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## REGULAR COUNCIL MEETING AGENDA

**Closed Portion at 6:00 p.m. in Municipal Meeting Room**

**Open Portion at 7:00 p.m. in Council Chamber**

**Tuesday, March 29, 2016**

**2225 Otter Point Road, Sooke, B.C.**

Please note: The Open Portion of this meeting may be webcast live at [www.sooke.ca](http://www.sooke.ca) Written and verbal submissions will become part of the public record and are subject to the Freedom of Information and Protection of Privacy Act.

**(Please turn off your cellphones in the Council Chambers during the meeting)**

### **CALL TO ORDER**

#### **MOTION TO CLOSE THE MEETING TO THE PUBLIC:**

Motion to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- 90(1)(g) litigation or potential litigation affecting the municipality;
- 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

### **CALL TO ORDER - Open Portion**

#### **INTRODUCTION OF NEW BUSINESS/SUPPLEMENTARY INFORMATION**

#### **APPROVAL OF THE AGENDA**

**MOTION TO MOVE AGENDA ITEM RI-1 RCMP QUARTERLY REPORT TO IMMEDIATELY FOLLOWING RECEIPT OF DRAFT COUNCIL COMMITTEE MINUTES FOR INFORMATION**

#### **ADOPTION OF COUNCIL AND COW MEETING MINUTES:**

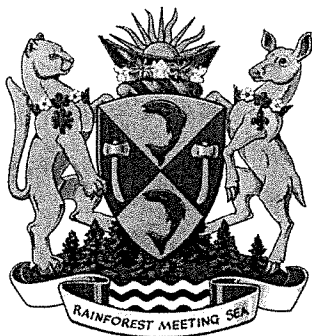
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<b>RECEIPT OF DRAFT COUNCIL COMMITTEE MINUTES FOR INFORMATION:</b>		
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March 9, 2016	Sooke Fire Services Commission	21
March 10, 2016	Sooke Fire Services Commission	23
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<b>PUBLIC QUESTION AND COMMENT PERIOD</b> <b>(10 minutes – 2 minutes time limit per person)</b>		
<b>BYLAWS</b>		
<b>B-1</b>	<b>Bylaw No. 633, Zoning Amendment Bylaw (600-23) – 7105 Grant Road West</b> <ul style="list-style-type: none"> <li>Development Services Report/Presentation</li> <li>Council to consider introduction, first and second reading of Bylaw No. 633 and schedule Public Hearing</li> </ul>	33
<b>B-2</b>	<b>Bylaw No. 637, Zoning Amendment Bylaw (600-25) – 7109 Grant Road West</b> <ul style="list-style-type: none"> <li>Development Services Report/Presentation</li> <li>Council to consider introduction, first and second reading of Bylaw No. 637 and schedule Public Hearing</li> </ul>	59
<b>B-3</b>	<b>Bylaw No. 635, Sooke Core Sewer Specified Area Amendment Bylaw (147-26) – Sooke Core Sewer Specified Area Proposed Boundary Adjustment for 7105 and 7109 Grant Road West</b> <ul style="list-style-type: none"> <li>Development Services Report/Presentation</li> <li>Council to consider introduction, first second and third reading of Bylaw No. 635</li> </ul>	85
<b>REPORTS Requiring Action:</b>		
<b>RA-1</b>	<b>Parkland Dedication Requirements for Proposed Subdivision at 6553/6561 Helgesen Road (Lot 27, Section 26, Sooke District, Plan EPP35168)</b> <ul style="list-style-type: none"> <li>Development Services Report/Presentation</li> <li>Council to consider recommendation</li> </ul>	95
<b>RA-2</b>	<b>Covenant Amendment for ALR Buffer – 6978 West Coast Road</b> <ul style="list-style-type: none"> <li>Development Services Report/Presentation</li> <li>Council to consider recommendation</li> </ul>	105

<b>RA-3</b>	<b>Non-Farm Use in the Agricultural Land Reserve – 6038 Sooke Road</b> <ul style="list-style-type: none"><li>• Development Services Report/Presentation</li><li>• Council to consider recommendation</li></ul>	127
<b>RA-4</b>	<b>Recommendations from Climate Change Action Committee March 17, 2016 meeting:</b> <ul style="list-style-type: none"><li>• Local Yard Waste Composting Facilities</li></ul>	145
<b><i>REPORTS For Information – Council, Committees, COW and Commissions and Staff (CAO, Development Services)</i></b>		
<b>RI-1</b>	<b>RCMP Quarterly Report</b> <ul style="list-style-type: none"><li>• Monthly Mayor Report – February 2016</li></ul>	147
<b>RI-2</b>	<b>Mayor and Council Reports (Verbal)</b>	--
<b>RI-3</b>	<b>CAO Update (Verbal)</b>	--
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<b><i>CORRESPONDENCE For Information:</i></b>		
<b>I-1</b>	<b>Council Reader File – March 2016</b>	151
<b>I-2</b>	<b>Correspondence dated March 18, 2016 from Sooke Region Chamber of Commerce RE: Chamber Supports SEAPARC Land Purchase</b>	155
<b><i>REPORT OF IN CAMERA RESOLUTIONS</i></b>		
<b><i>ADJOURNMENT</i></b>		







**DISTRICT OF SOOKE**  
Committee of the Whole Minutes  
Meeting held March 14, 2016  
at 6:00 pm  
Council Chamber, 2225 Otter Point Road

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**COUNCIL PRESENT**

Acting Mayor Rick Kasper  
Councillor Ebony Logins  
Councillor Brenda Parkinson  
Councillor Kevin Pearson (arrived 7:18 pm)  
Councillor Kerrie Reay

**STAFF PRESENT**

Teresa Sullivan, Chief Administrative Officer  
Gabryel Joseph, Director of Corporate Services  
Brent Blackhall, Director of Financial Services  
Rob Howat, Director of Development Services  
Steve Sorensen, Fire Chief  
Tina Hansen, Acting Corporate Officer  
Sarah Temple, recorder

**Absent:** M. Tait, B. Berger

1. **Call to Order**

The meeting was called to order at 6:00 p.m.

2. **Approval of Agenda**

**MOVED** to approve the agenda as circulated.  
**CARRIED**

3. **Proposed 2016 – 2020 Five Year Financial Plan**

- The Director of Financial Services gave an overview of the proposed 2016 – 2020 Five Year Financial Plan.
- Changes to the format of the Financial Plan include removing 2% inflation for all years and using 2015 actuals as a base, rather than 2015 budget amounts.
- The Director of Financial Services further provided an overview of how the Financial Plan relates to Council's Strategic Plan.

• **Departmental Financial Plan Presentations**

a) **Financial Services Presentation**

- The Director of Financial Services provided an overview of the Financial Services portion of the proposed 2016 – 2020 Five Year Financial Plan.

#### **b) Corporate Services Presentation**

- The Director of Corporate Services provided an overview of the Corporate Services portion of the proposed 2016 – 2020 Five Year Financial Plan.

#### **c) Fire Services Presentation**

- The Fire Chief provided an overview of the Fire and Emergency Services portion of the proposed 2016 – 2020 Five Year Financial Plan as well as the planned Capital expenditures for the 2016 – 2020 period.

#### **d) Development Services Presentation**

- The Director of Development Services provided an overview of the Development Services portion of the proposed 2016 – 2020 Five Year Financial Plan as well as planned Capital Expenditures for the 2016 – 2020 period.

#### **Sewer Fund:**

- The Director of Financial Services provided an overview of the Sewer Fund portion of the proposed 2016 – 2020 Five Year Financial Plan.

#### **Council Discussion:**

- Clarification on “proceeds from borrowing” related to land acquisition.
- Discussion of budgeted amount for elections advertising expenses.
- Discussion of budget amount for Boat Launch expense.
- Clarification of Sooke Region Community Health Network MOU amounts and separate amount for the Primary Health Care Services Working Group.
- Discussion of budgeted amount for asset replacement reserve.
- Discussion of Sooke Fire Services Commission budget planning timelines.
- Clarification of Protective Services budget, which includes Fire, Police and Emergency Services.
- Discussion of financial impact of borrowing funds vs. paying for land acquisition with surplus funds.

#### **4. Public Input**

Ellen Lewers, Sooke resident, addressed the Committee and spoke regarding:

- Land acquisition on Wadams Way.
- Funding for Sooke River Road Multi-use trail.
- District of Sooke vehicles.
- Search and Rescue services.
- Belvista pump repairs.
- Borrowing rate for land acquisition purchase.

**MOVED** to extend the two minute time frame allocated for Public Input and allow Ms. Lewers to continue to address the Committee.  
**CARRIED UNANIMOUSLY**

5. **Adjournment**

The meeting was adjourned at 6:54 p.m.

Certified Correct:

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Rick Kasper  
Acting Mayor

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Gabryel Joseph  
Acting Corporate Officer





## DISTRICT OF SOOKE

Minutes of the Regular Meeting of Council  
held in the Council Chamber  
at 2225 Otter Point Road, Sooke, BC  
on March 14, 2016  
7:00 p.m., Public Portion, Council Chamber  
In-Camera Portion immediately following the public portion  
in Meeting Room

### COUNCIL PRESENT

Acting Mayor R. Kasper  
E. Logins  
B. Parkinson  
K. Pearson  
K. Reay

### STAFF PRESENT (Open Portion)

Teresa Sullivan, Chief Administrative Officer  
Brent Blackhall, Director of Financial Services  
Gabryel Joseph, Director of Corporate Services  
Rob Howat, Director of Development Services  
Steve Sorensen, Fire Chief  
Tina Hansen, Acting Corporate Officer  
Sarah Temple, recorder

**ABSENT:** M. Tait, B. Berger

### CALL TO ORDER

Acting Mayor Kasper called the meeting to order at 7:01 p.m.

### APPROVAL OF THE AGENDA

**MOVED** and seconded to approve the agenda, with the removal of item RI-1 RCMP  
Quarterly Report.

**CARRIED UNANIMOUSLY**

### ADOPTION OF MINUTES

**MOVED** and seconded that the minutes of the Committee of the Whole meeting held on  
February 22, 2016 be adopted as circulated.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that the minutes of the Regular Council meeting held on February  
22, 2016 be adopted as circulated.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that the minutes of the Special Council meeting held on February  
23, 2016 be adopted as circulated.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that the minutes of the Special Council meeting held on February 25, 2016 be adopted as circulated.  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded that the minutes of the Special Council meeting held on March 7, 2016 be adopted as circulated.  
**CARRIED UNANIMOUSLY**

#### **MINUTES FOR INFORMATION**

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

February 18, 2016	Sooke Community Centre Advisory Committee
February 24, 2016	Sooke Program for the Arts (SPA) Committee
February 25, 2016	Hiring Committee
March 1, 2016	Parks and Trails Advisory Committee

**CARRIED UNANIMOUSLY**

#### **DELEGATIONS**

##### **D-1 Juan de Fuca Parkwatch Society – Category A Community Grant, Bjorn Stavrum**

Bjorn Stavrum, representing the Juan de Fuca Parkwatch Society, addressed Council and spoke to their Category A Community Grant. Juan de Fuca Parkwatch had their Category A funding reduced for 2016, from \$5,000 to \$1,000.

**MOVED** and seconded to extend the five minute time limit allotted to delegation presentations and allow Mr. Stavrum to continue to address Council.

**CARRIED UNANIMOUSLY**

Discussion:

- Overview of the history of Category A funding to Juan de Fuca Parkwatch Society.
- Value of the Parkwatch program and its effects on economic development.
- Discussion of other funding sources.

**MOVED** and seconded to increase funding to Juan de Fuca Park Watch Society to \$5,000 for 2016.

**CARRIED UNANIMOUSLY**

##### **D-2 Juan de Fuca Salmon Restoration Society – Canada 150 Grant application, Elida Peers**

Elida Peers, representing the Juan de Fuca Salmon Restoration Society, addressed Council and spoke regarding their Canada 150 Grant application and plans for a Salmon Festival in 2017, in conjunction with T'Sou-ke Nation and other community associations. Ms. Peers outlined plans for the festival, including plans to design street banners and a plan to have Sooke designated as the Salmon Capital of Canada.

Discussion:

- A schedule of events is to be determined.
- Discussion of possible partners, including the Edward Milne Community School Youth Engagement Team who are planning a Sooke Basin festival.

**MOVED** and seconded to provide Juan de Fuca Salmon Enhancement Society with an expression of support in principle.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to approve the use of brackets for street banners as an in-kind contribution towards the cost of the Salmon Festival.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to refer to staff the matter of the correct spelling of Sheilds Road.

**CARRIED UNANIMOUSLY**

#### **D-3 Gail Hall – Council Procedure Bylaw, 2009**

Gail Hall addressed Council and spoke regarding the Council Procedure Bylaw. Ms. Hall stated that should Council wish to disallow discussion of previous minutes during the Public Question and Comment period, then any Report of Public Hearing should be separated so misquotes can be corrected. Ms. Hall encouraged Council to allow the discussion of previous minutes at the subsequent Public Question and Comment period. Ms. Hall further stated that she does not favour the proposed changes that would see members of the public speak to agenda items as they arose.

Ms. Hall spoke further regarding the Director of Corporate Services vs. Corporate Officer positions and also regarding the requirement under section 124 of the *Community Charter*, which states that a Procedural Bylaw can not be amended without following section 94 notice requirements.

**MOVED** and seconded to extend the five minute time limit allotted to delegation presentations and allow Ms. Hall to continue to address Council.

**CARRIED UNANIMOUSLY**

#### **D-4 Youth for Change – Sidewalks along Edward Milne Road, Nick Gakena**

Nick Gakena, Sooke resident, addressed Council and spoke on behalf of Youth for Change, an organization that undertakes projects they believe are in the interest of students. Mr. Gakena requested that Council consider adding approximately 205 metres of sidewalk along Edward Milne Road a project with an estimated cost of \$45,000 - \$60,000.

Discussion:

- Clarification of desired location of the sidewalk.
- Discussion of options for delineating pedestrian areas.

- Discussion of improvements needed to crosswalk at Sooke River Road and Edward Milne Road.

**MOVED** and seconded to refer the issue of sidewalks along Edward Milne Road to staff, for further consideration during 2016 budget deliberations.

**CARRIED UNANIMOUSLY**

## **PUBLIC QUESTION AND COMMENT PERIOD**

Council heard from the following speakers:

1. David Evans, Sooke resident and business owner, spoke regarding the correspondence from District of Metchosin as to Old Growth Forest protection.
2. Ellen Lewers, Sooke resident spoke regarding the content of minutes and also regarding reporting on the Wadams Way land acquisition.

## **PUBLIC HEARINGS AND RELATED BYLAWS**

### **PH-1 Report of Public Hearing – Zoning Amendment Bylaw**

- **Bylaw No. 630, *Zoning Amendment Bylaw (600-22)***

Acting Mayor Kasper called the Public Hearing for Bylaw No. 630 to order at 7:52 p.m.

Acting Mayor Kasper advised that any person who believes that their interest in property is affected by the proposed bylaw would be given a reasonable opportunity to be heard or to present written submissions at the public hearing.

Katherine Lesyshen gave a Powerpoint presentation and summary of the various text amendments to Bylaw No. 630, *Zoning Amendment Bylaw*.

#### **Public Submissions:**

- Ellen Lewers, Sooke resident, addressed Council and inquired as to whether individual property owners will be automatically rezoned as a result of this text amendment and if a loss of revenue would result.
- Diane Bernard, Sooke resident and business owner, addressed Council and expressed concerns that the proposed text amendments may dilute the concentration of businesses in the town centre and result in less vibrancy.
- Gail Hall, Sooke resident, addressed Council and spoke regarding the timing of the Public Hearings. Ms. Hall stated that members of the public should have adequate time and public meetings to have their questions answered before a Public Hearing occurs. Ms. Hall also stated that by not requiring an application fee for rezoning under this text amendment, Council could be perceived as granting assistance to business.

Acting Mayor Kasper called three times for submissions to the Public Hearings for Bylaw No. 630. Hearing none, he closed the public hearing at 8:04 pm.



**Council consider third reading of Bylaw No. 630 as amended.**

**MOVED** and seconded to give third reading to Bylaw No. 630, *Zoning Amendment Bylaw (600-22)* as amended.

**CARRIED UNANIMOUSLY**

Discussion:

- Clarifications that as the proposed text amendments were initiated by the District of Sooke, no application fee was required from affected properties. The amendments were approached as a broad issue across a number of zones. Any properties wishing to develop would still pay a Development Permit Fee, Business License Fee and Building Permit Fee as appropriate.
- Discussion of historical allowance of residential units in industrial and commercial zones.
- Clarification that the intention of the proposed amendments is to revitalize the town core and create opportunities to relocate to Sooke and start a business.

## **BYLAWS**

### **B-1 Bylaw No. 632, *Revenue Anticipation Borrowing Bylaw, 2016***

**MOVED** and seconded that Bylaw No. 632, *Revenue Anticipation Borrowing Bylaw, 2016* be adopted.

**CARRIED UNANIMOUSLY**

### **B-2 Bylaw No. 634, *Council Procedure Amendment Bylaw (422-1)***

Discussion:

- The Acting Corporate Officer confirmed that Ms. Hall was correct in that section 124 of the *Community Charter* states that a Procedural Bylaw can not be amended without following section 94 notice requirements.

**MOVED** and seconded to postpone a decision on Bylaw No. 634, *Council Procedure Amendment Bylaw (422-1)*;

**AND TO** direct staff to advertise for Bylaw No. 634 in accordance with sections 124 and 94 of the *Community Charter*;

**AND FURTHER THAT** staff bring forward the proposed amendments for Bylaw No. 634 to an upcoming Council meeting in April 2016.

**CARRIED UNANIMOUSLY**

## **REPORTS REQUIRING ACTION**

### **RA-1 Recommendations from Committee of the Whole February 22, 2016 meeting: Southern Vancouver Island Nature Trails Society – letter of support.**

**MOVED** and seconded to direct staff to draft a letter of support for the Southern Vancouver Island Nature Trails Society's vision of shared use, natural surfaced wilderness trail connections in our region.  
**CARRIED UNANIMOUSLY**

**RA-2 Recommendations from Sooke Program for the Arts (SPA) Committee February 24, 2016 meeting: Town Centre Roundabout**

**MOVED** and seconded to invite Drew Johnston, Sooke Program for the Arts (SPA) Committee Chair to address Council and speak to the SPA Committee recommendations.  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded to landscape the roundabout with low shrubbery, native and colorful, seasonal plantings.  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded to consider the roundabout for public art in the future, after longer term use of the roundabout has been experienced.  
**CARRIED UNANIMOUSLY**

**RA-3 Recommendations from Parks and Trails Advisory Committee March 1, 2016 meeting: John Phillips Memorial Park**

**MOVED** and seconded to invite Ross Reid, Parks and Trails Advisory Committee member to address Council and speak to the Committee recommendation.  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded to prioritise improvements to John Phillips Memorial Park as follows for 2016 - 2017:

- Public Washrooms
- Loop Trail
- Picnic Tables and Benches

**AND TO** include discussion of funding these projects in the 2016 budget planning process.

**CARRIED UNANIMOUSLY**

**RA-4 Award of Request for Quote – Galloping Goose Connector – Gravel Multiuse Trail, Sooke River Road Park**

**MOVED** and seconded to approve Jasmine's Excavating as the successful proponent under the request for quotes for the Galloping Goose Connector – Gravel Multiuse Trail, Sooke River Road Park;

**AND TO** authorise the Acting Mayor and Chief Administrative Officer to sign the contract on behalf of the District of Sooke.

**CARRIED UNANIMOUSLY**

**RA-5 Award of Request for Quote – Galloping Goose Connector – Separated Multiuse Trail, Sooke River Road Park**

**MOVED** and seconded to approve York Excavating as the successful proponent under the request for quotes for the Galloping Goose Connector – Separated Multiuse Trail, Sooke River Road Park;

**AND TO** authorise the Acting Mayor and Chief Administrative Officer to sign the contract on behalf of the District of Sooke.

**CARRIED UNANIMOUSLY**

**RA-6 Appointment of Municipal Deputy Approving Officer**

**MOVED** and seconded to appoint Nikki Lewers as Deputy Approving Officer for the District of Sooke.

**CARRIED UNANIMOUSLY**

**RA-7 Public Officer and Designated Employee Appointments**

**MOVED** and seconded to appoint Gabryel Joseph as Acting Corporate Officer for the District of Sooke under section 148 of the *Community Charter*.

**CARRIED**

**Councillors Logins and Parkinson oppose the motion.**

**RA-8 Consent of Capital Regional District Bylaw No. 4058, *Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008, Amendment Bylaw No 1. 2016***

**MOVED** and seconded to give consent to the adoption of Capital Regional District Bylaw No. 4058, *Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008, Amendment Bylaw No 1. 2016* in accordance with section 346 of the Local Government Act.

**CARRIED UNANIMOUSLY**

**REPORTS FOR INFORMATION**

**RI-2 Mayor and Council Reports (Verbal)**

Councillor Parkinson reported on attending the Sooke Program for the Arts Committee meeting and gave an update on the Mural Mosaic project and Communities in Bloom progress. Councillor Parkinson attended several community events and meetings including Pink Shirt Day, Seedy Saturday, the Sooke Region Tourism Association AGM, the Parks and Trails Advisory Committee public consultation on John Phillips Memorial Park, the Sooke Regional Historical Society board meeting, the Regional Housing Trust

Fund Commission meeting and Appetite for Art. Councillor Parkinson further reported on the recent designation of Sheringham Point light house as a Heritage Site and transfer of ownership of the property to a society dedicated to its preservation.

Acting Mayor Kasper reported that the Capital Regional District Board reached an agreement with the T'Sou-ke Nation authorising access to traditional territory in the Leech watershed area. Acting Mayor Kasper further reported on a meeting with the Mayor of Port Angeles and subsequent letters sent on behalf of the District of Sooke and the District of Central Saanich to clarify that sewage treatment facilities do exist in these communities and a travel ban proposed by Washington State to Southern Vancouver Island should not apply to communities who have high sewage treatment standards. Acting Mayor Kasper stated that the Mayor of Sidney has also sent a similar letter. Acting Mayor Kasper spoke in support of encouraging US tourism to the Sooke region.

#### **CORRESPONDENCE REQUIRING ACTION**

**C-1 Correspondence dated March 2, 2016 from the Association for Responsible and Environmentally Sustainable Sewage Treatment Re: Motion to CRD Board**

**MOVED** and seconded to receive the Correspondence dated March 2, 2016 from the Association for Responsible and Environmentally Sustainable Sewage Treatment Re: Motion to CRD Board for information.

**CARRIED UNANIMOUSLY**

**C-2 Correspondence dated February 26, 2016 from the Corporation of the District of Saanich Re: take the Pledge for Parity**

**MOVED** and seconded to take the pledge for parity at [www.internationalwomensday.com/pledge](http://www.internationalwomensday.com/pledge) to:

- Help women and girls achieve their ambitions
- Challenge conscious and unconscious bias
- Call for gender-balanced leadership
- Value women's and men's contributions equally
- Create inclusive, flexible cultures

**CARRIED UNANIMOUSLY**

#### **CORRESPONDENCE FOR INFORMATION**

**I-1 Council Reader file – February 2016**

**MOVED** and seconded to receive and file the Council Reader File for February 2016 for information.

**CARRIED UNANIMOUSLY**

- I-2 Letter to UBCM dated February 26, 2016 from Minister Shirley Bond  
RE: Update regarding ongoing arrival of Syrian Refugees into BC Communities**

**MOVED** and seconded to receive and file the correspondence from Minister Shirley Bond  
RE: Update regarding ongoing arrival of Syrian Refugees into BC Communities.  
**CARRIED UNANIMOUSLY**

- I-3 Correspondence dated February 20, 2016 from Judy Holzhemer  
RE: Deer Cull – Whiffin Spit**

**MOVED** and seconded to receive and file the Correspondence dated February 20, 2016  
from Judy Holzhemer RE: Deer Cull – Whiffin Spit  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded to refer the correspondence dated February 20, 2016 from Judy  
Holzhemer back to staff;  
**AND TO** direct staff to bring forward a report on proposed amendments to the District of  
Sooke Bylaw No. 59, *Firearms Regulation Bylaw, 2001* to prohibit bow hunting within the  
municipality;  
**AND THAT** the report include the requested amendments to Bylaw No. 59 from the  
Capital Regional District (CRD) on hunting geese.  
**CARRIED UNANIMOUSLY**

- I-4 Correspondence dated February 24, 2016 from Bonny Gibson  
RE: Deer Cull – Whiffin Spit**

**MOVED** and seconded to receive and file the Correspondence dated February 24, 2016  
from Bonny Gibson RE: Deer Cull – Whiffin Spit  
**CARRIED UNANIMOUSLY**

- I-5 Correspondence dated March 10, 2016 from District of Metchosin  
RE: AVICC resolution – Protection of Old Growth Forest**

**MOVED** and seconded to send a letter to the Association of Vancouver Island and Coastal  
Communities (AVICC) advising of Council's support for the District of Metchosin's  
resolution "Protection of Old Growth Forests."  
**CARRIED UNANIMOUSLY**

## **REPORT OF IN CAMERA RESOLUTIONS**

**RIC-1 Resolutions from March 7, 2016 Special Council meeting – Soule Road Right  
of Way**

## **MOTION TO CLOSE THE MEETING TO THE PUBLIC**

**MOVED** to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- 90 (2) (a) a request under the *Freedom of Information and Protection of Privacy Act*, if the council is designated as head of the local public body for the purposes of that Act in relation to the matter.

**CARRIED UNANIMOUSLY**

## **ADJOURNMENT**

**MOVED** and seconded to adjourn the open portion of the Regular Council meeting at 9:25 p.m.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to adjourn the meeting at 10:32 p.m.

**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Rick Kasper**  
**Acting Mayor**

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**Gabryel Joseph**  
**Acting Corporate Officer**

## **DISTRICT OF SOOKE**

Minutes of the Special Meeting of Council  
held in the Council Chamber  
at 2225 Otter Point Road, Sooke, BC  
on March 21, 2016 at 7:00 p.m.

### **COUNCIL PRESENT**

Acting Mayor R. Kasper  
B. Berger  
E. Logins  
B. Parkinson  
K. Pearson  
K. Reay

### **STAFF PRESENT**

Teresa Sullivan, Chief Administrative Officer  
Brent Blackhall, Director of Financial Services  
Gabryel Joseph, Director of Corporate Services  
Rob Howat, Director of Development Services  
Sarah Temple, recorder

**ABSENT:** M Tait

### **CALL TO ORDER**

Acting Mayor Kasper called the meeting to order at 7:01 p.m.

### **APPROVAL OF AGENDA**

**MOVED** and seconded to approve the agenda as circulated.  
**CARRIED UNANIMOUSLY**

### **PUBLIC QUESTION AND COMMENT PERIOD**

Council heard from the following speakers:

1. Gail Hall, Sooke resident spoke regarding agenda item RA-1 MFA Short Term Borrowing.

### **BYLAWS**

- B-1 Bylaw No. 622, *Zoning Amendment Bylaw (600-19)* – 2182 Church Road – Wadams Way Comprehensive Development Zone**

**MOVED** and seconded that Bylaw No. 622, *Zoning Amendment Bylaw (600-19)* be adopted.

**CARRIED UNANIMOUSLY**

**B-2 Bylaw No. 630, *Zoning Amendment Bylaw (600-22)* – Sooke Zoning Bylaw Text Amendments**

**MOVED** and seconded that Bylaw No. 630, *Zoning Amendment Bylaw (600-22)* be adopted.  
**CARRIED UNANIMOUSLY**

**REPORTS REQUIRING ACTION**

**RA-1 MFA Short Term Borrowing**

**MOVED** and seconded to authorize a short term borrowing of \$1,420,000 from the Municipal Finance Authority under section 175 of the *Community Charter* over a five year term with no rights of renewal.  
**CARRIED UNANIMOUSLY**

**RA-2 Proposed 2016 – 2020 Five Year Financial Plan**

General Government Services:

**MOVED** and seconded to increase Annual Grants to \$72,788 for the years 2016 – 2010.  
**CARRIED UNANIMOUSLY**

**MOVED** and seconded to approve the General Government Services portion of the 2016 – 2020 Five Year Financial Plan.  
**CARRIED UNANIMOUSLY**

Protective Services:

- Fire Commission is reviewing Fire Department and Emergency Services, so no need to deliberate this currently.

**MOVED** and seconded to approve the policing portion of the Protective Services section of the 2016 – 2020 Five Year Financial Plan  
**CARRIED UNANIMOUSLY**

Engineering:

**MOVED** and seconded to increase funding for seasonal adornment from \$5,000 to \$10,000 for 2016.  
**CARRIED**

**Councillor Reay and Councillor Logins opposed the motion**



**MOVED** and seconded to increase funding for conference hosting to \$5,000 for 2016 and 2017.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to approve the Engineering section of the 2016 – 2020 Five Year Financial Plan.

**CARRIED UNANIMOUSLY**

Fiscal Services:

**MOVED** and seconded to approve the Fiscal Services section of the 2016 – 2020 Five Year Financial Plan

**CARRIED UNANIMOUSLY**

Capital:

**MOVED** and seconded to direct staff to amend the 2016-2020 Financial Plan to earmark \$400,000 for an all weather playing field at Fred Milne Park from the Playing Fields Reserve Fund and to identify the all weather playing field as a capital project;

**AND TO** earmark \$300,000 from Gas Tax funds in 2016 as matching funds contingent on \$300,000 funding from the Capital Regional District towards the playing fields;

**AND TO** direct staff to bring back a report on funding options for the all weather playing field at Fred Milne Park.

**MOTION WITHDRAWN**

**MOVED** and seconded to direct staff to identify an all-weather playing field at Fred Milne Park as a capital project for 2016 and to earmark \$400,000 towards the project from the Playing Fields Reserve Fund;

**AND** to direct staff to write a report on funding options for the all-weather playing field.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to direct staff to allocate \$50,000 from the Casino Fund into Sidewalk Improvements for 2016.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to direct staff to allocate an additional \$150,000 from the DCC Fund to Goodmere Road Improvements in 2016, for a total of \$300,000 allocated in 2016.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded to approve the Capital portion of the 2016-2020 Five Year Financial Plan.

Sewer Fund:

**ACTION:** Staff to bring a report to Council on the cost benefit of buying a new centrifuge vs. rebuilding the old centrifuge, before a decision is made on the issue.

**MOVED** and seconded to approve the Sewer Fund portion of the 2016-2020 Five Year Financial Plan.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

**MOVED** and seconded to adjourn the meeting at 9:02 p.m.

**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Rick Kasper**  
**Acting Mayor**

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**Gabryel Joseph**  
**Acting Corporate Officer**

**DISTRICT OF SOOKE**  
Minutes of the Sooke Fire Services Commission Meeting  
held in the Council Chambers  
at 2205 Otter Point Road, Sooke, BC  
On March 8, 2016 at 1:00 pm

**PRESENT**

K. Ebbs-Canavan (Chair)  
Murray Lambert  
Cameron MacIntyre

**STAFF**

Gabryel Joseph, Director of Corporate Services

**CALL TO ORDER**

The meeting was called to order at 1:00 p.m.

**APPROVAL OF THE AGENDA**

**MOVED** to approve the agenda as circulated.  
**CARRIED UNANIMOUSLY**

**APPOINTMENT OF COMMITTEE CHAIR**

**MOVED** to appoint Ken Ebbs-Canavan as Chair of the Sooke Fire Services Commission.  
**CARRIED UNANIMOUSLY**

**MOTION TO CLOSE THE MEETING TO THE PUBLIC**

**MOVED** and seconded to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and
- 90(1)(c) labour relations or other employee relations.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

**MOVED** and seconded to adjourn the meeting at 8:00 p.m.  
**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Chair**

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**Corporate Officer**

District of Sooke  
March 8, 2016

Sooke Fire Service Commission



**DISTRICT OF SOOKE**  
Minutes of the Sooke Fire Services Commission Meeting  
held At Prestige Oceanfront Resort  
and Conference Centre  
6929 Otter Point Road, Sooke, BC  
On March 9, 2016 at 1:00 pm

**PRESENT**

K. Ebbs-Canavan (Chair)  
Murray Lambert  
Cameron MacIntyre

**STAFF**

Gabryel Joseph, Director of Corporate Services

**CALL TO ORDER**

The meeting was called to order at 1:00 p.m.

**APPROVAL OF THE AGENDA**

**MOVED** to approve the agenda as circulated.  
**CARRIED UNANIMOUSLY**

**MOTION TO CLOSE THE MEETING TO THE PUBLIC**

**MOVED** and seconded to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and
- 90(1)(c) labour relations or other employee relations.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

**MOVED** and seconded to adjourn the meeting at 4:00 p.m.  
**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Chair**

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**Corporate Officer**



**DISTRICT OF SOOKE**  
Minutes of the Sooke Fire Services Commission Meeting  
held At Prestige Oceanfront Resort  
and Conference Centre  
6929 Otter Point Road, Sooke, BC  
On March 10, 2016 at 1:00 pm

**PRESENT**

K. Ebbs-Canavan (Chair)  
Murray Lambert  
Cameron MacIntyre

**STAFF**

Gabryel Joseph, Director of Corporate Services

**CALL TO ORDER**

The meeting was called to order at 1:00 p.m.

