



PH-1

**Public Hearing
Information Package 3**

January 11, 2016 at 7:00 pm

Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

2017 Idlemore Road

Proposed Bylaw:	Bylaw No. 627, <i>Official Community Plan Amendment Bylaw (400-8)</i>
OCP Amendment:	A bylaw to amend Bylaw No. 400, <i>Official Community Plan Bylaw</i> , 2010 for the purposes of amending the land use designation for the property legally described as Lot 4, Block 3, Section 7, Sooke District Plan 2434 from Community Residential (CR) to Technical Industrial (TI).
Proposed Bylaw:	Bylaw No. 628, <i>Zoning Amendment Bylaw (600-21)</i>
Zoning Amendment:	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw</i> , 2013 for the purposes of amending the zoning of property legally described as Lot 4, Block 3, Section 7, Sooke District Plan 2434 from Rural Residential (RU4) to Service Commercial (C3).

Information Package Contents:

Page #

1. Public Submissions received on or before January 11, 2016:

- | | |
|-----------------------------------|----|
| • Package received from Applicant | 1 |
| • Mark Layton | 33 |

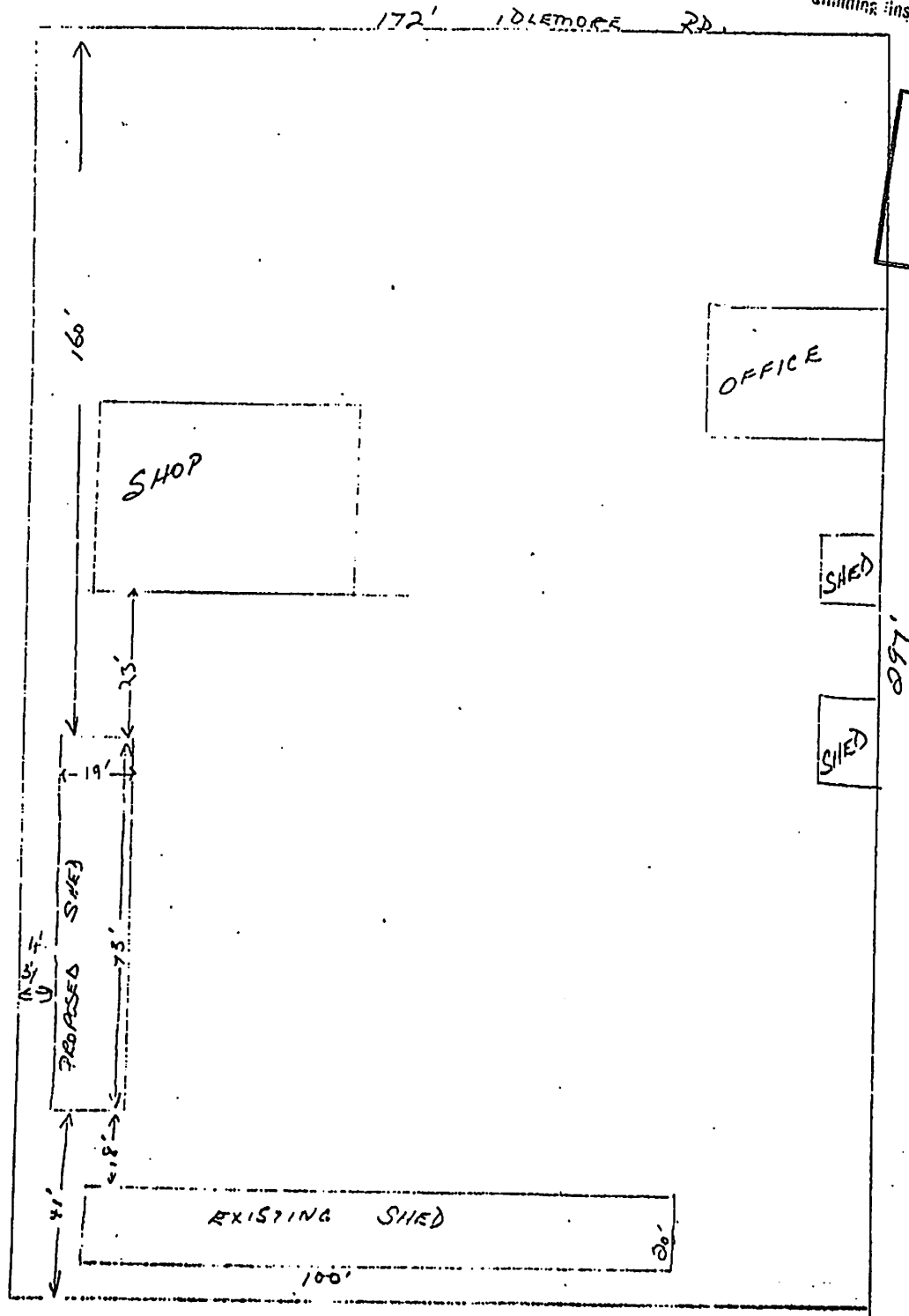
*Please note that written and verbal submissions will
become part of the public record.*

