



**Public Hearing
Information Package**

November 14, 2016 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

6038 Sooke Road

Proposed Bylaw:	Bylaw No. 647, <i>Zoning Amendment Bylaw (600-32)</i>
Zoning Amendment:	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purposes of amending the zoning on a portion of the property legally described as Lot A, Section 7 and 11, Sooke District Plan 31841 from Rural Residential (RU4) to Community Facilities (P2) and include a site specific text amendment to the Small Scale Agriculture (RU3) Zone to permit "Community Care Facility".

Information Package Contents:

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- Map and Ortho Photo showing property
 - Application Summary Table
 - Referral Summary Table
 - Photos
 - Letter from applicant dated Nov 1, 2015
 - Correspondence (five letters)
 - PowerPoint slides

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



2205 Otter Point Road, Sooke
Phone: 250-642-1634 Fax: 250-642-0541
email: info@sooke.ca
website: www.sooke.ca

NOTICE OF PUBLIC HEARING

The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, November 14, 2016** commencing at 7:00 pm.

Application Information:

Bylaw: Bylaw No. 647, *Zoning Amendment Bylaw (600-32)*
File No: PLN01267
Civic Address: 6038 Sooke Road (outlined in black and hatched on the subject map)
Legal Description: Lot A, Sections 7 and 11, Sooke District, Plan 31841
Applicant: **Christine McGuinness C/o- Steps to the Future Childcare Society** 1965 Glenidle Road, Sooke BC, V9Z 0B2
PO Box 66 Sooke, BC V9Z 0E4

Proposal:

The purpose of Bylaw No. 647, *Zoning Amendment Bylaw (600-32)* is to rezone a portion of 6038 Sooke Road from Rural Residential (RU4) to Community Facilities (P2) and include a site specific text amendment to the Small Scale Agriculture (RU3) Zone to permit 'Community Care Facility'. The applicant intends to operate a licensed childcare facility on the property.

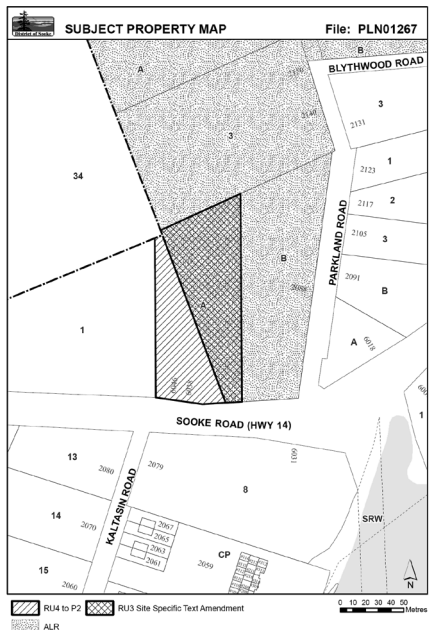
Further Information:

Copies of the bylaw(s), supporting written reports and any relevant background documentation may be viewed in the "Public Notices" section of the District of Sooke website www.sooke.ca or inspected at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays) beginning November 2, 2016 up to and including November 14, 2016.

Public Input:

All persons who believe their interests in property are affected by the proposed bylaw(s) will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw(s). Should you have any concerns or comments you wish to convey to Council, please submit in writing by fax to 250-642-0541, email publichearing@sooke.ca or in person to the Corporate Officer at the District Municipal Offices no later than **Monday, November 14, 2016 at 12:00 pm**. Please be advised that submissions to Council will become part of the public record.

NOTE: Council cannot receive further information concerning this application after the Public Hearing has concluded.





DISTRICT OF SOOKE

**NOTICE OF PUBLIC HEARING
CANCELLATION**

ZONING AMENDMENT BYLAW No. 647 (600-32)

NOTICE IS HEREBY GIVEN that the Public Hearing scheduled to be held on Monday, August 29, 2016 at 7:00 p.m. at the Council Chamber of the District Municipal Office, 2225 Otter Point Road, Sooke, B.C. with respect to **"District of Sooke Zoning Bylaw Amendment No. 647 (600-32)"** has been cancelled.

The purpose of "District of Sooke Zoning Bylaw Amendment No. 647 (600-32)" was to amend the Zoning Bylaw No. 600 (2013) in order to rezone a portion of 6038 Sooke Road from Rural Residential (RU4) to Community Facilities (P2) and include a site specific text amendment to the Small Scale Agriculture (RU3) Zone to permit 'Community Care Facility'. The intent was to operate a licensed childcare facility on the property.

The Public Hearing for this bylaw is cancelled at the request of the land-owner.

NOTE: The Public Hearing for Monday, August 29, 2016 at 7:00 p.m. to consider the proposed amendment to **"District of Sooke Zoning Amendment Bylaw No. 638 (600-33)"** will still be heard.

For further information, please contact the Development Services department at 250-642-1634.



2205 Otter Point Road, Sooke
 Phone: 250-642-1634 Fax: 250-642-0541
 email: info@sooke.ca
 website: www.sooke.ca

**Previous Ad:
 August 17 & 24, 2016**

NOTICE OF PUBLIC HEARING

The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, August 29, 2016** commencing at 7:00 pm.

Application Information:

Bylaw: Bylaw No. 647, *Zoning Amendment Bylaw (600-32)*
File No: PLN001267
Civic Address: 6038 Sooke Road
 (outlined in black and hatched on the subject map)
Legal Description: Lot A, Sections 7 and 11,
 Sooke District, Plan 31841
Applicant: **Christine McGuinness C/o- Steps to the Future Childcare Society** 1965 Glenidle Road, Sooke BC, V9Z 0B2

Proposal:

The purpose of Bylaw No. 647, *Zoning Amendment Bylaw (600-32)* is to rezone a portion of 6038 Sooke Road from Rural Residential (RU4) to Community Facilities (P2) and include a site specific text amendment to the Small Scale Agriculture (RU3) Zone to permit 'Community Care Facility'. The applicant intends to operate a licensed childcare facility on the property.

Further Information:

Copies of the bylaw(s), supporting written reports and any relevant background

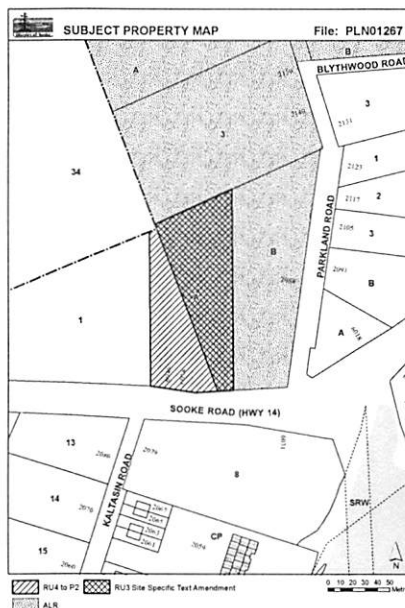
documentation may be viewed in the "Public Notices" section of the District of Sooke website www.sooke.ca or inspected at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays) beginning August 17, 2016 up to and including August 29, 2016.