**APPROVAL OF THE AGENDA**

**MOVED** to approve the agenda as circulated.  
**CARRIED UNANIMOUSLY**

**MOTION TO CLOSE THE MEETING TO THE PUBLIC**

**MOVED** and seconded to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and
- 90(1)(c) labour relations or other employee relations.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

**MOVED** and seconded to adjourn the meeting at 8:15 p.m.  
**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Chair**

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**Corporate Officer**





**DISTRICT OF SOOKE**  
Minutes of the Sooke Fire Services Commission Meeting  
held At Prestige Oceanfront Resort  
and Conference Centre  
6929 Otter Point Road, Sooke, BC  
On March 15, 2016 at 1:00 pm

**PRESENT**

K. Ebbs-Canavan (Chair)  
Murray Lambert  
Cameron MacIntyre

**STAFF**

Gabryel Joseph, Director of Corporate Services

**CALL TO ORDER**

The meeting was called to order at 1:00 p.m.

**APPROVAL OF THE AGENDA**

**MOVED** to approve the agenda as circulated.  
**CARRIED UNANIMOUSLY**

**MOTION TO CLOSE THE MEETING TO THE PUBLIC**

**MOVED** and seconded to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and
- 90(1)(c) labour relations or other employee relations.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

**MOVED** and seconded to adjourn the meeting at 8:00 p.m.  
**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Chair**

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**Corporate Officer**



**DISTRICT OF SOOKE**  
Minutes of the Sooke Fire Services Commission Meeting  
held At Prestige Oceanfront Resort  
and Conference Centre  
6929 Otter Point Road, Sooke, BC  
On March 17, 2016 at 1:00 pm

**PRESENT**

K. Ebbs-Canavan (Chair)  
Murray Lambert  
Cameron MacIntyre

**STAFF**

Gabryel Joseph, Director of Corporate Services

**CALL TO ORDER**

The meeting was called to order at 1:00 p.m.

**APPROVAL OF THE AGENDA**

**MOVED** to approve the agenda as circulated.  
**CARRIED UNANIMOUSLY**

**MOTION TO CLOSE THE MEETING TO THE PUBLIC**

**MOVED** and seconded to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and
- 90(1)(c) labour relations or other employee relations.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

**MOVED** and seconded to adjourn the meeting at 4:30 p.m.  
**CARRIED UNANIMOUSLY**

**Certified Correct:**

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**Chair**

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**Corporate Officer**





**DISTRICT OF SOOKE**  
**Climate Change Action Committee**

Minutes of Meeting held  
March 17, 2016 at 3:00 pm  
Council Chamber, 2225 Otter Point Road, Sooke, BC

**Committee Members Present:**

Jeff Bateman, Sooke Transition Town/Zero Waste Sooke, Chair  
Councillor Ebony Logins  
Andrew Moore, T'Sou-ke Nation  
Laura Hooper, Parks and Environmental Services Coordinator  
Katherine Lesyshen, Planner II  
Steve Sorensen, Fire Chief

**Recorder:** Sarah Temple, Corporate Services Clerk

**1. Call to Order**

Jeff Bateman called the meeting to order at 3:03 p.m.

**2. Approval of the Agenda**

**MOVED** to approve the agenda as circulated.  
**CARRIED**

**3. Approval of Minutes**

**MOVED** to approve the minutes of January 28, 2016 as circulated.  
**CARRIED**

**4. Solar Ready Building Code**

- Andrew Moore provided an update on Solar Photovoltaic technology as it relates to building codes and energy conservation.
- Mr. Moore advised that "solar readiness" now relates to more than solar hot water readiness.
- Solar Photovoltaic technology readiness may be addressed by changes to the BC building code, including electrical safety considerations.

**ACTION:** Staff to investigate generic solar readiness bylaws from other municipalities.

**5. Agricultural Plan:**

- Katherine Lesyshen gave an overview of the Agricultural Plan as it relates to the Climate Change Action Committee.
- Growing local food relates to Climate Change Action in both mitigation of energy costs used for importing food, as well as adaptation to a changing climate.
- A composting facility and/or program could be investigated.
- Discussion of ways to support local food security initiatives.

**MOVED** to recommend that Council direct staff to investigate opportunities for local yard waste composting facilities and/or programs.

**CARRIED UNANIMOUSLY**

## 6. Other Business:

### a) CEEP Priorities for 2016:

Committee Discussion:

- Solar Building Code
- Sidewalks – modeling exists on how much sidewalk is needed to complete “connectivity” through Sooke.
- Green economy opportunities – this could include model demonstration projects, local yard waste programs.

### b) Public education planning:

Committee Discussion:

- Jeff Bateman provided an overview of an upcoming Zero Waste Sooke event called “Talking Trash” on Sunday, April 17, 2016 - an open space symposium at Community Hall.

**ACTION:** Staff to investigate allocation of District of Sooke general advertising funds to promote the April 17<sup>th</sup> “Talking Trash” event as an avenue to promote waste management initiatives.

### c) 2016 – 2020 Five Year Financial Plan

- Requests for Inclusion include Municipal Hall energy audit and research fees for consultant.

Committee Discussion:

- Solar panels on the municipal hall would be a great demonstration project for the community.

### d) RFP for Alternate Energy Solutions

Committee Discussion:

- **ACTION:** Carry forward to next meeting a discussion of the possibility of a Request for Proposals for feasibility of alternate energy solutions in conjunction with new heat pumps for the municipality, including grant opportunities. This will require the following information:
  - Determine when heat pumps need to be replaced.
  - More info on demonstration projects.
  - More information on grants available. (including Community Energy Leadership Program – BC program)

### e) Clean Energy Vehicle Program

If a budget is approved for purchase of a new municipal vehicle, the Climate Change Action Committee could recommend the purchase of an energy efficient vehicle, possibly electric. The Fraser Basin Council provides subsidies for electric and hydrogen fuel cell vehicles.

**7. Public Input:**

There were no comments from members of the public.

**8. Next Scheduled Meeting:**

- June 23, 2016 at 3:00 pm.
- Fourth Thursday of the month, quarterly or at the call of the Chair.

**9. Adjournment:**

**MOVED** and seconded to adjourn the meeting at 4:05 p.m.

Certified by:

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Jeff Bateman  
Chair

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Gabryel Joseph  
Acting Corporate Officer







File No. PLN01255

**REQUEST FOR DECISION**  
Regular Council Meeting  
March 29, 2016

To: Teresa Sullivan, Acting Chief Administrative Officer  
From: Development Services  
Re: **Rezoning Application – 7105 Grant Road**

**SUGGESTED ACTION:**

**THAT COUNCIL** introduce and give first and second reading to Bylaw No. 633, *Zoning Amendment Bylaw (600-23)* to rezone the property located at 7105 Grant Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3);

**AND THAT COUNCIL direct staff to** schedule a Public Hearing for Bylaw No. 633 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

**1. Executive Summary:**

The applicant has made an application to rezone the 1335 square meter Grant Road (0.33 acre) parcel from Rural Residential (RU4) to Small Lot Residential (R3). The owner plans to subdivide the existing property into three 350 meter lots each. Each new lot would be required to meet the 350 square meter minimum size.

This planning application will require an amendment to the *Sooke Zoning Bylaw, 2013* (Bylaw 600) in order to rezone the properties from *Rural Residential Zone* (RU4) to *Small Lot Residential Zone* (R3).

The property is not presently serviced with community water, however, CRD water is available at the lot line.

The subject property is presently located outside of the Sewer Specified Area, however it has access to the District sewer system at the lot line. The applicant has concurrently made an application to enter into the Sewer System Area with this rezoning application.

**2. Background**

Grant Road is primarily an area with mixed residential use and a variety of housing types including single family, duplexes, multi-family units and manufactured homes. The neighborhood has seen minimal development over the past 10 years as the transition from farmland to urban development takes place. The subject property is located approximately 1.5 km west of the Sooke Town Centre area, and are serviced by BC Transit buses.

The lot is located on the south side of Grant Road. Presently, the lot includes a house, a cabin, gardens, established trees and outbuildings. Site specific photos are provided in the appendices of this report.

Historically, this land was used for farming and other agricultural purposes. Today, Grant Road is experiencing densification as prescribed by the District of Sooke *Official Community Plan*. A map is provided showing the range of zonings within the area, however, other than manufactured home park (MHP), the majority of properties within the neighbourhood and along this street are zoned R1 and R2. A map of R3 zonings within 500m of the proposed application is provided in the appendices of this report.

The applicant intends to develop three 350 square meter lots with future plans to construct 3 new single family dwellings or duplexes for residential purposes.

### **3. Planning Analysis:**

#### **REGIONAL GROWTH STRATEGY (RGS)**

The RGS includes strategic initiatives such as “Building Complete Communities” as key directions for the District of Sooke for long-term regional planning within the Capital Regional District. Adding density in sewer serviced areas helps to offset some of the infrastructural costs associated with increased density.

The RGS aims to “manage growth” and “keep urban settlement compact” through the goal of “*locating a minimum of 90 percent of the region’s new dwelling units...within the Regional Urban Containment and Servicing Policy Area*”.

#### **OFFICIAL COMMUNITY PLAN, 2010 (OCP)**

The District of Sooke *Official Community Plan* (OCP) designation for this parcel is *Community Residential* (CR) which encourages low to medium density residential growth along with appropriately scaled commercial development. “*Residential development is targeted towards the Community Growth Areas, where municipal services can be provided or accessed in an efficient manner.*” This application is consistent with the *Community Residential* designation.

#### **Community Growth Area-DPA #2**

The subject property falls within the Community Growth Area (CGA) - DPA #2. The goals of this designation are to:

- *Promote a high level of design and design creativity for buildings in the Community Growth Area*
- *Integrate innovations for building and site design that promotes green and sustainable development*
- *Promote excellent pedestrian connectivity throughout the district and within new developments.*

Should this application be approved, the owner will need to fulfill the requirements outlined in DPA #2, which will include both a development permit and building permits to ensure that form and character requirements are met.

#### **SOOKE ZONING BYLAW, 2013 (ZONING BYLAW)**

Grant Road is primarily an area with mixed residential use. The overall street is characterized by a variety of housing types including single family, duplexes, multi-family and manufactured

homes. The zoning adjacent to the subject properties include Rural Residential and Manufactured Home Park, whose minimum lot sizes are 1000 square metre and 1 hectare respectively when serviced by sewer.

#### **Sewer and Water**

The property is not within the Sewer Specified Area. However, an application has been made to connect the property to the District of Sooke sewer system, which will be completed prior to any public hearing for this application. The existing property is not connected to community piped water, although CRD water is available at the property line.

#### **Referrals**

Referrals regarding the proposed application were sent to internal departments and applicable external agencies for their review and comment. No major issues were identified, however recommendations were provided by the District of Sooke Fire Department to redesign the proposed road to better meet fire access requirements. The referral summary is attached for reference purposes.

#### **4. Legal Impacts:**

The property is free and clear of legal encumbrances.

#### **5. Strategic Relevance**

From a strategic perspective, this application meets Council's goal to "*work towards streamlining planning processes and to encourage investment and job growth in the community*". Rezoning, subdivision and infilling along Grant Road follows the objectives of the OCP.

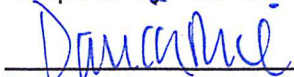
#### **6. Financial Impacts:**

The Developer will be responsible for all costs associated with site improvements. Development of these properties would incur Development Cost Charges (DCC) as outlined by DCC Bylaw No. 202 (2012).

#### **Attached Documents:**

1. Application Summary
2. Referral Agency Comments
3. Subject Property Map
4. Site Analysis Photos
5. R3 Zoning Analysis Map
6. Small Lot Residential (R3) Zone
7. Draft Bylaw No. 633

Respectfully Submitted,

  
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Danica Rice, MEDS, MCIP, RPP  
Planner II

Approved for Council Agenda
 Development Services
 Corp. Services
 Financial Services
 CAO



## 1. Application Summary

<b>Address</b>	<b>7105 Grant Road</b>
<b>Legal</b>	Lot B, Section 1, Sooke District, Plan VIP58124
<b>Existing Zoning</b>	Rural Residential (RU4)
<b>Proposed Zoning</b>	Small Lot Residential (R3)
<b>Current OCP</b>	Community Residential (CR)
<b>Proposed OCP</b>	Community Residential (CR)
<b>Parcel Size</b>	.33 acres = 1335 m <sup>2</sup>
<b>Services</b>	<b>Water:</b> CRD Water (at lot line) <b>Sewer:</b> Septic (application for Sewer System Area in progress) <b>Drainage:</b> On-site
<b>Adjacent Land Uses</b>	<b>North:</b> RU4- Rural Residential <b>South:</b> RU4- Rural Residential <b>East:</b> MHP- Manufactured Home Park <b>West:</b> RU4- Rural Residential

### Present Zoning and Proposed Zoning

	<b>RU4</b>	<b>R3</b>
<b>Minimum Lot Size for Subdivision</b>	1 ha	350 m2
<b>Maximum Height of Principle Building</b>	12m	10.5 m
<b>Maximum height accessory building</b>	9m	4 m
<b>Maximum Lot Coverage</b>	30%	45%

**2. SUMMARY OF COMMENTS RECEIVED FOR 7105 Grant Road  
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT January 7<sup>th</sup>, 2016**

<b>REFERRALS</b>	
<b>AGENCY</b>	<b>COMMENTS</b>
<b>Shaw Cable</b>	Shaw does not have any concerns with this proposal.
<b>Vancouver Island Health Authority</b>	This office has no objection to the rezoning of the lots provided that the lots are serviced by the municipal sewer system, which is available at the front lot line.
<b>BC Hydro</b>	<p>We have reviewed your proposed Rezoning Application regarding the above noted location(s). BC Hydro does not own any equipment on this property. Therefore, BC Hydro does not require that a Statutory Right-of-Way Agreement (SRW) be registered against the property title at this time.</p> <p>Please note that depending on how you plan to develop, a SRW may be needed in the future. Therefore, it is in your best interest to contact us as soon as possible. The process of registering a SRW for BC Hydro can be very lengthy, and may cause delays in your construction schedule if it is not dealt with early. Before any future electrical equipment on the property is energized, including temporary construction power, the Agreement must be registered at the Land Title Office.</p> <p>Modifications to the BC Hydro system will be necessary in order to extend the electrical system to this development. BC Hydro will need to complete a thorough system study and design to provide a cost estimate for this work. The developer must submit an application for service with our BC Hydro Design Connect Department by e-mail to VI.DesignConnect@bchydro.com. Approximate design and construction lead times will be provided at the time of application.</p> <p>The design and layout of the dedicated road allowance must be adequate to comply with all BC Hydro Standards, operational and maintenance requirements, and required clearances from other utilities. BC Hydro will not accept the placement of its electrical distribution system on private property without expressed written consent from a Representative of the local BC Hydro District Office after a review of the design. Exceptions will only be made on a case-by-case basis.</p>
<b>Ministry of Transportation</b>	<p>Please consider this an official response to your rezoning referral, file number 2016-00155.</p> <p>The Ministry has no objections or additional requirements to the proposed rezoning. You may submit the certified bylaw form(s) to this office for stamp/signature at your convenience. Please include the Ministry file number 2016-00155 in any future correspondence for this development.</p>
<b>Canada Post, Sooke</b>	The additional addresses will be serviced via an existing community mailbox. A conversion and an additional box may be required at site.
<b>BC Transit</b>	<p><b>Development Location: 7135 Grant Road (File No.: PLN01234 )</b>  <b>Local Government: District of Sooke</b>  Transit System: Victoria Regional Transit System  OVERALL TRANSIT IMPACT  <b>The subject property:</b>  -Is located directly on a transit route providing service to Sooke Town Centre, West Shore Town Centre, Royal Roads University, Victoria General Hospital and downtown Victoria.  - Is located within 200 m of a second route, offering service four times per weekday also connecting to Sooke Town Centre.  <b>Land Use</b>  - The subject property is designated as Community Residential within the District of Sooke's Official Community Plan, supporting a mix of single and multiple family</p>

	<p>residential with neighborhood scale commercial. The proposed development seeks to create additional residential parcels; a use which aligns with the Community Residential designation.</p> <p><b>Bus Stops and Stations</b></p> <p>-There are transit stops located on Grant Road just east the subject property and serving both directions of travel. As the above-mentioned bus stops are not universally accessible, it is recommended that accessible pads be installed.</p> <p><b>BC Transit Level of Support BC Transit supports the proposed development as it is consistent with:</b></p> <p>- Transit-supportive land use and transportation policies in the Victoria Transit Future Plan</p> <p>-Municipal land use plans Please consider upgrading the nearest bus stops serving with accessibility pads.</p>
<b>Beecher Bay First Nation</b>	Beecher Bay First Nation has no comments or concerns regarding this matter.
<b>CRD Water Department Technical Services Division</b>	<p>Thank you for your rezoning referral received January 8, 2016, which requests that we examine the above mentioned proposal with regard to the water supply regulations and policies of the Capital Regional District (CRD) Integrated Water Services as established for the Juan de Fuca Water Distribution Commission.</p> <p>If the CRD receives an appropriate application to supply water, and if the Owner(s) is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 3889, community piped water can be supplied to this proposed subdivision, subject to the following:</p> <ol style="list-style-type: none"> <li>1. The Owner(s) pays for the supply and installation of a water distribution system capable of meeting all domestic requirements and provides fire flows to Fire Underwriters Survey (FUS) requirements, all designed in accordance with CRD Water Services Engineering Specifications and Standard Drawings. The Owner(s) also pays for all upgrades to the existing water distribution system to meet the conditions stated above, if required.</li> <li>2. The Owner(s) pays all applicable connection fees for the new lots created by this subdivision. The existing dwelling is presently provided with water through a 12mm (1/2") service connection located at the frontage of the proposed Strata Lot 1. The Owner(s) pays to upgrade the existing non-conforming 12 mm service to 19 mm (3/4") service to comply with current minimum service standards. New service connections shall be installed at the frontage of the proposed Common Property access for Strata Lots 2 and 3 and Strata Lots A, B and C on Grant Road.</li> <li>3. The Owner(s) pays for the supply and installation of a fire hydrant(s), if required, in a location approved by the District of Sooke Fire Department and CRD Integrated Water Services.</li> <li>4. The Owner(s) shall be responsible for all additional or extraordinary costs for any procedure deemed necessary by the CRD for the installation of the water service connections noted above. Procedures requiring additional costs may include, but are not limited to the following: <ul style="list-style-type: none"> <li>• Auguring or boring under the pavement where the authority having jurisdiction will not grant permission to open cut the pavement.</li> <li>• Cutting and restoration of pavement in excess of a width of 11m; or where the authority having jurisdiction requires asphalt restoration of a thickness in excess of 100mm; or for a width in excess of the trench width.</li> <li>• Drilling and blasting of rock.</li> <li>• Archeological monitoring of the excavation site.</li> </ul> </li> </ol>

	<p>The hydraulic computer model maintained by the CRD shows that a fire flow of 9,420 Umin (2,070 lpm) with 138 kPa (20 psi) residual pressure is presently available to this subdivision in the water main adjacent to the fire hydrant (SFD051) located at the frontage of 7135 Grant Road.</p> <p>In stating the fire flow available, the CRD expresses no opinion as to the adequacy of the stated fire flow to provide fire protection and if applicable, recommends that the Owner(s) take the appropriate steps to confirm the available fire flow by means of a field hydrant flow test (if required the hydrant flow test will be carried out by CRD staff at the Owner(s) expense). Results of the field hydrant flow test may have to be adjusted to reflect a maximum day demand scenario.</p> <p>The Owner's Engineer will be required to calculate the fire flow requirements (to Fire Underwriters Survey (FUS) standards) for the development and confirm in writing to both the CRD and the District of Sooke that the available flow from the CRD system is sufficient. It is recommended the Owner's Engineer contact the District of Sooke to discuss hydrant location and orientation.</p> <p>If an increase in the level of fire protection is required to meet CRD Engineering Specifications and Standard Drawings, FUS or to meet the requirements of the District of Sooke, the Owner(s) would be responsible for all costs associated with designing and upgrading the distribution system to the extent necessary to provide the required flows.</p> <p>Depending on the intended use of the property, a Development Cost Charge may apply to each of the new lots created by this subdivision.</p> <p>This letter is for the purpose of providing you with information regarding the services available from the CRD, and should not be construed as either approval or rejection of the proposed subdivision by the CRD.</p> <p>These conditions are valid for 180 days from date of writing. However, if at any time there is a change in legislation, regulations and CRD Bylaw No. 3889, which would cause any of the above conditions to be non-conforming, then the CRD reserves the right to revise any or all of the conditions accordingly, at any time during the 180 day period.</p>
<b>SEAPARC</b>	SEAPARC is unaffected by this application.
<b>Sooke School District 62</b>	No comments provided.
<b>Fortis BC</b>	We have reviewed the attached documents and do not make note of any conflicts as there is no gas plant located in that area.
<b>T'Souke Nation</b>	T'Sou-ke Nation has no objection to rezoning of the lot 7105 and 7109 Grant Road to small lot residential (R3).
<b>Archaeological Inventory Section of Ministry of</b>	<p>Thank you for your referral request regarding 7105 and 7109 Grant Road, Sooke, PIDs 018605559 (L A SEC 1 SOOKE DISTRICT PL VIP58124) and 015605567 (L B SEC 1 SOOKE DISTRICT PL VIP58124). According to Provincial records there are no known archaeological sites recorded on either subject property. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist both parcels.</p> <p>Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the Heritage Conservation Act and must not be altered or damaged without a permit from the Archaeology Branch.</p> <p>Prior to any land alterations (e.g., addition to home, property redevelopment,</p>



	<p>extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (<a href="http://www.bcapa.ca">www.bcapa.ca</a>) or through local directories.</p> <p>If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.</p> <p>In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.</p> <p>If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the Heritage Conservation Act and face possible fines and likely experience development delays while the appropriate permits are obtained.</p> <p>Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the data request please contact me.</p>
<b>Forests, Lands and Natural Resource Operations (FLNRO)</b>	<p>On behalf of Grant Bracher, Ecosystem Biologist with the Ministry of Forests, Lands and Natural Resource Operations, his response is as follows:</p> <p>Interests Unaffected Subject to the Following Conditions:</p> <p>We recommend that vegetation clearing be minimized and occur outside the nesting period from <i>March 1 to August 31</i> to reduce impacts on all bird species. A search for the nests of birds (eagles, peregrine falcons, gyrfalcon, ospreys and herons) protected under Section 34(b) of the Wildlife Act should be conducted before the start of vegetation clearing. Should the nest of a bird requiring protection under Section 34(b) of the Wildlife Act be located, please refer to the recommended buffer distances in Table 4.1 (Section 4) of <i>Development with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia</i> (MOE 2014)</p>
<b>RCMP, Sooke Detachment</b>	Interests unaffected
<b>Telus Communications</b>	No objections to this rezoning.
<b>Sooke Fire Department</b>	As mentioned earlier and for ease of access, I would like to see the driveway of Lot A flipped so that the access route is along the West side of the property line of proposed Lot A and then joined to the driveway on Lot B. This would then provide a semi-circular access route with no need for a turnaround making it easier for both residents and emergency vehicle access. Also, due to the proposed small lot size and the requirements of the BC Building Code for a ten minute fire department response time and as this cannot be achieved with the FD's current resources, the set backs between buildings as well as the fire separations and number of openings

	will be impacted unless a residential sprinkler system is installed in each dwelling unit.
<b>District of Sooke Environmental</b>	No parks or environmental concerns as the road cross-section allows for multiuse trail.
<b>District of Sooke Engineering</b>	<p>Listed below is the Engineering Department referral response for the application to rezone the property noted above:</p> <p>General</p> <p>1.1 Service the new development in accordance with the District of Sooke Bylaw 404, Subdivision and Development Standards Bylaw, 2014, suburban area.</p> <p>Surface Improvements</p> <p>2.1 As per the signed MOU with MOTI, Grant Road is considered to be part of the Major Road Network and is therefore to be constructed to the Connector Road standard. The applicant is to design and construct the multi use trail along the frontage, as per the attached cross section from Bylaw 404, SDD-R11, and Connector.</p> <p>Sanitary Sewer</p> <p>3.1 Applicant to apply to include both properties within the sewer specified area. Access to the Community Sewer System is available along the front lot line, however, due to the proposed increased density the applicant is required to complete a sewer serviceability study at time of development permit to review the capacity of downstream sewers. The costs related to upgrading/installing the downstream system, as detailed in the report, will be borne by the developer.</p> <p>Parks/Trails</p> <p>4.1 Provisions of a multi use trail along the property frontage per the Parks and Trails Master Plan, 2009 and the Official Community Plan, 2010.</p>



## District of Sooke

2205 Otter Point Road, Sooke, British Columbia V9Z 1J2

Phone: (250) 642-1634 Fax: (250) 642-0541 Web: [www.sooke.ca](http://www.sooke.ca) Email: [info@sooke.ca](mailto:info@sooke.ca)

May 07, 2014

1:51:42 PM

### Property Information Report

FOLIO: 009529.020

Address: 7105 GRANT RD W

Hectares (approx.) = 0.13

PID: 018-605-567

Acres (approx.) = 0.33

Zone: RU4

OCP: CR

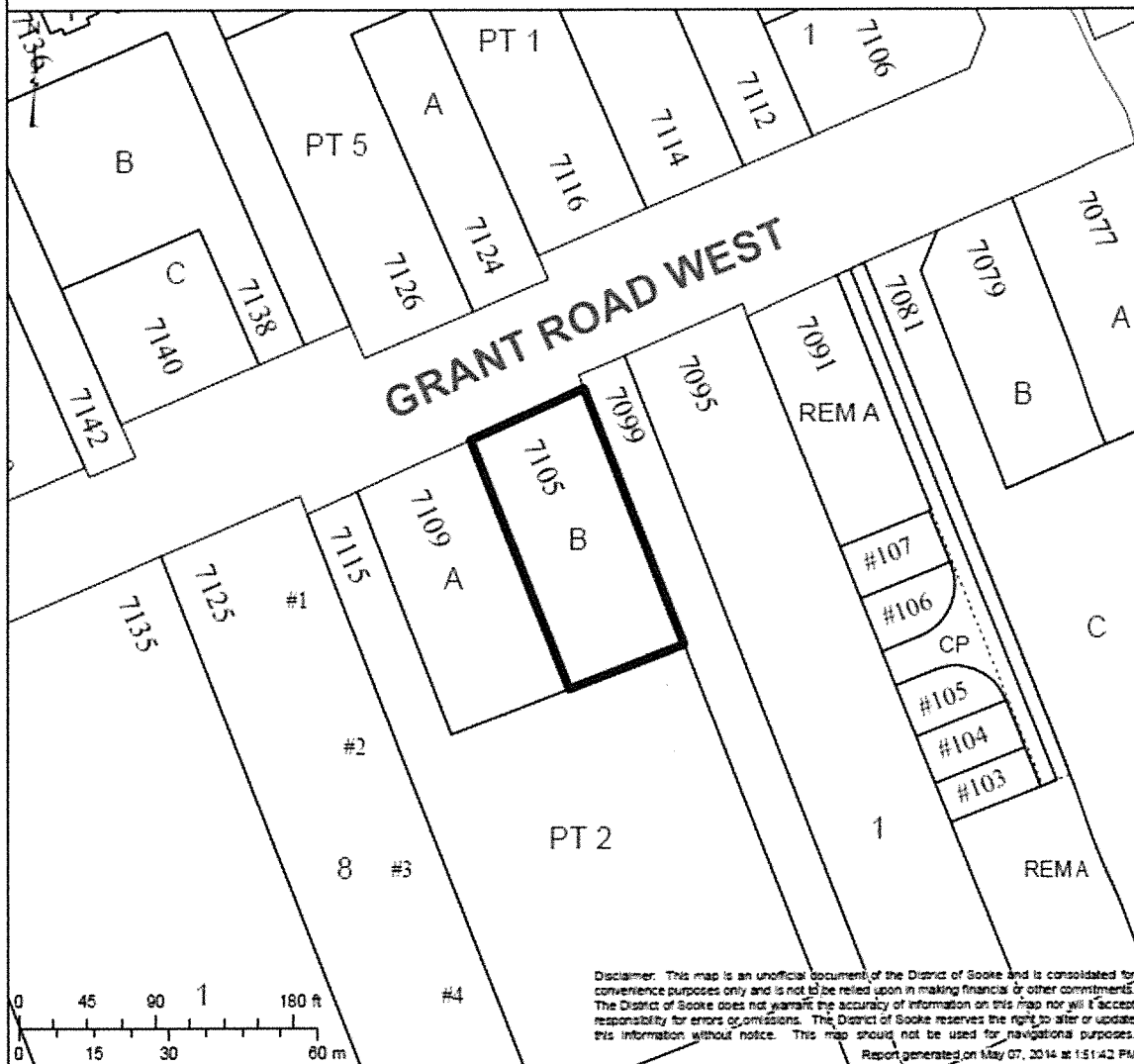
Sewer Parcel Tax:

Outside Sewer Specified Area

Sewer Generation Charge: -

#### LEGAL DESCRIPTION:

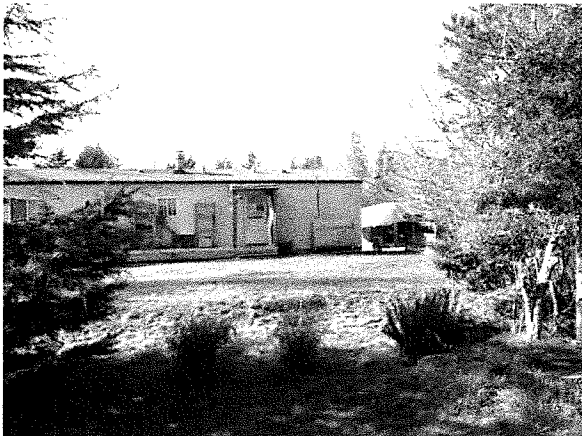
LOT B PLAN VIP58124



## 6. Site Analysis Photos

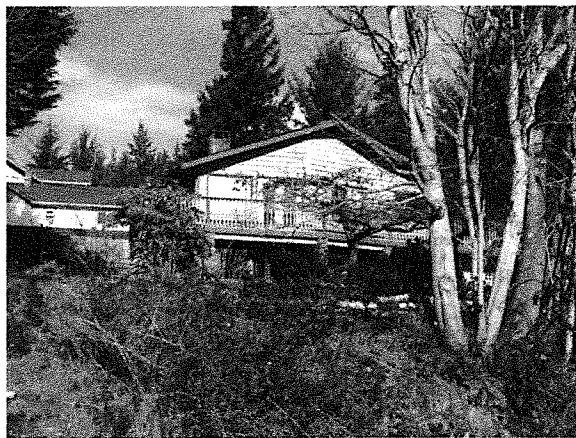
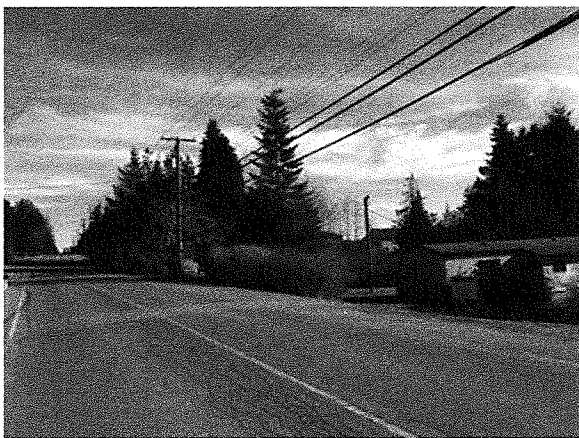


## Subject Property

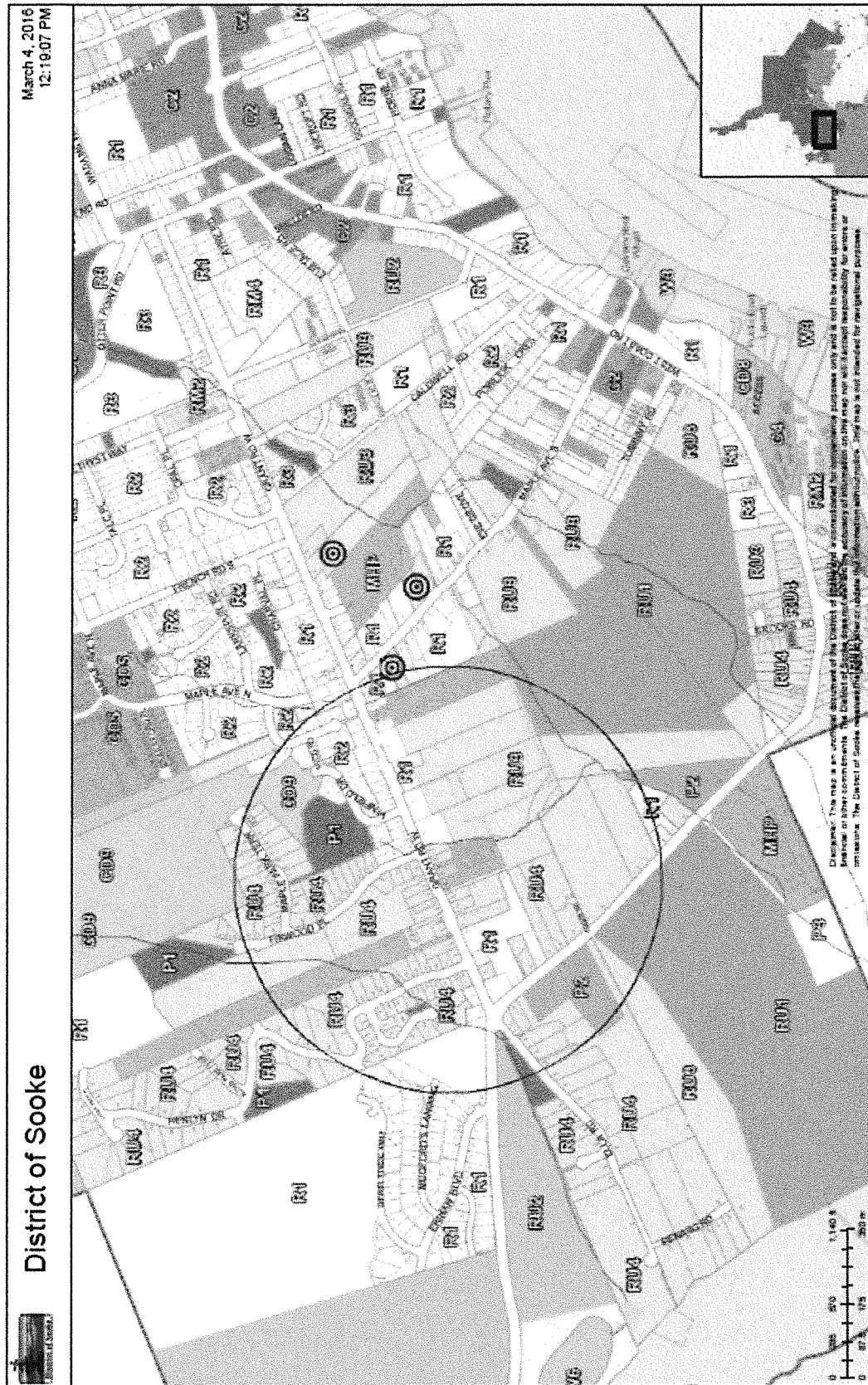




**Neighbouring Properties**



**Grant Road Residential Area**





## 6. R3 Small Lot Residential Zone

### Schedule 203 – Small Lot Residential (R3)

#### Small Lot Residential

#### R3

**203.1 Purpose:** This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Sewer Specified Area.

**203.2 Permitted Uses:**

**Principal Uses:**

- a) Horticulture
- b) Single family dwelling or one duplex per lot\*

\*See conditions of use.

