



**Public Hearing
Information Package**

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).

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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 January 11, 2016** commencing at 7:00 pm.

Application Information:

Bylaws: Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)*
Bylaw No. 628, *Zoning Amendment Bylaw (600-21)*

File No: PLN001202

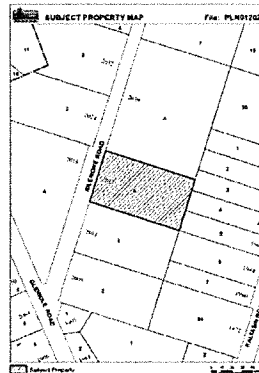
Civic Address: 2017 Idlemore Road (shown outlined in black and hatched on the subject map)

Legal Description: Lot 4, Block 3, Section 7 Sooke District, Plan 2434.

Applicant: **Rob Peters c/o Sooke Moving and Storage**
#2018 Idlemore Road, Sooke, BC V9Z 0A9

Proposal:

The purpose of Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)* is to change the current designation for 2017 Idlemore Road from *Community Residential (CR)* to the proposed *Technical Industrial (TI)*, which will support a range of commercial and industrial activities that are primarily indoors, 'clean', allow for a live/work units or residential above the business activity, and which have a higher level of building design and street frontage improvements similar to that of commercial areas.



The purpose of Bylaw No. 628, *Zoning Amendment Bylaw (600-21)* is to rezone 2017 Idlemore Road from "Rural Residential (RU4)" to the proposed "Service Commercial (C3)" zone, which permits service commercial uses that are automobile dependent including:

- | | |
|-------------------------------------|--------------------------------------|
| a) Auto service facility | h) Parking lot, parkade |
| b) Body and paint shops | i) Place of worship |
| c) Car wash | j) Restaurant |
| d) Carpentry shops | k) Vehicle repair |
| e) Equipment sales/service/ rentals | l) Vehicle sales/rentals |
| f) Gas bar | m) Wholesale, storage or warehousing |
| g) Machine shops | |

Adoption of Bylaw No. 628 will be subject to the registration on title of a Section 219 Covenant relating to funds offered by the applicant to help develop a trail along Idlemore Road as a community amenity contribution. The contribution is dedicated towards offsetting some of the long term impacts that the increase in zoning will have on the Billings neighbourhood and community.

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), commencing December 30, 2015 to and including January 11, 2016. zoning will have on the Billings neighbourhood and community.

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 bsprinkling@sooke.ca or in person to the Corporate Officer at the District Municipal Offices no later than Monday, January 11th, 2016 at 4:00 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

BYLAW NO. 627

A bylaw to amend Bylaw No. 400, *Official Community Plan Bylaw, 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).

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

1. This Bylaw is cited as *Official Community Plan Amendment Bylaw (400-8)*.
2. Bylaw No. 400, *Official Community Plan Bylaw, 2010* is amended in Map 1 and Map 1C by deleting from the Community Residential (CR) designation and adding to the Technical Industrial (TI) Designation that property legally described as Lot 4, Block 3, Section 7, Sooke District Plan 2434 shown outlined in black and hatched on Schedule A to this bylaw.

