



**Public Hearing  
Information Package 2**

**March 23, 2015 at 7:00 pm**  
Sooke Council Chamber  
2225 Otter Point Road, Sooke, BC

---

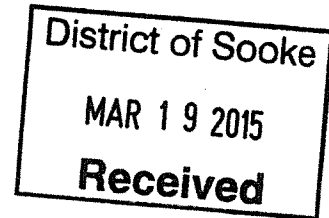
**6509 Sooke Road**

<b>Proposed Bylaw:</b>	<b>Bylaw No. 611, <i>Zoning Amendment Bylaw (600-15)</i></b>
<b>Zoning Amendment:</b>	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purpose of amending the zoning on 6509 Sooke Road from Light Industrial (M1) to Service Commercial (C3).

**Information Package Contents:**

	Page #
1. <b>Public submissions received on or before March 20, 2015:</b>	1
• Received March 19, 2015 from residents in proximity to 6509 Sooke Road	

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



To: The Honorable Mayor and Sooke Council members:

From: Residents in proximity to 6509 SookeRd.

Re : Proposed bylaw 611 Zoning AmendmentBylaw(600-15).

The undersigned are submitting the following recommendations to be added to the list prepared by the staff of Sooke District

While we agree with the zoning amendment for 6509 Sooke Rd from light industrial to(M1) to service commercial (C3), we would ask that the nature of the commercial site is designed to fit in with the pre existing neighbourhood which is primarily residential.

Under principal uses in section 403.2 we wish to include body and paint shop and machine shop as prohibited on 6509 Sooke Road . Our concerns being toxic fumes and noise respectively. This is a current problem with the existing tenant, Sooke Backhoe Service, that has, on numerous occasions, left his trucks idling. Diesel fumes, are well known for carcinogenic content as well as causing other health problems.

Under accessory uses of section 403.2 we propose to prohibit unenclosed storage. An unsightly sample of unenclosed storage is west of subject property at 6527 Sooke Road. We hope the proposed business will be well maintained with appropriate disposal of shop waste such as oil and grease, antifreeze, plastics, batteries etc .

We support staff's statements on Page 11, paragraphs 3 and 4 under Analysis, in regard to the necessity for control of excessive noise and illumination .As well, we support the need for adequate buffering and screening on the residential sides of Charters and Lanark roads. In order to limit traffic on the local roads, namely Charters, Lanark and Dover we ask there would be no traffic access to 6509 on the South side, ie via Lanark Rd.

Staff has recommended decreasing the height limit from 15 to 10 metres. In our opinion we consider 8 metres to be more in line with the present neighbourhood. This would be particularly relevant to neighbours on the north side of Sooke Rd. Reference to the 3 duplexes and their height of 9.6 metres is not relevant to Sooke Rd as the duplexes are nestled in the ground level drop from Sooke Rd to Lanark.

Finally we are discouraged by the dismal shape of the closed Kennedy St portion adjacent to 6509 Sooke Rd. Instead of being left as an open corridor and space for a park, it has been used as an unfinished road in to the business on the east side.

We suggest that if the closed road was protected by a rock line or some other way that would dissuade traffic on this closed portion of Kennedy St.

In closing we commend the Sooke Staff on their thoughtful analysis and comments for amending the zoning of 6509 Sooke Rd. We hope our combined efforts will lead to some practical and beneficial outcomes that we can all live with.

2018 Kennedy Str, Sooke, B.C. V9Z 0X1  
Louisa Roelofs --- L. Roelofs. March 18/2015  
D. John Moorcroft --- P.P. Roelofs.

Linda & Broe Batty  
2017 Dover St  
Sooke BC V9Z 0X1  
E Linda Batty March 19  
Broe a Batty 2015  
March 19, 2015

Patricia A. Switzer  
2011 Norton Rd.  
Sooke, B.C V9Z 1H4  
Patricia A. Switzer Mar. 19, 2015

JOHN & JACQUELINE STINSON  
2021 KENNEDY STREET, SOUTH  
SOOKE, B.C. V9Z 0X1

J. Stinson J. Stinson March 18, 2015

Will & Heather Cormier  
2023 Charters Rd.  
Sooke, B.C. V9Z 0X1  
Wormin 03-18-15  
Hornie

Lynda & Don Danard  
6498 LANARK AVE  
Sooke, B.C. 03/18/15

L. Danard. D. Danard  
Notman McMeher  
2022 CHARTERS RD  
Emma M. Makaw  
03/18/15

PETER HAYS &  
NAFEES AIDROOS  
2022 Kennedy St. S  
Sooke BC V9Z 0X1  
Nafees Aidros

Peter Hays  
March 19, 2015

DENISE RENAUD  
MERVE CROSS (AWAY)  
Denise Renaud  
Denise Renaud for Merve Cross  
March 19th, 2015