**Accessory Uses:**

- c) Bed and breakfast\*
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

**203.3 Minimum Lot Size for Subdivision Purposes\*:** 350 m<sup>2</sup>

**203.4 Minimum Width for Subdivision Purposes:** 11 m

**203.5 Maximum Height:**

- a) Principal Buildings: 10.5 m
- b) Accessory Buildings: 4 m

**203.6 Maximum Lot Coverage:** 45%

**203.7 Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 6 m – garage/carport portion	2 m	1.2 m	3.5 m	1 m
Accessory Building or Structure – 1 storey	7.5 m	2 m	1.2 m	1.2 m	0 m

### Schedule 203 – Small Lot Residential (R3)

**203.8 Conditions of Use:**

- a) Bed and breakfast permitted on lots 600 m<sup>2</sup> or larger;
- b) Duplex permitted on lots 600 m<sup>2</sup> or larger;
- c) No panhandle lots permitted;
- d) Notwithstanding the permitted uses on R3 zoned properties, on the property identified as PID 000-133-817 (as Parcel A (DD 143706I), Section 24, Sooke District, Except Plans 5572, 11961, 27456, 40462, VIP52601, VIP59223, VIP79955, VIP79956 and Part in Red on 610RW, an amenity area for assembly use is permitted as an accessory use. (added by Bylaw No. 584 adopted February 11, 2014)







## DISTRICT OF SOOKE

### BYLAW No. 633

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A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described as Lot B, Section 1, Sooke District, Plan VIP58124 from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

---

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as *Zoning Amendment Bylaw (600-23)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot B, Section 1, Sooke District, Plan VIP58124 as shown outlined in black and hatched on Schedule A from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

Introduced and read a first time the                      day of                      , 2016.

Read a second time the                      day of                      , 2016.

Public hearing held the                      day of                      , 2016.

Read a third time the                      day of                      , 2016.

Approved by Ministry of Transportation and Infrastructure the                      day of                      , 2016.

Adopted on the                      day of                      , 2016.

Certified by:

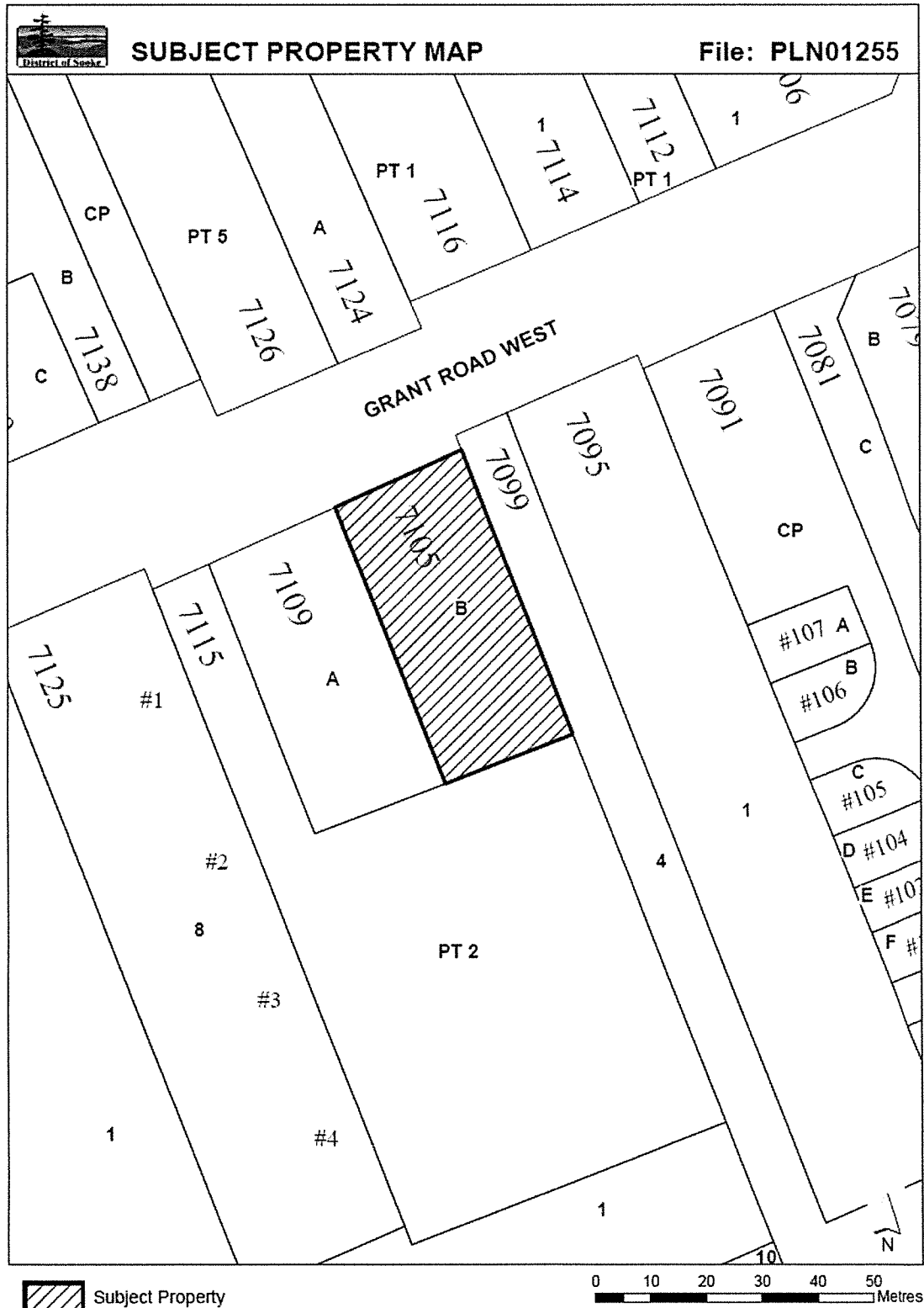
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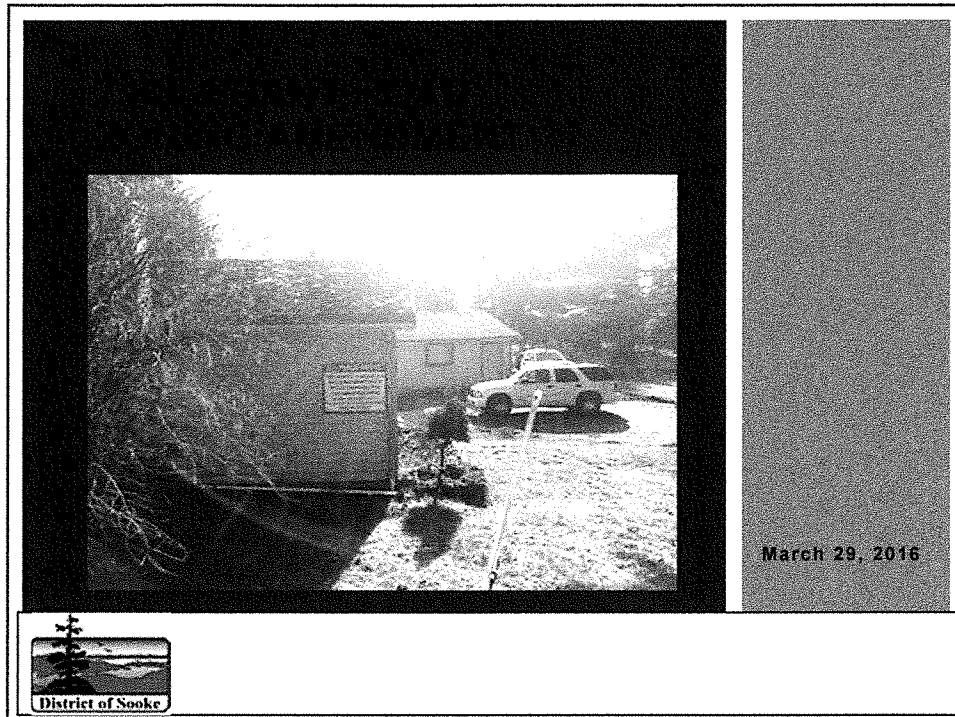
Maja Tait  
Mayor

---

Gabryel Joseph  
Acting Corporate Officer

**SCHEDULE A**



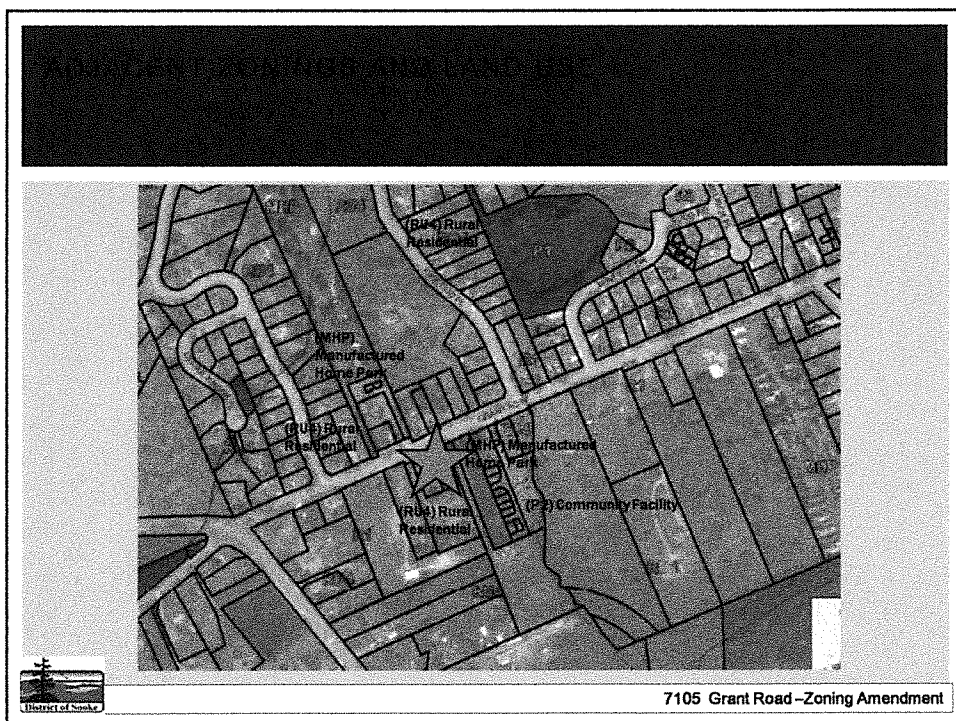
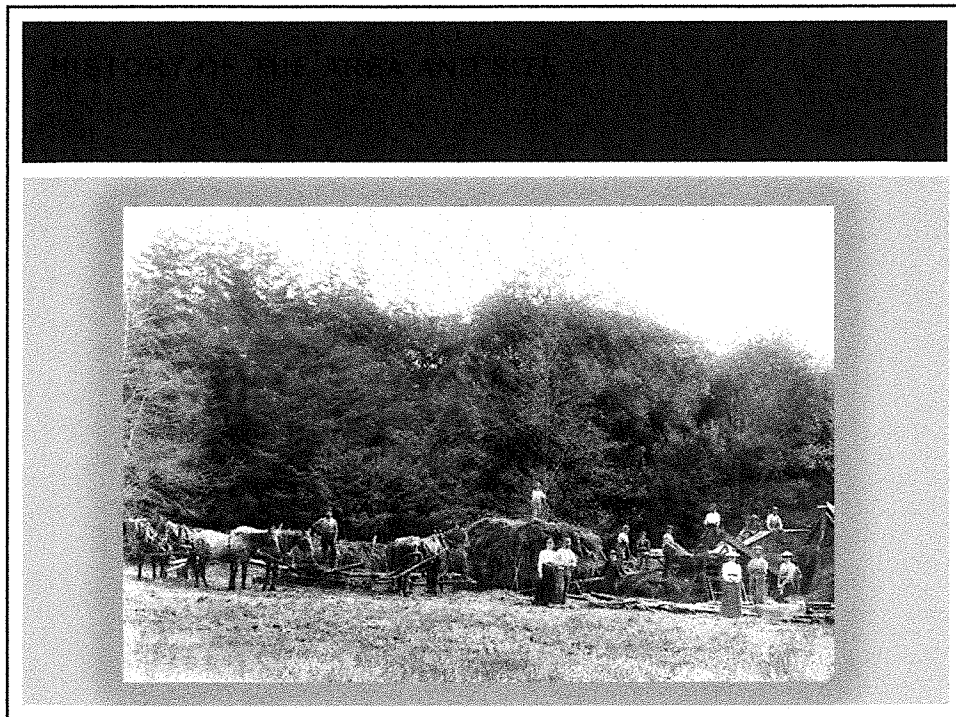


The applicant wishes to rezone the property located at 7105 Grant Road.

This planning application aims to amend the **Sooke Zoning Bylaw, 2013 (Bylaw 600)** with a rezoning of the property from **Rural Residential Zone (RU4)** to **Rural Residential (R3)**.

7105 Grant Road –Zoning Amendment





**Schedule 203 – Small Lot Residential (R3)**

**Small Lot Residential R3**

**203.1 Purpose:** This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Greater Specified Area.

**203.2 Permitted Uses:**

**Principal Uses:**

- a) Horticulture
- b) Single family dwelling or one duplex per lot
- \*See conditions of use.

**Accessory Uses:**

- c) Bed and breakfast\*
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

**203.3 Minimum Lot Size for Subdivision Purposes:** 350 m<sup>2</sup>

**203.4 Minimum Width for Subdivision Purposes:** 11 m

**203.5 Maximum Height:**

- a) Principal Buildings: 10.5 m
- b) Accessory Buildings: 4 m

**203.6 Maximum Lot Coverage:** 45%


**203.7 Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 8 m – garage/ carport portion	2 m	1.2 m	3.5 m	1 m
Accessory Building or Structure – 1 storey	1.5 m	2 m	1.2 m	1.2 m	2 m

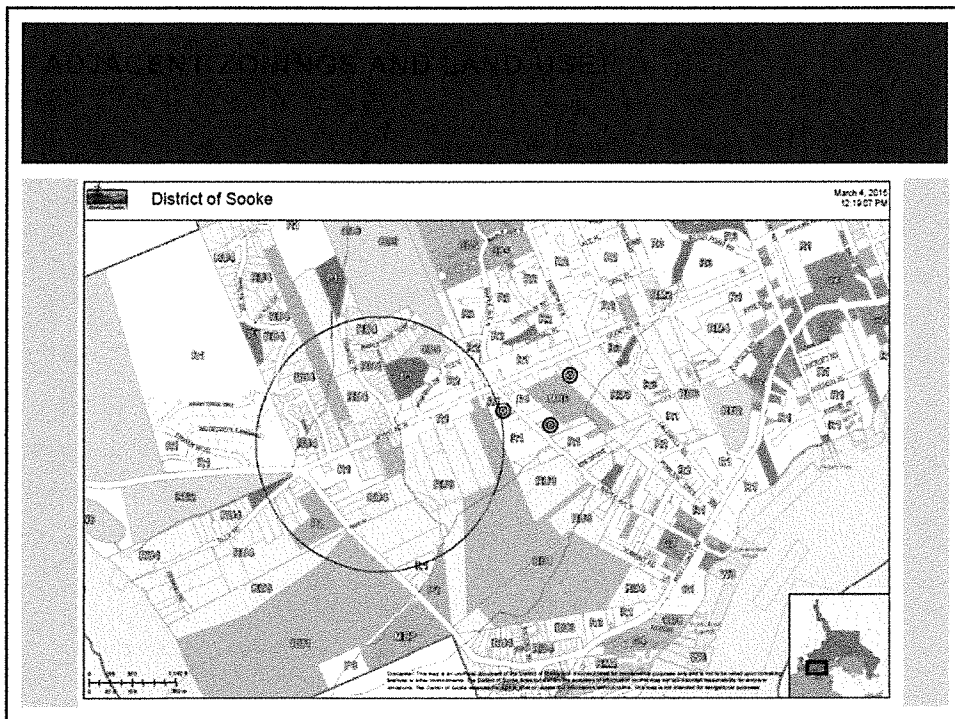
**Schedule 203 – Small Lot Residential (R3)**

**203.8 Conditions of Use:**

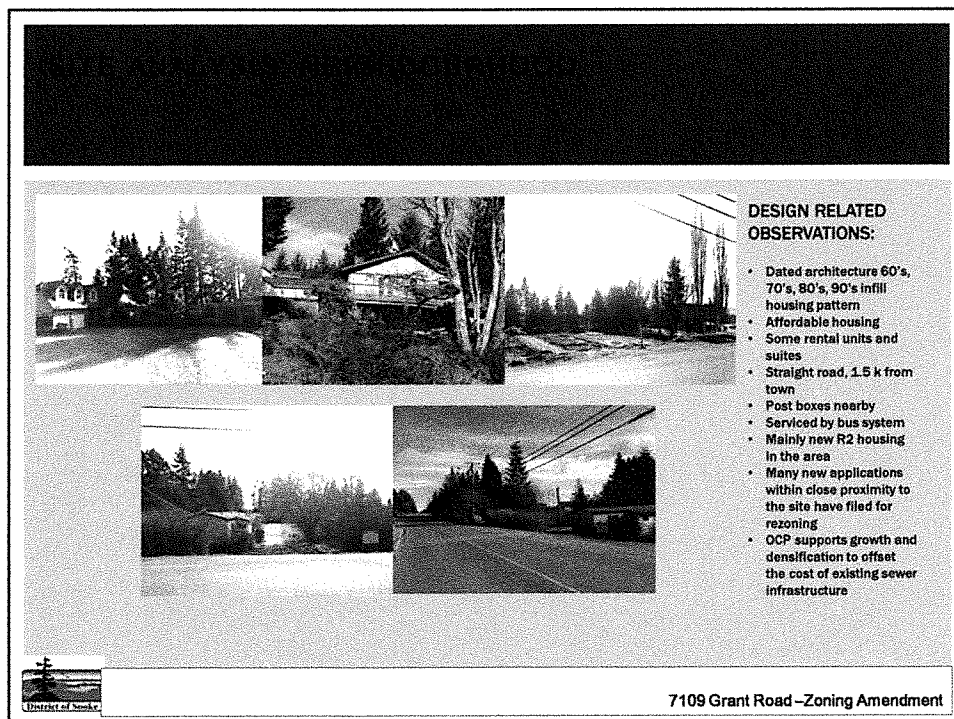
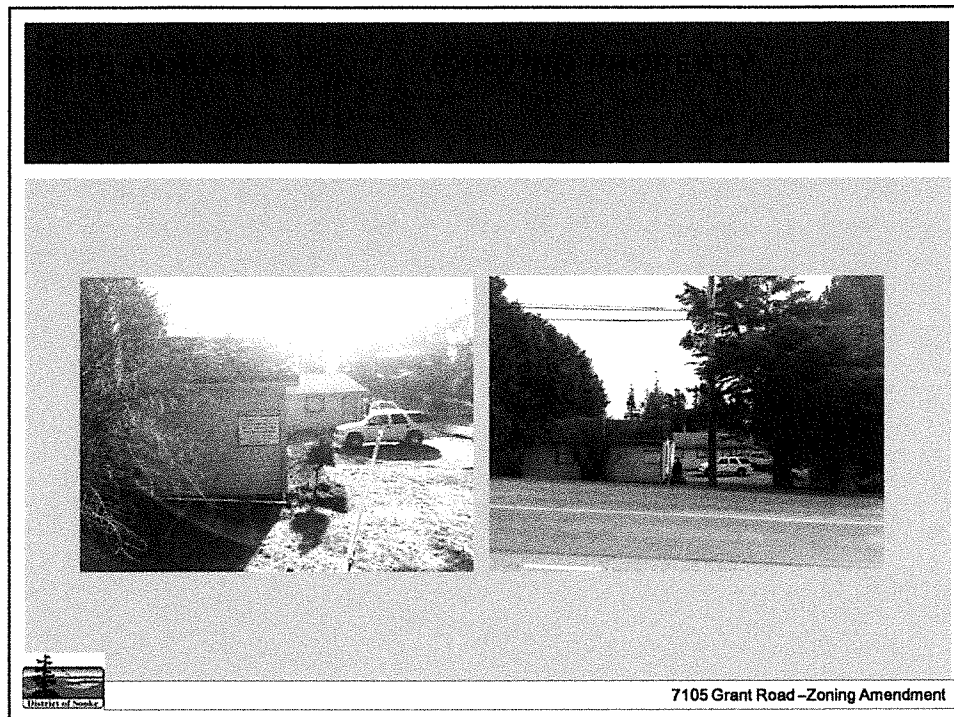
- a) Bed and breakfast permitted on lots 600 m<sup>2</sup> or larger;
- b) Duplex permitted on lots 600 m<sup>2</sup> or larger;
- c) No panhandle lots permitted;
- d) Notwithstanding the permitted uses on R3 zoned properties, on the property identified as PID 000-133-417 (as Parcel A (DO 143706)), Section 24, Sooke District, Except Plans 5572, 11961, 27456, 40462, VIPS2601, VIPS9223, VIPS9955, VIPS9956 and Part in Red on 610RW, an amenity area for assembly use is permitted as an accessory use. (Adopted by Bylaw No. 184 adopted February 11, 2014).

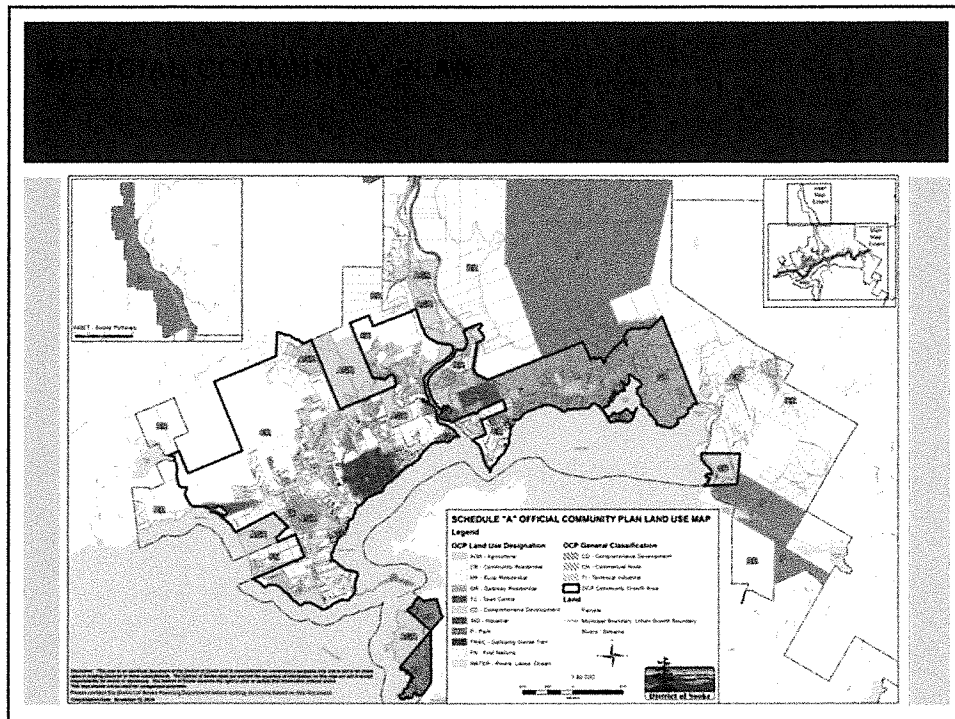


**7105 Grant Road –Zoning Amendment**









**COMMUNITY RESIDENTIAL DESIGNATION (CR) Section 5.5**

The *Community Residential (CR)* designation provides support for:

*"low to medium density residential growth along with some associated and appropriately-scaled commercial development. Residential development is targeted towards the Community Growth Areas, where municipal services can be provided or accessed in an efficient manner. All new development shall be challenged by the creation of a District of Sooke "build green" checklist."*

**Examples of small lot houses**

**7109 Grant Road –Zoning Amendment**



**Here are just a few things we can do to enhance your new home...**

**OCP DPA #2  
COMMUNITY GROWTH  
AREA GOALS:**

- Promote a high level of design and design creativity for buildings in the CGA
- Integrate innovations for building and site design that promotes green and sustainable developments
- Promote excellent pedestrian connectivity throughout the district and within new developments
- Protect development from slope instability

**Engineered Floor System**  
Reduces homes impact on forests by using composite engineered I-Joists

**Blown Cellulose or Spray Foam Insulation**  
New insulation types completely fill wall and ceiling cavities. Heating and cooling costs account for at least 1/2 of a home's energy use.

**House Sealing**  
All spaces between framing lumber are sealed with foam or caulk reducing air loss and saving energy.

**High Performance Windows**  
Low-E, insulated windows offer less energy loss, plus new materials increase life expectancy.

**Hardwood, Tile and Carpet Flooring**  
New flooring types that are made locally and / or renewable and reclaimed wood products make for beautiful floors.

**High Performance Insulated Doors**  
Insulated doors offer less energy loss, plus new materials such as fiberglass look like wood and increase life expectancy.

**Green Cabinetry**  
A green certified cabinet resulting in lower VOC emissions (better indoor air quality) and less impact on the environment.

**Third Party Duct and Door Blower Testing**  
As part of Energy Star and other certifications independent energy auditors test ducts and the whole house with specialized equipment for air infiltration and heat loss.

**Oriented Strand Board Roof and Wall Sheathing**  
Doesn't use large trees to manufacture. It is resource efficient, enhances durability and is now utilized in over 75% of all new homes.

**Daylighting Solutions**  
Through the use of Velux Skylights and Sun Tunnels, energy requirements are less and people react more favorably to natural light.

**Fiber Cement Siding and Composite Trim**  
Siding products such as James Hardie, Nichiha and Miratec Trim resist decay and insect destruction and dramatically increase the life of the building envelope.

**Engineered Roof Trusses**  
Uses less lumber and minimizes lumber waste.

**Rain Barrel**  
Stores water by capturing roof run off which can be used for watering plants.

**On Demand Hot Water Systems**  
Such as Rinnai Tankless Water Heaters heat only the water you need instead of storing hot water.

**Insulated Windows and Door Headers**  
Reduces heat loss by creating a thermal break.

**Indigenous Plants and Drip Line Irrigation**  
Saves water usage.

**Construction Site Recycling**  
Products such as wood, drywall and cardboard packaging is separated and recycled.

**High Efficiency HVAC**  
New high efficiency HVAC units use less energy and have lower operating costs.

**PEX Water Piping**  
Reduces hot water heat loss between the water heating system and the faucet resulting in energy savings.

Address	7105 Grant Road	
Legal	Lot B, Section 1, Sooke District, Plan V1P58124 and	
Existing Zoning	Rural Residential (RU4)	
Proposed Zoning	Small Lot Residential (R3)	
Current OCP	Community Residential (CR)	
Proposed OCP	Community Residential (CR)	
Parcel Size	33 acres = 1335 m <sup>2</sup>	
Services	Water: CRD Water (at lot line) Sewer: Septic (application for Sewer System Area in progress) Drainage: On-site	
Adjacent Land Uses	North: RU4- Rural Residential South: RU4- Rural Residential East: MHP- Manufactured Home Park West: RU4- Rural Residential	

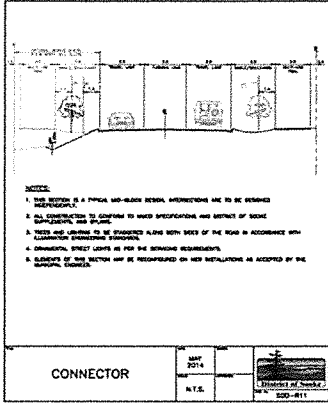
  

	RU4	R3
Minimum Lot Size for Subdivision	1 ha	350 m <sup>2</sup>
Maximum Height of Principle Building	12m	10.5 m
Maximum height accessory building	9m	4 m
Maximum Lot Coverage	30%	45%

**7105 Grant Road –Zoning Amendment**

### DEVELOPMENT COST CHARGES

The Developer will be responsible for all costs associated with site improvements. Development of these properties would incur Development Cost Charges (DCC) as outlined by DCC Bylaw No. 202 (2012).




**NOTES:**

1. THIS SECTION IS A TYPICAL MID-BLOCK DESIGN. INTERSECTIONS ARE TO BE REVIEWED INDIVIDUALLY.
2. ALL CONSTRUCTION TO CONFORM TO NADP SPECIFICATIONS AND METHOD OF SOILS INVESTIGATION AND DRILLING.
3. TIE-IN AND CURBING TO BE EXAMINED ALONG WITH SIDE OF THE ROAD IN ACCORDANCE WITH COMMUNITY CHARTER REQUIREMENTS.
4. COMMUNITY STREET LIGHTS ARE FOR THE REMAINING REQUIREMENTS.
5. ELEMENTS OF THIS SECTION MAY BE RECONFIGURED ON NEW INSTALLATIONS AS ACCEPTED BY THE MUNICIPAL ENGINEER.

**CONNECTOR**

DATE  
2014  
N.T.S.

District of Nooksack  
600-011

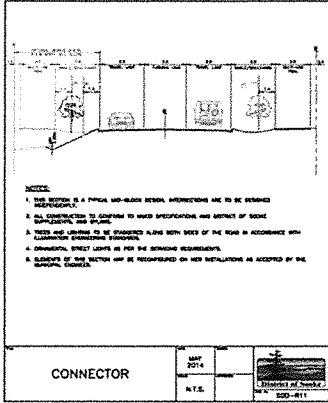



7105 Grant Road –Zoning Amendment

### Zoning

Amendment Bylaw (600-23) to rezone the property located at 7105 Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3);

in accordance with the requirements of the *Community Charter* and the *Local Government Act*;





7105 Grant Road –Zoning Amendment



File No. PLN01243

## REQUEST FOR DECISION

Regular Council Meeting

March 29, 2016

To: Teresa Sullivan, Acting Chief Administrative Officer  
From: Development Services  
Re: **Rezoning Application – 7109 Grant Road**

### SUGGESTED ACTION:

**THAT COUNCIL** introduce and give first and second reading to Bylaw No. 637, *Zoning Amendment Bylaw (600-25)* to rezone the property located at 7109 Grant Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3);

**AND THAT COUNCIL direct staff to** schedule a Public Hearing for Bylaw No. 637 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

### 1. Executive Summary:

The applicant has made an application to rezone the 1335 square meter Grant Road (0.33 acre) parcel from Rural Residential (RU4) to Small Lot Residential (R3). The owner plans to subdivide the existing property into three 350 square meter small lots. Each new lot would be required to meet the 350 square meter minimum size.