Introduced and read a first time the 14th day of December, 2015

Read a second time the 14th day of December, 2015

Amended the day of 2016

Public Hearing held the day of 2016

Read a third time the day of 2016

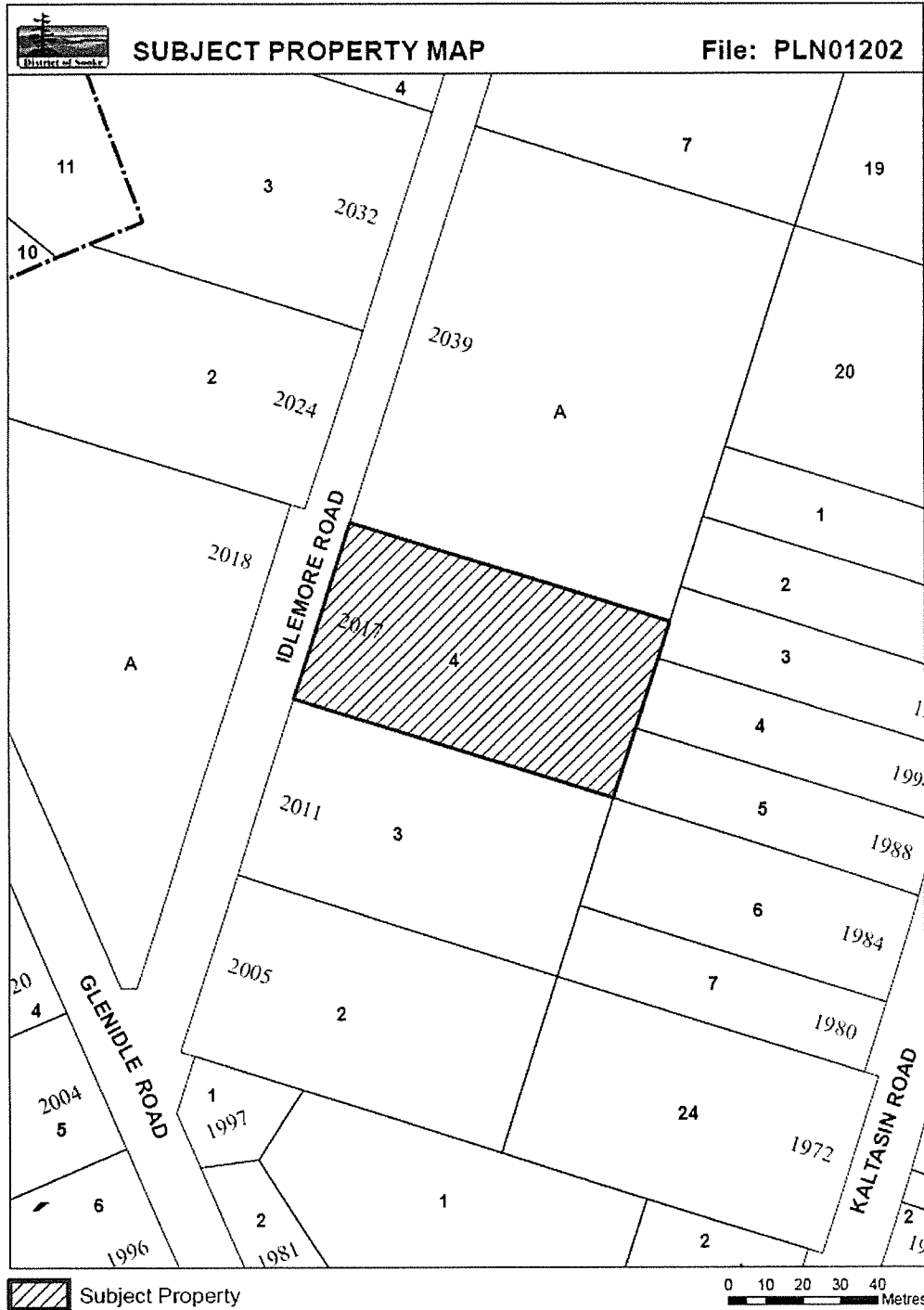
Adopted on the day of 2016

Certified:

Kerrie Reay
Acting Mayor

Bonnie Sprinkling
Corporate Officer

SCHEDULE "A"





DISTRICT OF SOOKE

BYLAW No. 628

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 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).

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

- 1. This Bylaw is cited *Zoning Amendment Bylaw (600-21)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning from Rural Residential Zone (RU4) to Service Commercial Zone (C3) that property legally described as Lot 4, Block 3, Section 7, Sooke District Plan 2434 as shown outlined in black and shaded with hatching on Schedule A to this bylaw.

Introduced and read a first time the 14th day of December, 2015.

Read a second time the 14th day of December, 2015

Amended the day of 2016

Public Hearing held the day of 2016

Read a third time the day of 2016

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

Adopted on the day of 2016.

Certified:

Kerrie Reay
Mayor

Bonnie Sprinkling
Corporate Officer

FOR INFORMATION ONLY: Section 219 Covenants registered in the Victoria Land Titles office under numbers **

SCHEDULE "A"



TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT

THIS AGREEMENT, dated for reference _____, 201__ is made

BETWEEN:

Sooke Moving and Storage Ltd.
2018 Idlemore Road,
Sooke, BC
V9Z OA9

(the "Owner")

AND:

DISTRICT OF SOOKE, a municipality incorporated under the Local Government Act, R.S.B.C. 1996, c.323 and having its office at 2205 Otter Point Road, Sooke, BC V9Z 1J2

(the "Municipality")

GIVEN THAT:

- A. The Owner is the registered Owner in fee simple of the land in Sooke, British Columbia, legally described as:
Lot 4, Block 3, Section7, Sooke District, Plan 2434
(the "Land");
- B. The Owner proposes to develop the Land for service commercial use;
- C. The Owner has requested the Municipality to adopt Bylaw No. 628, *Zoning Amendment Bylaw (600-21)* (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;

THIS AGREEMENT is evidence that in consideration of payment of \$1.00 by the Municipality to the Owner (the receipt of which is acknowledged by the Owner), the Owner grants to the Municipality in accordance with s.219 of the *Land Title Act* the following covenants:

- 1. The Owner covenants and agrees with the Municipality that:
 - (a) The Land must not be redeveloped beyond its current use;

- (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 with exception of a temporary construction or real estate marketing office or improvements to existing structures;
- (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, development, building or occupancy is in accordance with the Schedule of Restrictions attached as Schedule A.

2. Any opinion, decision, act or expression of satisfaction of the Municipality provided for in this Agreement is to be taken or made by the Municipality's Municipal Engineer or his or her delegate authorized as such in writing, in each case acting reasonably.
3. The Owner may, after the Rezoning Bylaw is adopted, request a discharge of any particular covenant granted in this Agreement in respect of any parcel into which the Land may be subdivided, and the Municipality shall execute and deliver a discharge in respect of any such covenant that has been, in the Municipality's opinion, fully satisfied by the Owner.
4. The Owner releases, and must indemnify and save harmless, the Municipality, its elected and appointed officials and employees, from and against all liability, actions, causes of action, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner, or anyone else, arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement, or any default of the Owner under or in respect of this Agreement.
5. 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.
6. 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.
7. 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.

8. 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 of the Land,
 - (b) affect or limit any enactment related to the use of the Land, or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use of the Land.
9. 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 Land and this Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated. The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered Owner of the Land.
10. The Owner agrees to do everything reasonably necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement.
11. 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.
12. 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.
13. This Agreement is the entire agreement between the parties regarding its subject.
14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.
15. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instrument.
16. 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 hereto have executed the Land Title Office Form C that is attached hereto and forms part of this Agreement.