Public Input:

All persons who believe their interests in property are affected by the proposed bylaw(s) will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw(s). Should you have any concerns or comments you wish to convey to Council, please submit in writing by fax to 250-642-0541, email publichearing@sooke.ca or in person addressed to the Corporate Officer at the District Municipal Offices no later than Monday, August 29, 2016 at 12:00 noon. Please be advised that submissions to Council will become part of the public record and are subject to disclosure under the *Freedom of Information and Protection of Privacy Act (FOIPPA)*.

NOTE: Council cannot receive further information concerning this application after the Public Hearing has concluded.

Gabryel Joseph
 Director of Corporate Services





DISTRICT OF SOOKE

BYLAW No. 647

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on a portion of the property legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 from Rural Residential (RU4) to Community Facilities (P2) and include a site specific text amendment to the Small Scale Agriculture (RU3) Zone to permit 'Community Care Facility'.

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-32)*.
2. The parcel of land legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Rural Residential (RU4) to Community Facilities (P2).
3. Bylaw No. 600, Sooke Zoning Bylaw, 2013, as amended, and **Schedule A** attached thereto, are amended accordingly.
4. Bylaw No. 600, Sooke Zoning Bylaw, 2013 as amended, and **Schedule 103 – Small Scale Agriculture (RU3)** attached thereto, is further amended by adding the following clause under "Permitted Uses:" in Section 103.2:

(I) Notwithstanding the Permitted Uses set out in Section 103.2, on the property identified as Lot A, Sections 7 and 11, Sooke District, Plan 31841, shown shaded on "Schedule A", 'Community Care Facility' is a permitted use subject to necessary approvals from the Agricultural Land Commission (ALC).

Read a FIRST time the 11th day of July, 2016.

Read a SECOND time the 11th day of July, 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.

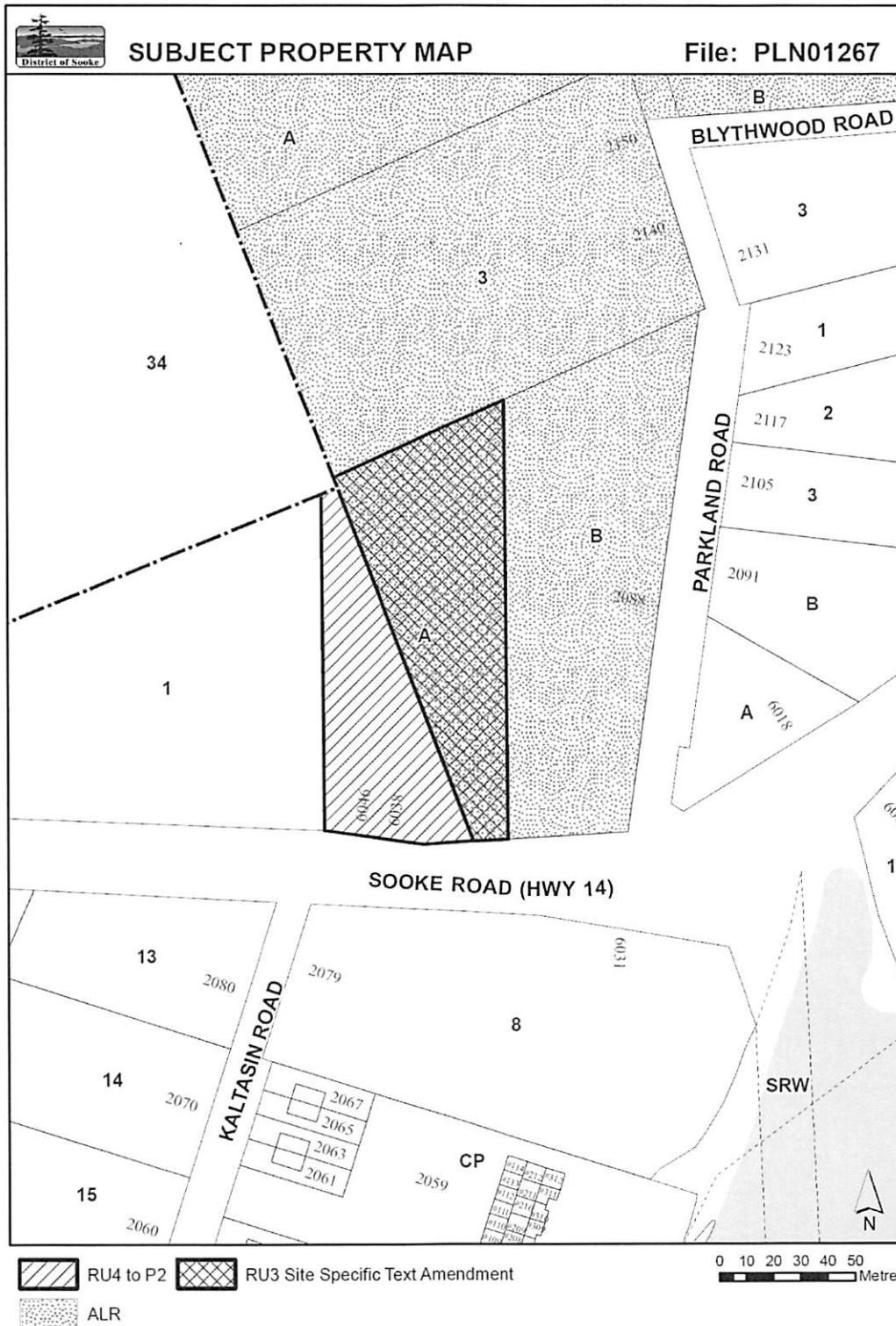
ADOPTED on the day of , 2016.

Certified by:

Mayor

Corporate Officer

SCHEDULE A





Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

July 25, 2016

ALC File: 54882

Steps to the Future Child Care Society
1965 Glenidle Rd.
Sooke, BC, V9Z 0B2

Attention Christine McGuinness:

Re: Application to Conduct a Non-Farm Use in the Agricultural Land Reserve (ALR)

Please find attached the Reasons for Decision of the Agricultural Land Commission (Resolution #274/2016) as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

Your attention is drawn to s. 33(1) of the *Agricultural Land Commission Act* which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

Please note that pursuant to s. 33.1 of the *Agricultural Land Commission Act*, the Chair may direct the executive committee to reconsider this panel decision if, within 60 days from the date of this decision, he considers that the decision "may not fulfill the purposes of the commission as set out in section 6". I can advise you that in this case, the Chair has already reviewed the decision and has instructed me to communicate to you that he does not intend to exercise that authority in this case.

Further correspondence with respect to this application is to be directed to Liz Sutton at (Elizabeth.Sutton@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Director of Policy and Planning

Page 2 of 2

Enclosures: Reasons for Decision (Resolution #274/2016)

cc: District of Sooke (File: PLN01249)

54882d1



AGRICULTURAL LAND COMMISSION FILE 54882

**REASONS FOR DECISION
OF THE ISLAND PANEL**

Application submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act*

Applicants:

**Hans-Karl Gapmann
Maria Gapmann
(the "Applicants")**

Agent:

**Christine M^cGuinness
Steps to the Future Child Care
Society
(the "Agent")**

Application before the Island Regional Panel:

**Jennifer Dyson, Panel Chair
Honey Forbes
Clarke Gourlay**



THE APPLICATION

[1] The legal description of the property involved in the application is:

Parcel Identifier: 001-132-326

Lot A, Sections 7 and 11, Sooke District, Plan 31841

(the "Property")

[2] The Property is 1 ha in area (0.6 ha ALR).