This planning application will require an amendment to the *Sooke Zoning Bylaw, 2013* (Bylaw 600) in order to rezone the properties from *Rural Residential Zone (RU4)* to *Small Lot Residential Zone (R3)*.

The property is not presently serviced with community water, however, CRD water is available at the lot line.

The subject property is presently located outside of the Sewer Specified Area, however it has access to the District sewer system at the lot line. The applicant has concurrently made an application to enter into the Sewer System Area with this rezoning application.

### 2. Background Information:

Grant Road is primarily an area with mixed residential use and a variety of housing types including single family, duplexes, multi-family units and manufactured homes. The neighborhood has seen minimal development over the past 10 years as the transition from farmland to urban development takes place. The subject property is located approximately 1.5

km west of the Sooke Town Centre area, and are serviced by BC Transit buses. The lot is located on the south side of Grant Road. Presently, the lot includes gardens and established trees.. Site specific photos are provided in the appendices of this report.

Historically, this land was used for farming and other agricultural purposes. Today, Grant Road is experiencing densification as prescribed by the District of Sooke *Official Community Plan*. A map is provided showing the range of zonings within the area, however, other than manufactured home park (MHP), the majority of properties within the neighbourhood and along this street are zoned R1 and R2. A map of R3 zonings within 500m of the proposed application is provided in the appendices of this report.

The applicant intends to develop three 350 square meter lots, with the future plans to construct 3 new single family dwellings or duplexes for residential purposes.

### **3. Planning Analysis:**

#### **REGIONAL GROWTH STRATEGY (RGS)**

The RGS includes strategic initiatives such as “Building Complete Communities” as key directions for the District of Sooke for long-term regional planning within the Capital Regional District. Adding density in sewer serviced areas helps to offset some of the infrastructural costs associated with increased density.

The RGS aims to “manage growth” and “keep urban settlement compact” through the goal of “*locating a minimum of 90 percent of the region’s new dwelling units...within the Regional Urban Containment and Servicing Policy Area*”.

#### **OFFICIAL COMMUNITY PLAN, 2010 (OCP)**

The District of Sooke *Official Community Plan* (OCP) designation for this parcel is *Community Residential* (CR) which encourages low to medium density residential growth along with appropriately scaled commercial development. “*Residential development is targeted towards the Community Growth Areas, where municipal services can be provided or accessed in an efficient manner.*” This application is consistent with the *Community Residential* designation.

#### **Community Growth Area-DPA #2**

The subject property falls within the Community Growth Area (CGA) - DPA #2. The goals of this designation are to:

- *Promote a high level of design and design creativity for buildings in the Community Growth Area*
- *Integrate innovations for building and site design that promotes green and sustainable development*
- *Promote excellent pedestrian connectivity throughout the district and within new developments.*

Should this application be approved, the owner will need to fulfill the requirements outlined in DPA #2, which will include both a development permit and building permits to ensure that form and character requirements are met.

#### **SOOKE ZONING BYLAW, 2013 (ZONING BYLAW)**

Grant Road is primarily an area with mixed residential use. The overall street is characterized by a variety of housing types including single family, duplexes, multi-family and manufactured homes. The zoning adjacent to the subject properties include Rural Residential and

Manufactured Home Park, whose minimum lot sizes are 1000 square metre and 1 hectare respectively when serviced by sewer.

### **Sewer and Water**

The property is not within the Sewer Specified Area. However an application has been made to connect the property to the District of Sooke sewer system, that will be complete prior to any public hearing for this application. The existing property is not connected to community piped water, although CRD water is available at the property line.

### **Referrals**

Referrals regarding the proposed application were sent to internal departments and applicable external agencies for their review and comment. No major issues were identified, however recommendations were provided by the District of Sooke Fire Department to redesign the proposed road to better meet fire access requirements. The referral summary is attached for reference purposes.

### **4. Legal Impacts:**

The property is free and clear of legal encumbrances.

### **5. Strategic Relevance**

From a strategic perspective, this application meets Council's goal to "work towards streamlining planning processes and to encourage investment and job growth in the community". Rezoning, subdivision and infilling along Grant Road follows the objectives of the OCP.

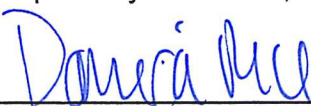
### **6. Financial Impacts:**

The Developer will be responsible for all costs associated with site improvements. Development of these properties would incur Development Cost Charges (DCC) as outlined by *Development Cost Charges Bylaw No. 202 (2012)*.

### **Attached Documents:**

1. Application Summary
2. Referral Agency Comments
3. Subject Property Map
4. Site Analysis Photos
5. R3 Zoning Analysis Map
6. Small Lot Residential (R3) Zone
7. Draft Bylaw No. 637

Respectfully Submitted,

  
\_\_\_\_\_  
Danica Rice, MEDS, MCIP, RPP  
Planner II

Approved for Council Agenda

Development Services

Corp Services
Financial Services

CAO



## 1. Application Summary

<b>Address</b>	<b>7109 Grant Road</b>
<b>Legal</b>	Lot A, Section 1, Sooke District, Plan VIP58124
<b>Existing Zoning</b>	Rural Residential (RU4)
<b>Proposed Zoning</b>	Small Lot Residential (R3)
<b>Current OCP</b>	Community Residential (CR)
<b>Proposed OCP</b>	Community Residential (CR)
<b>Parcel Size</b>	.33 acres = 1335 m <sup>2</sup>
<b>Services</b>	<b>Water:</b> CRD Water (at lot line) <b>Sewer:</b> Septic (application for Sewer System Area in progress) <b>Drainage:</b> On-site
<b>Adjacent Land Uses</b>	<b>North:</b> RU4- Rural Residential <b>South:</b> RU4- Rural Residential <b>East:</b> MHP- Manufactured Home Park <b>West:</b> RU4- Rural Residential

### Present Zoning and Proposed Zoning

	<b>RU4</b>	<b>R3</b>
<b>Minimum Lot Size for Subdivision</b>	1 ha	350 m <sup>2</sup>
<b>Maximum Height of Principle Building</b>	12m	10.5 m
<b>Maximum height accessory building</b>	9m	4 m
<b>Maximum Lot Coverage</b>	30%	45%



**2. SUMMARY OF COMMENTS RECEIVED FOR 7109 Grant Road  
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT January 7<sup>th</sup>, 2016**

<b>REFERRALS</b>	
<b>AGENCY</b>	<b>COMMENTS</b>
<b>Shaw Cable</b>	Shaw does not have any concerns with this proposal.
<b>Vancouver Island Health Authority</b>	This office has no objection to the rezoning of the lots provided that the lots are serviced by the municipal sewer system, which is available at the front lot line.
<b>BC Hydro</b>	<p>We have reviewed your proposed Rezoning Application regarding the above noted location(s). BC Hydro does not own any equipment on this property. Therefore, BC Hydro does not require that a Statutory Right-of-Way Agreement (SRW) be registered against the property title at this time.</p> <p>Please note that depending on how you plan to develop, a SRW may be needed in the future. Therefore, it is in your best interest to contact us as soon as possible. The process of registering a SRW for BC Hydro can be very lengthy, and may cause delays in your construction schedule if it is not dealt with early. Before any future electrical equipment on the property is energized, including temporary construction power, the Agreement must be registered at the Land Title Office.</p> <p>Modifications to the BC Hydro system will be necessary in order to extend the electrical system to this development. BC Hydro will need to complete a thorough system study and design to provide a cost estimate for this work. The developer must submit an application for service with our BC Hydro Design Connect Department by e-mail to <a href="mailto:VI.DesignConnect@bchydro.com">VI.DesignConnect@bchydro.com</a>. Approximate design and construction lead times will be provided at the time of application.</p> <p>The design and layout of the dedicated road allowance must be adequate to comply with all BC Hydro Standards, operational and maintenance requirements, and required clearances from other utilities. BC Hydro will not accept the placement of its electrical distribution system on private property without expressed written consent from a Representative of the local BC Hydro District Office after a review of the design. Exceptions will only be made on a case-by-case basis.</p>
<b>Ministry of Transportation</b>	<p>Please consider this an official response to your rezoning referral, file number 2016-00155.</p> <p>The Ministry has no objections or additional requirements to the proposed rezoning. You may submit the certified bylaw form(s) to this office for stamp/signature at your convenience. Please include the Ministry file number 2016-00155 in any future correspondence for this development.</p>
<b>Canada Post, Sooke</b>	The additional addresses will be serviced via an existing community mailbox. A conversion and an additional box may be required at site.
<b>BC Transit</b>	<p><b>Development Location: 7135 Grant Road (File No.: PLN01234 )</b>  <b>Local Government: District of Sooke</b>  Transit System: Victoria Regional Transit System  <b>OVERALL TRANSIT IMPACT</b>  <b>The subject property:</b>  -Is located directly on a transit route providing service to Sooke Town Centre, West Shore Town Centre, Royal Roads University, Victoria General Hospital and downtown Victoria.  - Is located within 200 m of a second route, offering service four times per weekday also connecting to Sooke Town Centre.  <b>Land Use</b>  - The subject property is designated as Community Residential within the District of Sooke's Official Community Plan, supporting a mix of single and multiple family</p>



	<p>residential with neighborhood scale commercial. The proposed development seeks to create additional residential parcels; a use which aligns with the Community Residential designation.</p> <p><b>Bus Stops and Stations</b></p> <p>-There are transit stops located on Grant Road just east the subject property and serving both directions of travel. As the above-mentioned bus stops are not universally accessible, it is recommended that accessible pads be installed.</p> <p><b>BC Transit Level of Support BC Transit supports the proposed development as it is consistent with:</b></p> <p>- Transit-supportive land use and transportation policies in the Victoria Transit Future Plan</p> <p>-Municipal land use plans Please consider upgrading the nearest bus stops serving with accessibility pads.</p>
<b>Beecher Bay First Nation</b>	Beecher Bay First Nation has no comments or concerns regarding this matter.
<b>CRD Water Department Technical Services Division</b>	<p>Thank you for your rezoning referral received January 8, 2016, which requests that we examine the above mentioned proposal with regard to the water supply regulations and policies of the Capital Regional District (CRD) Integrated Water Services as established for the Juan de Fuca Water Distribution Commission.</p> <p>If the CRD receives an appropriate application to supply water, and if the Owner(s) is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 3889, community piped water can be supplied to this proposed subdivision, subject to the following:</p> <ol style="list-style-type: none"> <li>1. The Owner(s) pays for the supply and installation of a water distribution system capable of meeting all domestic requirements and provides fire flows to Fire Underwriters Survey (FUS) requirements, all designed in accordance with CRD Water Services Engineering Specifications and Standard Drawings. The Owner(s) also pays for all upgrades to the existing water distribution system to meet the conditions stated above, if required.</li> <li>2. The Owner(s) pays all applicable connection fees for the new lots created by this subdivision. The existing dwelling is presently provided with water through a 12mm (1/2") service connection located at the frontage of the proposed Strata Lot 1. The Owner(s) pays to upgrade the existing non-conforming 12 mm service to 19 mm (3/4") service to comply with current minimum service standards. New service connections shall be installed at the frontage of the proposed Common Property access for Strata Lots 2 and 3 and Strata Lots A, B and C on Grant Road.</li> <li>3. The Owner(s) pays for the supply and installation of a fire hydrant(s), if required, in a location approved by the District of Sooke Fire Department and CRD Integrated Water Services.</li> <li>4. The Owner(s) shall be responsible for all additional or extraordinary costs for any procedure deemed necessary by the CRD for the installation of the water service connections noted above. Procedures requiring additional costs may include, but are not limited to the following: <ul style="list-style-type: none"> <li>• Auguring or boring under the pavement where the authority having jurisdiction will not grant permission to open cut the pavement.</li> <li>• Cutting and restoration of pavement in excess of a width of 11m; or where the authority having jurisdiction requires asphalt restoration of a thickness in excess of 100mm; or for a width in excess of the trench width.</li> <li>• Drilling and blasting of rock.</li> <li>• Archeological monitoring of the excavation site.</li> </ul> </li> </ol>

	<p>The hydraulic computer model maintained by the CRD shows that a fire flow of 9,420 Umin (2,070 lpm) with 138 kPa (20 psi) residual pressure is presently available to this subdivision in the water main adjacent to the fire hydrant (SFD051) located at the frontage of 7135 Grant Road.</p> <p>In stating the fire flow available, the CRD expresses no opinion as to the adequacy of the stated fire flow to provide fire protection and if applicable, recommends that the Owner(s) take the appropriate steps to confirm the available fire flow by means of a field hydrant flow test (if required the hydrant flow test will be carried out by CRD staff at the Owner(s) expense). Results of the field hydrant flow test may have to be adjusted to reflect a maximum day demand scenario.</p> <p>The Owner's Engineer will be required to calculate the fire flow requirements (to Fire Underwriters Survey (FUS) standards) for the development and confirm in writing to both the CRD and the District of Sooke that the available flow from the CRD system is sufficient. It is recommended the Owner's Engineer contact the District of Sooke to discuss hydrant location and orientation.</p> <p>If an increase in the level of fire protection is required to meet CRD Engineering Specifications and Standard Drawings, FUS or to meet the requirements of the District of Sooke, the Owner(s) would be responsible for all costs associated with designing and upgrading the distribution system to the extent necessary to provide the required flows.</p> <p>Depending on the intended use of the property, a Development Cost Charge may apply to each of the new lots created by this subdivision.</p> <p>This letter is for the purpose of providing you with information regarding the services available from the CRD, and should not be construed as either approval or rejection of the proposed subdivision by the CRD.</p> <p>These conditions are valid for 180 days from date of writing. However, if at any time there is a change in legislation, regulations and CRD Bylaw No. 3889, which would cause any of the above conditions to be non-conforming, then the CRD reserves the right to revise any or all of the conditions accordingly, at any time during the 180 day period.</p>
<b>SEAPARC</b>	SEAPARC is unaffected by this application.
<b>Sooke School District 62</b>	No comments provided.
<b>Fortis BC</b>	We have reviewed the attached documents and do not make note of any conflicts as there is no gas plant located in that area.
<b>T'Souke Nation</b>	T'Sou-ke Nation has no objection to rezoning of the lot 7105 and 7109 Grant Road to small lot residential (R3).
<b>Archaeological Inventory Section of Ministry of</b>	<p>Thank you for your referral request regarding 7105 and 7109 Grant Road, Sooke, PIDs 018605559 (L A SEC 1 SOOKE DISTRICT PL VIP58124) and 015605567 (L B SEC 1 SOOKE DISTRICT PL VIP58124). According to Provincial records there are no known archaeological sites recorded on either subject property. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist both parcels.</p> <p>Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the Heritage Conservation Act and must not be altered or damaged without a permit from the Archaeology Branch.</p> <p>Prior to any land alterations (e.g., addition to home, property redevelopment,</p>

	<p>extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (<a href="http://www.bcapa.ca">www.bcapa.ca</a>) or through local directories.</p> <p>If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.</p> <p>In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.</p> <p>If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the Heritage Conservation Act and face possible fines and likely experience development delays while the appropriate permits are obtained.</p> <p>Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the data request please contact me.</p>
<b>Forests, Lands and Natural Resource Operations (FLNRO)</b>	<p>On behalf of Grant Bracher, Ecosystem Biologist with the Ministry of Forests, Lands and Natural Resource Operations, his response is as follows:</p> <p>Interests Unaffected Subject to the Following Conditions:</p> <p>We recommend that vegetation clearing be minimized and occur outside the nesting period from <i>March 1 to August 31</i> to reduce impacts on all bird species. A search for the nests of birds (eagles, peregrine falcons, gyrfalcon, ospreys and herons) protected under Section 34(b) of the Wildlife Act should be conducted before the start of vegetation clearing. Should the nest of a bird requiring protection under Section 34(b) of the Wildlife Act be located, please refer to the recommended buffer distances in Table 4.1 (Section 4) of <i>Development with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia</i> (MOE 2014)</p>
<b>RCMP, Sooke Detachment</b>	Interests unaffected
<b>Telus Communications</b>	No objections to this rezoning.
<b>Sooke Fire Department</b>	As mentioned earlier and for ease of access, I would like to see the driveway of Lot A flipped so that the access route is along the West side of the property line of proposed Lot A and then joined to the driveway on Lot B. This would then provide a semi-circular access route with no need for a turnaround making it easier for both residents and emergency vehicle access. Also, due to the proposed small lot size and the requirements of the BC Building Code for a ten minute fire department response time and as this cannot be achieved with the FD's current resources, the set backs between buildings as well as the fire separations and number of openings

	will be impacted unless a residential sprinkler system is installed in each dwelling unit.
<b>District of Sooke Environmental</b>	No parks or environmental concerns as the road cross-section allows for multiuse trail.
<b>District of Sooke Engineering</b>	<p>Listed below is the Engineering Department referral response for the application to rezone the property noted above:</p> <p>General</p> <p>1.1 Service the new development in accordance with the District of Sooke Bylaw 404, Subdivision and Development Standards Bylaw, 2014, suburban area.</p> <p>Surface Improvements</p> <p>2.1 As per the signed MOU with MOTI, Grant Road is considered to be part of the Major Road Network and is therefore to be constructed to the Connector Road standard. The applicant is to design and construct the multi use trail along the frontage, as per the attached cross section from Bylaw 404, SDD-R11, and Connector.</p> <p>Sanitary Sewer</p> <p>3.1 Applicant to apply to include both properties within the sewer specified area. Access to the Community Sewer System is available along the front lot line, however, due to the proposed increased density the applicant is required to complete a sewer serviceability study at time of development permit to review the capacity of downstream sewers. The costs related to upgrading/installing the downstream system, as detailed in the report, will be borne by the developer.</p> <p>Parks/Trails</p> <p>4.1 Provisions of a multi use trail along the property frontage per the Parks and Trails Master Plan, 2009 and the Official Community Plan, 2010.</p>



## District of Sooke

2205 Otter Point Road, Sooke, British Columbia V9Z 1J2

Phone: (250) 642-1634 Fax: (250) 642-0541 Web: [www.sooke.ca](http://www.sooke.ca) Email: [info@sooke.ca](mailto:info@sooke.ca)

May 07, 2014

1:51:28 PM

### Property Information Report

**FOLIO:** 009529.010

**Address:** 7109 GRANT RD W

**Hectares (approx.) =** 0.13

**PID:** 018-605-559

**Acres (approx.) =** 0.33

**Zone:** RU4

**OCP:** CR

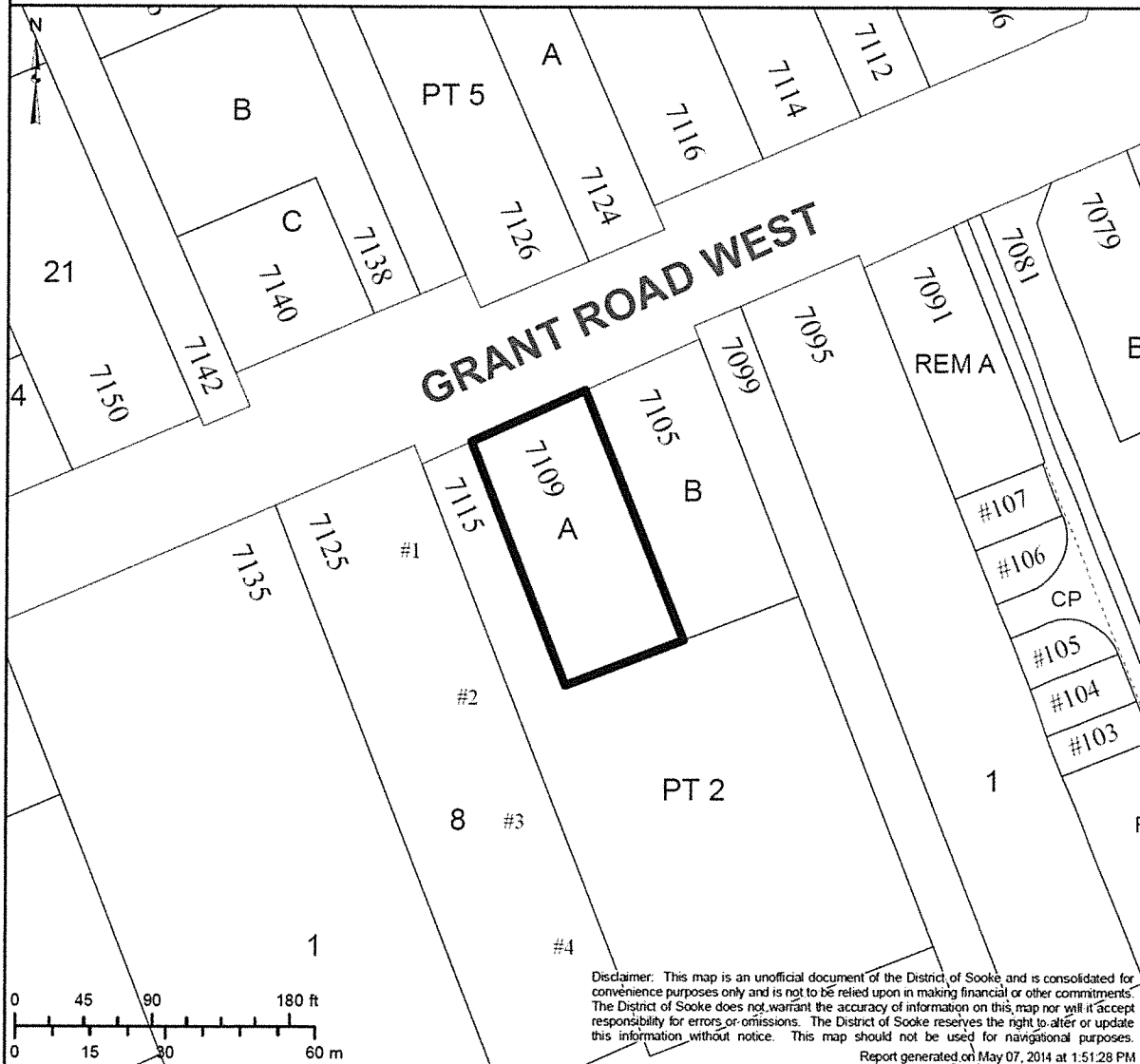
**Sewer Parcel Tax:**

Outside Sewer Specified Area

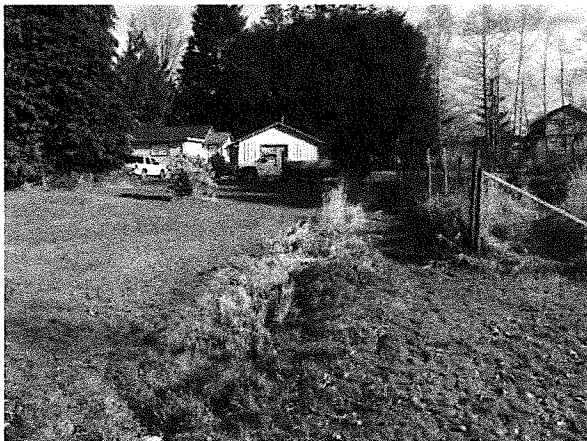
**Sewer Generation Charge:** -

**LEGAL DESCRIPTION:**

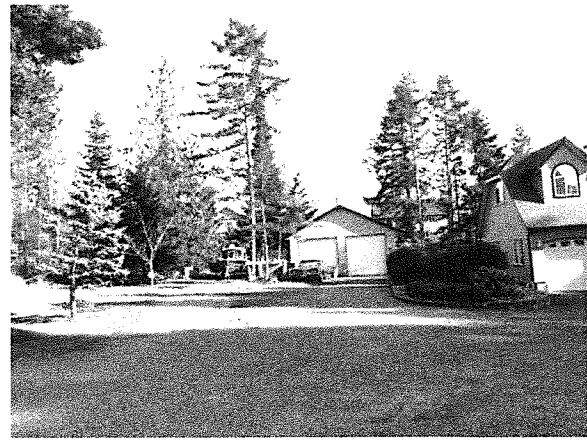
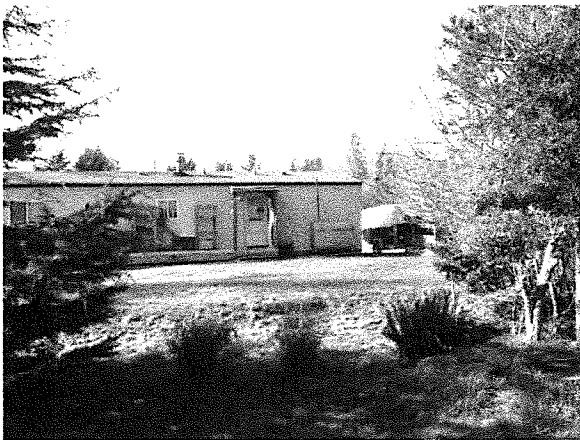
LOT A PLAN VIP58124



## 6. Site Analysis Photos

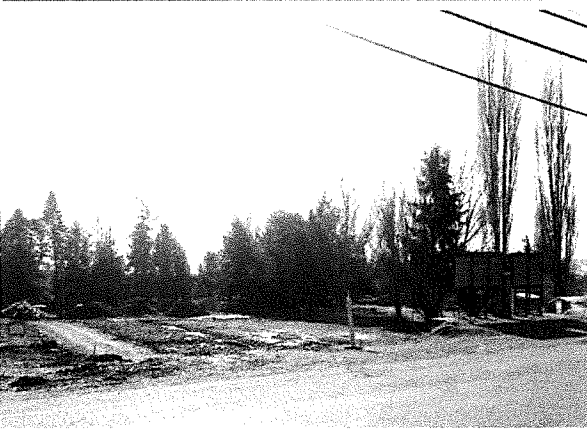
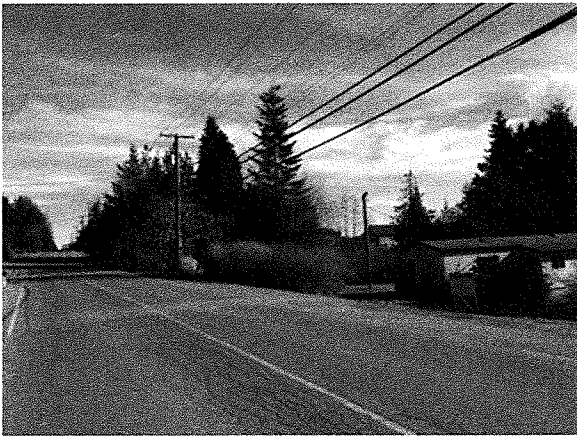


## Subject Property



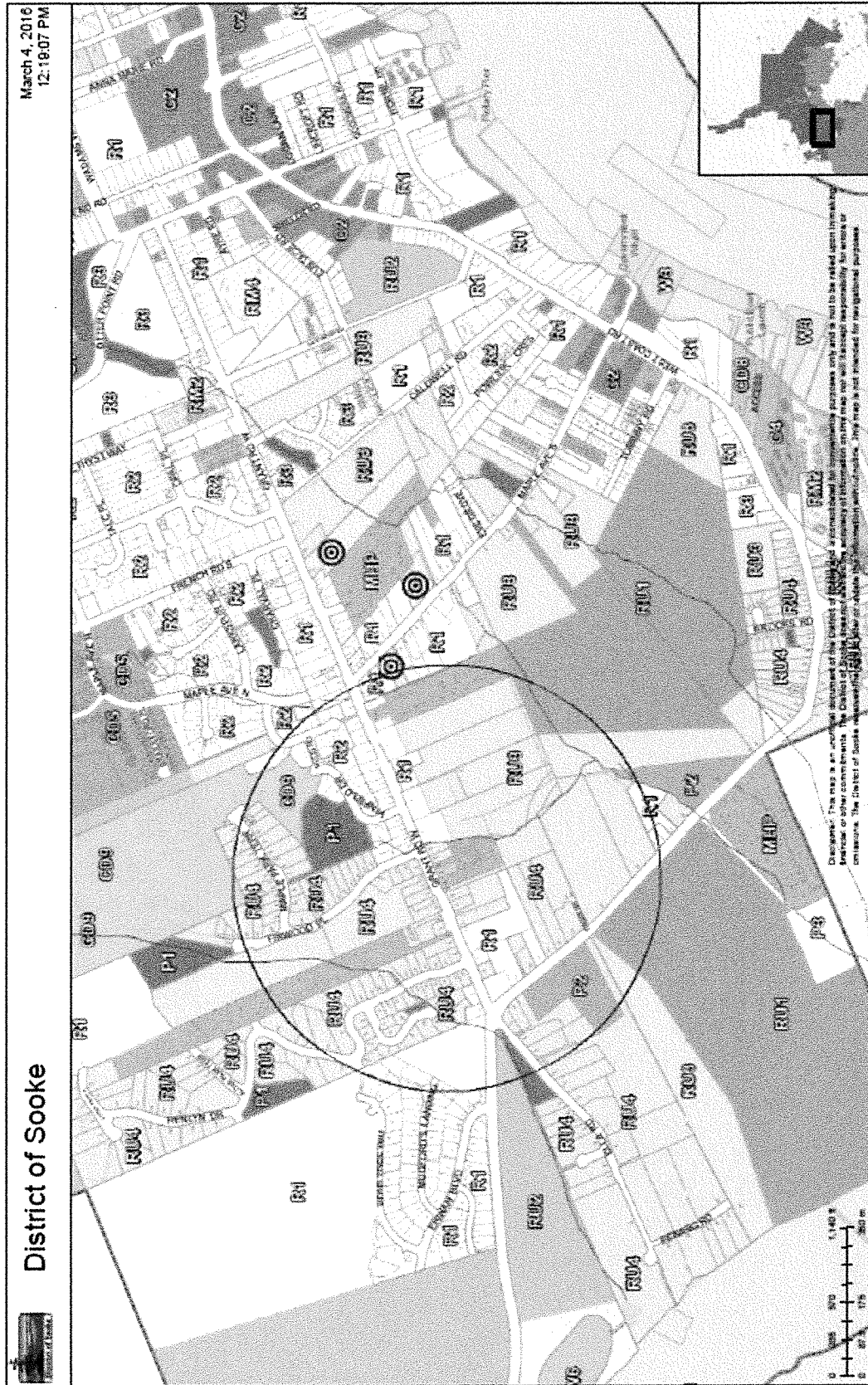


**Neighbouring Properties**



**Grant Road Residential Area**







## 6. R3 Small Lot Residential Zone

### Schedule 203 – Small Lot Residential (R3)

#### Small Lot Residential

#### R3

**203.1 Purpose:** This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Sewer Specified Area.

**203.2 Permitted Uses:**

**Principal Uses:**

- a) Horticulture
- b) Single family dwelling or one duplex per lot\*

\*See conditions of use.

**Accessory Uses:**

- c) Bed and breakfast\*
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

**203.3 Minimum Lot Size for Subdivision Purposes\*:** 350 m<sup>2</sup>

**203.4 Minimum Width for Subdivision Purposes:** 11 m

**203.5 Maximum Height:**

- a) Principal Buildings: 10.5 m
- b) Accessory Buildings: 4 m

**203.6 Maximum Lot Coverage:** 45%

**203.7 Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 6 m – garage/carport portion	2 m	1.2 m	3.5 m	1 m
Accessory Building or Structure – 1 storey	7.5 m	2 m	1.2 m	1.2 m	0 m

District of Sooke Bylaw No. 600  
Sooke Zoning Bylaw, 2013

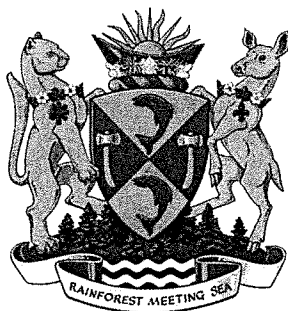
UNOFFICIALLY CONSOLIDATED NOVEMBER 12, 2014  
Page 65 of 172

### Schedule 203 – Small Lot Residential (R3)

**203.8 Conditions of Use:**

- a) Bed and breakfast permitted on lots 600 m<sup>2</sup> or larger;
- b) Duplex permitted on lots 600 m<sup>2</sup> or larger;
- c) No panhandle lots permitted;
- d) Notwithstanding the permitted uses on R3 zoned properties, on the property identified as PID 000-133-817 (as Parcel A (DD 1437061), Section 24, Sooke District, Except Plans 5572, 11961, 27456, 40462, VIP52601, VIP59223, VIP79955, VIP79956 and Part in Red on 610RW, an amenity area for assembly use is permitted as an accessory use. (added by Bylaw No. 584 adopted February 11, 2014)





## DISTRICT OF SOOKE

### BYLAW No. 637

---

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described as Lot A, Section 1, Sooke District, Plan VIP58124 from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

---

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as *Zoning Amendment Bylaw (600-25)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot A, Section 1, Sooke District, Plan VIP58124 as shown outlined in black and hatched on Schedule A from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

Introduced and read a first time the                      day of                      , 2016.

Read a second time the                      day of                      , 2016.

Public hearing held the                      day of                      , 2016.

Read a third time the                      day of                      , 2016.

Approved by Ministry of Transportation and Infrastructure the                      day of                      , 2016.

Adopted on the                      day of                      , 2016.