SCHEDULE "A"

SCHEDULE OF RESTRICTIONS

TRAIL DEVELOPMENT

Design and construction of a separated grade trail for Idlemore Road to a 2 metre wide shoulder/pathway standard as prescribed by the *Subdivision and Development Standards Bylaw No. 404 (2014)* to improve pedestrian safety or cash in lieu to a value of \$5,000. The trail will be located within the Idlemore Road right of way as shown within Map D-5 of the *Parks and Trails Master Plan (2009)*.

**B-3 Bylaw No. 627, Official Community Plan Amendment Bylaw (400-8)
Bylaw No. 628, Zoning Amendment Bylaw (600-21) - 2017 Idlemore Road**

Michael Dillabaugh provided a powerpoint presentation and summary of the Official Community Plan amendment and rezoning application for 2017 Idlemore Road.

Bylaw No. 627

MOVED and seconded that Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)* be read a second time.

CARRIED UNANIMOUSLY

Bylaw No. 628

MOVED and seconded that Bylaw No. 628, *Zoning Amendment Bylaw (600-21)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 628, *Zoning Amendment Bylaw (600-21)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to direct staff to schedule a Public Hearing for Bylaw No. 627 and Bylaw No. 628 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

AND THAT prior to final adoption of Bylaw No. 627 and 628, the owner enters into a Section 219 Covenant with the District of Sooke to address an amenity contribution towards the proposed construction of a trail along Idlemore Road;

AND FURTHER TO authorize the Mayor and Chief Administrative Officer to execute the Section 219 Covenant.

CARRIED UNANIMOUSLY



File No. PLN01202

REQUEST FOR DECISION
Regular Council Meeting
December 14, 2015

To: Michael Dillabaugh, Acting Chief Administrative Officer
From: Planning Department
Re: **Rezoning Application – 2017 Idlemore Road**

SUGGESTED ACTION:

THAT COUNCIL introduce and give first and second reading to Bylaw No. 627, *Official Community Plan Amendment Bylaw (400-8)* to amend the designation on the property located at 2017 Idlemore Road from Community Residential (CR) to Technical Industrial (TI);

THAT COUNCIL introduce and give first and second reading to Bylaw No. 628, *Zoning Amendment Bylaw (600-21)* to rezone the property located at 2017 Idlemore Road from Rural Residential Zone (RU4) to Service Commercial Zone (C3);

AND schedule a Public Hearing for Bylaw No. 627 and Bylaw No. 628 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

AND FURTHER THAT COUNCIL direct that prior to final adoption of Bylaws No. 627 and 628, the owner enter into a Section 219 Covenant with the District of Sooke to address an amenity contribution towards the proposed construction of a trail along Idlemore Road.

AND FURTHER THAT COUNCIL authorize the Mayor and Chief Administrative Officer to execute the Section 219 Covenant.

1. Executive Summary:

The applicant wishes to expand Sooke Moving and Storage Ltd. from its original location at 2018 Idlemore Road to include a new location at 2017 Idlemore Road. As a result, this planning application has two purposes. The first is to amend the *Official Community Plan, 2010* (Bylaw 400) to change the current designation of the property from *Community Residential* (CR) to *Technical Industrial* (TI) and the second is to amend the *Sooke Zoning Bylaw, 2013* (Bylaw 600) with a rezoning of the property from *Rural Residential Zone* (RU4) to *Service Commercial Zone* (C3). Should Council approve this application, 2017 Idlemore Road would be the first property to be designated *Technical Industrial* (TI) within the District of Sooke.

The applicant has offered to provide an amenity contribution towards the construction of the Idlemore Trail. This contribution will be addressed in a Section 219 Covenant, which will be registered prior to adoption of this bylaw.

The subject property measures approximately 1.13 acres (4584 m²) in size, and is not located within the Sewer Specified Area. The existing property is not presently serviced with community piped water, however, service by CRD Water is provided to the site. Sooke Moving and Storage Ltd. has existed in Sooke for over 25 years and currently operates under a commercial business licence which has been in effect since Sooke's incorporation.

2. Background:

The subject property is located on the south-east side of Idlemore Road, within the Billings Spit neighbourhood. Until recently, the lot included a house, a barn, several shipping containers and other outbuildings. The house was demolished in June of 2015, under a demolition permit. The applicant intends to build new structures for the purpose of additional storage space for Sooke Moving and Storage Ltd. as well as other potential permitted business endeavours. It should be noted that the business presently offers covered storage in a large warehouse as well as the option to rent 8, 10 and 20 foot long shipping containers. Warehousing and storage are not permitted under the existing zoning at 2017 Idlemore Road.

Presently, within the District of Sooke, there exists a shortage of industrial zoned lands. Although there is little data available, there are currently 35 industrial zoned lots, ranging in size..

3. Planning Analysis:

The following planning analysis is provided to show support for amending the OCP and the rezoning of 2017 Idlemore Road.

Regional Growth Strategy (RGS)

The RGS provides support for strategic initiatives such as "Strengthening the Regional Economy" and "Building Complete Communities" as key directions for the District of Sooke for long term regional planning within the Capital Regional District. Intensifying commercial and industrial use opportunities in the Kaltasin neighbourhood will help to strengthen the regional economy for the long term.