[3] The Property has the civic addresses 6038 and 6046 Sooke Road, Sooke.

[4] The Property is located partially within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[5] The Property is located within Zone 1 as defined in s. 4.2 of the *ALCA*.

[6] Pursuant to s. 20(3) of the *ALCA*, the Applicants are applying to operate a Community Care Facility for before and after school child care for children ages Kindergarten to 12 years of age (the "Facility"). The Facility is proposed to be located in the two existing dwellings on the Property (the "Proposal"). The Proposal along with supporting documentation is collectively the "Application".

RELEVANT STATUTORY PROVISIONS

[7] The Application was made pursuant to s. 20(3) of the *ALCA*:

20(3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land.

[8] The Panel considered the Application within the context of s. 6 of the *ALCA*:



6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD BEFORE THE PANEL

[9] The Panel considered the following evidence:

- 1. The Application
- 2. Local government documents
- 3. Evidence from any third parties of which disclosure was made to the applicant
- 4. Previous application history
- 5. Agricultural capability map, ALR context map, and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.

[10] At its meeting of March 29, 2016, the District of Sooke resolved to forward the application for a community care facility to the Agricultural Land Commission highlighting the need for childcare in Sooke and the recent growth in District schools.

[11] The Panel reviewed previous application involving the Property:

Application ID: 29072
Legacy File: 04814
(Orrico, 1977)

To relocate the boundary between the West ½ of Lot 2 to the east. A house was constructed on the East ½ of the lot which was to be located on the West ½. The problem arose because of the inaccuracy of the previous subdivision by metes and bounds description. The request was approved by ALC Resolution # 6816/77.



Reconsideration Request 1 A request from Ministry of Highways for an order pursuant to Section 10(4) of the Agricultural Land Commission Act was considered for the property described as West ½ of Lot 2, Block 6 of Section 7 and 11, and the East ½ of Lot 2, Block 6 of Section 7 and 11, both of Sooke District, more particularly shown on plans submitted to the Commission requesting approval for an additional 13 foot right-of-way through the properties described above. The Ministry requested this action as the boundary was slightly adjusted between the two lots, and before Highways would approve the relocation they demanded the additional 13 feet. The request was refused by ALC Resolution #7597/77.

Reconsideration Request 2 The Ministry of Highways requested the right-of-way again, but agreed to a lesser area for dedication. The Commission rescinded ALC Resolution #7597/77 and agreed to a lesser right-of-way area by ALC Resolution #8102/1978.

Note: The current lot configuration is the result of ALC Application ID 29072. Subdivision was completed May 30, 1978.

SITE VISIT

[12] On June 13, 2016, Commissioner Dyson and ALC staff conducted a walk-around site visit in accordance with the *Policy Regarding Site Visits in Applications* (the "Site Visit").

[13] A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications* and was provided to the Agent on June 18, 2016 (the "Site Visit Report").



[14] The Site Visit Report was provided to the entire Panel for consideration as part of the Application in accordance with the *Policy Regarding Site Visits in Applications*.

FINDINGS

[15] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 92B/05 for the mapping units encompassing the ALR portion of the Property is Class 2D.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

The limiting subclass associated with this parcel of land is D (undesirable soil structure).

Only 0.6 ha is located within the ALR on which residential uses occupy approximately one third of the ALR area. The remaining ALR is constrained by size for soil bound agricultural pursuits beyond that of the current gardens.

[16] There are two dwellings on the Property; one constructed in 1977 and the other in 1996. The Facility is proposed to be located within the two dwellings on the Property which is located adjacent to the east of an elementary school. The after school care programs are currently located within the school and at a local dance studio, however, they need to relocate the programs due to high registration in the schools and a short-term lease at the dance studio. The Facility would operate during the school year from 6:00 am to 8:45 am and 2:45 pm to 6 pm, during Professional Development days, spring break, and would provide summer camps.

[17] As part of the child care programs, the Facility plans to utilize the vegetable gardens to produce food for the snack programs and potentially create space for a community garden.



[18] The Panel finds that the Facility and proposed uses would occupy the two existing dwellings and would not adversely impact the remainder of the Property.

DECISION

[19] For the reasons given above, the Panel approves the Proposal.

[20] The Proposal is approved subject to the following conditions:

- a. Approval for non-farm use is granted for the sole benefit of Steps to the Future Child Care Society and is non-transferable unless approved by the Commission; and
- b. The dwellings utilized for the Facility remain in their current footprint.

[21] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[22] Panel Chair Jennifer Dyson concurs with the decision.
Commissioner Honey Forbes concurs with the decision.
Commissioner Clarke Gourlay concurs with the decision.

[23] Decision recorded as Resolution #274/2016.

A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the Agricultural Land Commission Act.



Upon instruction of the Panel, I have been authorized to release the Reasons for Decision by Resolution ##274/2016. The decision is effective upon release.

A handwritten signature in black ink, appearing to be 'CJF'.

Colin J. Fry, Director of Policy and Planning

July 25, 2016

Date Released

B-7 Bylaw No. 647, Zoning Amendment Bylaw (600-32) – A portion of 6038 Sooke Road & Text Amendment to the RU3 Zone

The Development Services department gave a PowerPoint presentation and summary of the proposed bylaw to accommodate a child care facility.

MOVED by Councillor Kasper and SECONDED by Councillor Logins:
THAT Bylaw No. 647, *Zoning Amendment Bylaw (600-32)*, be read a first time.

CARRIED

In favour:

Mayor Tait, Councillor Kasper, Councillor Logins, Councillor Parkinson

MOVED by Councillor Kasper and SECONDED by Councillor Logins:
THAT Bylaw No. 647, *Zoning Amendment Bylaw (600-32)*, be read a second time.

CARRIED

In favour:

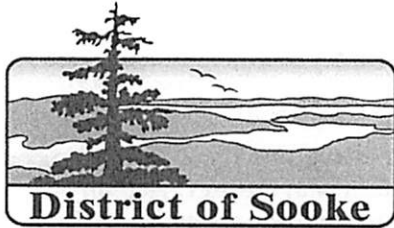
Mayor Tait, Councillor Kasper, Councillor Logins, Councillor Parkinson

MOVED by Councillor Parkinson and SECONDED by Councillor Logins:
THAT staff be directed to schedule a Public Hearing for *Bylaw No. 647*, in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED

In favour:

Mayor Tait, Councillor Kasper, Councillor Logins, Councillor Parkinson



File No. PLN01267

REQUEST FOR DECISION
Regular Council Meeting
July 11, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services
Re: **Rezoning Application – A portion of 6038 Sooke Road & a Text Amendment to the RU3 Zone to accommodate a Community Care Facility**

SUGGESTED ACTION:

THAT COUNCIL give first and second reading to Bylaw No. 647, *Zoning Amendment Bylaw (600-32)*.