Certified by:

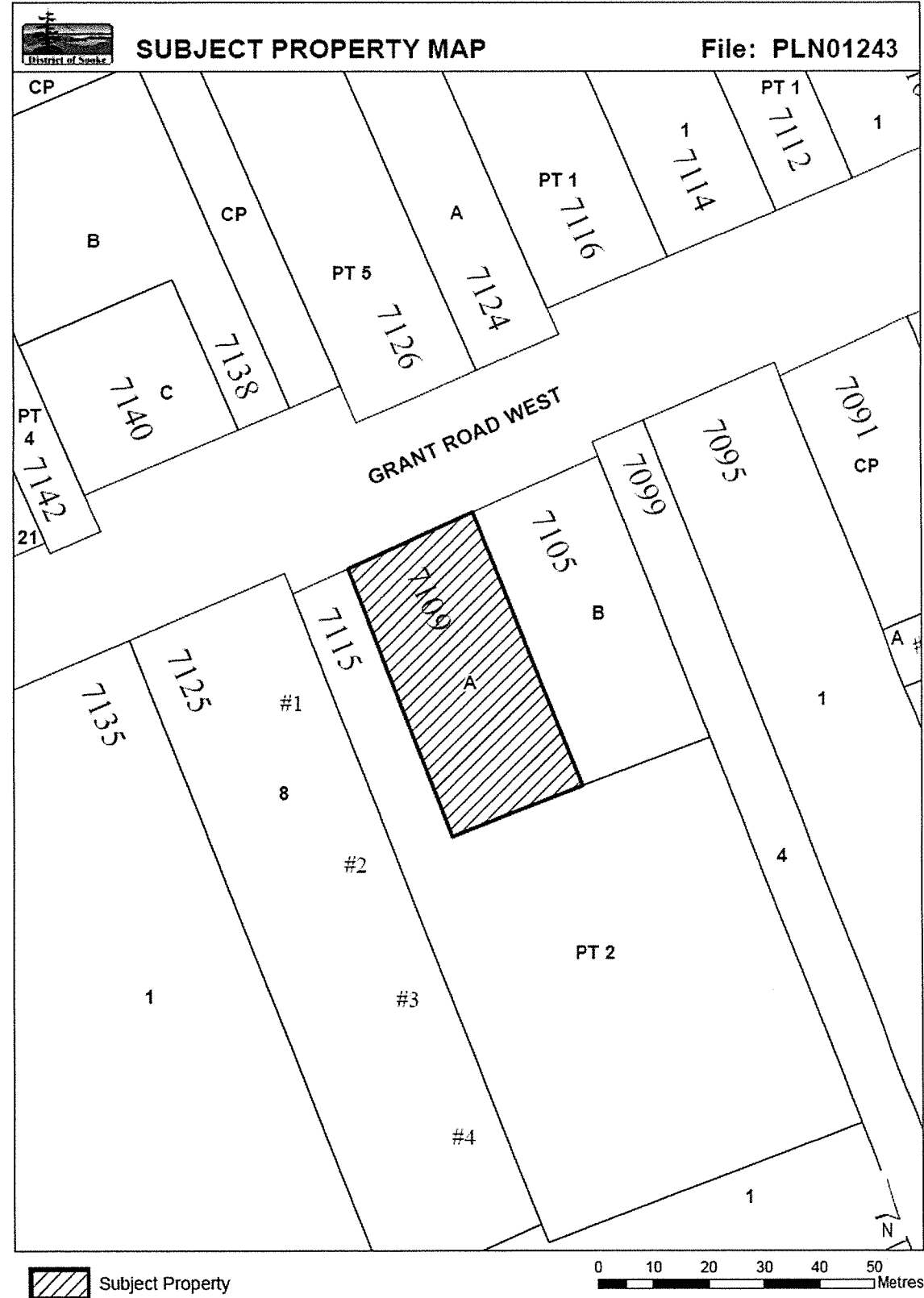
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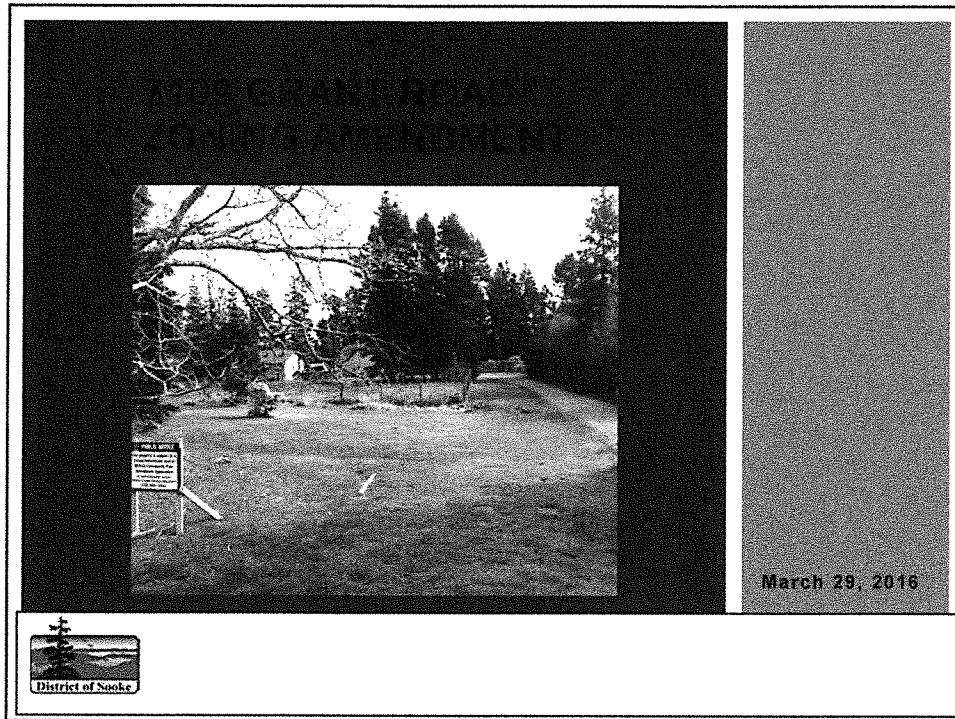
Maja Tait  
Mayor

---

Gabryel Joseph  
Acting Corporate Officer

SCHEDULE A





**PROPOSED BARE LAND STRATA PLAN OF  
LOTS A & B, SECTION 1,  
Sooke District, PLAN M558124.**

SCALE: 1:1000

DATE: December 1, 2014

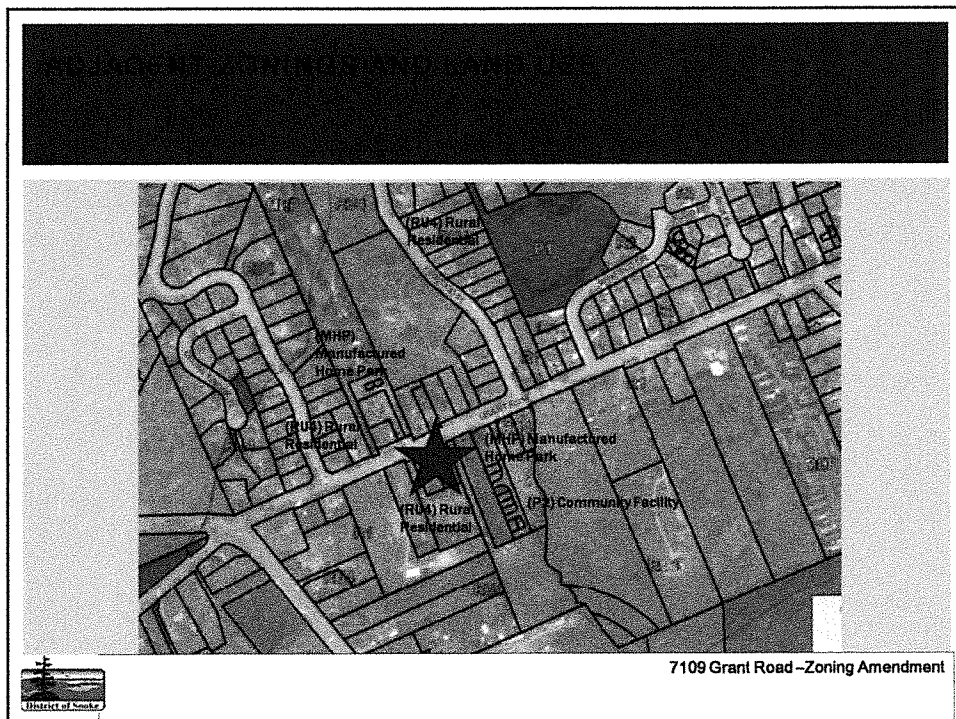
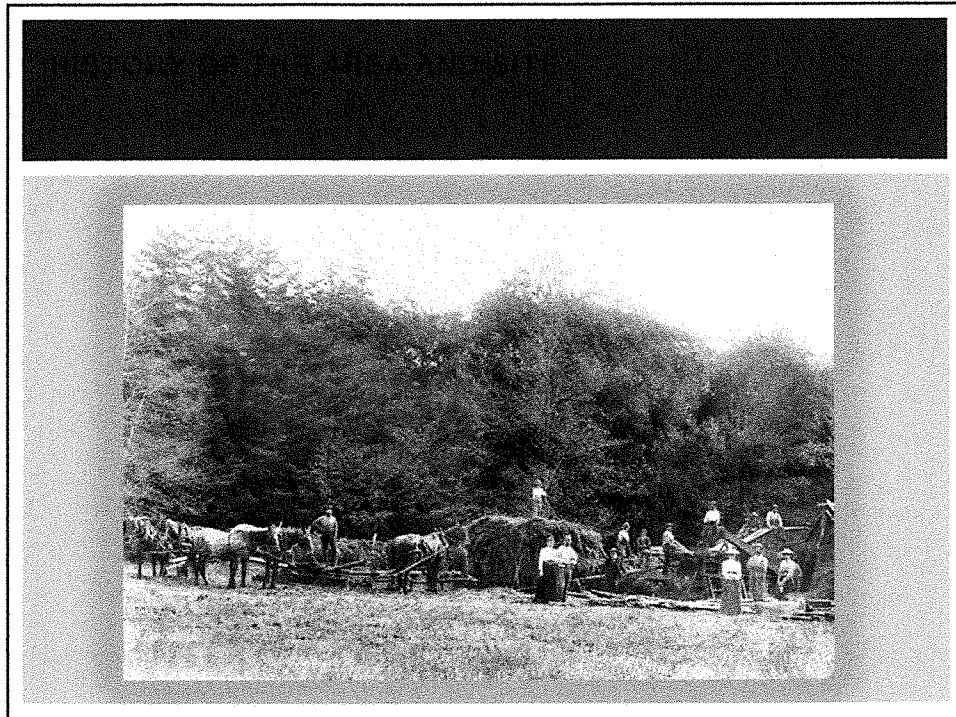
Prepared by: Island Land Surveying Ltd.

The applicant wishes to rezone the property located at 7109 Grant Road.

This planning application aims to amend the **Sooke Zoning Bylaw, 2013 (Bylaw 600)** with a rezoning of the property from **Rural Residential Zone (RU4)** to **Rural Residential (R3)**.

7109 Grant Road –Zoning Amendment





*Schedule 203 – Small Lot Residential (R3)*

**Small Lot Residential R3**

**203.1 Purpose:** This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Sewer Specified Area.

**203.2 Permitted Uses:**

**Principal Uses:**

- a) Horticulture
- b) Single family dwelling or one duplex per lot
- \*See conditions of use.

**Accessory Uses:**

- c) Bed and breakfast
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

**203.3 Minimum Lot Size for Subdivision Purposes:** 350 m<sup>2</sup>

**203.4 Minimum Width for Subdivision Purposes:** 11 m

**203.5 Maximum Height:**

- a) Principal Buildings: 10.5 m
- b) Accessory Buildings: 4 m

**203.6 Maximum Lot Coverage:** 45%

**203.7 Minimum Setbacks:**

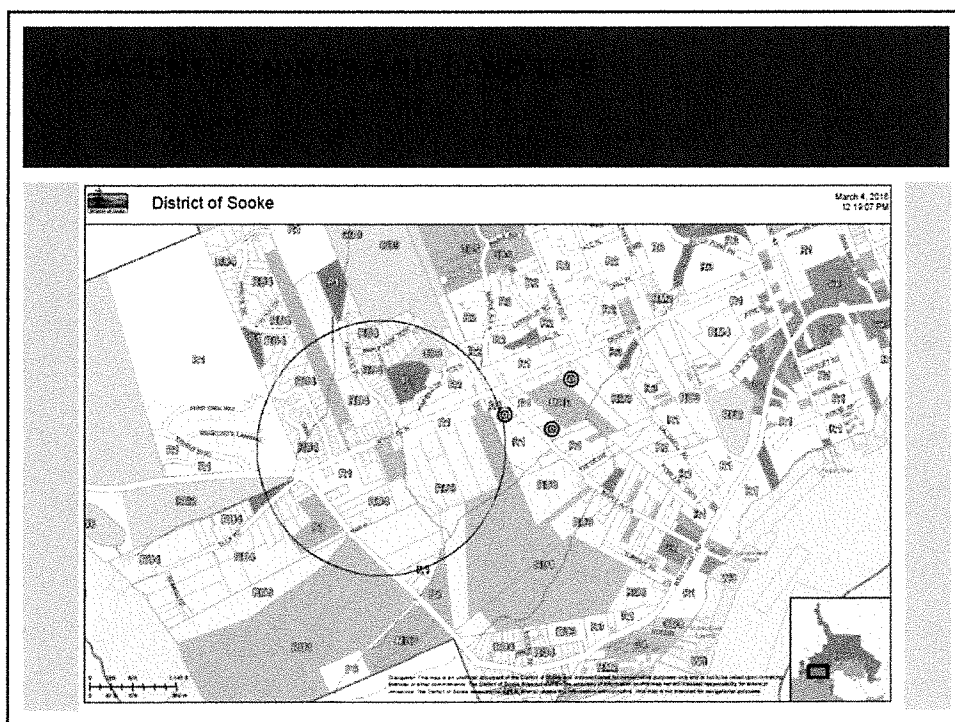
Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – House portion 6 m – garage/porch portion	2 m	1.2 m	3.5 m	1 m
Accessory Building or Structure – 1 story	7.5 m	2 m	1.2 m	1.2 m	2 m

*Schedule 203 – Small Lot Residential (R3)*

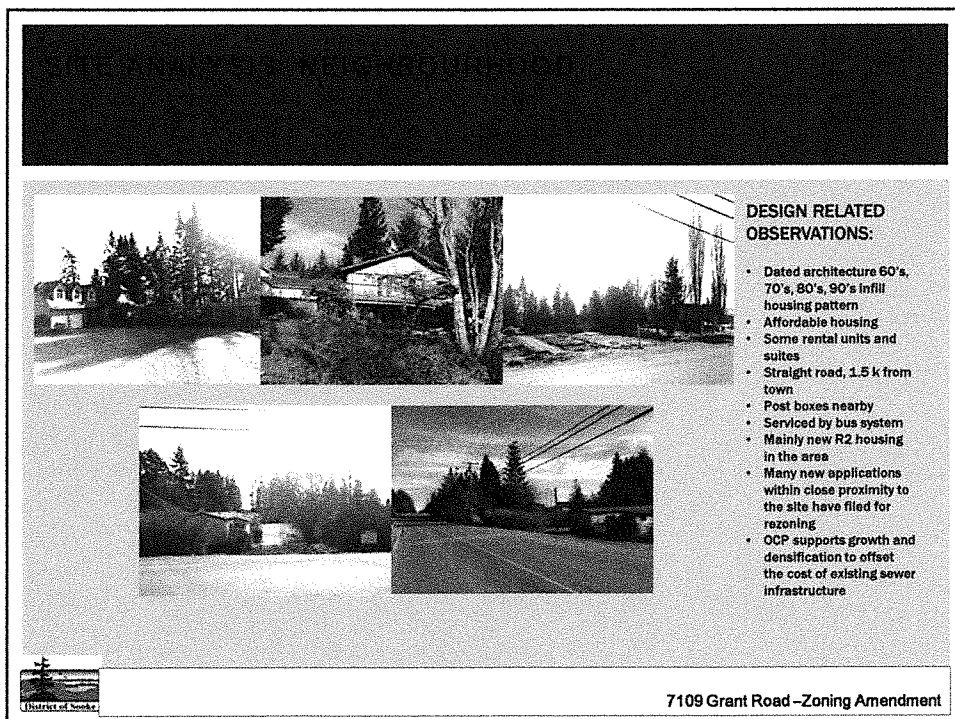
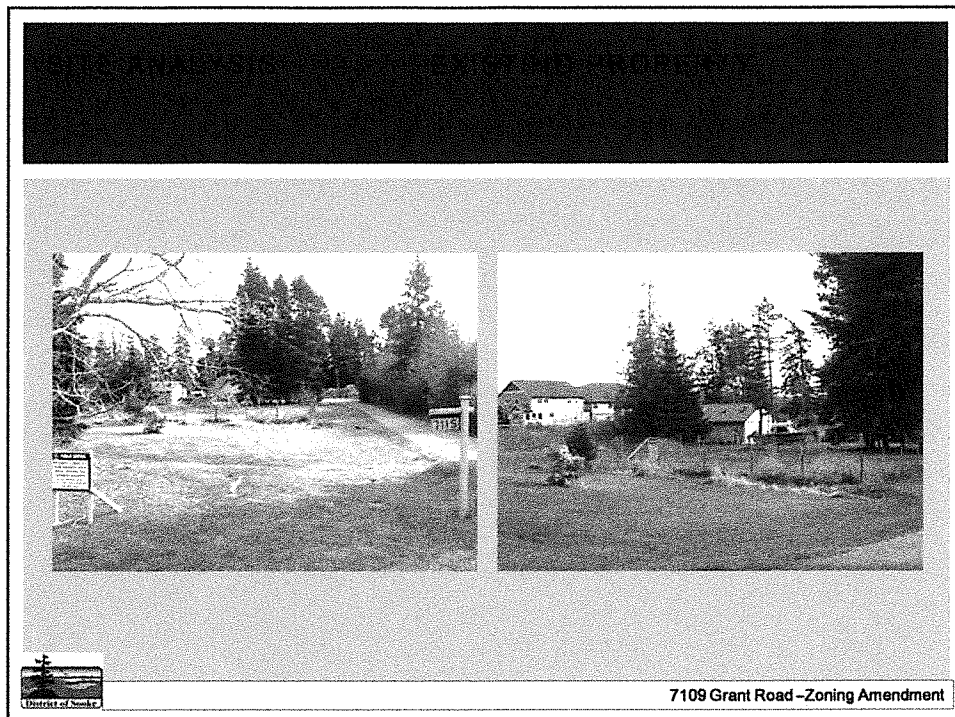
**203.8 Conditions of Use:**

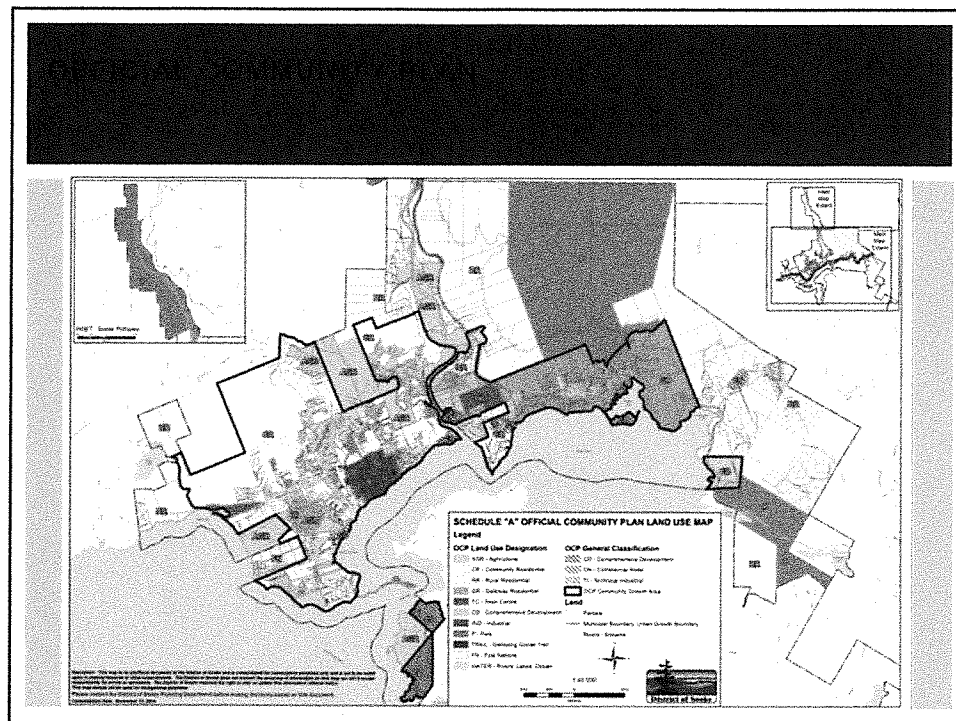
- a) Bed and breakfast permitted on lots 600 m<sup>2</sup> or larger;
- b) Duplex permitted on lots 600 m<sup>2</sup> or larger;
- c) No panhandle lots permitted
- d) Notwithstanding the permitted uses on R3 zoned properties, on the property identified as PID 600-133-817 (as Parcel A, DD 1437061), Section 24, Sooke District, Except Plans 5572, 11961, 27456, 40562, VIP52601, VIP56223, VIP79655, VIP79656 and Part in Red on 610RW, an amenity area for assembly use is permitted as an accessory use. (added by by-law no. 104 adopted February 11, 2016)

**7109 Grant Road –Zoning Amendment**









**COMMUNITY RESIDENTIAL DESIGNATION (CR) Section 5.5**

**The Community Residential (CR) designation provides support for:**

*"low to medium density residential growth along with some associated and appropriately-scaled commercial development. Residential development is targeted towards the Community Growth Areas, where municipal services can be provided or accessed in an efficient manner. All new development shall be challenged by the creation of a District of Sooke "build green" checklist."*



### Examples of small lot houses



## 7109 Grant Road –Zoning Amendment

**Here are just a few things we can do to enhance your new home...**

**OCP DPA #2  
COMMUNITY GROWTH  
AREA GOALS:**

- Promote a high level of design and design creativity for buildings in the CGA
- Integrate innovations for building and site design that promotes green and sustainable developments
- Promote excellent pedestrian connectivity throughout the district and within new developments
- Protect development from slope instability

**Engineered Floor System**  
Reduces home's impact on forests by using composite engineered joists

**Blown Cellulose or Spray Foam Insulation**  
New insulation types completely fill wall and ceiling cavities. Heating and cooling costs account for at least 1/2 of a home's energy use.

**House Sealing**  
All spaces between framing lumber are sealed with foam or caulk, reducing air loss and saving energy.

**High Performance Windows**  
Low-E, insulated windows offer less energy loss, plus new materials increase life expectancy.

**Hardwood, Tile and Carpet Flooring**  
New flooring types that are made, grown and / or renewable and reclaimed forest products make for beautiful homes.

**High Performance Insulated Doors**  
Insulated doors offer less energy loss, plus new materials such as fiberglass look like wood and increase life expectancy.

**Green Cabinetry**  
A green certified cabinet resulting in lower VOC emissions (better indoor air quality) and less impact on the environment.

**Third Party Duct and Door Blower Testing**  
As part of Energy Star and other certifications, independent energy auditors test ducts and the whole house with specialized equipment for air infiltration and heat loss.

**Oriented Strand Board Roof and Wall Sheathing**  
Down's use large trees to manufacture. It is resource efficient, enhances durability and is now utilized in over 75% of all new homes.

**Daylighting Solutions**  
Through the use of Velux Skylights and Sun Tunnels, energy requirements are less and people react more favorably to natural light.

**Fiber Cement Siding and Composite Trim**  
Siding products such as James Hardie, Nichiha and Miratec Trim resist decay and insect destruction and dramatically increase the life of the building envelope.

**Engineered Roof Trusses**  
Uses less lumber and minimizes lumber waste.

**On Demand Hot Water**  
Systems such as Rinnai Tankless Water Heaters heat only the water you need instead of storing hot water.

**Rain Barrel**  
Stores water by capturing rain off which can be used for watering plants.

**Insulated Window and Door Headers**  
Reduced heat loss by sealing a thermal break.

**Indigenous Plants and Drip Line Irrigation**  
Saves water usage.

**Construction Site Recycling**  
Products such as wood, drywall and cardboard packaging is separated and recycled.

**High Efficiency HVAC**  
New high efficiency HVAC units use less energy and have lower operating costs.

**PEX Water Piping**  
Reduces hot water heat loss between the water heating system and the faucet resulting in energy savings.

Address	7105 Grant Road	
Legal	Lot A, Section 1, Sooke District, Plan VIP58124 and	
Existing Zoning	Rural Residential (RU4)	
Proposed Zoning	Small Lot Residential (R3)	
Current OCP	Community Residential (CR)	
Proposed OCP	Community Residential (CR)	
Parcel Size	.33 acres = 1335 m <sup>2</sup>	
Services	Water: CRD Water (at lot line) Sewer: Septic (application for Sewer System Area in progress) Drainage: On-site	
Adjacent Land Uses	North: RU4-Rural Residential South: RU4-Rural Residential East: MHP- Manufactured Home Park West: RU4-Rural Residential	

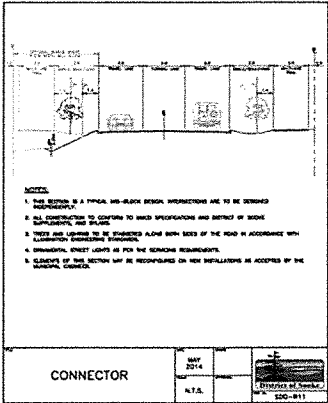
  

	RU4	R3
Minimum Lot Size for Subdivision	1 ha	350 m <sup>2</sup>
Maximum Height of Principle Building	12m	10.5 m
Maximum height accessory building	9m	4 m
Maximum Lot Coverage	30%	45%

**7109 Grant Road -Zoning Amendment**

### DEVELOPMENT COST CHARGES


*The Developer will be responsible for all costs associated with site improvements. Development of these properties would incur Development Cost Charges (DCC) as outlined by DCC Bylaw No. 202 (2012).*



**NOTES:**


1. THIS SECTION IS A TYPICAL AND-ALONG SECTION. DIMENSIONS ARE TO BE DERIVED FROM THE PLAN.
2. ALL DIMENSIONS TO BE DERIVED TO MATCH SPECIFICATIONS AND DETAIL OF ROAD SUPERSTRUCTURE AND PAVEMENT.
3. VERTICES AND POINTS TO BE DERIVED ALONG BOTH SIDES OF THE ROAD IN ACCORDANCE WITH STANDARD ENGINEERING STANDARDS.
4. DIMENSIONS, POINTS, AND DATA FOR THE REMAINING REQUIREMENTS.
5. ELEMENTS OF THIS SECTION MAY BE REDESIGNED OR NEW SPECIFICATIONS AS ACCEPTED BY THE MUNICIPAL ENGINEER.

CONNECTOR	MAY 2014	N.T.S.	DISTRICT OF SEABOARD 550-811
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7109 Grant Road –Zoning Amendment

**THAT COUNCIL** introduce and give first and second reading to Bylaw No. 637, *Zoning Amendment Bylaw (600-25)* to rezone the property located at 7109 Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3);

**AND THAT COUNCIL** direct staff to schedule a Public Hearing for Bylaw No. 633 in accordance with the requirements of the *Community Charter* and the *Local Government Act*.


7109 Grant Road –Zoning Amendment



File No. 5340-11

**REQUEST FOR DECISION**  
**REGULAR COUNCIL**  
Meeting Date: March 29, 2016

To: Teresa Sullivan, Chief Administrative Officer  
From: Development Services  
Re: **Sooke Core Sewer Specified Area Proposed Boundary Adjustment  
for 7105 and 7109 Grant Road West.**

**RECOMMENDATION:**

**THAT COUNCIL** receive the Petition for Local Area Service for the property located at 7105 Grant Road West (legally described as Lot B, Section 1, Sooke District, Plan VIP58124) and 7109 Grant Road West (legally described as Lot A, Section 1, Sooke District, Plan VIP58124);

**AND FURTHER THAT COUNCIL** introduce and give first, second and third reading to Bylaw No. 635, *Sooke Core Sewer Specified Area Amendment Bylaw (147-26)*.

**Executive Summary:**

The District of Sooke has received Petitions for Local Area Service and enlargement of the Sooke Core Sewer Specified Area (SSA) from the owners of 7105 and 7109 Grant Road West in conjunction with an application to amend the zoning on their properties.

**Background:**

Access to the municipal wastewater collection and treatment system for Grant Road W. properties located between Firwood Place and West Coast Road was made possible with the installation of developer-required sewer infrastructure in 2011. When the new infrastructure was installed, allowances were made for the existing properties along Grant Road fronting on the new main to make connection to the system.

**Analysis:**

As part of the rezoning requirements for 7044 Maple Park Terrace, the developer expanded the sanitary sewer collection system along Grant Road W. from Firwood Place to West Coast Road. As part of the installation, sanitary sewer connections were provided for the existing properties fronting on the new infrastructure. In order to

connect to the sanitary sewer main, individual property owners must apply for inclusion into the Sewer Specified Area.

In 2011 Council adopted Bylaw No. 510 which permitted the addition of three other properties on Grant Road W. to the Sewer Specified Area. A fourth property was included in 2012 (Bylaw No. 516), as show below in Figure 1:

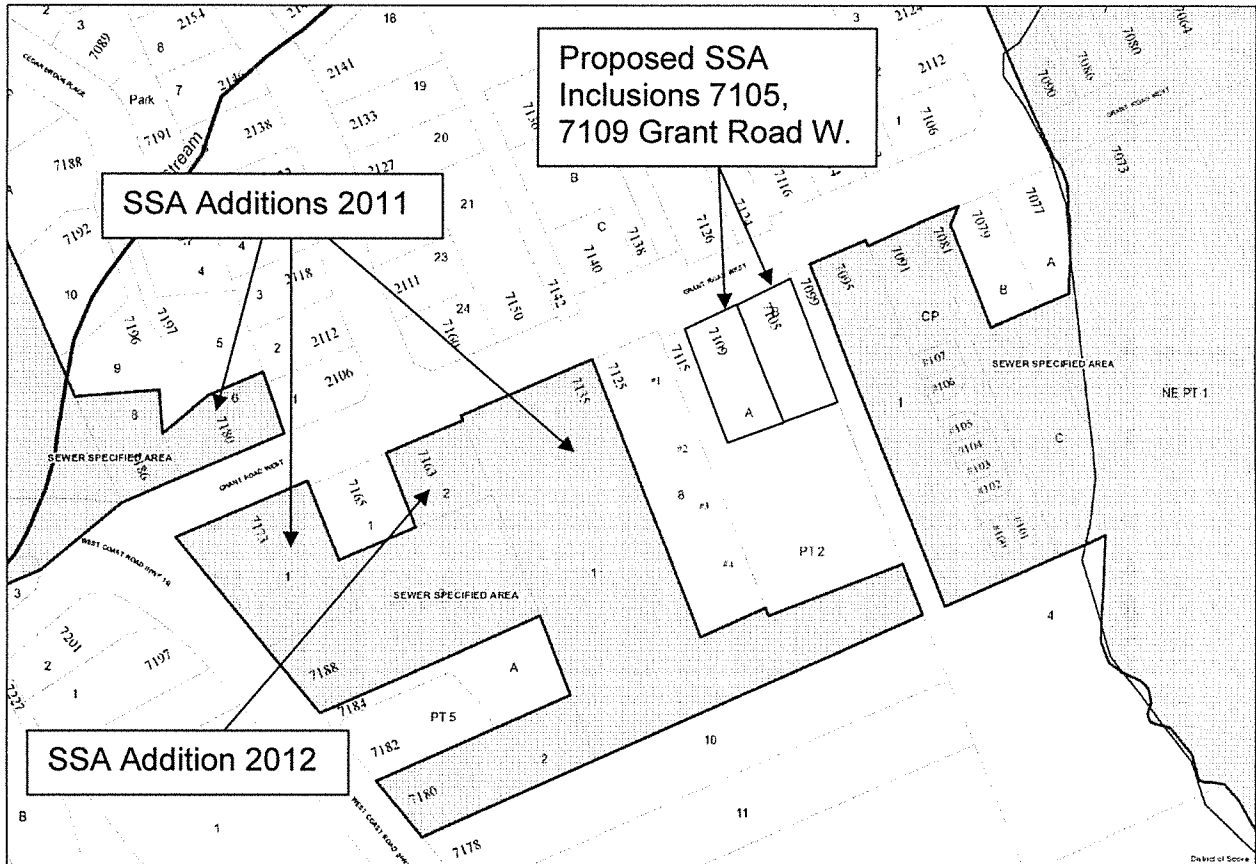


Figure 1: Sewer Specified Area 2011 and 2012 Additions and Proposed Inclusions

Both 7105 and 7109 Grant Road W. are located within the Community Growth Area (CGA) as identified by the Official Community Plan and its long term goal to provide sanitary sewer service to all properties in the CGA. Policy 11.5, *Sooke Core Area Local Service Area Boundary Policy*, permits Council to consider applications from individual property owners for inclusion into the SSA.