Official Community Plan, 2010 (OCP)

Appendix II of the OCP states that "industry in Sooke is fairly underdeveloped". However, as residential growth continues, so does the need for adequate and sustainable infrastructure, services, amenities and employment.

COMMUNITY RESIDENTIAL DESIGNATION (CR) –Section 5.1

The subject property is presently designated *Community Residential* (CR) within the OCP. The Community Residential designation supports areas;

"where low to medium density residential growth will occur 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."

It should be noted that this application is not consistent with the policies and objectives of the *Community Residential* designation, nor is the C3 designation consistent with the policies outlined in the OCP for CR.

TECHNICAL INDUSTRIAL DESIGNATION (TI) – Section 5.5

The *Technical Industrial* (TI) designation provides support for;

“development of business parks” where all commercial and industrial activities are primarily outdoors, “clean”, allow for live/work units or residential above the business activity, and which have a higher level of building design and street frontage improvements similar to that of commercial areas”

The rationale for the *Technical Industrial* designation is to improve current “utility and industrial” zonings and provide opportunities for an improved transition between industrial and residential uses through improved form and character in the Kaltasin/Idlemore neighborhood. Redesignating the property to *Technical Industrial* provides an opportunity to infill underutilized lands while providing new community benefits through mixed commercial uses. Other community benefits such as pedestrian scale design and improved landscaping and screening will result from the implementation of form and character guidelines required through the development permit process.

ECONOMIC DEVELOPMENT- Section 4.4

Section 4.4 of the OCP, states

that Sooke’s community economic environment shall encourage proactive, collaborative and diverse economic development, which is strategic in nature, responsive to community needs and seeks to ensure economic growth, while achieving environmental and social balance that supports “live, work and play” in Sooke.

Economic development along Idlemore Road could create more employment opportunities for people within the community. Specifically, the OCP makes reference to support office and commercial uses in industrial areas which complement light industrial redevelopment, such as the redevelopment of the Kaltasin industrial and institutional zoned properties. Other relevant policies supporting this use are listed as follows:

- d. Support the inclusion of accessory residential use in the Technial Industrial Centre designation and in existing industrial areas where appropriate*
- e. Designate Kaltasin/Idlemore as a business park location*
- f. Allow for accessory commercial offices within the designation*
- g. Encourage a wide range of technical industrial activities and land uses*
- h. Require the use of rainwater management systems in all industrial areas including groundwater infiltration, rainwater detention and rain gardens in landscape areas; and*
- l. Require a high level of building and site design for all Technical Industrial Centre locations.*

Policies 4.4.3. j, p, and t also support the eventual relocation of light industrial business to outside of the Town Centre, away from Sooke Harbour to more suitable industrial

areas. The policy encourages *clean/green, technological, sustainable industries and renewable energy opportunities*.

COMMUNITY GROWTH AREA- DPA #2

2017 Idlemore Road 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 may include both a development permit and a building permit to ensure form and character requirements are met.

Sooke Zoning Bylaw, 2013 (Zoning Bylaw)

Idlemore Road is presently an area with a mix of industrial, residential and commercial uses. The street is characterized by several storage and warehousing businesses as well as a sawmill and recycling facilities. The existing Sooke Moving and Storage business is located across the street at 2018 Idlemore Road. The T'Souke First Nation is located less than 100 m away backing onto Glenidle Road. The permitted principal uses in the existing RU4 zoning include agriculture and single family dwelling or one duplex per lot. Warehousing and storage are not permitted. The subject property represents a transition zone from residential use to the south-east to industrial and commercial uses to the north-west. The proposed new zoning has the opportunity to enhance the neighborhood with the implementation of form and character guidelines outlined in the OCP.

Sewer and Water

The property is not within the Sewer Specified Area. The existing property is not connected to community piped water, however CRD water is available at the property line.

Referrals

Referrals of the proposed project 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 for the storage of flammable materials. The referral summary is attached for reference purposes.

4. Legal Impacts:

The property is free and clear of legal encumbrances.

Provincial legislation enables local governments to require services, collect fees, and or obtain land from new developments to address the uncertain impacts of new growth. Under the *Local Government Act*, the District of Sooke is authorized to obtain community amenities. Section 3.5 of the District of Sooke *Community Amenity Contribution Policy* states that amenities for commercial properties will be determined at time of a rezoning application.

The applicant has agreed to provide an amenity contribution to the District of Sooke. The amenity proposed will be a five-thousand dollar contribution towards the development of

the Idlemore Trail which is identified in the *Parks and Trails Master Plan*. The rationale for the trail is described as follows:

As a result of the open roadway, a long steep hill and a lack of human presence, the industrial portion of Idlemore Road experiences fast moving traffic and is not a safe or pleasant pedestrian experience. Safety concerns exist for pedestrians, particularly children walking or cycling on the wide stretch of road through the industrial portions to Saseenos Elementary school and other destinations. Policy 4.12.3 c) of the Parks and Trails Master plan proposes to *expand trail linkages to the Kaltasin and T'Souke Nation neighbourhoods, linking shoreline access points and providing safer pedestrian routes to schools and the Town Centre.*

The trail contribution will be registered in a Section 219 Covenant.

5. Financial Impacts:

The Developer will be responsible for all costs associated with site improvements.