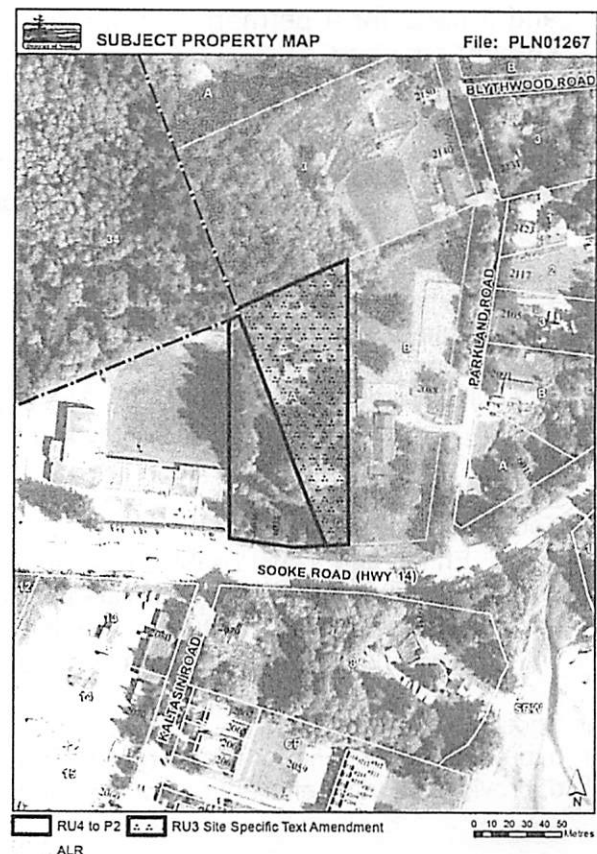
AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 647 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

1. Executive Summary:

The property at 6038 Sooke Road is approximately 1 ha (2.45 acres) in size. There are currently two dwellings on the property, and the site is located directly east of Saseenos Elementary School. The purpose of the application is to amend the zoning on the property to permit a community care facility; specifically to allow a daycare for up to 60 children. The land is currently split zoned Rural Residential (RU4) and Small Scale Agriculture (RU3).

The applicant has requested that the portion of the property currently zoned RU4 be rezoned to P2 Community Facility, and that a site specific text amendment be considered for the RU3 portion of the property to allow for a Community Care Facility.

The RU3 portion of the property is located in the Agricultural Land Reserve (ALR), so this portion will remain RU3 to accommodate agricultural uses; however the applicants have asked the ALC to consider a 'non-farm use' in this location. If the ALC approves the non-farm use, a text



amendment to allow this use, in addition to the other uses, is supportable.

2. FAQ

Why not rezone the RU3/ALR portion of the property rather than add a use?

The District needs to ensure that the use of ALR properties is consistent with the ALC Act. In this case, the applicant would like to add one additional use (a daycare) to this specific site. If the ALC approves the non-farm use for this site, then the RU3 Zone, including the additional use, will continue to provide consistency with the Act.

3. Background

The proposal is for a Community Care Facility for the purpose of providing before-and-after school care and pre-school 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 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).

At the March 29, 2016 Council meeting, Council forwarded an application to the the Agricultural Land Commission (ALC) for a non-farm use for this site to accommodate this proposal. Council also submitted a letter of strong support for this proposal based on increased enrollment in the District's schools, school district space becoming scarce, and a need for a permanent home for Steps for the Future Childcare Society (letter of support attached).

A decision has not yet been rendered by the ALC, however, the applicant has submitted the rezoning application to run simultaneously with the ALC process. If the ALC finds that the site is not suitable for the intended use, the the rezoning application would not proceed forward.

4. Analysis:

The Official Community Plan, 2010 (OCP) provides the policy context for evaluating rezoning applications. This application falls within the 'Gateway Residential' designation, as well as the 'Agriculture' designation in the OCP. The entire property is within the Community Growth Area. The following OCP sections are applicable to this proposal:

5.2 Gateway Residential

Section 5.2.1 Goals

- Encourage a sustainable mix of small scale neighbourhood commercial, rural agriculture, single family residential and limited multi family uses
- Create a target for future growth through infill and re-development that complements the area and involves an arterial gateway to the community

Section 5.2.2 Objectives

- c. promote safety and functionality to land uses adjacent to the main arterial route into town;
- d. provide the most efficient use of land and existing physical infrastructure in terms of infill;

- i. Create a more organized, environmentally attractive and aesthetically pleasing entrance to town;
- k. Enhance the character of existing neighbourhoods and protect the character of the gateway area;

Section 5.2.3 Policies

- b. Require safe and efficient access and egress points off Highway 14 (Sooke Road). Combined access points, shared access or shared easements shall be utilised to reduce access points onto Highway 14 for new development or subdivisions;

Agriculture

5.7.1 Goal

- To protect the availability of existing agricultural lands and the ability of the community to produce food locally in a sustainable manner; and
- To enable secondary spinoffs from existing agricultural lands that will not impact upon the long term viability of the agricultural land.

5.7.2 Objectives

- a. To preserve and utilize capable and suitable agricultural lands to foster self-sufficiency, promote food security and food production and improve economic diversity;

This application is consistent with the applicable land use designations. A daycare in this location is ideal because of its proximity with an existing elementary school and in the established 'gateway' area. The daycare itself will utilize the existing buildings and will compliment use of the property for growing food in educational programming.

This rezoning application does not trigger the amenity contribution policy.

Referrals

Referrals regarding the proposed application were sent to internal departments and applicable external agencies for their review and comment. Ministry of Transportation and Infrastructure has 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.

No major issues were identified by referral agencies.

5. Legal Impacts:

The District needs to ensure that the use of ALR properties is consistent with the ALC Act. In this case, the applicant would like to add one additional use (a daycare) to this specific site. If the ALC approves the non-farm use for this site, then the RU3 Zone, including the additional use, will continue to provide consistency with the Act.

6. Financial Impacts:

No financial impact to the District.

7. Implication of Recommendation

The rezoning application is consistent with the objectives of the Gateway Residential designation and the Agriculture designation within the Official Community Plan, 2010 (OCP), and further, the site is suitable for the intended use.


8. Strategic Relevance

This proposal meets the following strategic priorities in Council's 2016 Corporate Strategic Plan: **PLANNING** – The District will work towards streamlining planning processes to encourage investment and job growth in the community.




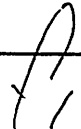
Attached Documents:

- 1. Application Summary
- 2. Referral Agency Comments
- 3. RU3, RU4 and P2 Zones
- 4. Letter of Support dated April 5, 2016
- 5. Draft Bylaw No. 647

Respectfully Submitted,



Katherine Lesyshen, MCIP, RPP
Planner II

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

	<p>enough onsite parking and drop off space as roadside parking will not be supported as the only option for users of the new facility.</p> <p>Any necessary bylaw certification forms for the rezoning and text amendment may be forwarded to this office for additional review and completion at your convenience.</p>
SEAPARC	No response
T'souke Nation	No response
Island Health	This office has no objections to the rezoning, however, if it is approved, the sewerage (septic) system must be assessed by an Authorized Person to ensure it is adequate for this proposed use and if any food preparation is provided to the children while in daycare it will require an operating permit for a food premise issued by this office.
Archeological Branch	According to Provincial records there are no known archaeological sites recorded on or near the subject property. There is always the possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the <i>Heritage Conservation Act</i> and must not be altered or damaged without a permit from the Archaeology Branch. If any land altering development is planned for the property, 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.
RCMP	No concerns
School District #62	No concerns
Fortis BC	No concerns
Shaw Cable	No response
Telus	No objections
Sooke Building	No response
Sooke Fire	<p>No additional requirements beyond comments from Feb 26, 2016 re: ALR Application:</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>
Sooke Engineering	No parks or environmental concerns.