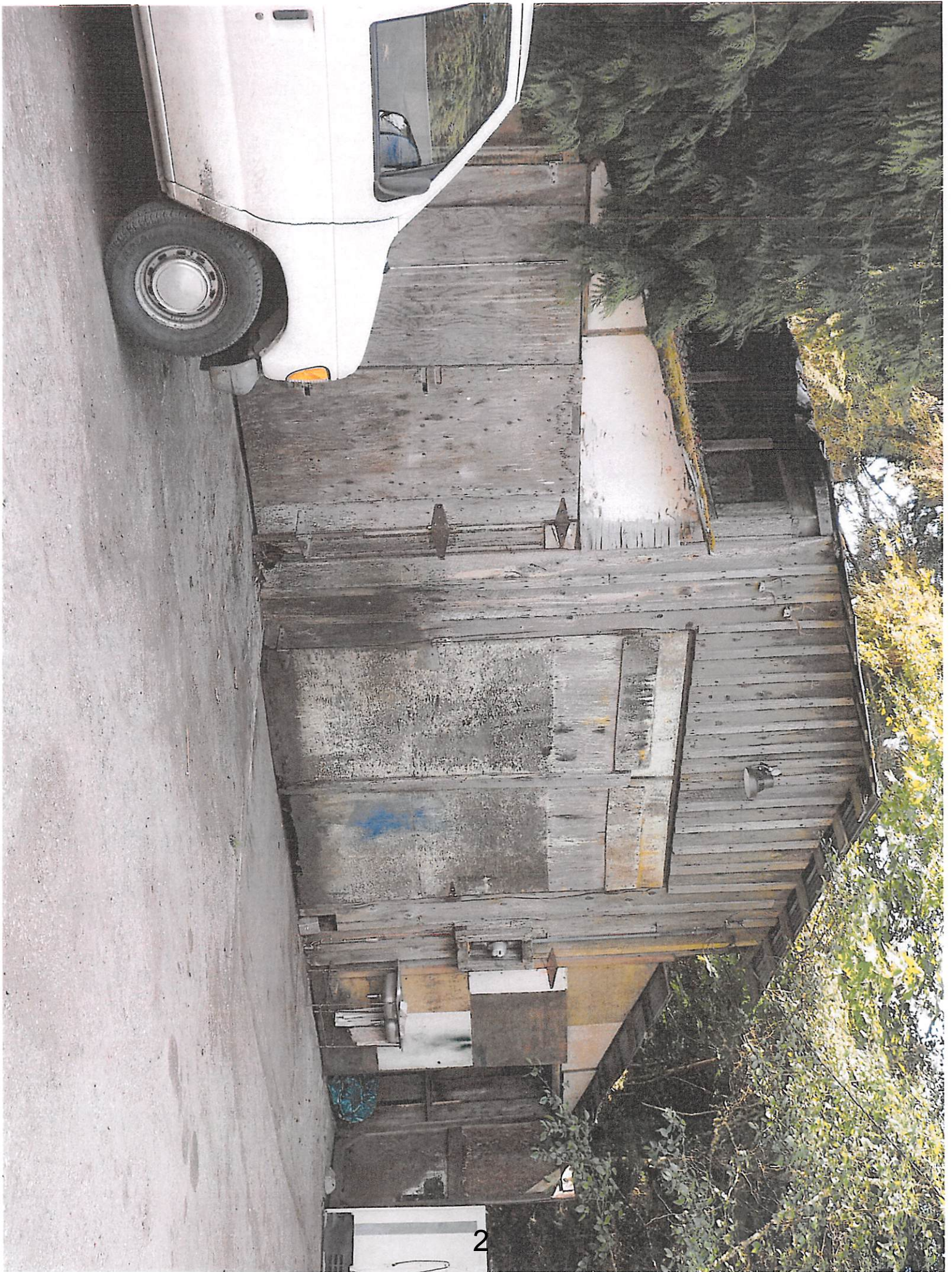
LOT 1, SECTION 7, PLAN S-0165-2

RECEIVED
OCT 7 1974

CAPITAL REGIONAL DISTRICT
Building Inspection Department

District of Sooke
JAN 11 2016
Received

















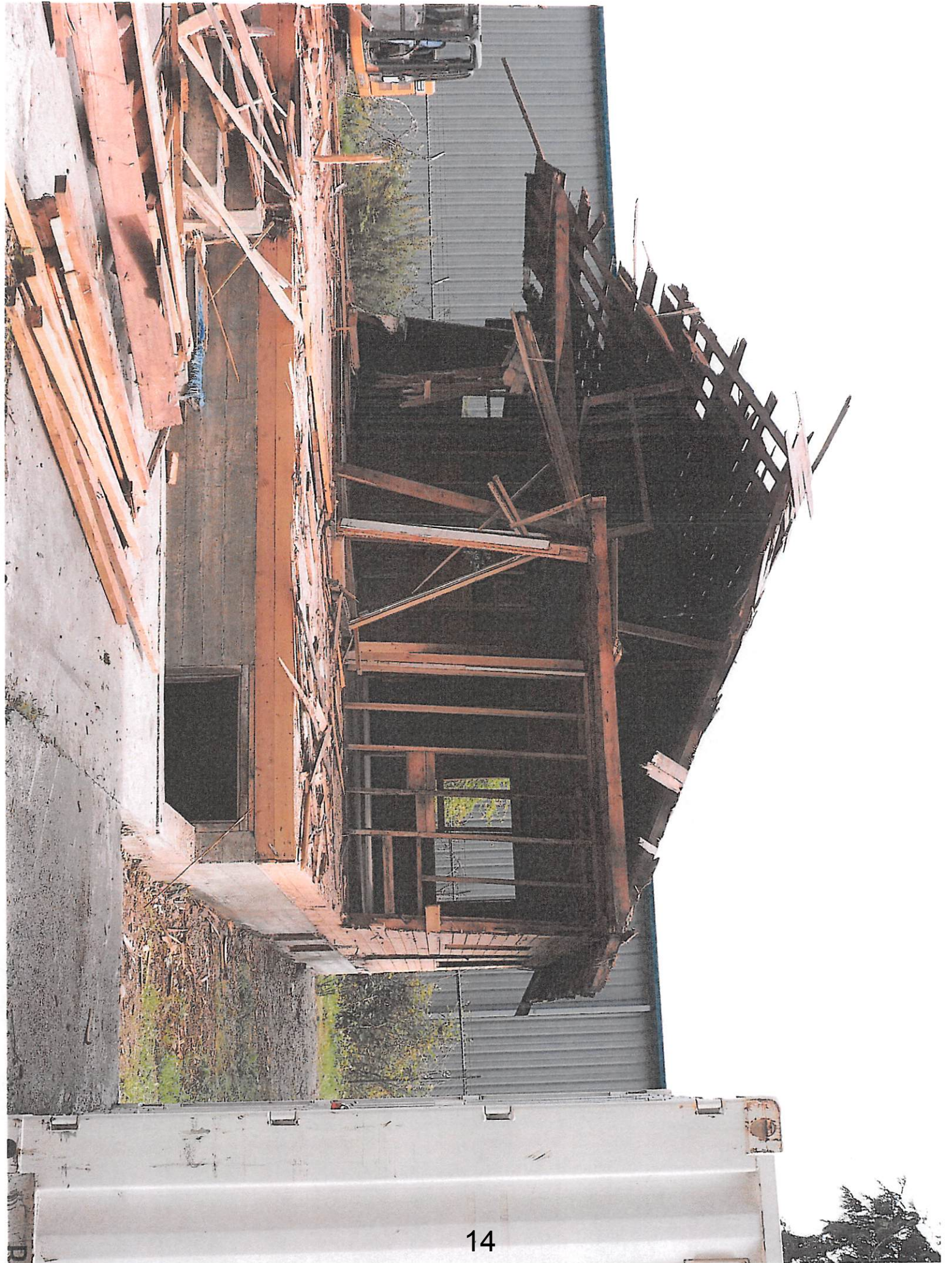






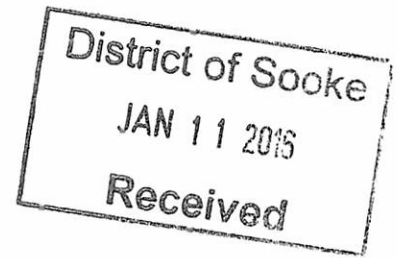






Danica Rice

From: Randy Clarkston [REDACTED]
Sent: Monday, January 11, 2016 12:19 PM
To: Katherine Lesyshen
Cc: Danica Rice
Subject: Sooke Moving & Storage application
Attachments: major & council.txt



Randy Clarkston
WestCoast Design
250-642-8803
4449 Sooke Road
randy@westcoastdesign.net
mdc@shaw.ca



This email has been sent from a virus-free computer protected by Avast.
www.avast.com

major council.txt

TO MAYOR & COUNCIL

As a neighbor to Sooke Moving & Storage and regarding his application for rezoning a RU4 property to C3 :

I have no objections to this development and support it fully
The addition of containers for storage is a passive use that is common in the neighborhood.