Attached Documents:

1. Application Summary
2. Referral Agency comments
3. Subject Property Maps
4. Site Analysis Photos
5. Service Commercial (C3) Zone
6. Draft Bylaw No. 627 and 628

Respectfully Submitted,



Danica Rice, MCIP, RPP
Planner II

Approved for Council Agenda	
 Engineering	_____ Planning
_____ Corp. Services	 Finance
 CAO	

Application Summary

Address	2017 Idlemore Road
Legal	Lot 4, Block 3, Section 7, Sooke District, Plan VIP2434
Existing Zoning	Rural Residential (RU4)
Proposed Zoning	Service Commercial (C3)
Current OCP	Community Residential (CR)
Proposed OCP	Technical Industrial (TI)
Parcel Size	1.13 acres = 4584 m ²
Services	Water: CRD Water Sewer: Septic Drainage: On-site
Adjacent Land Uses	North: Commercial South: Residential East: Residential West: Industrial

Present Zoning and Proposed Zoning

	RU4	C3
Minimum Lot Size for Subdivision	1 ha	1 ha
Maximum Height of Principle Building	12m	15m
Maximum height accessory building	9m	9m
Maximum Lot Coverage	30%	40%

**SUMMARY OF COMMENTS RECEIVED FOR 2017 Idlemore Road
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT September 15, 2015**

EXTERNAL REFERRALS	
AGENCY	COMMENTS
Shaw Cable	Shaw has no concerns. We have aerial RF plant here on Telus structure.
Vancouver Island Health Authority	This office has no objections to the rezoning and OCP amendment provided the property is serviced by the municipal water system and any required sewerage upgrades are done through the services of an Authorized Person (AP).
BC Hydro	BC Hydro has no concerns with the proposed rezoning amendment.
Ministry of Transportation	<p>Please accept this email as an official response to your zoning and OCP amendment referral outlined below, Ministry file 2015-04873.</p> <p>The Ministry has no objections to the proposed zoning and OCP amendment and has no additional requirements for approval.</p> <p>Any required certified bylaw adoptions forms that require stamp/signature can be forwarded to myself at your convenience.</p>
Canada Post, Sooke	Thank you for the opportunity to review your planned rezoning. Canada Post would service this area either by an owner supplied Lock Box Assembly or Community Mailboxes. I would ask that the developer contact us directly to ensure we work together from the start.
BC Transit	<p>OVERALL TRANSIT IMPACT 2017 Idlemore Road is: -Directly served twice per day on weekdays with local transit service connecting to Sooke Town Centre -Within 600m of higher levels of local transit service on Sooke Road, connecting to Sooke Town Centre, West Shore Town Centre, Royal Roads University, Victoria General Hospital and downtown Victoria.</p> <p>LAND USE The District of Sooke's Official Community Plan designates land use for the subject property as "Community Residential". There are classifications of "Technical Industrial" and "Commercial Node" located approximately 200 metres north of the subject property.</p> <p>Community Residential -Ensure the sustainable construction of single family and multiple family residential dwellings; Reduce residential sprawl; Ensure future and existing residential development minimizes the impact on municipal infrastructure;</p> <p>-Technical Industrial is the area which supports the development of 'business parks' where all commercial and industrial activities are primarily indoors, 'clean', allow for live/work units or residential above the business activity, and which have a higher level of building design and street frontage improvements similar to that of commercial areas.</p> <p>-Commercial Node is to provide for future compact forms of commercial development in the district, to serve the travelling public and residents that are in the immediate area, with a neighborhood scale commercial centre for convenience items and services such as a restaurant/pub, gas station and/or corner grocery store.</p> <p>We note that the proposed C3 zone is a deviation from the Community Residential</p>