Small Scale Agriculture

RU3

103.1 Purpose: This zone is intended to provide for small scale agricultural uses of land within the District of Sooke.

103.2 Permitted Uses: (may be subject to approval by the Provincial ALC)

Principal Uses:

- a) Agriculture
- b) Agriculture – intensive *
- c) Aquaculture
- d) One single family dwelling or duplex per lot

**See conditions of use.*

Accessory Uses:

- e) Bed and breakfast
- f) Boarding and lodging
- g) Home-based business
- h) One additional dwelling unit for farm employees may be permitted per the provisions of the *Agricultural Land Commission Act* or one small suite on a lot with a single family dwelling providing the land is not in the Agricultural Land Reserve
- i) One secondary suite on a lot with a single family dwelling
- j) Vacation accommodation unit

Notwithstanding the generally permitted uses on RU3 zoned properties, on the property identified as PID 025-686-054 (Lot E, Sections 27, 28, and 29, Sooke District, Plan VIP75447), the only permitted uses are agriculture and park by authority of ALC Resolution #2678/2010 (Sunriver Agricultural Land Reserve Exclusion).

103.3 Minimum Lot Size for Subdivision Purposes: 4 ha

103.4 Minimum Width for Subdivision Purposes: 60 m

Schedule 103 – Small Scale Agriculture (RU3)

103.5 Maximum Height:

- a) Principal Buildings: 12 m
- b) Accessory Buildings: 9 m

103.6 Maximum Lot Coverage:

- a) 35%
- b) Where Agricultural production is carried out in greenhouses, the maximum lot coverage is 75%.

103.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line
Principal Building or Structure	7.5 m	4.5 m	3 m	4.5 m
Accessory Building or Structure	7.5 m	4.5 m	3 m	4.5 m
Farm Building or Structure	10 m	10 m	10 m	10 m
Aquaculture or Intensive Farm Building or Structure	30 m	30 m	30 m	30 m

103.8 Conditions of Use:

Agriculture-intensive only permitted on lots 2 ha or larger.

Rural Residential

RU4

104.1 Purpose: This zone applies to those lots that are rural in nature, intended for residential purposes, and are not within the Sewer Specified Area of the District of Sooke.

104.2 Permitted Uses:

Principal Uses:

- a) Agriculture
- b) Single family dwelling or one duplex per lot

Accessory Uses:

- d) Bed and breakfast
- e) 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

104.3 Minimum Lot Size for Subdivision Purposes:

- a) Outside the Sewer Specified Area: 1 ha
- b) Inside the Sewer Specified Area: 1000 m² providing the parent parcel at the time of joining the Sewer Specified Area is 5000m² or less in area.

104.4 Minimum Width for Subdivision Purposes: 15 m *(amended by Bylaw No. 583 adopted February 11, 2014)*

104.5 Maximum Height:

- a) Principal Buildings: 12 m
- b) Accessory Buildings: 9 m

104.6 Maximum Lot Coverage:

- a) 30%
- b) Where Agricultural production is carried out in greenhouses, the maximum lot coverage is 75%.

Schedule 104 – Rural Residential (RU4)

104.7 Minimum Setbacks for Lots Over 1000 m² in Area:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	7.5 m	4.5 m	3 m	4.5 m	4.5 m
Accessory Building or Structure	7.5 m	4.5 m	3 m	4.5 m	0 m
Farm Building or Structure	10 m	10 m	10 m	10 m	0 m

Minimum Setbacks for Lots 1000 m² or Less in Area:

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	3 m	1.2 m	4 m	4 m
Accessory Building or Structure	7.5 m	4.5 m	1.2 m	1.2 m	0 m
Farm Building or Structure	10 m	10 m	10 m	10 m	0 m

104.8 Conditions of Use:

- a) Agriculture only permitted beyond 30 m from a watercourse.
- b) Septic systems for each lot must be determined by and installed in accordance with the requirements of the appropriate approval authority.

Please be aware that the District of Sooke Stage 2 (Sanitary) Liquid Waste Management Plan, October 2005 contains soils mapping showing those areas outside the Sewer Specified Area which are well-suited to lot sizes of less than one hectare as well as other important information regarding subdivision outside of the Sewer Specified Area. Copies of this report can be viewed at the District's offices or on the District's website at: www.sooke.ca The information in the report is general in nature and a site specific analysis will be required as part of any rezoning application. This italicized paragraph is not part of Bylaw No. 600 and has only been provided for the convenience of the reader.

Community Facilities

P2

602.1 Purpose: This zone provides for community facilities within the District of Sooke.

602.2 Permitted Uses:

Principal Uses:

- a) Assembly use
- c) Cemetery
- d) Concession
- e) Country market
- f) Horticulture
- g) Institutional use
- h) Place of worship

Accessory Uses:

- i) Accessory dwelling unit, one per lot *

**See conditions of use.*

602.3 Minimum Lot Size for Subdivision Purposes:

- a) Within Sewer Specified Area: 600 m²
- b) Outside of Sewer Specified Area: 1 ha

602.4 Minimum Width for Subdivision Purposes: 30 m

602.5 Maximum Height:

- a) Principal Buildings: 15 m
- b) Accessory Buildings: 8 m

602.6 Maximum Lot Coverage:

- a) Within Sewer Specified Area: 60%
- b) Outside of Sewer Specified Area: 40%

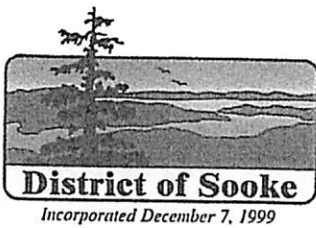
602.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line
Building or Structure outside Sewer Specified Area	3 m	3 m	1.5 m	4.5
Building or Structure inside Sewer Specified Area	0 m	0 m	0 m	0 m
Adjacent to residential zones, including CD zones	0 m	0 m	6 m	6 m

Schedule 602 – Community Facilities (P2)

602.8 Conditions of Use:

If an accessory dwelling unit is a detached single family residential dwelling, it must be located above or to the rear of the principal use.



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

Phone: 250-642-1634 • Fax: 250-642-0541 • Email: info@sooke.ca • Website: www.sooke.ca

April 5, 2016

File No. PLN01249

ALC File ID: 54882

Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC, Canada
V5G 4K6

To whom it may concern:

Re: 6038 Sooke Road - Non-Farm Use in the ALR

On behalf of the District of Sooke, I would like to express Mayor and Council's support for Steps to the Future Childcare Society's application for a non-farm use in the Agricultural Land Reserve (ALR). The non-farm use application is for a child care facility that will accommodate upwards of 60 children at 6038 Sooke Road.

The Steps for the Future Childcare Society provides an essential service in our community. My understanding is that the Society's before-and-after school care programs have been displaced numerous times as school district space becomes scarce. Enrollment growth in our schools is up, and it is only expected to rise as our community grows. The Sooke School District has indicated that it can no longer house this program within the schools, and it is becoming evident that a permanent home for the Steps for the Future Childcare Society is required.