Should Council proceed with the bylaw process, the requirements of Policy 11.5, as well as Bylaw No. 281, *Sooke Core Sewer Specified Area Mandatory Connection Bylaw, 2006*, and Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*, will also be addressed.

Both proposals have been included in the District's sewer model with our engineering provider reporting that there is sufficient capacity in existing infrastructure to accommodate the flows from the proposed new developments.



**Strategic Relevance:**

Council's Strategic Plan item: *Enhancing Community Livability – the District will work towards making Sooke a vibrant and accessible community – take steps to protect Sooke's natural beauty* will be met by connecting properties to the District's wastewater collection and treatment system which assists in the long-term protection of the environment.

**Financial Impacts:**

Should Council adopt a bylaw to include these properties into the Sewer Specified Area, a Capital Expansion Charge of \$2,800 per unit will be collected at the time of connection to the system as per the requirements of Bylaw No. 281. The property will be added to the Sooke Core Sewer Specified Area Assessment Roll as per the requirements of Bylaw No. 150, and applicable Parcel Tax and Sewer Generation Charges will subsequently be collected.

**Attached Documents:**


1. 7105 and 7109 Grant Road W. - Petition for Local Service Area
2. Property Location Map
3. Bylaw No. 635

Respectfully,

  
\_\_\_\_\_  
Nikki Lewers, Land Development Technician

Approved for Council Agenda

  
\_\_\_\_\_  
Development  
Services

  
\_\_\_\_\_  
Corp. Services

\_\_\_\_\_  
Financial Services

  
\_\_\_\_\_  
CAO





District of Sooke

FEB 17 2016

Received

**PETITION FOR LOCAL AREA SERVICE  
and  
enlargement of the Sooke Core Sewer Specified Area (local service area)  
under the provisions of the Community Charter**

To the Corporate Officer,

By signing this petition, I propose that the Council of the District of Sooke provide my property (described below) with the community sewer system local area service by enlarging the Sooke Core Sewer Specified Area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*, as amended.

Property Civic Address: 7105 + 7109 Grant Rd

Property Legal Description: Lot B Section 1 Plan V1958124 + Lot A Section 1 Plan V1958124

*Service and Boundaries of Local Service Area*

The community sewer system service means a sewage collection system, treatment facility, disinfection system, extended marine outfall disposal system, and associated infrastructure and works for the collection, treatment and disposal of sewage and serves the Sooke Core Sewer Specified Area described and established by Bylaw No. 147.

*Estimate of Cost of Service and Borrowing*

As set out in Bylaw No. 147, the estimated net capital cost of the service is \$8,800,000. Under Bylaw No. 148, *Sooke Core Sewer Specified Area Borrowing Bylaw, 2003*, the Council is authorized to borrow \$8,800,000 for a maximum term of 20 years, and the entire cost of this borrowing is borne by the owners of property in the Sooke Core Sewer Specified Area.

*Cost Recovery for Sewer System Service*

The method of cost recovery of the construction and operation of the community sewer system is by way of parcel tax and sewer generation charge established by Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*, as amended.

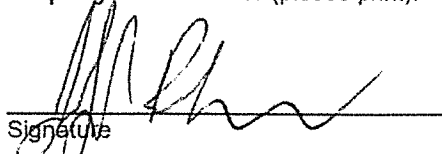
\*\* All registered owners on the property title must sign this petition (copy of title to be provided)

Property Owner Name (please print): Gordon J Brohman

  
Signature

Feb/17/2016  
Date

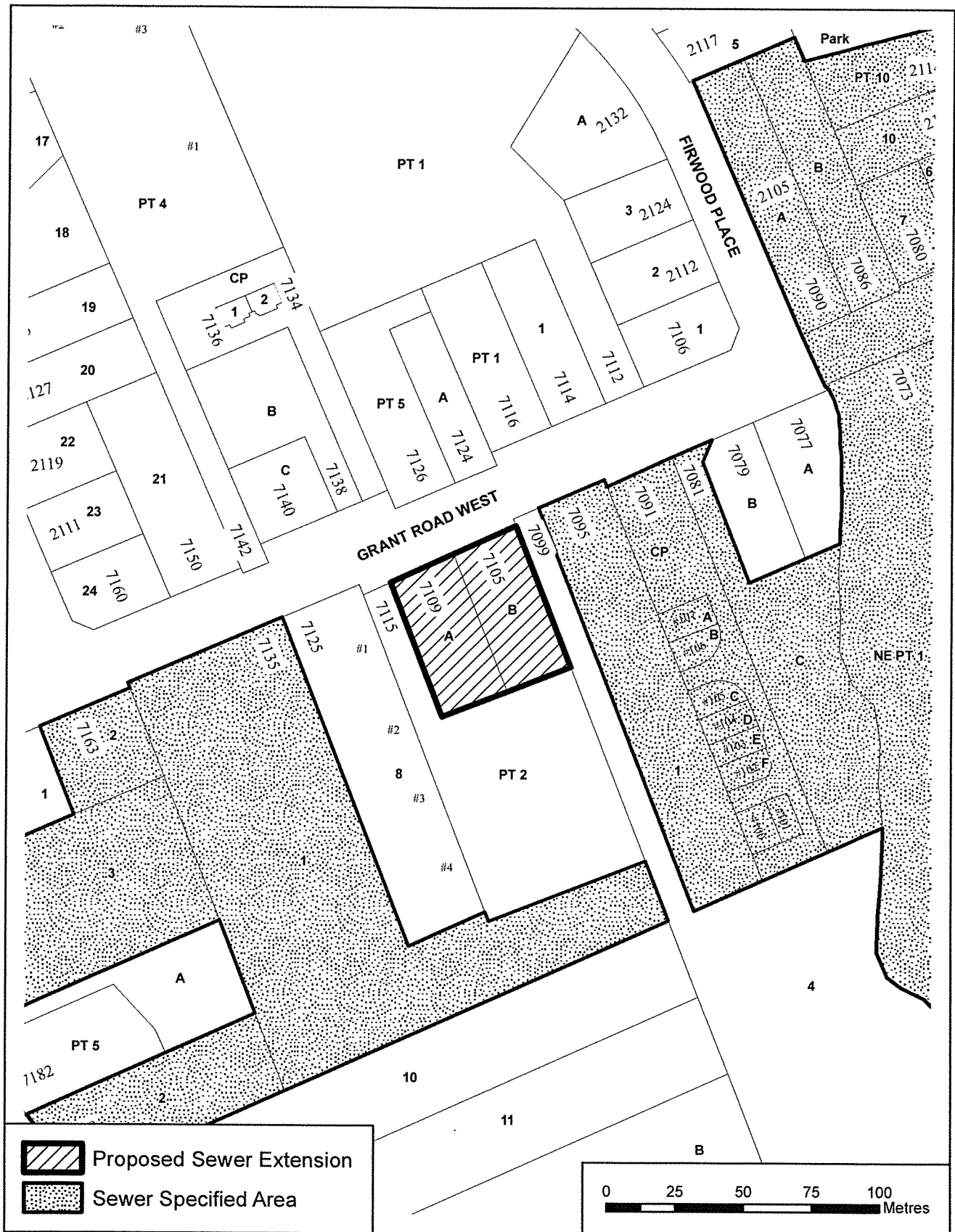
Property Owner Name (please print): Jeffrey R Brohman

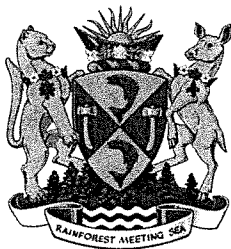
  
Signature

Feb/17/2016  
Date

Certified a true and correct copy  
of the original document(s)

Lina Hansen  
Corporate Officer, District of Sooke





## DISTRICT OF SOOKE

### BYLAW No. 635

---

A bylaw to amend *Sooke Core Sewer Specified Area Bylaw, 2003* to enlarge the community sewer system service area to include parcels located at 7105 and 7109 Grant Road West.

---

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This Bylaw is cited as *Sooke Core Sewer Specified Area Amendment Bylaw (147-26)*.
2. Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003* is amended in Schedule A by adding to the Sooke Core Sewer Specified Area the parcels shown outlined in black and hatched on Schedule A to this bylaw and legally described as:

(PID 018-605-559) Lot A, Section 1, Sooke District, Plan VIP58124 (also known as 7109 Grant Road West)

And

(PID 018-605-567) Lot B, Section 1, Sooke District, Plan VIP58124 (also known as 7105 Grant Road West)

Petition certified sufficient and valid the 8<sup>th</sup> day of March, 2016.

Introduced and read a first time the      day of      , 2016.

Read a second time the      day of      , 2016.

Read a third time the      day of      , 2016.

Adopted on the      day of      , 2016.

Certified by:

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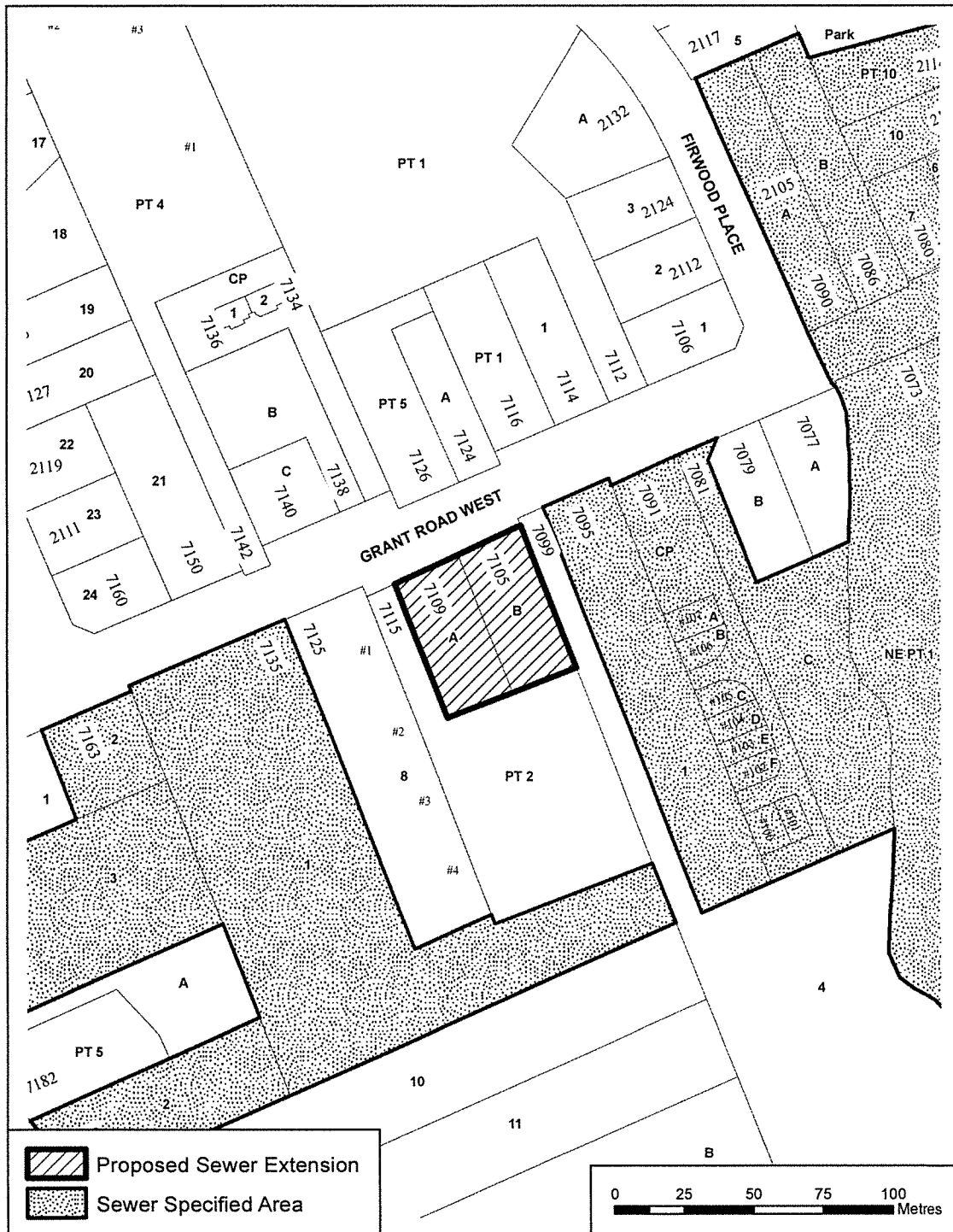
Maja Tait  
Mayor

---

Gabryel Joseph  
Acting Corporate Officer

## SCHEDULE A

### 7105 and 7109 Grant Road West



Petition attached for reference purposes only

District of Sooke

FEB 17 2016

Received

**PETITION FOR LOCAL AREA SERVICE  
and  
enlargement of the Sooke Core Sewer Specified Area (local service area)  
under the provisions of the Community Charter**

To the Corporate Officer,

By signing this petition, I propose that the Council of the District of Sooke provide my property (described below) with the community sewer system local area service by enlarging the Sooke Core Sewer Specified Area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*, as amended.

Property Civic Address: 7105 + 7109 Grant Rd

Property Legal Description: Lot B Section 1 Plan V158124 - Lot A Section 1 Plan V158124

**Service and Boundaries of Local Service Area**

The community sewer system service means a sewage collection system, treatment facility, disinfection system, extended marine outfall disposal system, and associated infrastructure and works for the collection, treatment and disposal of sewage and serves the Sooke Core Sewer Specified Area described and established by Bylaw No. 147.

**Estimate of Cost of Service and Borrowing**

As set out in Bylaw No. 147, the estimated net capital cost of the service is \$8,800,000. Under Bylaw No. 148, *Sooke Core Sewer Specified Area Borrowing Bylaw, 2003*, the Council is authorized to borrow \$8,800,000 for a maximum term of 20 years, and the entire cost of this borrowing is borne by the owners of property in the Sooke Core Sewer Specified Area.

**Cost Recovery for Sewer System Service**

The method of cost recovery of the construction and operation of the community sewer system is by way of parcel tax and sewer generation charge established by Bylaw No. 150, *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*, as amended.

\*\* All registered owners on the property title must sign this petition (copy of title to be provided)

Property Owner Name (please print): Gordon J. Brohman

[Signature]  
Signature

Feb/17/2016  
Date

Property Owner Name (please print): Jeffrey R. Brohman

[Signature]  
Signature

Feb/17/2016  
Date

Certified a true and correct copy  
of the original document(s)

Lina Hansen  
Corporate Officer, District of Sooke





File No. ENG02327

**REQUEST FOR DECISION**  
**REGULAR COUNCIL**  
Meeting Date: March 29, 2016

To: Teresa Sullivan, Chief Administrative Officer  
From: Development Services  
Re: **Parkland Dedication Requirements for Proposed Subdivision at 6553/6561 Helgesen Road (Lot 27, Section 26, Sooke District, Plan EPP35168)**

**RECOMMENDATION:**

**THAT COUNCIL** direct staff to accept approximately 442 m<sup>2</sup> of park dedication and cash-in-lieu for the remainder of the required 5% parkland dedication requirement as per section 510 of the *Local Government Act* for the proposed subdivision of Lot 27, Section 26, Sooke District, Plan EPP35168 based on the 2016 BC Assessment land value of the parent property.

**1. Executive Summary:**

The purpose of this report is for Council to consider an option to accept a combination of park dedication as well as cash-in-lieu of parkland dedication to meet the *Local Government Act* parkland dedication requirements for a proposed 24-lot subdivision.

**2. Frequently Asked Questions**

**What can cash-in-lieu of parkland funds be used for?**

Bylaw No. 47, *Park Land Reserve Fund Bylaw, 2001*, requires that funds held within the Park Land Reserve Fund, together with interest earned, be used for the purpose of acquiring park land.

**Why use a statutory right of way for public trail and not park dedication?**

Both provide for the public's use and enjoyment of a public trail, however, by constructing a trail on private property protected by a statutory right of way allows for the municipality to achieve strategic trail connections or protect land for future trail connections while allowing the developer the ability to achieve more appropriate lot layouts. The District of Sooke would still be responsible for maintenance of trail constructed for use as 'park'.

**What would be the approximate value of the cash-in-lieu of parkland?**

Approximately \$33,930.00. Final figures will be calculated once the final survey is completed.

### 3. Background:

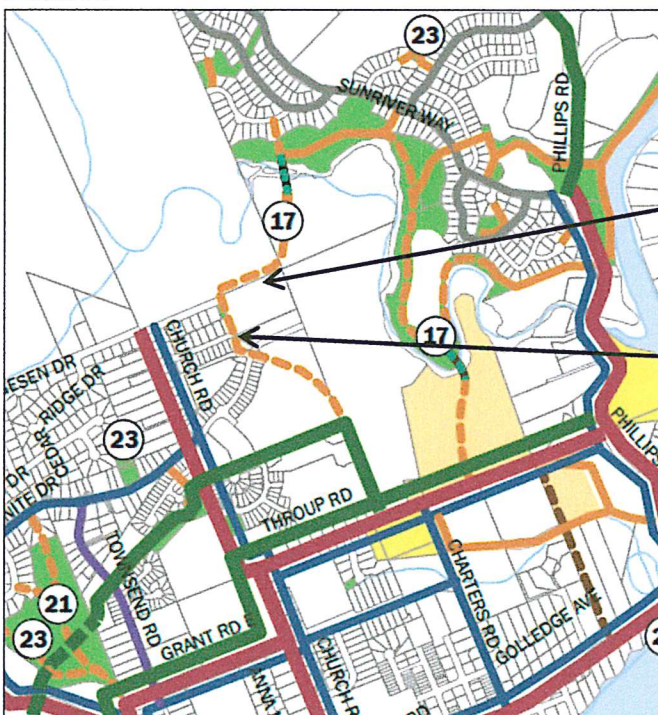
The applicant proposes to subdivide the subject property under the R3-Small Lot Residential zone into 24 fee simple lots, followed by the potential registration of an eight lot Bare Land Strata. The application triggers the requirement of Section 510 of the *Local Government Act* to provide parkland or cash-in-lieu of parkland dedication to an amount not exceeding five percent of the land being proposed for subdivision.

Because the District's *Parks and Trails Master Plan, 2009* (PTMP) makes specific recommendations on the acquisition of new parkland as well as future trail connections, staff recommend Council consider accepting park dedication to provide important trail linkages as recommended in the PTMP. This would also meet the trail dedication requirements set during the rezoning process which are protected by covenant. The remaining value would be met through acceptance of cash-in-lieu of parkland dedication.

### 4. Analysis:

The *Parks and Trails Master Plan, 2009* recommends that where opportunities for park dedication during subdivision do not coincide with the parks and trail vision outlined in the plan the District should accept cash-in-lieu to be added to the Park Land Reserve Fund. Governed by Bylaw No. 47, *Park Land Reserve Fund Bylaw, 2001*, funds placed in the Park Land Reserve Fund must be used for the purpose of acquiring park land.

The PTMP does not identify this neighbourhood for strategic park space acquisition. It does, however, identify this area for trail linkage opportunities through the neighbourhood leading to the Ponds Park Corridor as well as future linkage to Sunriver Estates.



Proposed Statutory right of way for public pedestrian access for future trail connection to Sunriver Estates

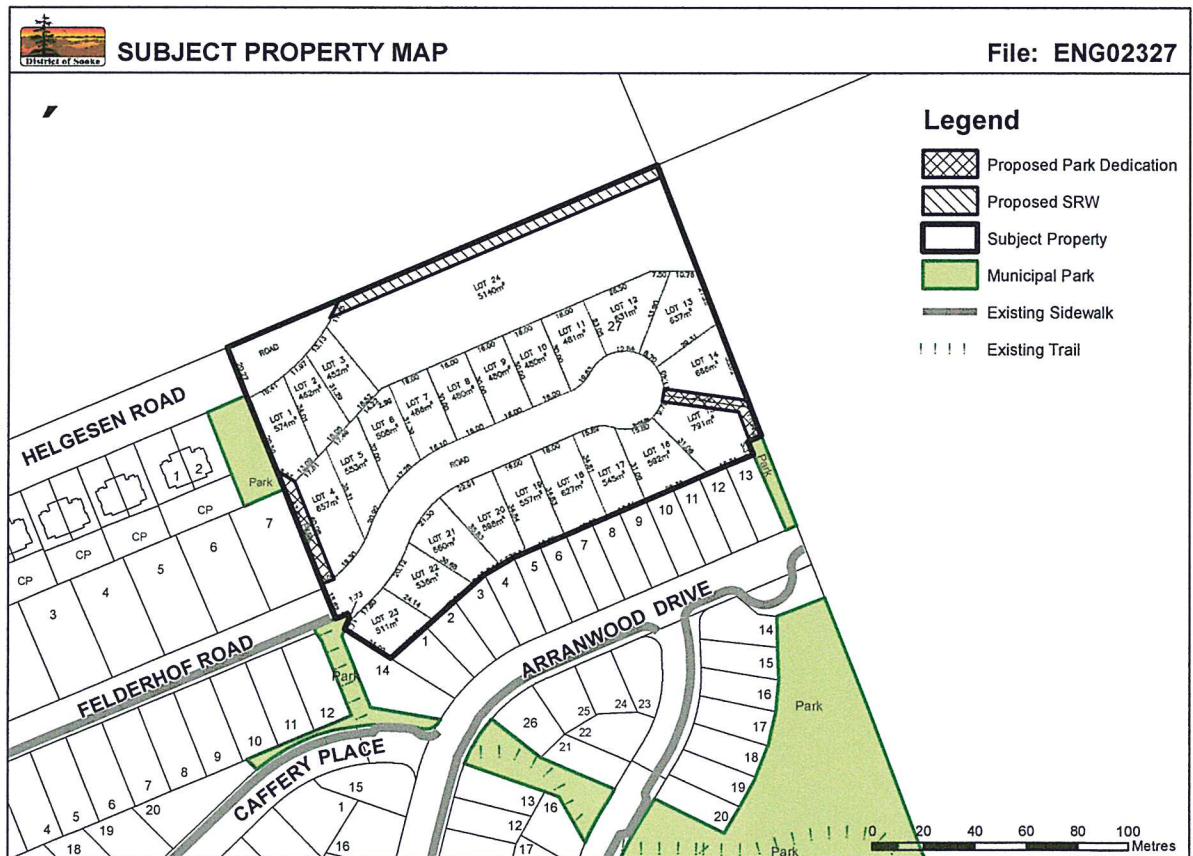
Proposed Park dedication for trail connection to Helgesen Park

Excerpt from Map C4 -Class 'B' Projects *Parks and Trails Master Plan*



Additionally, during the rezoning process for this property, a section 219 covenant (CA2235311) was registered on the property requiring construction of a trail/green space connection from Felderhof Road to Helgesen Road with accommodation for pedestrian/trail linkage to the north-east corner of the site. Providing an option for a possible future connection to Sunriver Estates, the pedestrian linkage to the north-east corner of the site would be protected with the registration of a statutory right of way for public pedestrian access across the future Bare Land Strata common road. As no specific trail connection is proposed at this time through the Sunriver lands, this would protect the public access for the future if required.

The developer will also provide a pedestrian trail link within a 5 metre wide park dedication from the end of the proposed Felderhof cul-de-sac through to existing park dedication leading to Arranwood Drive. This will provide one more trail option for linking people to existing park facilities in the neighbourhood as well as Poirier Elementary School. This trail location park dedication is approximate as this is a servicing corridor and the final location will be finalized with detailed engineering design. The map below shows the proposed connections (full version is attached to this report):



*Proposed Park dedication and SRW locations for trail connections*

The 2016 land assessment for the parent property was \$1,131,000.00. The total area of the parent lot is 2.17 hectares which would require 1,085 m<sup>2</sup> of park dedication if the applicant was solely dedicating parkland. In order to accommodate strategic trail linkages, approximately 218 m<sup>2</sup> would be dedicated for the Felderhof Road to Helgesen Park trail link and a further 224 m<sup>2</sup> would be dedicated for the Felderhof Road to Arranwood Drive trail link. The remaining park dedication requirement would be met through collection of a cash-in-lieu of parkland payment totalling approximately \$33,930.00. The exact amounts will be determined with the final subdivision survey.

Cash-in-lieu of parkland dedication payments are collected prior to subdivision approval. Park dedication requirements are shown on the final plan of subdivision. Statutory rights of way to protect trail linkages are registered on title to the property concurrently with final subdivision approval.

#### 5. Strategic Relevance:

The recommendation meets Council's Strategic Plan vision of Enhancing Community Livability - working towards making Sooke a vibrant and accessible community and focusing on making the Town Centre vibrant and accessible, improving opportunities for residents to gather and connect and taking steps to protect Sooke's natural beauty. Obtaining and protecting strategic trail connections will provide alternate options for residents to move through the community while enjoying and appreciating the natural beauty present within this neighbourhood.

Additionally, the *Parks and Trails Master Plan, 2009* recommends that where opportunities for park dedication during subdivision do not coincide with the parks and trail vision the District should accept cash-in-lieu to be added to the Park Land Reserve Fund. The addition of cash-in-lieu of parkland dedication funds will assist in the future acquisition of more strategic parkland.

#### Attached Documents:

1. Subject Property Map with proposed connection
2. Proposed Subdivision – 24 lots
3. Proposed Bare Land Strata – 8 lots
4. Parks and Trails Master Plan – Map C4
5. Excerpt from Covenant CA2235311

Respectfully,



Nikki Lewers, Land Development Technician

Approved for Council Agenda

Development  
Services

Corp. Services

Financial Services

CAO



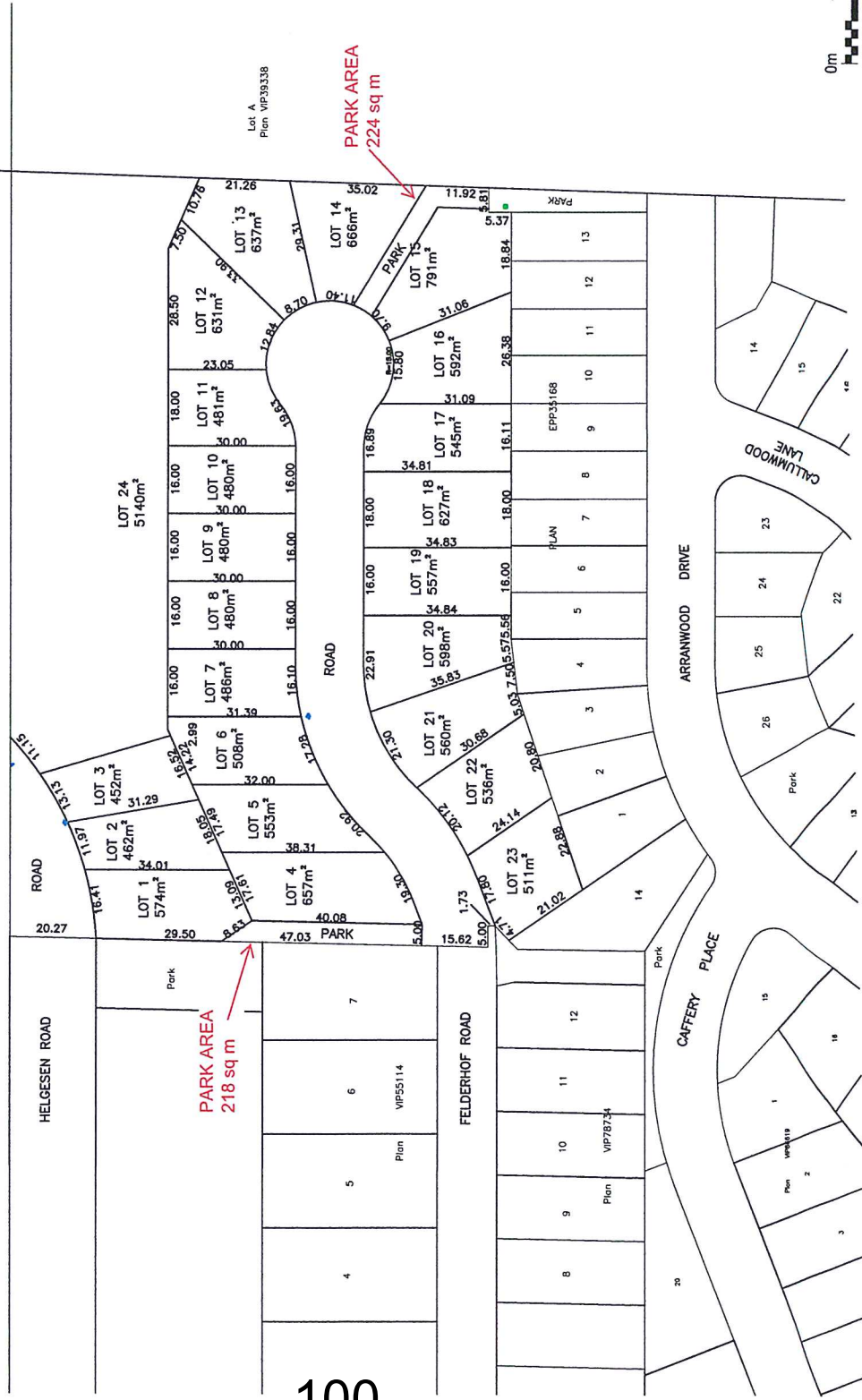


# Proposed Subdivision - 24 Lots

PROPOSED SUBDIVISION OF LOT 27, SECTION 26, PLAN EPP35168

Sec 33

Rem. A  
Plan VP77727



DESCRIPTION	PROPOSED	EXISTING
LOT 1	1	1
LOT 2	2	2
LOT 3	3	3
LOT 4	4	4
LOT 5	5	5
LOT 6	6	6
LOT 7	7	7
LOT 8	8	8
LOT 9	9	9
LOT 10	10	10
LOT 11	11	11
LOT 12	12	12
LOT 13	13	13
LOT 14	14	14
LOT 15	15	15
LOT 16	16	16
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LOT 94	94	94
LOT 95	95	95
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LOT 98	98	98
LOT 99	99	99
LOT 100	100	100

**JE ANDERSON & ASSOCIATES**  
SURVEYORS - ENGINEERS  
VICTORIA  
PHONE: 25677324  
FAX: 25677305

TOTALI PROPERTIES LTD.	
ESTATE OF 3000	
HELGESSEN ROAD	
WOODLAND CREEK SITE PLAN	
FEE SIMPLE - 24 LOTS	
DESIGN NO.	27037-01-P1
DATE	22.02.2019
APPROVED BY	
SCALE	1:1000
SHEET NO.	1



Sec 33



Lot A  
Plan VP39338

LEGEND	PROPOSED	EXISTING
1. RIGHT OF WAY		
2. EXISTING HIGHWAY		
3. EXISTING TRAIL		
4. EXISTING ROAD		
5. EXISTING FENCE		
6. EXISTING UTILITY		
7. EXISTING TELEPHONE		
8. EXISTING POWER		
9. EXISTING WATER		
10. EXISTING GAS		
11. EXISTING CABLE		
12. EXISTING FENCE		
13. EXISTING ROAD		
14. EXISTING TRAIL		
15. EXISTING HIGHWAY		
16. EXISTING UTILITY		
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89. EXISTING WATER		
90. EXISTING GAS		
91. EXISTING CABLE		

**J E ANDERSON &  
ASSOCIATES**  
SURVEYORS - ENGINEERS

**JEA**

VICTORIA    NANAIMO    PARKSVILLE  
PHONE: 250-737-2214    FAX: 250-737-2395

TUTANGI PROPERTIES LTD.	
DISTRICT OF FOOTE	
HELGESEN ROAD WOODLAND CREEK SITE PLAN BARELAND STRATA -d LOTS	
DESIGN FOR	DRAWN FOR
SCALE: HORIZ. 1:1000 VERT.	DATE: DEC 21, 2013
27037 - 01 - P1	DATE: 1/1/2014
MAN. 1982: X	PROJECT NO: 1







## Excerpt from Covenant CA2235311

3. The applicant is to paint a centerline on Helgesen Road from Church Road to the eastern limit of the proposed development.
4. All driveways within public property are to be hard surfaced to the property line.
5. Sanitary sewerage is to be provided at Service Level 2. Sanitary sewer design to provide for the opportunity for inclusion into the Sewer Specified Area of neighboring properties where possible.
6. Prior to finalizing the rezoning process the applicant, at their cost, is to coordinate with the District of Sooke for the completion of a sewer feasibility study to review the capacity of downstream sewers. The costs related to upgrading/installing the downstream system, if required, will be borne by the developer.
7. Construction of a trail/green space connection from Felderhof Road to Helgesen Road with accommodation for pedestrian/trail linkage to the north east corner of the site, as per the Parks and Trails Master Plan, 2009.

### GENERAL

6. In all obligations and covenants where the Owner are required to construct certain works and improvements, the Owner may post sufficient security with the Municipality, in a form and amount acceptable to the Municipality, in exchange for completing the works and/or improvements within a specified time period.
7. The Owner may, therefore, request a discharge of any particular covenant granted in this Agreement, for which, either sufficient security was posted by the Owner and accepted by the Municipality, or the work has been completed and accepted by the Municipality, therefore deemed to be fully satisfied by the Owner, and the Municipality shall execute and deliver a discharge in respect of any such covenant.