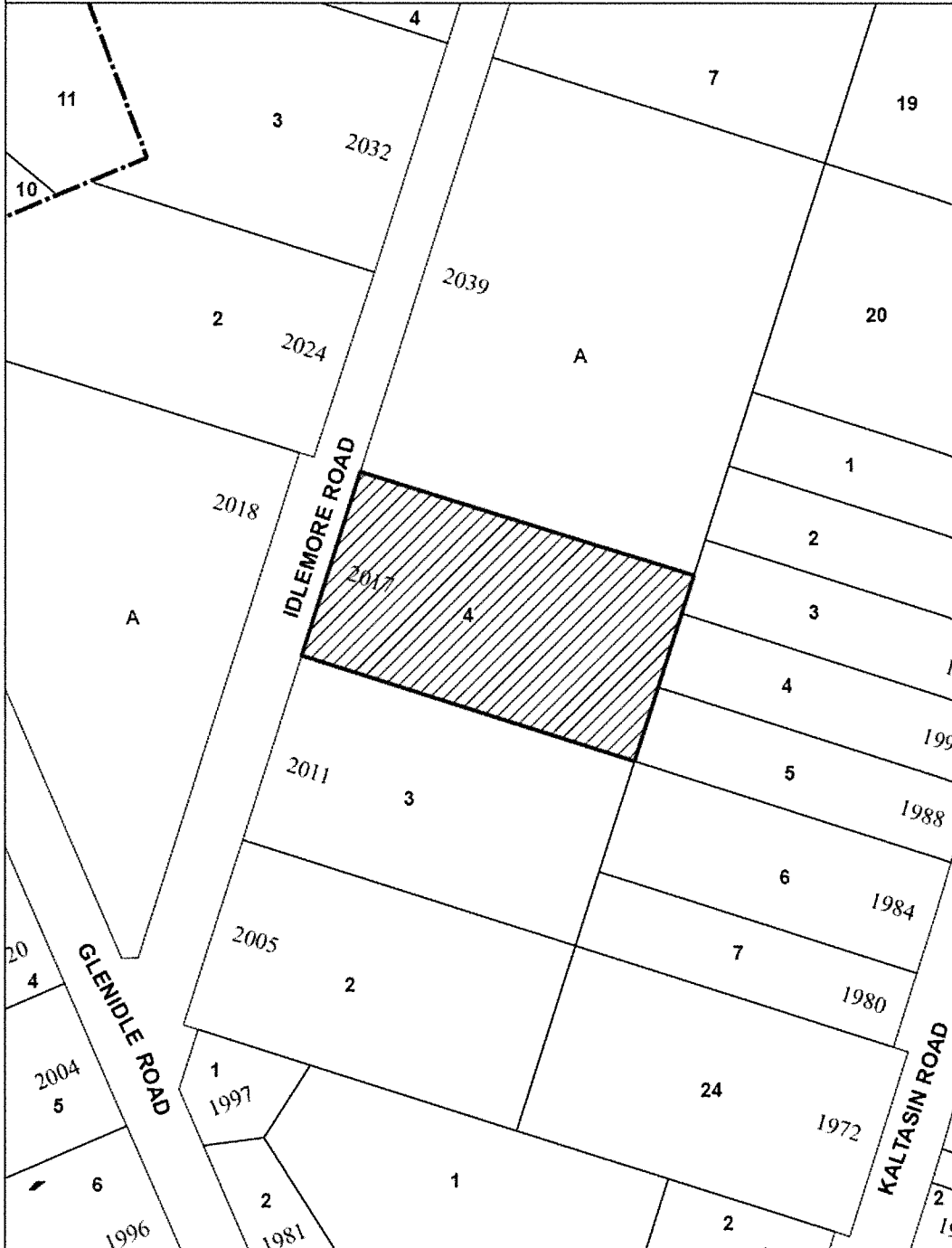
	<p>designation found within the District's Official Community Plan. Additionally, the proposed use for the subject property suggests a lower employment impact than implied within the "Business Park" description of Technical-Industrial classification and does not contribute to the live/work objectives nor industrial diversification objectives of the Technical-Industrial classification.</p> <p>BUS STOPS AND STATIONS</p> <ul style="list-style-type: none"> - There is an existing transit stop situated on Idlemore Road adjacent to the subject property. The stop consists of a marker post and is not accessible. -There are existing transit stops on Sooke Road approximately 600 m from the subject property. The eastbound stop (serving travel to West Shore town Centre, Royal Roads, Victoria General Hospital and downtown Victoria), is accessible and includes a shelter. The westbound stop (serving Sooke Town Centre) is accessible.
Beecher Bay First Nation	<p>At this time Beecher Bay does not have any concerns regarding this referral, our comments would be should there be any archaeological issues come up, that appropriate process be adhered to, and that TSOUKE Nation be notified of the issues.</p>
CRD Water Department Technical Services Division	<p>The existing property is not presently serviced with community piped water. Community piped water can be supplied to this proposed development provided that the Owner(s) is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 3889, for the supply and installation of a water distribution system capable of meeting all domestic and fire flow requirements, designed in accordance with CRD Specifications and Standard Drawings.</p> <p>If this proposal proceeds to the development stage, a detailed review of water servicing design drawings will be required, and a detailed statement of conditions will be provided.</p> <p>The hydraulic computer model maintained by the CRD shows that a fire flow of 15,000 L/min (3,300 lpm) with at least 138 kPa (20 psi) residual pressure is presently available to this development in the water main adjacent to the fire hydrant (SFD169) located at the northerly boundary of 2017 Idlemore 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 units created by this development.</p> <p>This letter is for the purpose of providing you with information regarding the services</p>


	<p>available from the CRD, and should not be construed as either approval or rejection of the proposed development 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>
Ministry of Environment	On behalf of Ecosystem Biologist Grant Bracher with the Ministry of Forests, Lands and Natural Resource Operations, the Referral Response for 2017 Idlemore Road - Rezoning & OCP Amendment is "Interests Unaffected".
SEAPARC	No Response
Sooke School District 62	At this time the School District does not have any concerns with this referral. The catchment schools for the development are, Saseenos Elementary, Journey Middle and Edward Milne Secondary.
Fortis BC	We have reviewed the attached documents and do not note any conflicts. There are no existing gas facilities in the area.
T'souke Nation	No Response
Archaeological Inventory Section of Ministry of Forests, Lands and Natural Resource Operations (FLNRO)	<p>Regarding referral for 2017 Idlemore Road, Sooke, PID 004577965, L 4 BK 3 SEC 7 SOOKE DISTRICT PL 2434, Provincial records indicate there are no known archaeological sites recorded on the subject property.</p> <p>There is always a possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the Heritage Conservation Act 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.</p>
RCMP, Sooke Detachment	No issue from the police.
Telus Communications	I have no objections to this rezoning.
Sooke Fire Department	I have no concerns with the overall concept of this proposal but would bring your attention to the enclosed bulletins from the Office of the Fire Commissioner and Worksafe BC related to storage within shipping containers. As you can see the potential for a catastrophic event is quite possible if the wrong type of material is stored. In order to satisfy the enclosed recommendations from these agencies, it is suggested that ventilation should be included in each container. Insulating the containers as is being proposed by the owner does limit the heat being produced from average daily sunshine but does nothing to reduce the impact that the heat release rate of only one potential burning container could have on the other containers. (You could also view the recent shipping container fire that occurred in the Port of Vancouver earlier this year as an example when a huge area of downtown Vancouver had to be evacuated) As the owner cannot guarantee what would actually be stored in these containers at any one time as I doubt he is supervising the loading of each one, some form of ventilation seems to be a minimum requirement. I would also propose that signage indicated that flammable liquids, compressed gas storage tanks and things like barbeques and products classified as dangerous goods cannot be stored in this facility. A minimum of two 10lb multi-purpose fire extinguisher should be set in cabinets attached to a container or suitable post or other attachment point at each end of the site.
District of Sooke Engineering	Engineering has no concerns with this proposed rezoning. Servicing and frontage for the development is to conform to Bylaw 404.