The District urges the Commission to consider this non-farm use application favourably. Once we have heard a response from the Commission, the District of Sooke will continue to work with the applicant to address the zoning considerations for the property.

I trust this clarifies the District of Sooke's position. We look forward to hearing your response on this matter.

Sincerely,

Maja Tait
Mayor



DISTRICT OF SOOKE

BYLAW No. 647

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on a portion of the property legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 from Rural Residential (RU4) to Community Facilities (P2) and include a site specific text amendment to the Small Scale Agriculture (RU3) Zone to permit 'Community Care Facility'.

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-32)*.
2. The parcel of land legally described as Lot A, Sections 7 and 11, Sooke District, Plan 31841 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Rural Residential (RU4) to Community Facilities (P2).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as amended, and **Schedule A** attached thereto, are amended accordingly.
4. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* as amended, and **Schedule 103 – Small Scale Agriculture (RU3)** attached thereto, is further amended by adding the following clause under "Permitted Uses:" in Section 103.2:

(1) Notwithstanding the Permitted Uses set out in Section 103.2, on the property identified as Lot A, Sections 7 and 11, Sooke District, Plan 31841, shown shaded on "Schedule A", 'Community Care Facility' is a permitted use subject to necessary approvals from the Agricultural Land Commission (ALC).

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.

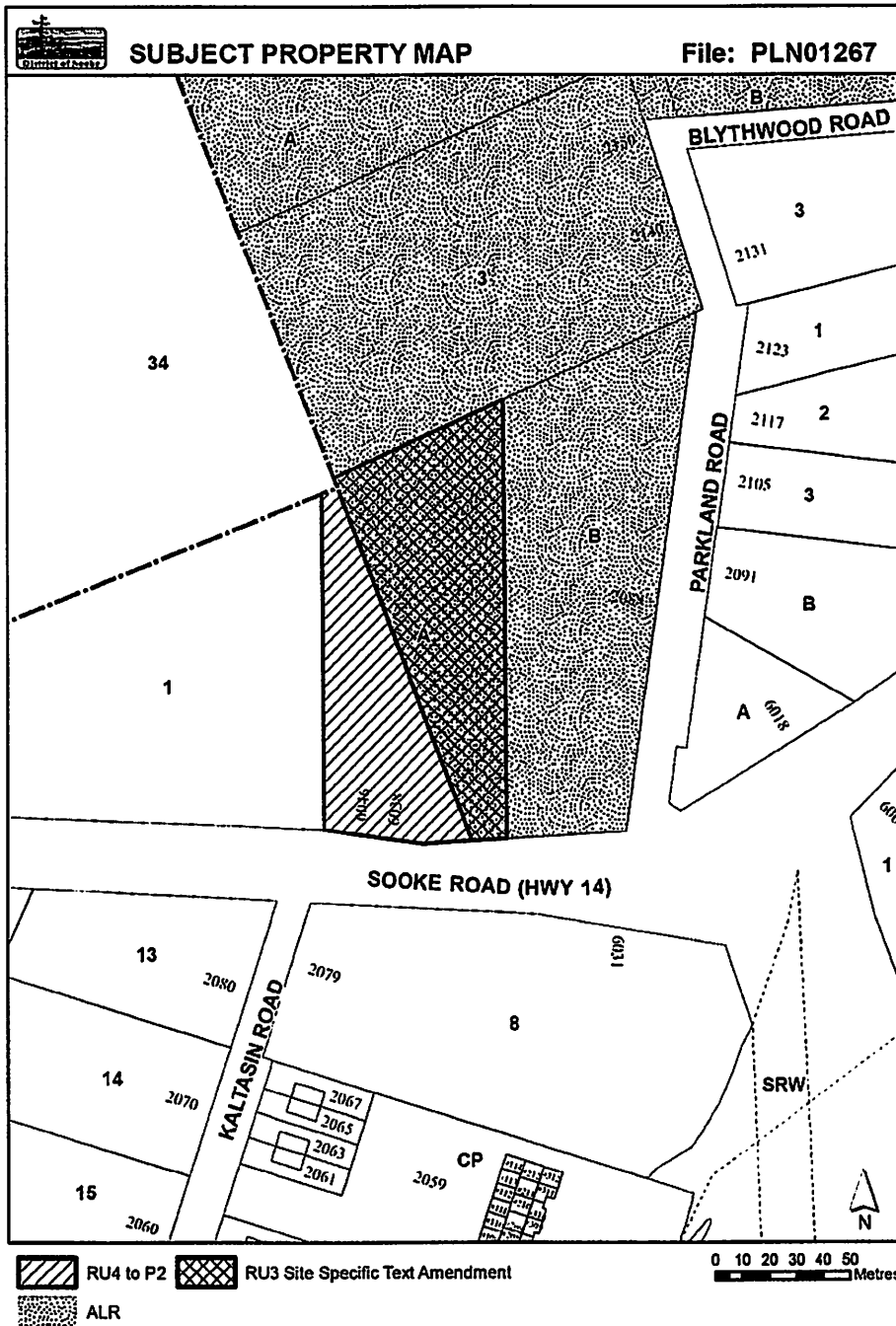
ADOPTED on the day of , 2016.

Certified by:

Mayor

Corporate Officer

SCHEDULE A

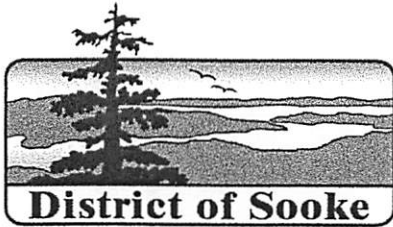


RA-3 Non-Farm Use in the Agricultural Land Reserve – 6038 Sooke Road

The Director of Development Services gave an overview of the written staff report.

MOVED and seconded to forward the request for non-farm use for a community care facility to the Agricultural Land Commission highlighting the need for childcare in Sooke and the recent growth in District schools.

CARRIED UNANIMOUSLY



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.

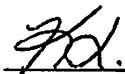
3. Legal Impacts:




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

4. Financial Impacts: None.

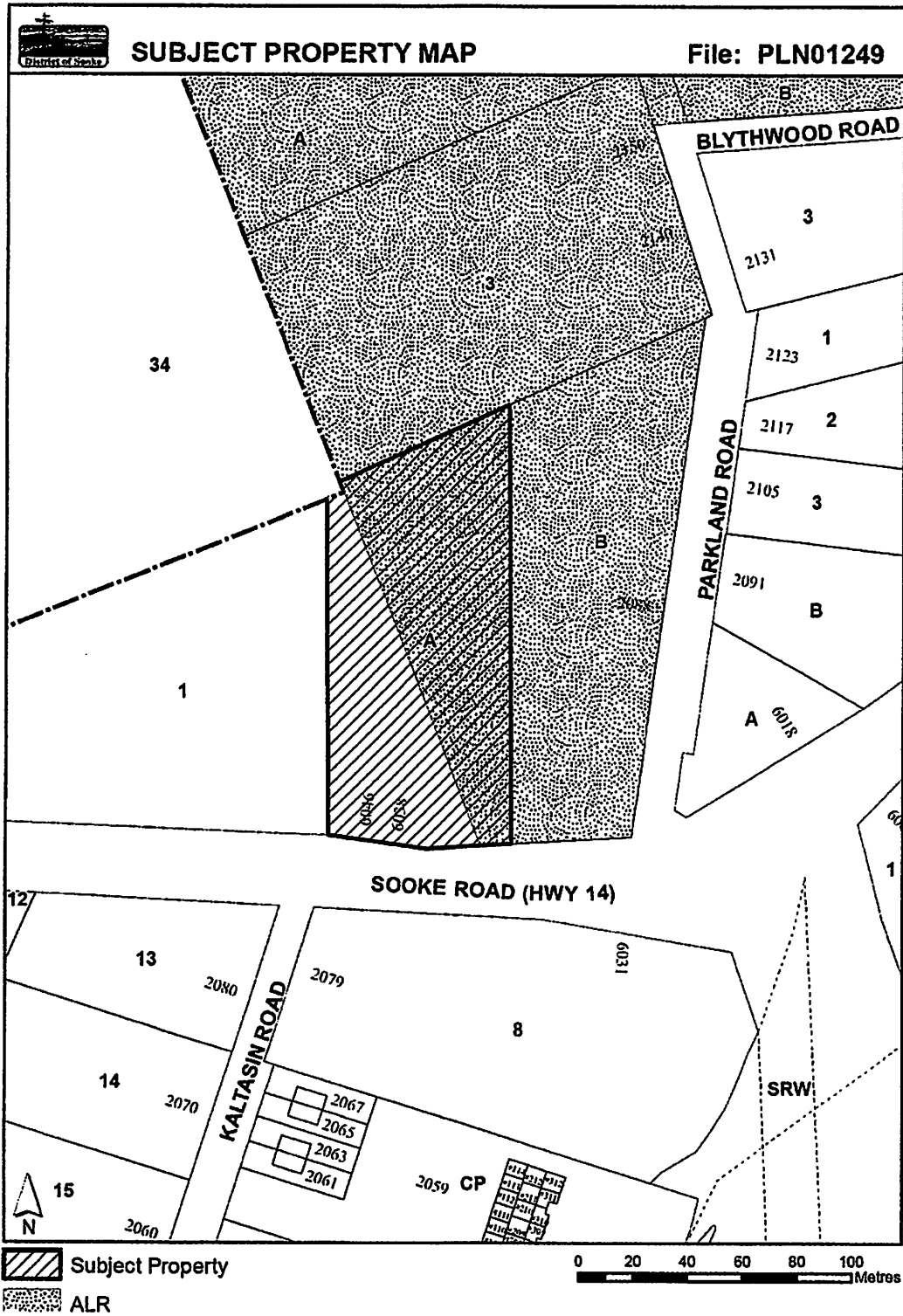
Attached Documents:

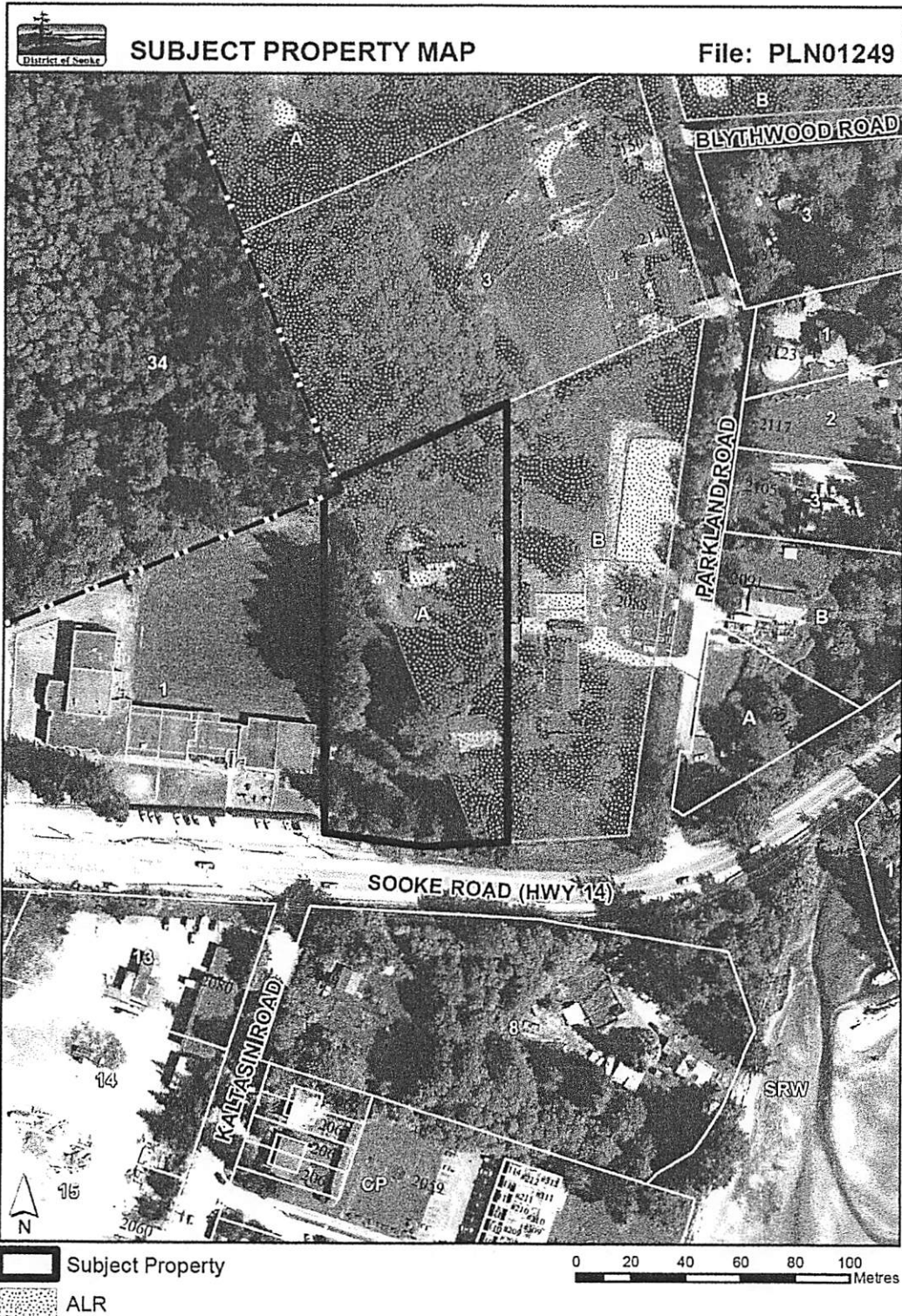
- 1. Map & Ortho Photo showing property
- 2. Application Summary Table
- 3. Referral Summary Table
- 4. Photos
- 5. Letter from Applicant dated Nov 1, 2015
- 6. Correspondence (five letters)
- 7. PowerPoint slides


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**

EXTERNAL REFERRALS: Informal referral to MOTI	
<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>	
INTERNAL REFERRALS	
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. 1st, 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 6:15a.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

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

Received

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



District of Sooke

MAR 22 2016

Received

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

#100 – 6672 Wadams Way · Sooke, BC · V9Z 0H3

District of Sooke

MAR 27 2016

Received

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

District of Sooke

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.

