers and
- to encourage industrial development by supporting industrial parks and sites or, in special cases, industrial malls, or advance factory space.

(c) Assistance to Small Enterprise Program

This program is designed to assist the modernization, expansion or establishment of small businesses which, because of size or function, would not normally meet the criteria of existing incentive programs. The Agreement provides interest-free

forgivable loans to new or established small enterprises involved in manufacturing or processing, or maintenance or repair relating to the manufacturing sector.

For further information direct inquiries to:

<p>I.D.S.A. c/o Ministry of Industry and Small Business Development Parliament Buildings Victoria, British Columbia V8V 1X4</p>	<p>(or)</p>	<p>I.D.S.A. Department of Regional Economic Expansion 600 - 1175 Douglas Street Victoria, British Columbia V8W 2E1</p>
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2. Travel Industry Development Subsidiary Agreement

This is a federal-provincial agreement designed to boost the travel industry and to improve Canada's balance of payments by development of strategies in five program areas:

(a) Planning

Planning will develop long-term strategies for the travel industry of British Columbia by identifying trends, gaps, and future directions, and by conducting feasibility and opportunity studies. This will include resource inventories by geographic area and the formation of regional and community travel industry data banks.

(b) Industry Organization

The second program will develop the institutional structure needed to coordinate travel industry associations. Thus, the industry will be assisted in

development of operational plans, implementation of programs, training policies and information services.

Training programs in travel industry services will be instituted for management and staff.

(c) Industry Upgrading

This program will upgrade travel industry facilities and infrastructure in the target area. It includes financial assistance, through low interest or forgivable loans, for new and expanded facilities such as resorts, motels, and certain others.

(d) Travel Generators

The fourth program will support creation, improvement, or expansion of major travel generators in selected destination areas within the province. These are things for people to see and do which will entice them to stay longer.

Included would be high calibre tourist attractions such as cultural centres, special-interest parks, restored historic sites and settlements, and developed natural attractions.

(e) Skiing Development

This program will aid development of world class ski resorts offering year-round, multi-recreational facilities. In addition, assistance will be provided to regional and local facilities.

For further information, contact:

The Director	(or) Manager
Travel Industry Development	Program Implementation
Assistance Program	Government of Canada
Ministry of Industry and	Department of Regional
Small Business	Economic Expansion
Development	600-1175 Douglas Street
1205 Broad Street,	Victoria, British
2nd Floor	Columbia
Victoria, British Columbia	V8W 2E1
V8W 3G5	

3. Agriculture and Rural Development Subsidiary Agreement

The intent of this federal-provincial program is to encourage development of the agricultural sector and food processing industry in rural British Columbia.

(a) Research, Planning, Training and Market Promotion

New opportunities in agriculture will be identified and developed to improve stability and employment through the use of research, long-term planning, training projects and market promotion.

(b) Coordinated Resource Management

This program is designed to increase the grazing capacity of Crown range and help stabilize the beef industry by taking full advantage, along with all users, of available resources.

(c) Primary Resource Development

The objective of this program is to encourage improvement of underdeveloped land that can be intensively

cultivated for crops that have production and market potential.

(d) Support Services and Community Development

Assistance is available under this program for secondary food processing and a wide range of support services aimed at improving rural employment opportunities and agricultural stability.

For further information, contact:

ARDA Coordinator	(or) Manager, Program
ARDA Branch	Implementation
B.C. Ministry of Agriculture	Government of Canada
Legislative Buildings	Department of
Victoria, British Columbia	Regional Economic
V8V 1X4	Expansion
	600-1175 Douglas
	Street, Victoria
	British Columbia
	V8W 2E1

4. Special ARDA

This joint agreement is especially designed to provide residents, primarily of Indian ancestry, in rural areas with new and better opportunities to improve their economic circumstances.

(a) Assistance to Residents of Indian Ancestry

Assistance is available to projects that will:

- i. improve the incomes of native people through employment in primary activities, or
- ii. involve the establishment, expansion or modernization of any native business operated

in or employing a significant number of native people, or

- iii. provide counselling, training or related services not available under other federal or provincial programs.

(b) Assistance to Remote Rural Areas

Remote rural communities having a significant native population may qualify for additional assistance to provide for:

- i. transportation and communication facilities, or
- ii. the development of community recreation facilities.

For further information, direct inquiries to:

Special ARDA Program
Department of Regional Economic Expansion
600-1175 Douglas Street
Victoria, British Columbia
V8W 2E1

C. Federal Programs

1. Department of Industry, Trade and Commerce

(a) Enterprise Development Program

This program assists eligible manufacturing and processing firms to become more viable and internationally competitive through grants and loans. The grants are available to help develop proposals for project assistance; to study market feasibility or

productivity improvement; or to procure industrial design services or develop new technology. Loans or loan guarantees are to assist restructuring or rationalization.

(b) Program for Export Market Development

Incentives are offered under this program where there is a proven need to share the risk of developing and/or maintaining overseas markets; bidding on capital projects of unusual size or complexity; unusual international competition or creating an export consortium to meet sales opportunities abroad.

(c) Specialized Industrial Development Support Programs and Services

Financial assistance programs are also available for ship building, defense production, fashion design, grains and oil seeds marketing and a number of other areas.

For further information contact the:

Regional Office
Department of Industry, Trade and Commerce
P. O. Box 49178
Suite 2743, Bentall III
595 Burrard Street
Vancouver, British Columbia
V7X 1K8

2. Federal Business Development Bank

This is a Crown Corporation which assists the growth and creation of business enterprises across Canada by providing them with financial and management services. It supplements such services available from

others and it gives particular attention to the needs of smaller enterprises.

(a) Financial Services

Financial assistance is available by means of loans, loan guarantees, equity financing, leasing, or by any combination of these methods in whatever manner best suits the particular needs of the business.

(b) Counselling Assistance to Small Enterprises

CASE is a management counselling service wherein retired business persons act as counsellors on behalf of the Bank. Its purpose is to assist owners and managers of business enterprises to improve their methods of doing business.

(c) Management Seminars

The Bank conducts a series of one-day management seminars at many centres across B.C. The seminar programs are designed particularly for small businesses and cover a variety of topics related to small business management.

(d) Small Business Information Services

This is an information and referral service about government and other assistance programs for small businesses.

For further information, contact:

Federal Business Development Bank
British Columbia Region
900 West Hastings Street
Vancouver, British Columbia
V6C 1E7.

D. Other Programs

The assistance programs which have been outlined above are considered to be the major programs applicable to the various regions of British Columbia. There are a number of other programs available from the various provincial Ministries and federal Departments. For details on these programs, please contact:

Provincial

Ministry of Industry and
Small Business Development
Parliament Buildings
Victoria, British Columbia
V8V 1X4

Federal

Department of Regional
Economic Expansion
600-1175 Douglas Street
Victoria, British
Columbia
V8W 2E1



44208

HC Economic profile for
117 Sooke electoral area
B7 capital regional
E32 district, British
Columbia