File No: PLN00774

## REQUEST FOR DECISION

Regular Council Meeting

March 29, 2016

To: Teresa Sullivan, Chief Administrative Officer  
From: Development Services  
Re: **Covenant Amendment for ALR Buffer – 6978 West Coast Road**

### RECOMMENDATION:

**THAT COUNCIL** consider the applicant's request to reconsider the Agricultural Land Reserve (ALR) buffer as per the attached correspondence dated March 3, 2016;

**AND** if Council agrees to consider an amendment to Covenant CA1877305, direct the landowners to work with staff to make application to amend the covenant related to the ALR Buffer in accordance with the requirements of the *Community Charter* and *Local Government Act*.

### Executive Summary:

The ALR buffer was secured by way of a S.219 Covenant (CA1877305). When a covenant is granted in connection with a rezoning, and was integral to the approval of the rezoning, changes to any part of the Schedule of Restrictions requires a Public Hearing. An application fee of \$1200 will be necessary to cover the costs of the public hearing.

### Background:

The owners of 6978 West Coast Road would like Council to reconsider the Agricultural Land Reserve (ALR) buffer put in place at the north edge of their property when they rezoned in 2010 (see attached correspondence from Agent). The buffer that was put in place was based on input from the ALC during the referral period and the ALC's Edge Planning Guide, which looks at providing a buffer between new development and agricultural lands on a case-by-case basis.

The proposed Modification to Covenant CA1877305 will not impose additional costs on the District. The Owner will pay the Public Hearing fee and will pay legal and registration fees for preparation and registration of the s.219 covenant modification.


### Strategic Relevance:

N/A

**Attachments:**

1. Subject Property Map
2. Letter from Agent – Mar 3, 2016
3. Covenant CA1877305

Respectfully Submitted,

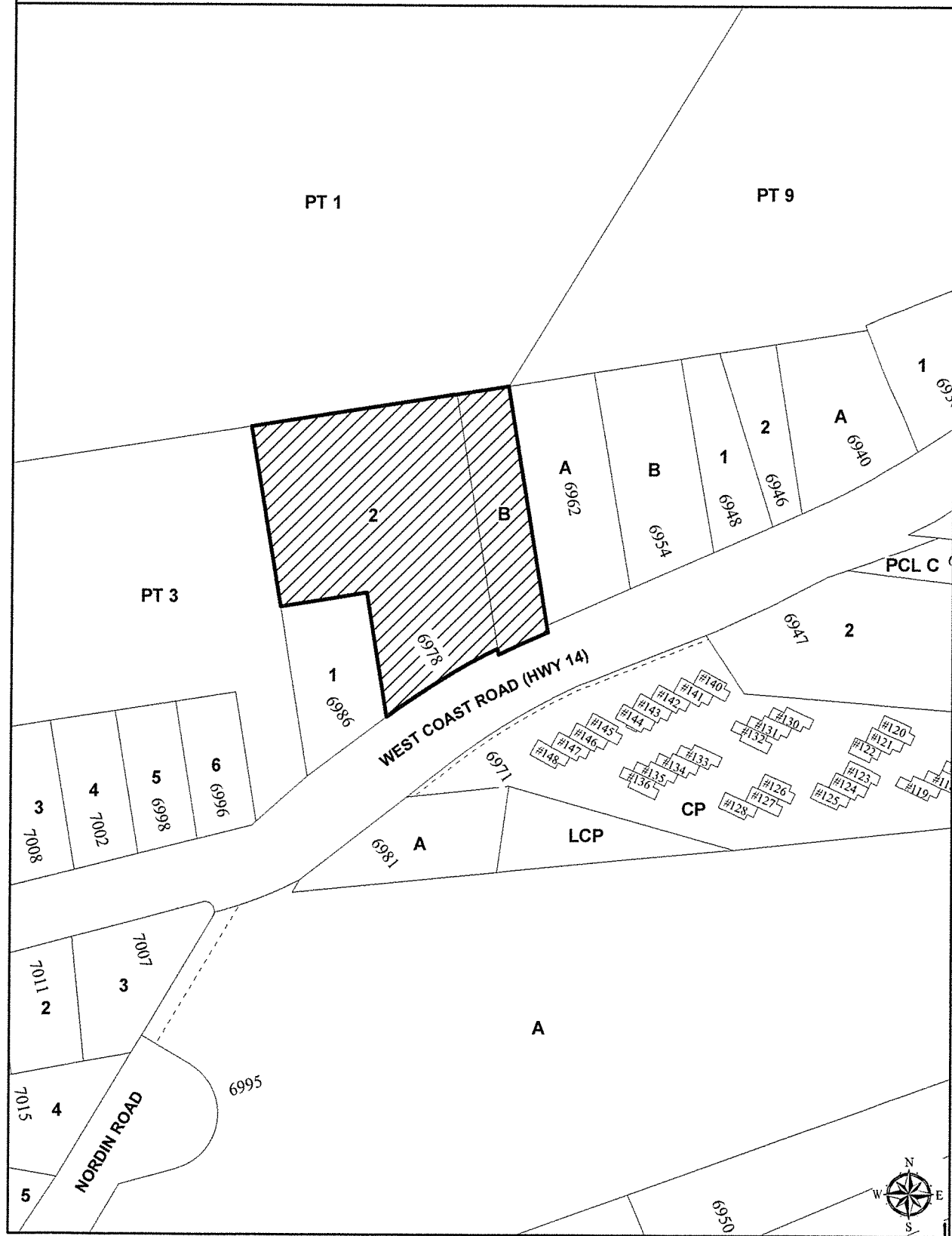
  
\_\_\_\_\_  
Katherine Lesyshen, RPP, MCIP  
Planner II

Approved for Council Agenda
 _____ Development Services
 _____ Corp Services
_____ Financial Services
 _____ CAO



# SUBJECT PROPERTY MAP

File: PLN00774



 Subject Property

0 20 40 60 80 100 Metres



Michael Volk

March 3, 2016

Mayor Maja Tait and Sooke City Council  
2205 Otter Point Road  
Sooke, BC V9Z 1J2

Dear Mayor and Council,

I'm a local real estate agent with 25 years of experience in land development, and specifically sub-division project marketing, and I'm writing you about the District of Sooke and their ALR Edge Planning Strategy.

The idea is simple. Maintain a 'buffer' to effectively shield sensitive lands from proposed development and vice-versa. The problem that we've run into is that Sooke properties have been asked to provide a buffer of dense vegetation, and also a 6 foot tall fence to be built on top of a berm.

The resulting 15m 'buffer' then has dense trees and green space which includes a 7.5m 'no cut' zone. This is over ambitious buffer might make sense in Saskatchewan, but in Sooke where these lands haven't been farmed in generations, if ever - this just makes no sense at all. It must be noted, that most of the neighbouring developments along this ALR boundary have done nothing like this.

After review the Edge Planning Guide one thing that stands out is the distances the guide is referring to included farms that are very large in the hundreds of acres, and that most of these lands are being actively farmed. Most of the lands in Sooke haven't been actively framed in years.

It's interesting to note that much of the data was available back in the 1990's but policy was never adopted. The Subdivision Near Agriculture Guide was published in 1996, and Planning Subdivisions Near Agriculture - published in 1997.

The Edge Planning Guide is very clear and depends on a number of factors. The guide clearly states that ***"Locating the most eligible areas will involve undertaking an overview inventory to identify broadly where the critical and non-critical edges are. Such an overview will ensure that effort is not wasted on areas where there is little possibility of future conflict."*** I'm not sure that the District has identified any critical areas, anywhere in the District. This land was singled out, but it's not being farmed and has not been farmed in many years, if ever.

The Edge Planning Guide suggests that ***"It is important to know whether the surrounding non-farm land use will be subject to change to a more urban intensive use in the future. If changes are expected, it would be prudent to have the edge planning area (EPA) in place ahead of time."*** The Sooke OCP contains no mention of any EPA in the District.

Letter to Mayor and Council for the District of Sooke

There is a reference to Edge Planning in one section of the OCP and it simply says that the District will ***"Ensure sufficient buffers, ..., between agricultural lands and adjacent, non-agricultural properties; use of 'best practices' guides from the ALC should be considered during the planning or development processes, e.g. Ministry of Agriculture and Land's Guide to Edge Planning."***

The simple fact is that so many homes already infringe on this boundary, and any future intensive farming on this land will not be negatively impacted by the location of these homes with a hedge and 6 foot tall fence to separate them from any farming potential.

The guide further suggests that city staff ***"identify broadly where the critical and non-critical edges are. Such an overview will ensure that effort is not wasted on areas where there is little possibility of future conflict."***

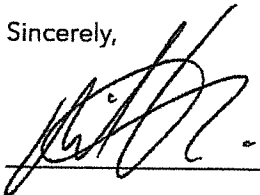
I suggest that Sooke consider adopting a policy for Edge Planning near these un-used farmlands that includes the following:

- 5 - 6' tall chain link fencing installed on the property line
- 2m wide Leyland Cypress (deer proof) hedge on the inside of the fencing. Chain link fencing is best because it allows light to the hedge, which will quickly hide any fencing.
- 5.5m buffer of lawn or gardens as shown on the attached. Allow garden sheds or any other usual yard items in this area.
- Total is a 7.5m buffer between the homes and the ALR lands.

In closing I would like to ask that Mayor and Council request that staff re-visit this issue in the District so that future would-be developers don't make this mistake. This has been a difficult process for these families to navigate, and the hope is that they can have these restrictive covenants removed or at very least modified so that they can market their property and sell without any further financial loss.

Thank you for your time and consideration.

Sincerely,



Michael Volk  
iView Development Corp.  
Project Marketing & Development



LAND TITLE ACT  
FORM C (Section 233) CHARGE  
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Jan-21-2011 11:30:08.001

CA1877305 CA1877306

PAGE 1 OF 16 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Richard Russell  
Mayhue HCSHZI

Digitally signed by Richard Russell  
Mayhue HCSHZI  
DN: cn=Richard Russell Mayhue  
HCSHZI, c=CA, o=Lawyer, ou=Vunty  
ID at: www.juicer.com/LKUP.cfm?  
x=HCSHZI  
Date: 2011.01.21 11:28:37 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

MAYHUE &amp; COMPANY

Barrister &amp; Solicitor

PERD 003

2077 CHURCH ROAD, P.O. BOX 728

Sooke, B.C., V9Z 1H7

Document Fees: \$143.80

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

001-326-775 LOT 2 SECTION 4 SOOKE DISTRICT PLAN 29991

STC? YES ☐

3. NATURE OF INTEREST

Covenant

CHARGE NO.

ADDITIONAL INFORMATION

Priority Agreement

S.219 Land Title Act

Page 6 of Part 2

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

DISTRICT OF SOOKE

2205 OTTER POINT ROAD,

Sooke

BRITISH COLUMBIA

V9Z 1J2

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

NONE

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

RICHARD MAYHUE  
Barrister & Solicitor  
2077 Church Road  
PO Box 728  
Sooke, BC V9Z 1H7

Execution Date		
Y	M	D
10	12	15

Transferor(s) Signature(s)

DANIEL WILLIAM PERRIER

BONNIE LYNN PERRIER

## OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT  
FORM D

## EXECUTIONS CONTINUED

PAGE 2 OF 16 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

\_\_\_\_\_  
 RICHARD MAYHUE  
 Barrister & Solicitor  
 2077 Church Road  
 PO Box 728  
 Sooke, BC V9Z 1H7

( as to both signatures )

Y	M	D
10	12	15

\_\_\_\_\_  
 BRIAN PETER SCOTNEY

\_\_\_\_\_  
 CATHERINE ANN SCOTNEY

\_\_\_\_\_  
 Rosella Buchannon  
 A Commissioner for Taking Affidavits  
 for British Columbia  
 Suite 1300 - 13450 - 102 Avenue  
 Surrey, BC V3T 5X4

( as to both signatures )

10	12	20
----	----	----

VANCOUVER CITY SAVINGS CREDIT  
 UNION IN TRUST SEE BL51963 by its  
 authorized signatory(ies)

\_\_\_\_\_  
 Print Name: Sandy Bevilacqua

\_\_\_\_\_  
 Print Name:

## OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT  
FORM D

## EXECUTIONS CONTINUED

PAGE 3 OF 16 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

\_\_\_\_\_  
Bonnie Sprinkling, Corporate Officer  
District of Sooke  
2205 Otter Point Road  
Sooke, BC V9Z 1J2  
Commissioner for taking Affidavits in  
British Columbia

\_\_\_\_\_

\_\_\_\_\_

Y	M	D
11	01	17

DISTRICT OF SOOKE by its authorized  
signatory(ies)

\_\_\_\_\_  
Mayor: Janet Evans

\_\_\_\_\_  
Chief Administrative Officer: Evan  
Parliament

\_\_\_\_\_

\_\_\_\_\_

## OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



LAND TITLE ACT  
FORM E

SCHEDULE

PAGE 4 OF 16 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. TRANSFEROR(S):

DANIEL WILLIAM PERRIER, BONNIE LYNN PERRIER, BRIAN PETER SCOTNEY, CATHERINE ANN SCOTNEY AND VANCOUVER CITY SAVINGS CREDIT UNION IN TRUST SEE BL51963

**TERMS OF INSTRUMENT – PART 2**

**SECTION 219 COVENANT**

THIS AGREEMENT dated for reference the 15th day of December, 2010

BETWEEN:

**Daniel William Perrier & Bonnie Lynn Perrier**  


**Brian Peter Scotney & Catherine Ann Scotney**  


(hereinafter called the "Owner")

AND:

DISTRICT OF SOOKE  
2205 Otter Point Road,  
Sooke, B.C. V9Z 1J2

(hereinafter called the "Municipality")

WHEREAS:

- A. The Owner is the registered owner of, and has applied to rezone those lands and premises in the District of Sooke, in the Province of British Columbia legally described as:

Parcel Identifier: 001-326-775

Legal Description: Lot 2, Section 4, Sooke District, Plan 29991

(hereinafter called the "Lands");

- B. The Owner proposes to develop the Land for residential purposes as shown on Schedule A;
- C. The Owner has requested the Municipality to adopt Bylaw No. 456 (the "Rezoning Bylaw") rezoning the Land to permit the development proposed by the Owner, and

- D. the Council of the Municipality has determined that the adoption of the Rezoning Bylaw would, but for the covenants contained in this Agreement, not be in the public interest; and the Owner therefore wishes to grant pursuant to s.219 of the Land Title Act, and the Municipality wishes to accept, the covenants over the Land that are set out in this Agreement.
- E. The Owner has agreed to grant the within covenants to ensure construction and maintenance of fencing, landscaping and a berm on the Lands in the course of development on the Lands to be constructed as per Schedule B;

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the *Land Title Act*, and in consideration of the sum of ONE (\$1.00) DOLLAR now paid to the Owner by the Municipality (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto agree and covenant with each other as follows:

- 1. The Owner covenants and agrees with the Municipality that:
  - (a) the Land must not be used;
  - (b) the Land must not be subdivided;
  - (c) development of the Land, including by construction or placement of any building or structure on the Land is prohibited;
  - (d) no building permit may be applied for, and the Municipality is not obliged to issue any building permit, in respect of the Land; and
  - (e) no occupancy permit may be applied for, and the Municipality is not obliged to issue any occupancy permit, in respect of the Land,

Unless the use, subdivision, alteration, development, building or occupancy is in accordance with the Schedule of Restrictions (Schedule A and Schedule B)

- 2. The Owner shall not apply to the Lands any chemicals including pesticides, fungicides and herbicides, whether for pest and weed control or for any other purpose, except in accordance with product package or other manufacturer's directions, and shall contain all spray drift within the boundaries of the Lands.
- 3. The Owner shall provide a 15 metre wide vegetative buffer on the Lands as shown in Schedule "A". The 8 metre buffer area immediately abutting the Agricultural Land Reserve is a no cut area and shall be densely landscaped as per the Ministry of Agriculture's *Guide to Edge Planning* document Urban Side Buffer D set out in Schedule "B". This 8 metre buffer area shall also include a six (6) foot high solid screen wood fence following the property line on the north boundaries of the Lands and a berm with

minimum height 2 metres above natural grades (collectively, the "Landscaping") as shown within Schedule "B". No structures are permitted within the remaining seven (7) metre buffer area outside the 8 metre no cut area.

4. At all times from and after the day that the Municipality certifies that the Landscaping has been completed, and in perpetuity, the Owner covenants and agrees with the Municipality that the Owner will carry out or cause to be carried out, at its sole cost and expense, the maintenance, irrigation, repair, cleaning, renewal, replacement, replanting and any other servicing of the Landscaping located as a prudent owner would do and to the standard set out in the British Columbia Landscape Standard: Level 3 Moderate. The Owner shall replace trees and shrubs as may be necessary, regardless of the cause of the need for replacement.
5. The Owner acknowledges, understands, and agrees that the Lands are adjacent to lands within the agricultural land reserve and may be adversely affected by normal farm practices carried out by the owners of the farm land (including, without restriction, noise from farm operations including propane cannons and other devices used to deter birds and pests, farm smells and chemical sprays, aesthetic appearance of fields including unkempt areas, materials storage, and light from greenhouses).
6. The Owner releases the Municipality and shall indemnify and save harmless the Municipality and its councillors, officers and employees from any claim of any nature by the Owner or any other person, that may be made against the Municipality or its councillors, officers or employees in connection with the breach by the Owner of the covenants in this Agreement, or the use or development of the Lands, if such claim arises in relation to the subject matter of this Agreement, including diminished property value or other impact suffered personally or in connection with agricultural practices on neighbouring land.
7. The Owner shall comply with all requirements of this Agreement at its own cost and expense.
8. The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
9. The rights given to the Municipality by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the Municipality to anyone, or obliges the Municipality to enforce this Agreement, to perform any act or to incur any

expense in respect of this Agreement, except that nothing in this section shall affect the contractual rights and obligations of the parties hereto under this Agreement.

10. This Agreement shall restrict use of the Lands in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the Municipality.
11. Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.
12. This Agreement does not
  - (a) affect or limit the discretion, rights or powers of the Municipality under any enactment (as defined in the *Interpretation Act* on the reference date of this Agreement) or at common law, including in relation to the use or subdivision of the Lands;
  - (b) affect or limit any enactment relating to the use or subdivision of the Lands, or
  - (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

and the Owner covenants and agrees to comply with all such enactments with respect to the Lands.

13. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s. 219 of the *Land Title Act* in respect of the Lands and this Agreement burdens the Lands and runs with them and binds the successors in title to the Lands. This Agreement burdens and charges all of the Lands and any parcel into which the Lands are subdivided by any means and any parcel into which the Lands are consolidated (including by removal of interior parcel boundaries) and shall be extended, at the Owner's cost, to burden and charge any land consolidated with the Lands.
14. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

15. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
16. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.
17. The parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.
18. Time is of the essence of this Agreement.
19. This covenant is not intended to create a partnership, joint venture, or agency between the Owner and the Municipality.
20. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

### **PRIORITY AGREEMENT**

**Vancouver City Savings Credit Union** (the "Chargeholder") being the holder of Mortgage No. [REDACTED]

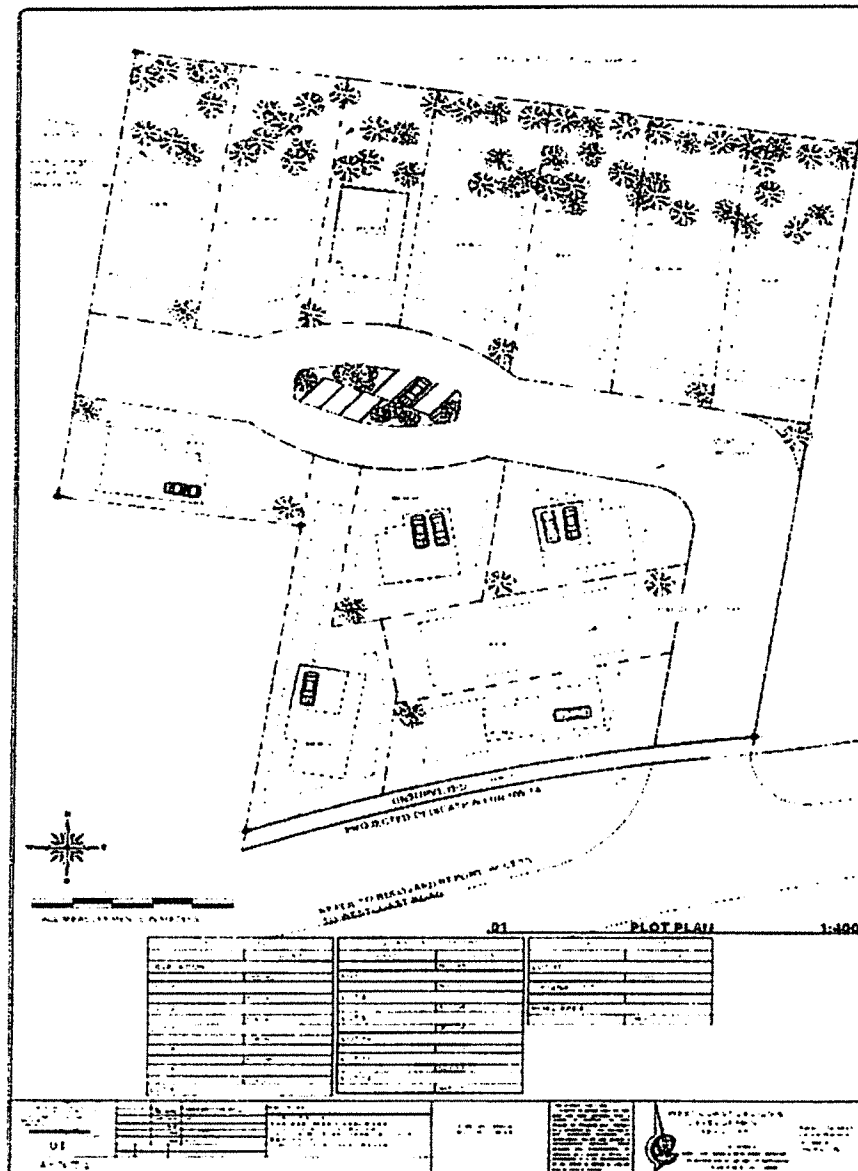
The Chargeholder, in consideration of the premises and the sum of One Dollar (\$1.00) now paid to the Chargeholder by the Transferee, hereby approves of and consents to the granting of the within Agreement and covenants and agrees that the same shall be binding upon its interest in or charge upon the Lands and shall be an encumbrance upon the Lands prior to the Charge in the same manner and to the same effect as if it had been dated and registered prior to the Charge.

IN WITNESS WHEREOF the Chargeholder has executed this Agreement on Form D to which this Agreement is attached and which forms part of this Agreement.

## SCHEDULE OF RESTRICTIONS

### SCHEDULE "A"

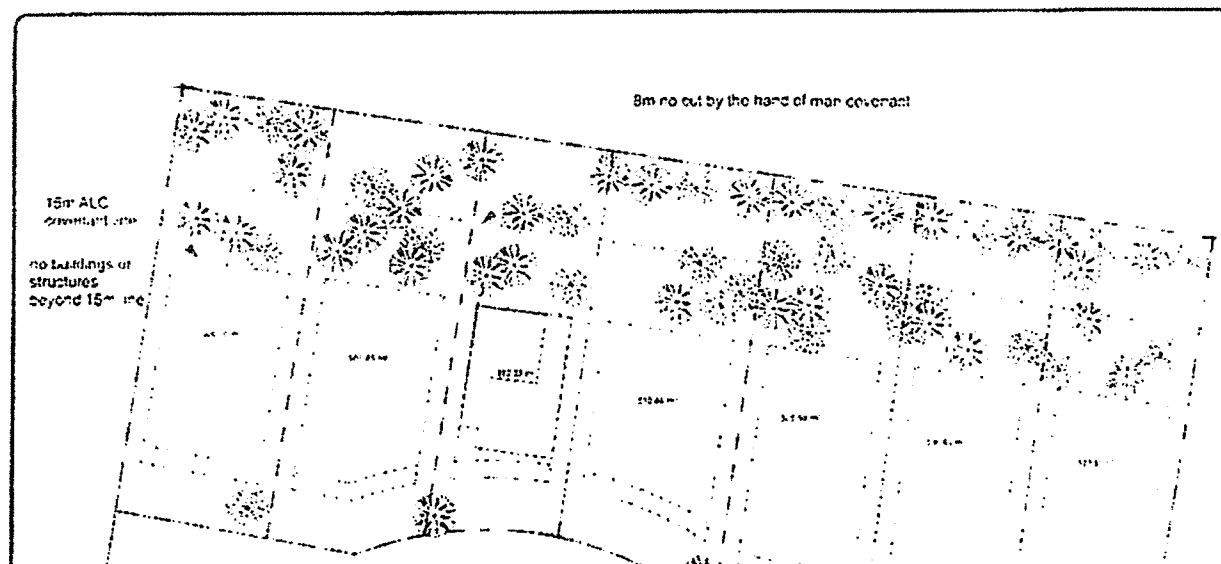
Concept Plan showing 15 metre buffer area (8 metre no cut zone and a 7 metre setback area for structures from the no cut zone)





# **SCHEDULE "A"**

Concept Plan showing 15 metre buffer area (8 metre no cut zone and a 7 metre setback area for structures from the no cut zone)



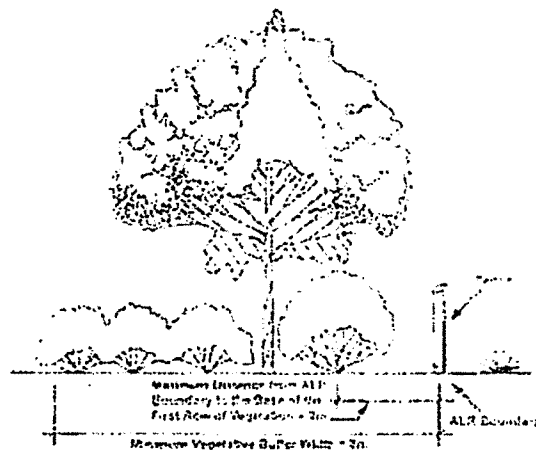
## SCHEDULE "B"

### Urban Side Buffer D Design Specifications

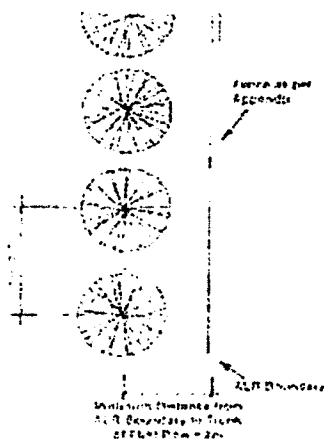
#### Urban Side Buffer D - Design specifications, layout & spacing

The Urban-side Buffer D includes:

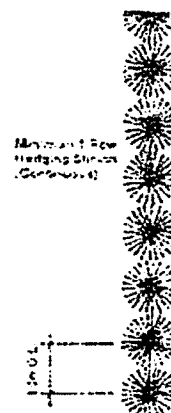
- single row deciduous/coniferous or just coniferous trees (see Appendix B for plant list)
- triple row mesopachyphlebous shrubs (see Appendix B for plant list)
- single row screening shrubs (see Appendix B for plant list)
- solid wood fence or chain link fence with a height of 6 feet (1.8 metres) and built as per Appendix C, or as per the local government's fencing specifications



#### Single row deciduous/coniferous trees



#### Single row screening shrubs



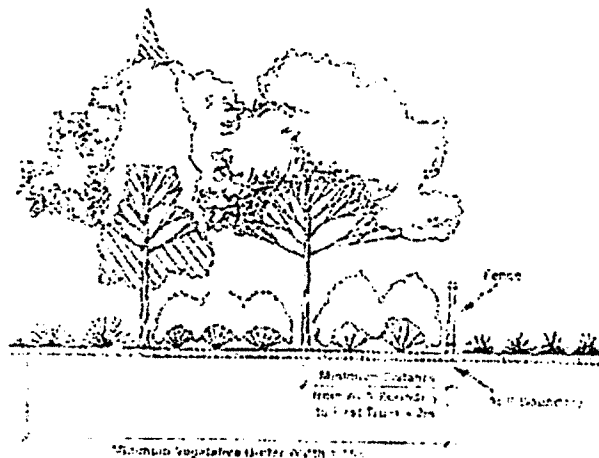
## SCHEDULE "B"

Berm as per Design Specifications within Urban Side Buffer B  
(exclude design specifications in Urban Side Buffer A)

### Urban-Side Buffer A (no berm) - Design specifications & layout

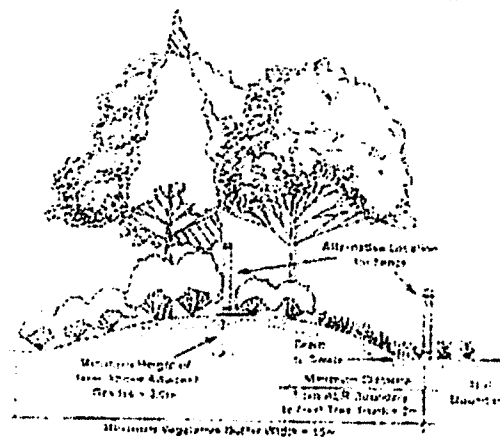
The Urban-Side Buffer A includes:

- double row deciduous trees (see Appendix B for plant list)
- triple row trees (including shrubs) (see Appendix B for plant list)
- double row screening shrubs (see Appendix B for plant list)
- solid wood fence or chain link fence with a height of 6 feet (1.8 meters) and built as per Appendix C or as per the local government's fencing specifications



### Urban-Side Buffer B (with berm) - Design specifications & layout

The Urban-Side Buffer B includes all elements of Buffer A as well as a berm with minimum height 2m above adjacent grade.



## SCHEDULE "B"

Six (6) foot high solid screen wood fence following the property line on the north boundaries of the Lands using the following fencing requirements:

### Solid Wood Fence

The following specifications are recommendations. A local government can use its own specifications if they meet or exceed the following specifications.

1. All posts and rails shall be rough sawn of "No. 1 Structural" grade, pressure treated with a wood preservative non-toxic to surrounding plant material, in accordance with CSA Standard G80.2 and compatible with staining requirements below.
2. All fence boards and planks shall be rough sawn of "Quality Fencing" grade, finished with penetrating stain with preservative, conforming to CGSB Standards 1-GP, 15M and 204M, applied to all surfaces prior to installation and on any cuts thereafter.
3. Line posts shall be minimum 8.0 ft. in length and at least (standard) 4" x 6".
4. Corner posts shall be minimum 8.0 ft. in length and at least (standard) 6" x 6".
5. Fence rails (end rails) shall be maximum 7.5 ft. in length and at least (standard) 2" x 4".
6. Cap rails shall be at least (standard) 2" x 6". Cant to drain.
7. The finished height of a panel fencing shall be at least 6.0 ft.
8. All nails used in fence construction shall meet the following specifications:
  - Minimum gauge of nails used - #9, common in post/rail connections
  - Minimum gauge of nails used - #11.5, common in rail/fence board connections
  - Galvanized - CSA G404
9. Line posts shall be placed no more than 8.0 ft. O.C. and be firmly anchored in the soil to a depth of not less than 24 in.
10. The fence shall be constructed in accordance with these specifications and details provided in Figure 1 - Solid Wood Fence.

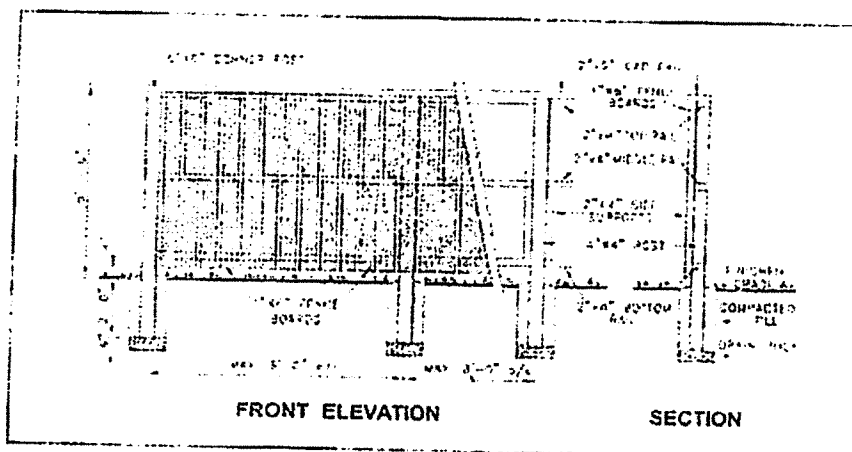


Figure 1 - Solid Wood Fence

**END OF DOCUMENT**





File No. PLN01249

**REQUEST FOR DECISION**  
Regular Council Meeting  
March 29, 2016

To: Teresa Sullivan, Chief Administrative Officer  
From: Planning Department  
Re: **Non-Farm Use in the Agricultural Land Reserve– 6038 Sooke Road**

**SUGGESTED ACTION:**

**THAT COUNCIL** forward this request for a non-farm use for a community care facility to the Agricultural Land Commission.

**1. Executive Summary:**

The District has received an Agricultural Land Reserve (ALR) application for a non-farm use to create a child care facility at 6038 Sooke Road to accommodate up to 60 children. The property is approximately 1ha in size and is situated next to Saseenos Elementary School. The applicant, Steps to the Future Childcare Society has operated in Sooke for many years, in various locations. The applicant is looking at creating a 'forever home' for their before-and-after-school care program and pre-school programs.