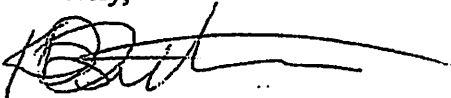
My son being 8 years old has gone through some challenges in his life and I believe with all my heart that he has the support and mentoring from the older kids at the daycare. If KidsQuest is split into two different locations, he would lose that mentoring. He looks up to them and tries to mirror their 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

District of Sooke

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

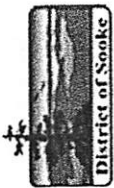
Nicki Durand-Hutchinson





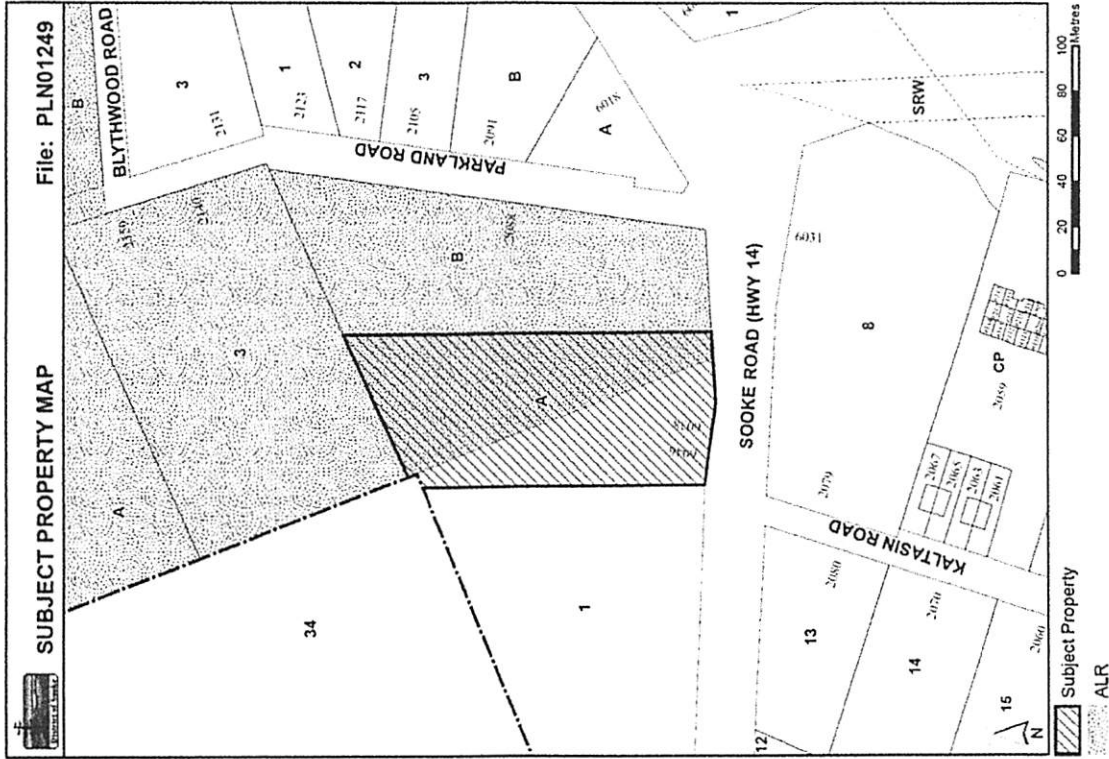
6038 Sooke Road

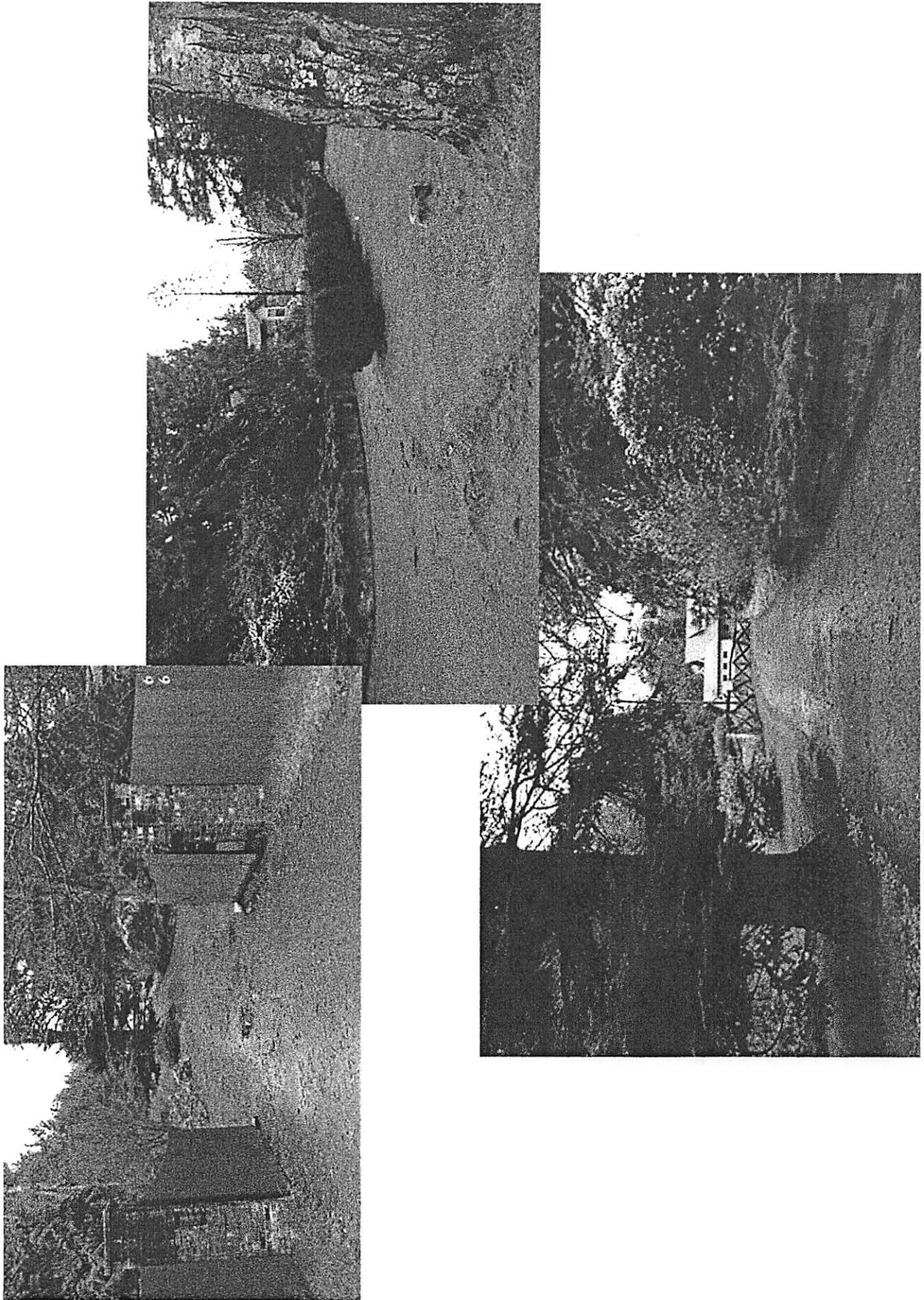
**ALC Application
Non-Farm Use in the ALR
Community Care Facility**



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.