The potential for Agriculture in the existing R4 zone would be more problematic in the neighborhood as the area has been developed in a urban environment.

This property has been used as commercial / industrial for years (lumber yard - Concrete production - masonry supplies & logging equipment storage etc.)

Randy Clarkston

Sooke.

District of Sooke

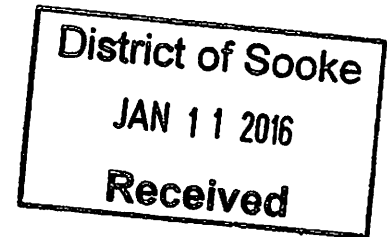
JAN 11 2016

Received

The following list are services in the Sooke area that I (Rob Peters) support with my business (Sooke Moving and Storage) and also volunteer personally for.

Community Groups

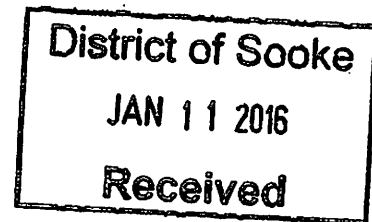
- District of Sooke
- Sooke Fire Department
- Sooke Rotary
- Sooke Art Council
- Sooke Fine Arts
- Sooke Community Choir
- Sooke Philharmonic Society
- Sooke Fall Fair
- Sooke Lions Club
- All Canada Day
- Sooke Community Association
- Safe Halloween
- Sooke Seniors
- Sooke Region Museum
- Sooke Chamber of Commerce
- Sooke Crisis and Referral Centre
- CASA
- Community Assistance Society - Loan Cupboard
- Food Bank
- Sooke Masonic Lodge



SCHEDULE "A"

Received





January 4, 2016

To: District of Sooke Mayor Maja Tait, Council members and staff

Re: Support for Rob Peters/Sooke Moving & Storage re-zoning request

On behalf of the Sooke Philharmonic Society, I wish to express our strong support for Rob Peters in his request to the District of Sooke for re-zoning to accommodate expansion of his Sooke Moving & Storage business.

Sooke Moving & Storage is integral to the operation of the Sooke Philharmonic Orchestra & Chorus throughout each season. Rob and his team provide direct assistance in the form of donated services and transport of music equipment before and after each concert, generous advice, and subsidized rent for storage space.

We understand that Rob offers similar support to other non-profit organizations that contribute to the vibrant arts/culture scene in Sooke.

We urge you to consider Rob Peters' request so that he can continue in his valued role -- providing jobs, necessary services, and support within the Sooke community and beyond.