Currently, the site is not zoned for a daycare, however, the applicant is asking that Council consider forwarding this application for non-farm use to the Agricultural Land Commission (ALC) for their decision. If the ALC supports the proposal, the applicant will then need to apply to the District to change the zoning.

**2. Background & Analysis:**

The District has received a referral from the Agricultural Land Commission (ALC) for a non-farm use on lands in the ALR. The ALC asks that municipalities provide input on whether the request is supportable, and consistent with local bylaws.

The non-farm use is to allow a Community Care Facility for the purpose of before-and-after school care and pre-school to allow for upwards of 60 children. The property is located at 6038 Sooke Road; directly adjacent to Saseenos Elementary School. The site is approximately 1 ha (2.45 acres) in size and is legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 (PID 001-132-326).

The property is split designated Agricultural and Gateway Residential by the Official Community Plan. It is also split zoned Small Scale Agriculture (RU3)/Rural Residential (RU4). Along the same split, half of the property is in the ALR and half is outside the ALR. There are currently two dwellings on the property, both of which are located on the ALR portion of the property.

The intent is that children will be located in the two existing dwellings, which will be converted into suitable space for a Community Care Facility, and modified as needed to meet Building Code and Fire Safety requirements. The facility will be licensed by Vancouver Island Health Authority (VIHA).

There is direct vehicle access onto Sooke Road. The District has made preliminary contact with Ministry of Transportation, and they have indicated that if a rezoning application were to proceed as outlined, the Ministry would seek shared access with the adjacent school, and that vehicle parking and good traffic circulation must be achieved on the site. The Ministry would not require a traffic impact study.

Typically, non-farm use applications come to the District with a proposal that meets the zoning. In this case, the proposal does not currently conform to the zoning. Being a non-profit society, the applicant would like to first determine whether a non-farm use would be accepted by the ALC before making a non-refundable rezoning application with the District. The applicant knows that a rezoning application is necessary in order to follow through with the proposal, and that Council could still determine that the site is not suitable for the intended use at the time of rezoning.


### 3. Legal Impacts:

Pursuant to sub-section 25(3) of the *Agricultural Land Commission Act*, a Council resolution must accompany this application.

### 4. Financial Impacts: None.

#### Attached Documents:

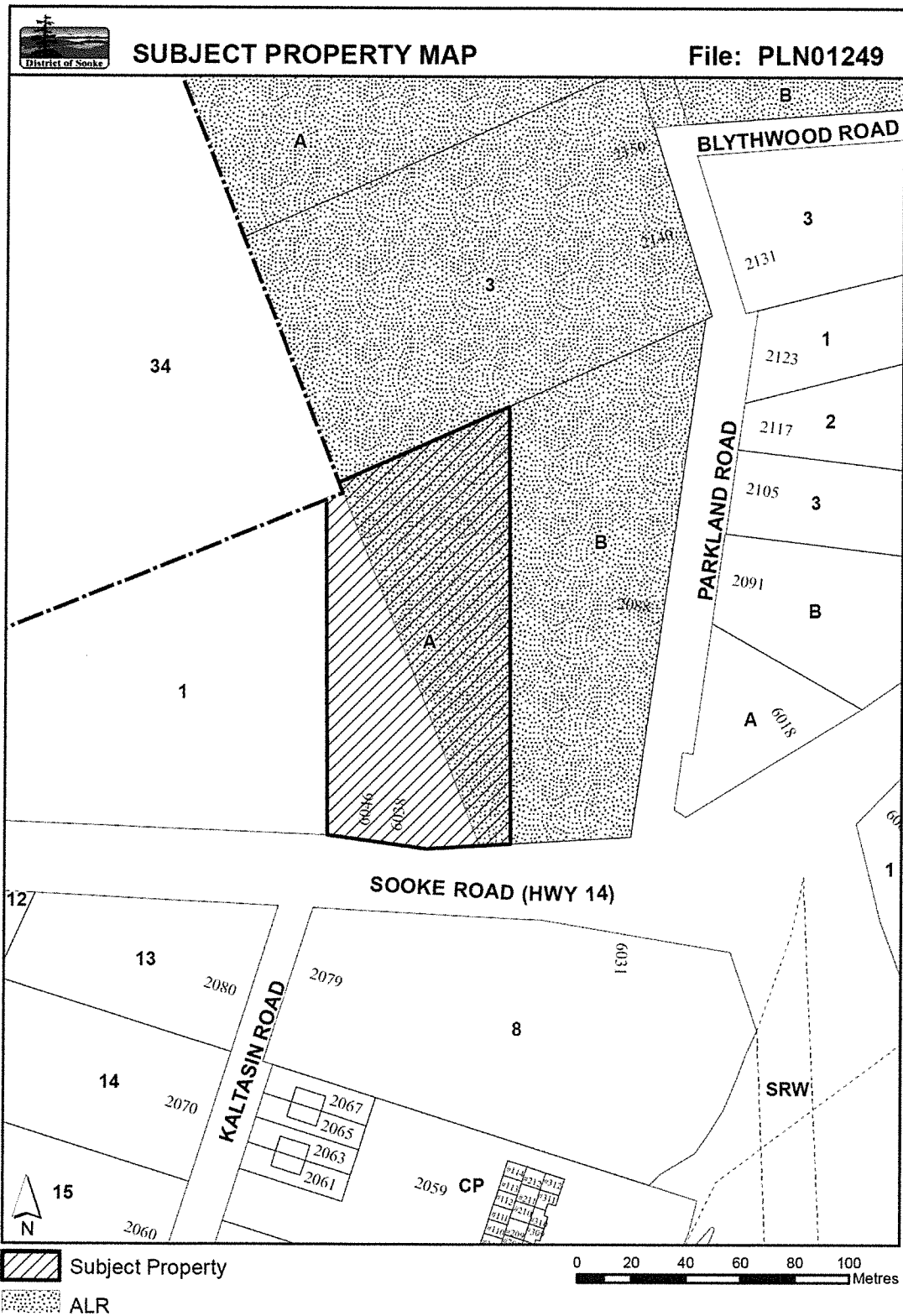
1. Map & Ortho Photo showing property
2. Application Summary Table
3. Referral Summary Table
4. Photos
5. Letter from Applicant dated Nov 1, 2015
6. Correspondence (five letters)
7. PowerPoint slides

  
Katherine Lesyshen, MCIP, RPP

Approved for Council Agenda
 Development Services
 Corp. Services
Financial Services
CAO 



ATTACHMENT 1 : MAP OF SUBJECT PROPERTY





## ATTACHMENT 2: APPLICATION SUMMARY

Address	6038 Sooke Road
Legal	Lot A, Sections 7 & 11, Sooke District, Plan 31841
Existing Zoning	Small Scale Agriculture (RU3) Rural Residential (RU4)
Parcel Size	1ha (2.45 acres)
Services	Water: CRD Water Sewer: Septic System Drainage: On-site
Adjacent Land Uses	North: RU3 (ALR) East: Rural Residential South: Sooke Road, Rural Residential, Public Utility West: P2 - Saseenos Elementary School
ALR	Half of property is located in the ALR

## ATTACHMENT 3: SUMMARY OF REFERRAL RESPONSES

### SUMMARY OF COMMENTS RECEIVED – 6038 Sooke Road IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT FEB 11, 2016 Originals in File

<b>EXTERNAL REFERRALS: Informal referral to MOTI</b>		
<p>If a future rezoning were to proceed as outlined, the Ministry would seek that the access to the property be consolidated with the adjacent school and be via the frontage road. Further, the Ministry would request that the property have enough parking lot and drop off space to ensure smooth traffic flow through the property as roadside parking would not be supported.</p> <p>The Ministry would not require the submission of a traffic impact study.</p>		
<b>INTERNAL REFERRALS</b>		
	Fire	<p>The following outline the concerns the Fire Department would have if this application were to proceed:</p> <p>I have enclosed a bulletin from the BC Building and Safety Standards Branch that outlines the requirements for a daycare of this size. As noted, the following issues will likely need to be addressed for this application to proceed:</p>

		<p>It appears that the structure(s) will need to meet the requirements of Part 3 of the building code. As these houses were likely constructed under Part 9 of the code, I would expect some upgrades will be needed and will likely require the services of an engineer to make determinations on what will be needed.</p> <p>If more than 40 occupants are in one building, a complete fire alarm system will need to be installed. If less than 40 occupants, interconnected smoke alarms will need to be installed as per BC Building Code regulations</p> <p>Emergency Lighting will need to be installed as per BCBC</p> <p>If the structures are more than 2 stories in height, a sprinkler system will need to be installed.</p> <p>A fire safety plan meeting the requirements of the BC Fire Code will need to be established.</p> <p>Internal roadways and driveways shall be designed to carry the weight of fire apparatus. Overhanging trees and branches that may impede access by fire apparatus shall be removed so as to provide a clear access route. Sufficient parking shall be in place to accommodate all visitors and staff so that emergency access routes are not blocked by vehicles picking up or dropping off children.</p> <p>Addresses shall be clearly posted and visible from both directions of travel along Sooke Road.</p>
	Dev Services	No comments.
	Building	No comments.

ATTACHMENT 4: Photos



Property Entrance from Sooke Road



View of house (located nearest Sooke Road) & Driveway





House located furthest from Sooke Road & Driveway



Site is relatively flat

Nov. 1<sup>st</sup>, 2015

To whom this may concern: Re. The application for "non-farm use".

The Steps to the Future Child Care Society (Kid's Quest Programs) have been operating in Sooke since 1997. We were the first "not for profit" programs in this community which means that we could create affordable, accessible and inclusive child care for all the families in Sooke. We have many single parent families, Foster families as well as a large number of children needing extra support care. We opened a third centre with the opening of the CASA building with 40 children on our waitlist. The first 5 of 8 children were being raised by someone other than their parents.

With the elementary schools increasing their registrations we have lost our classroom spaces and have shared with the music programs for the last 3 years. As of September we have been given 90 days notice to move from our Sooke Elementary location and until summer for the Saseenos location. This means finding a "home" for over 70 children registered full and part time as well as others on next years waitlist.

The [REDACTED] family have offered to consider a rent to own contract with our society. The property has 2.48 acres (with a vegetable garden and many already existing fruit, flower and large shade trees), as well as 2 large homes with 4 or more bedrooms and bathrooms in them. Our society and child care programs have no intention of changing any of the green space. In fact in our "Child Care Regulations" we are to provide "7 metres squared/child out door play space". (The saddest part of leaving the schools is the large playgrounds we utilize every day). Our goal is to grow our own fruit and vegetables to use in our daily snack program, to grow pumpkins and squash in the Fall and to educate the children in an "Eco-friendly" environment. We would like to model after the school on Saturna Island that is also on ALR property.

Our programs have always been about helping to raise the children of Sooke in a full circle of care with the families, the schools, the Ministries that help support our program projects and daily operations, the District of Sooke that has helped support our fundraising for appliances for our "Breakfast and Snack Programs", as well as the community in our many resources. Our hours of operation are 6:15 a.m. to 9 a.m. and 2:30 p.m. to 6 p.m. on school days. During School closures (Spring Break and Summer) we operate from 6:15 a.m. to 6 p.m. with 3 field trips/week to the Pot Holes, Aylard Farm, Beacon Hill Park, Whiffen Spit, and French Beach. We are closed on weekends.

This is a dream come true for our society. We would appreciate an opportunity to speak to the application. Thank-you for your time and consideration.

All the staff, Board of Directors, children and families of Kid's Quest.  
Cc: Minister of Children & Family Development



**SOOKE 62**  
**SCHOOLS**  
Shaping Tomorrow Today

District of Sooke

MAR 22 2016

**Received**

SCHOOL DISTRICT NO. 62 (SOOKE),  
3143 JACKLIN ROAD,  
VICTORIA, BRITISH COLUMBIA V9B 5K1  
TELEPHONE: 250-474-9800 FAX: 474-9825  
WEBSITE: WWW.SD62.BC.CA

September 17, 2015

Christine McGuiness  
Steps to the Future Child Care Society  
1965 Glenidle Road  
Sooke, BC V9Z 0B2

Dear Christine:

Further to our conversation of September 16, 2015, and as per Clause 5(b) of the Licence made on the 1st day of September 2015, the District regrets to inform you that it is providing Steps to the Future Child Care Society 90 days' written notice of termination for the Sooke Elementary School location. This termination will be effective at the close of business on Friday, December 18, 2015.

As discussed on the phone, this termination notice is due to the increased enrolment in our District's elementary schools in the Milnes Landing Zone.

For planning purposes, it is estimated that this enrolment growth will continue in the area and that the School District does not expect to be able to offer a Licence for Saseenos Elementary in the 2016/17 school year and beyond.

The School District has valued the partnership with your Society and the services you have provided, and will work with you to transition these services into a new location.

Sincerely,

Harold Cull  
Secretary-Treasurer

pc: Pete Godau, Director of Facilities  
Kerry Arnot, Principal, Sooke Elementary School  
Ruchi McArthur, Principal, Saseenos Elementary School



February 17, 2016

To Whom It May Concern:

Letter of Support for Kid's Quest Out of School Care

I am writing in support of Kid's Quest Out of School Care's application for funding to create more child care spaces for families in the Sooke community on southern Vancouver Island. Historically in the southern Vancouver Island region it has been extremely problematic for families to find and secure quality child care. This trend has continued from the mid-1990s for our community and parents have found it extremely stressful trying to find available quality care. Specifically, the need exceeds available child care spaces in the Sooke community and major capital funding support to this region will have a beneficial effect for the growing number of families residing there.

Quality child care spaces for all ages are in demand and parents simply do not have many choices about where to place their children. Even when parents begin their search for care for their children early, they are often met with lengthy waitlists and little choice.

Kids Quest Out of School Care has been a member in good standing with the Sooke/Westshore CCRR since 2011.

To conclude, the Sooke region needs more quality child care settings to meet the demand for care.

Sincerely,

*Erin Holler, B.A.*

Child Care Resource & Referral Consultant – Sooke  
Sooke Family Resource Society  
100-6672 Wadams Way, Sooke, BC, V9Z 0H3  
250-642-5152 Ext. 239  
[www.sfrs.ca](http://www.sfrs.ca)

February 18, 2016

To whom it may concern:

I am writing this letter in support of the "Steps to the Future/Kid's Quest" daycare in Sooke. Sooke Elementary and Kid's Quest have had a partnership at the school site for several years which just ended because of growth at our site. We have always had regular and positive communication with Christine McGuinness and her staff as we worked together to provide before and after school support for children who needed extra attention.

I really appreciate the time given to the children and environment created in the daycare area. I regularly visited the classroom before and after school to talk to the staff and the children were socializing, sharing, playing, and eating and having fun!

Daycare staff were flexible and helped to 'deliver' Kindergarten students directly to the classroom, kept up a regular information space outside on the bulletin board and generally made the space an inviting place to be for myself, the parents and the children.

I believe that the District of Sooke, as a growing community, would really benefit from a program run by the staff at Kid's Quest. They recognize the developmental milestones of children and work diligently to meet the needs of a diverse population of children. I have personally seen their wonderful work with children with anxiety, behaviour difficulties and developmental disorders.

If you have any questions please feel free to call me at Sooke Elementary at 250 642 5431.

Sincerely,

*Kerry Arnot*

Kerry Arnot  
Principal  
Sooke Elementary

MAR 22 2016

Received It May Concern:

For almost 3 years my children have attended KidsQuest daycare. This daycare has become like a second family to my kids and me. My daughter being older has been basically mentored by the staff in how a young lady is expected to behave, while still being able to protect her brother and be there to support him.

I am a single mom that works full time and with the commute to town I am away for 10 hours out of the day. I feel assured that my kids are being looked after with exceptional care. I don't have to worry about my daughter because she has grown up to be a wonderful young girl that I would not have been able to accomplish without the staff of KidsQuest. My son has the staff as well as his big sister to look up to.

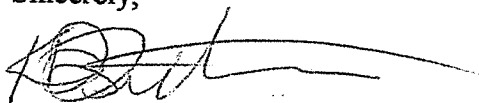
My son being 8 years old has gone through some challenges in his life and I believe with all my heart that he has the support and mentoring from the older kids at the daycare. If KidsQuest is split into two different locations, he would lose that mentoring. He looks up to them and tries to mirror their grown up attitude as much as possible. He also tends to be an easy victim to bullies, but the older kids at the daycare have taken him under their protective wing and he truly enjoys being around them.

The other reason why splitting KidsQuest into two different locations affects me is that with my daily commute of close to 2 hours a day, it's nice that I can drop the kids off at one location without having to make multiple trips. It saves on gas and helps keeps my schedule on track which in turn, keeps my stress level down. I have to wake up pretty early as it is and waking the kids up even earlier to make sure I can make it to work on time would be detrimental to their rest cycle and therefore jeopardize their learning. Tired kids don't learn as easily.

If KidsQuest has to find another location, this is probably going to raise the cost of the monthly fees of which I know I will not be able to afford, as I do not have access to subsidy nor do I have the income to support more expenses than I already have. This would cause of domino effect of me not being able to afford to work basically. I cannot afford for this to happen. I cannot emphasize this enough, and I am positive I am not alone in this. The results would be devastating.

I am hoping that you will reconsider this proposal to make KidsQuest only have one room at Sooke Elementary. I think a lot of parents feel as I do, and I truly think that the younger kids would benefit more having access to the older kids, than they would being only in their age group.

Sincerely,



Kim Tutton

MAR 22 2016

Received

To: Whom it may concern

I am writing this letter in support of the Steps To The Future childcare facility (Kids Quest)

Kids Quest has played a big role, and made a huge difference in my children, and my life. I have had 4 children attend this before and after school program, including their summer time program, and will have 2 more children attending there in the fall for the school year.

Kids Quest is one of the most amazing programs I have seen. They have supported and helped with teaching the children structure, proper development, nurturing, and over all have helped my children grow and flourish into the people they have become. I don't know where I, or my children, would be without this program.


I have had my children in different childcare facilities over the years, and to say the least have not been overly impressed. It was either one extreme or the next, never the balance that is displayed at Kid's Quest. The Kids Quest staff are well trained in child development and understand the balance and structure needed, as well as listening to the children's needs.

The Kids Quest staff have also helped me in overcoming obstacles I've had with my children and their behaviour, from supporting me on rules and guidelines I have established at home and keeping consistency, to offering me pamphlets and suggestions on different things to try and figuring them out together. As a single mom it is challenging on its own, but with the staff and the program I don't feel like I'm alone anymore they have helped in ways that words can't describe.

I believe the future of our children are greatly benefiting from this program. It is the teachings of values, ethics, morals and so much more that needs to be around for the future of our children and our community. Many children from the years previous to years ahead will look back and be thankful for the stepping stone this program and their staff have offered and created.

Any questions please don't hesitate to contact me at [REDACTED]  
Thanks

Nicki Durand-Hutchinson





6038 Sooke Road

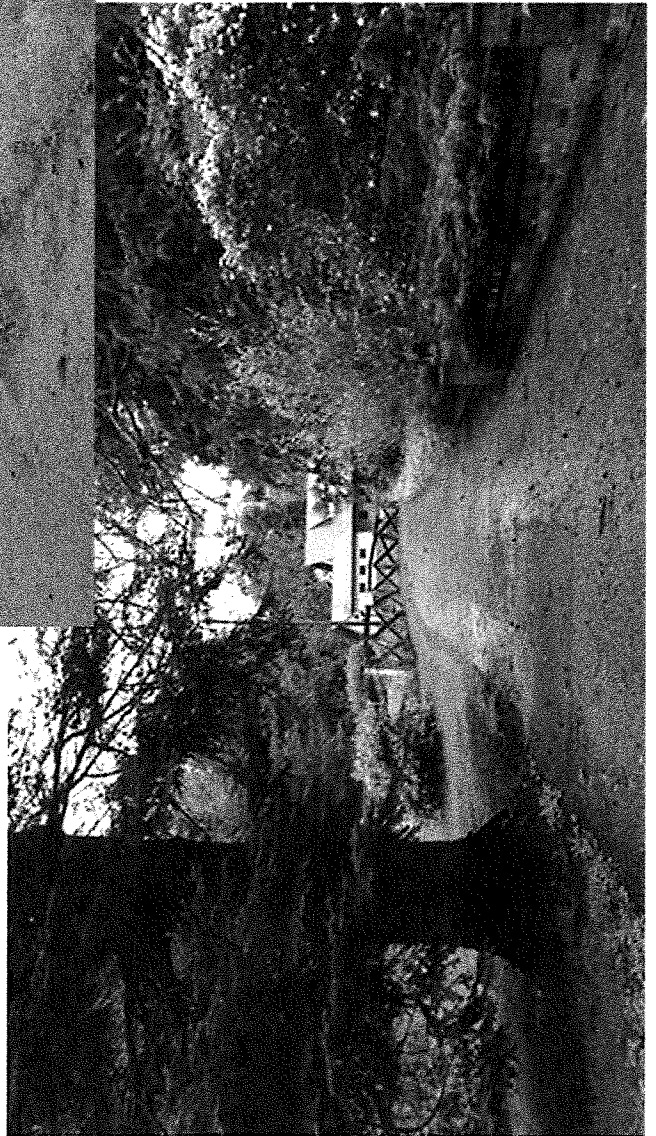
ALC Application  
Non-Farm Use in the ALR  
Community Care Facility



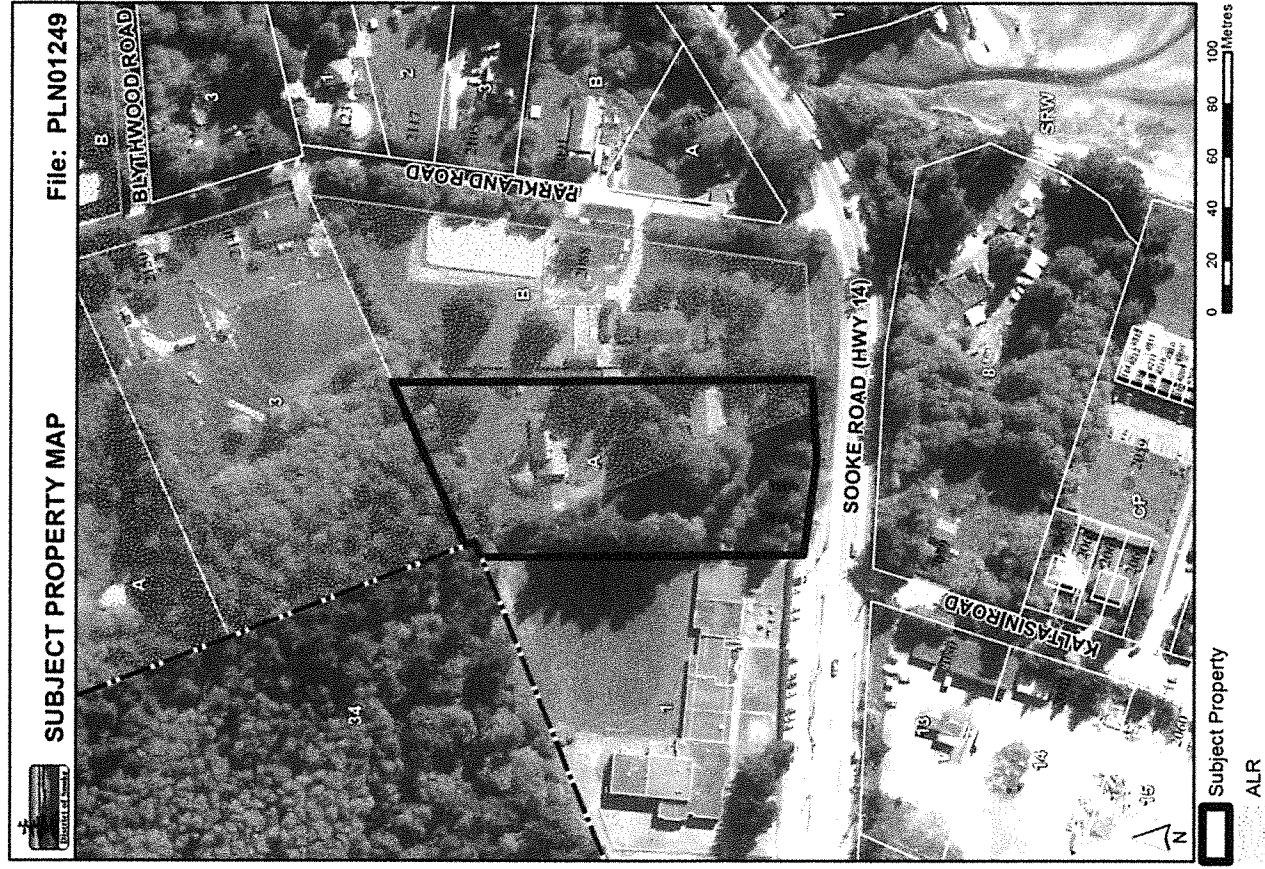
# Application Summary

- Applicants are looking for a site to accommodate a licensed community care facility for up to 60 children.
- 1 ha (2.45 acres); containing 2 homes
- The property is split zoned RU3/RU4, and the ALR is split on the same boundary.
- Pursuant to the ALC Act, a Council resolution must accompany this application.





- Concerns related to this proposal were raised by the Fire Department (Fire and Building Code upgrades) and MoT (access & parking). The applicant will address these concerns
- It is recommended that the request for a non-farm use for a Community Care Facility be forwarded to the ALC.







2205 Otter Point Road, Sooke, British Columbia, Canada V9Z 1J2

Phone: (250) 642-1634

Fax: (250) 642-0541

email: [info@sooke.ca](mailto:info@sooke.ca)

website: [www.sooke.ca](http://www.sooke.ca)

## **CLIMATE CHANGE ACTION COMMITTEE RECOMMENDATIONS TO COUNCIL**

Meeting of March 17, 2016

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### **Agricultural Plan**

**THAT COUNCIL** direct staff to investigate opportunities for local yard waste composting facilities and/or programs.





Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

Security Classification/Designation  
Classification/désignation sécuritaire

Sooke Detachment  
2076 Church Road, Box 40  
Sooke, B.C.  
V9Z 0E4

**District of Sooke**

**MAR 07 2016**

**Received**

Your File - Votre référence

Our File - Notre référence

Mayor Maja Tait  
District of Sooke  
2205 Otter Point Road  
Sooke, B.C.  
V9Z 1J2

Date

March 2, 2016

**Re: Monthly Mayor Report – February 2016**

There were three hundred and ninety-six (396) calls or occurrences (year to date calls –789) received during the month of February in the District of Sooke. Below is an overview of various police occurrences for the month and from previous years.

Occurrences	This Month	2016 YTD	2015 YTD	2014 YTD	2013 YTD
Sexual Assaults	0	0	1	1	1
Assaults	5	17	13	5	8
Break & Enter – Business	1	2	7	1	1
Break & Enter - Residence	1	6	6	6	3
Break & Enter – Other	1	5	1	2	0
Theft of Vehicle	5	6	2	0	0
Theft fm Vehicle - Over \$5000	0	0	0	0	0
Theft fm Vehicle - Under \$5000	14	31	26	21	23
Theft Over \$5000	0	0	1	1	0
Theft Under \$5000	11	30	22	15	10
Mental Health Act	12	31	21	25	20
Mischief/Property Damage Over	0	0	0	0	0
Mischief/Property Damage Under	16	30	25	17	25
Total Calls for Service	396	789	612	586	655

There were four hundred and eighty-two (482) calls or occurrences received by Sooke Detachment for the month of February (year to date – 990).

Also, please find information as noted below for the month of February.

!	Traffic Report		
!	Guardroom statistics:	20	
!	Criminal record check statistics:	Paid – 22	Volunteer - 21

Sincerely,



Staff Sergeant Jeff McArthur  
Non Commissioned Officer in Charge  
Sooke Detachment

# Monthly Mayor's Report

## Traffic Statistics February-2016

STATISTICS	This Month	Previous Month	YTD
<b>Total MVI's:</b>	<b>18</b>	<b>14</b>	<b>32</b>
Fatals	0	0	0
Injury MVI's	5	4	9
Non-Injury MVI's	13	10	23

215 /IRP's	2	5	7
Impaired Drivers/Drive Over .08	2	0	2
Liquor Act Charges	0	0	0

Prohibited Drivers	1	2	3
Road Checks	0	1	1
Traffic Warnings	9	10	18
Vehicle Impounds	2	4	6

<b>Total Violation Charges:</b>	<b>18</b>	<b>20</b>	<b>42</b>
Fail to Stop for School Bus	0	0	0
Cross Double Solid Line	1	0	1
Fail to Wear Helmet	1	0	1
Drive Contrary to Restrictions	0	3	3
Drive too Fast for Conditions	0	0	0
Drive Without Consideration	1	2	3
Drive Without Due Care & Attention	2	0	2
Fail to Yield	1	0	1
Pass When Unsafe	0	1	1
Fail to Display "L" Sign	0	1	1
Fail to Display "N"	0	0	0
Fail to Keep Right	0	0	0
Fail to Obey Traffic Control Device	0	0	0
Parking Offences	0	0	0
Fail to Produce Drivers Licence	1	3	4
Fail to Produce Insurance	0	1	1
Tinted Windows	0	0	0
Fail to Stop for Police	0	0	0
Reverse when Unsafe	0	0	0
Fail to Wear Seatbelt	0	1	1
Insecure Load	0	0	0
Follow Too Closely	4	1	5
Illegal Plate	0	1	1
Improper Turn at Intersection	0	0	0
No Drivers Licence	1	2	3
Fail to Change Address on Licence	0	1	1
No Insurance	1	5	6
Fail to Yield to Emergency Vehicle	0	0	0
Fail to Remain Scene of Accident	0	1	1
Pass on Right	0	0	0
Speeding	3	1	4
Stop Sign	1	0	1
Use Electronic Device While Driving	1	0	1



## Council Reader File

07 Mar 2016

(Forwarded to Council via e-mail on this date)

DATE RECEIVED	FILE NUMBER	FROM	TOPIC	ACTION
Feb 24, 2016	0400-20	The Honourable Caralee Oakes and The Honourable Peter Fassbender	Exciting new initiative	For information
Feb 25, 2016	0400-01	Small Business BC	Your community: Announcing the winners of this year's small business BC Awards	For information
Feb 25, 2016	0400-20	Province of BC	The BC Jobs Plan	For information
Feb 26, 2016	1855-20	UBCM	2015 Age-friendly community planning & projects grant	For information
Feb 29, 2016	0230-01	BCEDA	Upcoming events	For information
Feb 29, 2016	0230-01	Walk in Clinics of BC Association	Lively MSP Discussions expected at Walk in Clinics of BC Conference	For information
Feb 29, 2016	0230-01	Walk in Clinics of BC Association	Conference Key note speakers	For information
Mar 1, 2016	0230-01	Walk in Clinics of BC Association	Conference panel to discuss walk in clinics future in BC	For information
Mar 2, 2016	0230-20	Sooke Region Volunteer Centre	Community Connections: 5 <sup>th</sup> annual volunteer fair April 6, 2016	For information

Mar 3, 2016	0400-01	Small business BC	Sooke Business Nominated for Small Business BC Award	For information
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## Council Reader File

16 March 2016  
(Forwarded to Council via e-mail on this date)

DATE RECEIVED	FILE NUMBER	FROM	TOPIC	ACTION
Mar 7, 2016	0220-01	Acting Mayor, Rick Kasper	Letter of Support	Response Letter
Mar 11, 2016	0230-01	BCEDA	E-Blast: Breaking News	For information
Mar 15, 2016	0230-01	Acting Mayor, Rick Kasper	Letter of Support	Response letter
Mar 16, 2016	0390-01	BCEDA	Summit Source – March 16	For information





The

***Sooke Region Chamber of Commerce***

Box 18, #201-2015 Shields Road, Sooke, British Columbia, V9Z 0E4

[info@sookeregionchamber.com](mailto:info@sookeregionchamber.com)

250.642.6112

[www.sookeregionchamber.com](http://www.sookeregionchamber.com)

@sookechamber

March 18, 2016

Dear Citizens of Sooke,

RE: Chamber Supports SEAPARC Land Purchase

The Sooke Region Chamber of Commerce Board of Directors voted to support the SEAPARC land acquisition at its meeting on the 16<sup>th</sup> March, 2016. The referendum going to the vote on April 30<sup>th</sup> with advanced voting on the 20<sup>th</sup> and 27<sup>th</sup> of April is seeking permission from Sooke Electoral Area voters to buy the now closed DeMamiel Creek Golf Course. This will require borrowing \$750,000 to purchase the 23 acre parcel.

The Chamber believes that this will be an excellent investment for the future of the region both for business and residents. The primary motivators for relocation to Sooke are lifestyle and affordability. The purchase will create much needed space for additional recreational facilities as well as parkland. Amenities such as these create great visitor experiences through things such as youth tournaments. All this leads to Sooke becoming a more attractive destination for tourism as well as relocation driving economic development and an overall improvement in business climate.

Whether you will be voting Yes with the Chamber or choosing to vote No, every vote matters. Make sure you vote.

Sincerely,

Kerry Cavers

President

Sooke Region Chamber of Commerce