



**PH-1**

**Public Hearing  
Information Package**

**January 23, 2017 at 7:00 pm**

Sooke Council Chamber  
2225 Otter Point Road, Sooke, BC

**PACKAGE #2**

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**1781 Minnie Road & 7057 West Coast Road**

<b>Proposed Bylaw:</b>	<b>Bylaw No. 558, <i>Zoning Amendment Bylaw (600-3)</i></b>
<b>Zoning Amendment:</b>	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purposes of amending the zoning of property legally described as Lot 2, Section 4, Sooke District, Plan VIP52401, Lot 6, Section 4, Sooke District, Plan 1282, Except That Part in Plan 118 RW and Plan 29880 from Rural Residential (RU4) to Small Lot Residential (R3).

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*Please note that written and verbal submissions will  
become part of the public record.*



## Sarah Temple

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**From:** Regan Morben [REDACTED]  
**Sent:** Friday, January 20, 2017 6:10 AM  
**To:** Corporate Services  
**Subject:** PLN00978 1781 Minnie Rd.

**Question:** Why is Herb Haldane listed as applicant when I am fairly certain he is not the property owner? I won't elaborate for fear of being wrong, but I can conceive of two or three shady reasons why Mr. Haldane's name appears as applicant and not the property owner's name. Please explain.

**Concern #1:** Minnie road as it is currently can be difficult to get up and down as most of the houses do not have substantial driveway space thus boats, trailers, visitors cars, and even the homeowners themselves park on the edge of Minnie road.

I'd like to see this development be put in, but not make the crowded road a bigger issue for those who live there, some for nearly 17 years.

**My suggestions would be:**

- Push Minnie road through to West Coast Rd. rather than being a cul-de-sac.
- Widen Minnie Rd. and provide side walks along it's perimeter on both sides to guide parking and prevent it in certain parts of Minnie Rd.

**Concern #2:** The property in question is in an area (Marathon Lane inc.) with a very high water table and for much of the year the lands in this area are somewhat swampy. I am reminded of this every-time I collect my mail from the postal boxes near the drain-field for the Marathon Lane development that was completed 10 years ago. That drain field has never worked properly, has been very stinky year round, and fills all of the mud puddles near the mail boxes with stinky grey water which I have to tell my 2 year old son not to ride his bike through. Surely we don't want any more drain fields on Whiffen Spit. What sort of plan is in place to deal with the waste from these SLR R3 residences? I sincerely hope a collective septic drain field is not in consideration on Minnie Rd, because as the current property owner knows very well, that lot/area in particular is bisected by a fish bearing stream and a pond network.

**My suggestion would be:**

- Have the developer/owner at his own cost bring service from the Sooke municipal sewer system to Minnie Rd. from West Coast Rd. making it available to residents of Minnie Rd. as well. There may be a cost sharing opportunity here as some of the property owners (myself in particular) may be willing to shoulder some of that cost to get off of our existing drain fields (which make all of our yards reek in the wet season).

Regan Morben  
[REDACTED] Minnie Rd.



**1761 Minnie Road & 7057 West Coast Road**

**Bylaw No. 558, Zoning Amendment Bylaw (600-3)**

Re: Public Hearing Information Package

Further to the development proposal I am writing to share some points for consideration:

**Road access onto West Coast Road.**

The proposed location for vehicle access onto West Coast is near the bend in the road. This bend to the right on approach from the township obscures the view of the access point for motorists until they are closer to the turn. West Coast Road is a major road to which the vehicle speed is often in excess of the posted speed limit. The time to react to a vehicle that may be turning onto or off West Coast Road will be reduced. I am not aware if a left turn lane would be constructed on West Coast Road. If not, the single lanes both ways will result in some clutter and traffic impediment. Furthermore, the limited street lighting, coupled with speed issues and the location near the bend in the road are attributes to a traffic hazard.

**Covenant for brook.**

The covenant states there is a 15m setback from the natural boundary of the brook.

With this in mind it should be noted the area of flooding beyond the brook boundaries that has been affected. In some years the volume of rainfall raised the water level enough for the torrent stream to break down the root systems to the large trees and causing them to topple. Can the proposed 11–14 units be properly situated on the properties without any water egress issues to them and the intended road? As this brook is a salmon bearing stream all measures need to be taken to protect its' integrity. It may be noteworthy to mention of a house being transported into location on Minnie

Road several years ago. The truck drove across the brook resulting in remediation to repair it. What assurances are there to ensure the brook will be protected?

Septic System.

The residence at 7055 West Coast Road is on a field septic system. During the rainy season the ground is saturated, which slows the absorption process. Periodically the septic pit requires pumping. I am aware of effluent odours from the brook stemming from leeching septic fields in the area. The development area may not be adequate for an effective septic area for the proposed number of units.

Yours truly,

Glen Turlock

## Sarah Temple

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**From:** Alison Forster [REDACTED]  
**Sent:** Monday, January 23, 2017 11:22 AM  
**To:** Corporate Services  
**Subject:** Notice of Public Hearing – File No: PLN00978

Notice of Public Hearing – File No: PLN00978

Dear Madam,  
Dear Sir,

I would like to preface this input by stating that I fully support the proposed development as outlined under File No: PLN00978.

Being the owner of the residence situated at 1786 Whiffin Spit Road, I believe my interests in property are indeed affected by the proposed bylaw(s) and – as such – I would like to thank you for advising me of today's Public Hearing regarding File No: PLN00978, and providing the opportunity to address any concerns to Council regarding the proposed Bylaw No. 558, *Zoning Amendment Bylaw (600-3)*.

Concerns: All of my income streams are solely generated through my place of residence, and having less than 5 months ago invested \$75,000 in home improvements so as to upgrade an existing Suite and create a self-contained Vacation Rental Studio, the length- and level of construction noise to build 9+ new properties in the immediate vicinity, will impact the "Right to Quiet Enjoyment" for both my Tenant and Guest(s) and may, therefore, significantly affect my income.

Thank you for taking my concerns into consideration.

Respectfully,

Alison Forster  
[REDACTED] Whiffin Spit Road  
Sooke, BC  
V9Z 0T9