Sincerely,

Bob Whittet
President
Sooke Philharmonic Society

www.sookephil.ca

January 5, 2015

To All concerned:

District of Sooke

JAN 11 2016

Received

This year will bring the 26th Annual Rotary Auction and Spring Fair. The Rotary Club of Sooke, along with our Community, will focus on Excellence in Sooke. Be it an individual, an Organization, a Business or an Event, Sooke has much to be proud of.

One example of this community's excellence that always comes to mind is Rob Peters of Sooke Moving and Storage. Like many organizations in this community, The Rotary Club of Sooke has benefited greatly from the generosity and support of Rob and his staff.

Our annual Auction is the key in the success of the many Rotary projects and programs in Sooke over the past many years. That success is a result of the hard work of Rotarians and friends of the Rotary family, including the strong support of many businesses and individuals in our community.

Rob Peters has risen to the top of every list, as a friend of Rotary, as an individual and as a Business in Sooke. Rob has consistently donated generously to this Annual event and given significantly in time and effort. Through this support, Rob has truly helped to make the Rotary Auction the important community event that it has become today.

The Rotary Club of Sooke is deeply thankful to Rob and the staff of Sooke Moving and Storage, and offer our support and best wishes in all future business endeavours. Rob and crew deserve the support of the District of Sooke and the entire community that they continue to serve.

Sincerely,

Neil Flynn & Roger Temple,
Rotarians & Co-chairs of the annual
Rotary Auction & Spring Fair

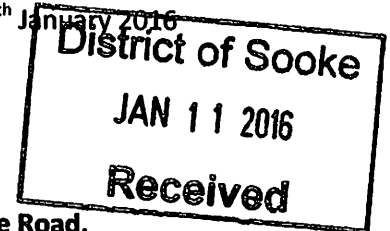
[REDACTED]
District Municipality of Sooke

2205 Otter Point Road, Sooke B.C.

Mayor, Councillors and The Citizens of Sooke

**RE: PUBLIC HEARING - Rob Peters c/o Sooke Moving and Storage, 2017 Idlemore Road,
File PLN001202 - Lot 4, Block 3, Section 7 Sooke District 2434**

8th January 2016



Dear Sirs/Madams

As a Sooke resident and member of several community organizations I am writing to support the application for Bylaw Rezoning of the above mentioned property.

Being the Concert Manager of the Sooke Community Choir I can vouch that it has greatly benefitted over the past several years from the assistance and support from Rob Peters and his Sooke Moving and Storage Team. They have provided countless volunteer hours of time supporting the Sooke Community Choir by transporting and delivering equipment for the choir. The choir does indeed rent space on site from Sooke Moving and Storage for storage purposes. Mr. Peters has always been a supporter and promoter of the choir which has greatly helped the choir by supporting our performances.

As a Board member of the Rotary Club of Sooke Mr. Peters has significantly donated time, effort and donates to the Annual Rotary Auction on a regular basis. The Rotary Club of Sooke also rents space for storage at Sooke Moving and Storage facilities however the Sooke Moving and storage team does provide volunteer hours in support of Rotary and in turn the Sooke Community.

The need for a business such as Sooke Moving and Storage and it's involvement in the community of Sooke is invaluable. Space for storage is essential in Sooke and no one can provide better than Sooke Moving and Storage and it's team led by Mr. Rob Peters.

I thank you for your positive consideration in this process.

Sincerely yours,

Roger S. Temple - [REDACTED]

Sooke Rotary Club – Foundation Chair Board Member

Sooke Community Choir – Concert Manager



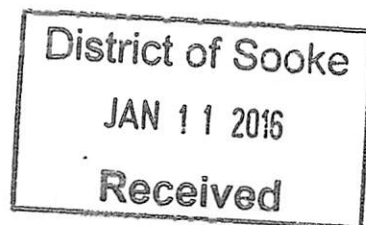
"We Serve"

Sooke Lions Club

Box 248

Sooke B.C.

V9Z 0S9



January 6 2016

To whom it may concern

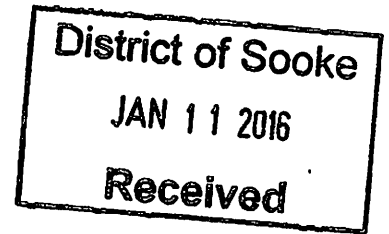
This is a letter of support for Mr. Rob Peters and Sooke Moving and Storage. Over the years Mr. Peters has very generously donated the services of his Company in many of our projects. Mr. Peter's contributions has aided us in our efforts to make Sooke a better Community.