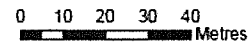


SUBJECT PROPERTY MAP

File: PLN01202



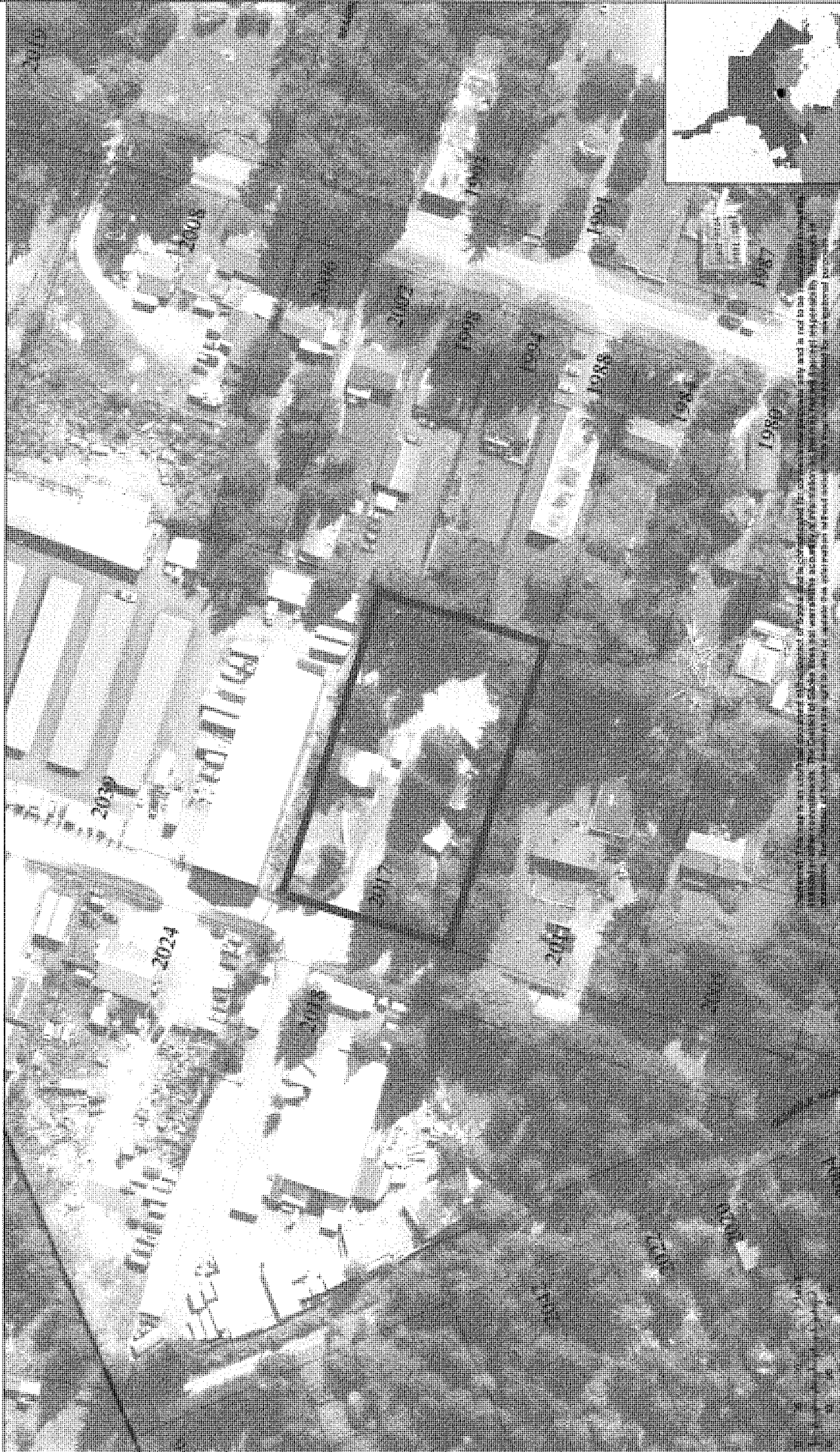
 Subject Property





2017 Idlemore Road

November 28, 2015
12:57:56 PM



This map is an aerial photograph of the area shown. It is not intended to be used for any purpose other than general information and is not to be used for any other purpose. The State of Idaho does not warrant the accuracy, completeness, or timeliness of the information provided on this map. The State of Idaho is not responsible for any errors or omissions in this map. The State of Idaho is not responsible for any damages or losses resulting from the use of this map.