Thank You

Lion Carl Medwedrich

President Sooke Lions

January 6th 2016



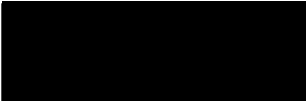
To whom it may concern,

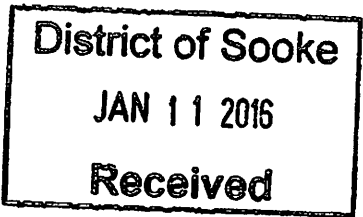
My name is Don Smith. I own a residential property that borders the proposed rezoning of 2017 Idlemore Road by Rob Peters. I have no issues with the rezoning application. Any improvements made to the property compared to what was there before can only enhance the neighbourhood. The security of my place will be vastly improved due to the plan Rob Peters has for the property.

Thank you

A handwritten signature in cursive script, appearing to read "Don Smith".

Don Smith





Jan. 8, 2016

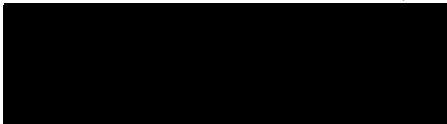
We are neighbours and customers of Sooke Moving and Storage on Idlemore Road and have nothing but good things to say about the way they carry on business. The premises are kept tidy and well-groomed at all times. We feel sure his proposed expanded operation will be managed in a similar, professional fashion.

We approve of the zoning change required for this business expansion.

Sincerely,

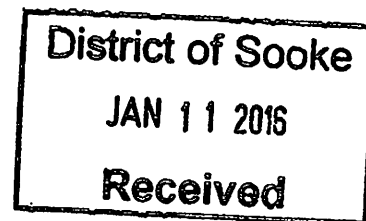
Handwritten signatures of Ray Coffey and Kathryn Mainguy.

Ray Coffey and Kathryn Mainguy



January 8th 2016

Emmett O'Sullivan

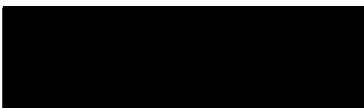


To whom it may concern

I fully support Rob Peters and his proposal of extending the storage business onto 2017 Idlemore Road. I am already pleased with the progress that has already been made on the property and Rob's plan only enhances that property.

Thank you,

Emmett O'Sullivan



To: Mayor and Council

From: Hugh and Linda Audet
[REDACTED]

District of Sooke

JAN 11 2016

Received

RE: Rezoning of 2017 Idlemore Rd.

We have no objections to the changing of the Official Community Plan from Community Residential CR to Technical Industrial TI in order for Rob Peters to expand his storage business.

Rob Peters has been our neighbour and owner of Sooke Moving and Storage for over 25 years. He has maintained a clean and quiet work site and has always consulted neighbours when necessary. Rob is very involved in the Sooke Community and is eager to volunteer his services wherever needed. We have confidence that Rob will continue to be a responsible business owner.

We are also please to hear that there will be a walking trail along Idlemore Rd. As walkers in this area we know the importance of safety for all pedestrians who use this route to get to school, work, or to the beach etc. The development of this walking trail will definitely be an asset to the area.

Respectfully yours,

Hugh Audet
Linda Audet

District of Sooke

JAN 11 2016

Received

Jan 5 2016

To Whom It May Concern,

My name is Larry Lloyd, and I own a residential property adjacent to the property of Rob Peters subject to a rezoning application. I've known Rob for over 30 years, and he is a reputable businessman who has always been willing to donate his time and money to help the citizens of this community.

I have no objection to Rob Peters application to rezone his property for storage purposes. I told the same thing to Dale Arden when he applied for the same rezoning ten years ago. (Arden's property is also adjacent to mine.) Having Arden's Storage next door is ideal. The property is secure, and completely quiet. I expect it will be the same with Rob Peters property.


Larry Lloyd


lot coverage less than 40% allowed
meets all setbacks

large truck maneuvering



TOTAL LOT AREA
4,584.83 m²

SITE DATA	
4534.83	Lot Area sq. M.
60	Lot Coverage Allowed
1319.3	Area of Footprint
39.6809	% Lot coverage

District of Sooke
JAN 11 2016
Received

Great care and effort have been taken in the making of this design and blueprint. Since variations can occur with site conditions, local building codes, municipal bylaws, weather conditions etc., WestCoast Design & Development Services cannot assume any responsibility for damage as a result of errors or omissions. It is recommended that the owner and/or builder consult a local engineer, and check with you local building officials, prior to start of construction.

**WEST COAST DESIGN &
DEVELOPMENT
SERVICES**

 © COPYRIGHT OF
WEST COAST DESIGN & DEVELOPMENT SERVICES
THIS DRAWING MAY NOT BE USED OR REPRODUCED
IN ANY FORM WITHOUT CONSENT

Randy Clarkston
Laurie Wallace
Sooke, B.C.
250-642-8803

Plot Plan

Proposed Rezoning

Client: Sooke Moving & Storage
Site Address: 2017 IDLEMORE ROAD
City: Sooke
Lot: 4 Plan: Vip2434 Section: **
District: SOOKE

BY	REVISIONS	DATE
----	-----------	------

Date:	8/13/2015
-------	-----------

Scale:	AS NOTED
--------	----------

Drawn:	RC
--------	----

file name	3820140917642
-----------	---------------

Last Save: WCRandy

A.02

Randy Clarkston
Laurie Wallace
Sooke, B.C.
250-642-8803

Accessory Uses:

- * See conditions of use.

Minimum Lot Size for Subdivision Purposes:

- Maximum Height:** * See conditions of use.

- Maximum Lot Coverage:**

- District of Sooke**
JAN 11 2016
Received

Minimum Setbacks:

403.8 Conditions of Use:

Conditions of Use:

- Parking lot, parkade height not to exceed 6 m.
- Machine shops may not exceed 200 m² total floor area.
- Wholesale, storage or warehousing buildings may not exceed 700 m² total floor area.
- 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.



neighboring zones

west M2
south RR1A
east RM3x & RR1A

PURPOSE OF REZONING

To increase existing container storage facility -

Vision of Sooke Community 25 Years From Now

Spring in Sooke in ²⁰1941 is just around the corner. I leave my Whiffin Spit home. A brisk walk along the foreshore to Billings Spit is interrupted only by a brief detour over one of the new pedestrian crossings of the Sooke River.

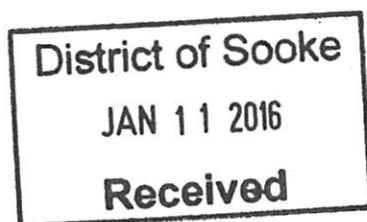
I arrive at my lock-up in the tastefully redesigned Sooke Moving & Storage. The friendly staff give me a hand in setting up my power-assisted bicycle and trailer. I load up my spring garden tools.

On my return trip over the enhanced trail system, I take a tour to the T'Sou-ke Nation's native friendship & traditional garden centre. After a consultation with an elder, and with her kind regards, I am able to complete my plans for my 'country foods' kitchen garden.

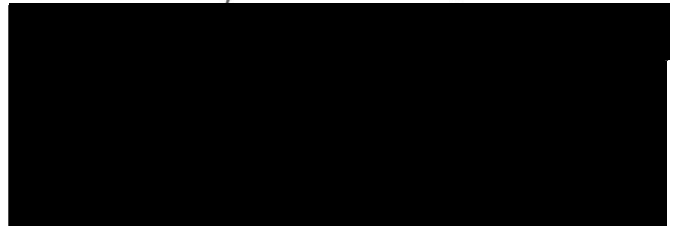
The cycle trip home is pleasant. There are many places to rest, many people to exchange a pleasant nod or chat with.

After a brief shop in the town centre for groceries, seeds and plants – not to mention a few garden tools – and I am on my way again. Safely home, I engage the talents of a young person to help in getting this years' garden going. Her folks, as I recall, were Syrian refugees in 2016.

I smile as I recall with some pride, that night in January 2016, when I was able to support Rob Peter's bid before Sooke Council, to grow his moving & storage business into what it has become – an important part of a diverse and healthy community.



Mark Layton



Mark Layton