Site Analysis Photos



Subject Property Streetview



Post Boxes located across the road



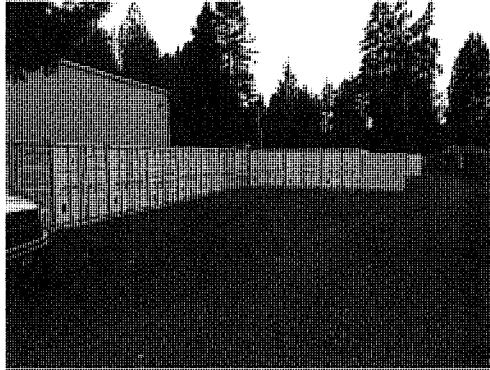
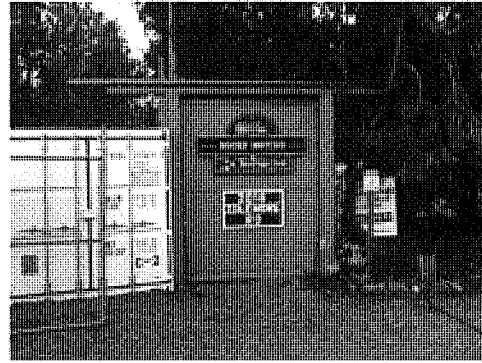
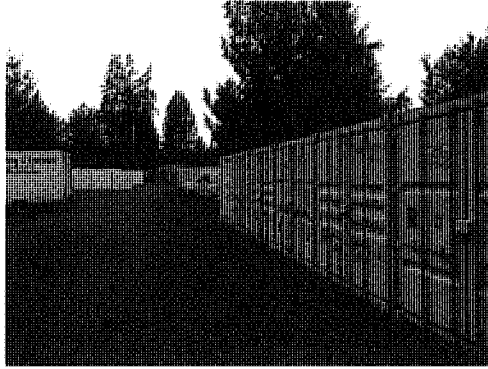
Totem Pole Next Door



Idlemore Road Residential Area



Idlemore Road Industrial Area



Sooke Moving and Storage 2018 Idlemore Road

Service Commercial C3 Zone

Schedule 403 – Service Commercial (C3)

Service Commercial

C3

403.1 Purpose: This zone provides for service commercial uses within the District of Sooke that are automobile dependent.

403.2 Permitted Uses:

Principal Uses:

- a) Auto service facility
- c) Body and paint shops
- d) Car wash
- e) Carpentry shops
- f) Equipment sales/service/rentals
- g) Gas bar
- h) Machine shops *
- i) Parking lot, parkade
- j) Place of worship
- k) Restaurant
- l) Vehicle repair
- m) Vehicle sales/rentals
- n) Wholesale, storage or warehousing *

Accessory Uses:

- o) Office
- p) Retail
- q) Employee housing *
- r) Unenclosed storage

* See conditions of use.

403.3 Minimum Lot Size for Subdivision Purposes:

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

403.4 Minimum Width for Subdivision Purposes: 15 m

403.5 Maximum Height: * See conditions of use.

- a) Principal Buildings: 15 m
- b) Accessory Buildings: 9 m

403.6 Maximum Lot Coverage:

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

Schedule 403 – Service Commercial (C3)

403.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Building or Structure	0 m	0 m	0 m	0 m	0 m
Adjacent to residential zones, including CD zones	0 m	4.5 m	4.5 m	4.5 m	0 m

403.8 Conditions of Use:

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



DISTRICT OF SOOKE

BYLAW No.627

A bylaw to amend Bylaw No. 400, *Official Community Plan Bylaw, 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).

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

1. This Bylaw is cited as *Official Community Plan Amendment Bylaw No. ~~400-2~~ 2015*. ✓
2. Bylaw No. 400, *Official Community Plan Bylaw, 2010* is amended in Map 1 and Map 1C by deleting from the Community Residential (CR) designation and adding to the Technical Industrial (TI) Designation that property legally described as Lot 4, Block 3, Section 7, Sooke District Plan 2434 shown outlined in black and hatched on Schedule A to this bylaw.

Introduced and read a first time the day of 2015.

Read a second time the day of 2015.

Read a third time the day of 2015.

Adopted on the day of 2015.

Maja Tait
Mayor

Bonnie Sprinkling
Corporate Officer

SCHEDULE "A"





DISTRICT OF SOOKE

BYLAW No.628

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw*, 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).

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

1. This Bylaw is cited *Zoning Amendment Bylaw No. (600-19)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw*, 2013 is amended in Map 1 and Map 1C by deleting from the Rural Residential (RU4) zone and adding to the Service Commercial (C3) zone that property legally described as Lot 4, Block 3, Section 7, Sooke District Plan 2434 shown outlined in black and hatched on Schedule A to this bylaw.

Introduced and read a first time the day of 2015.

Read a second time the day of 2015.

Read a third time the day of 2015.

Adopted on the day of 2015.

Maja Tait
Mayor

Bonnie Sprinkling
Corporate Officer

SCHEDULE "A"

