



PH-2

**Public Hearing
Information Package**

June 27, 2016 at 7:00 pm

Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

7090 Grant Road/ 2105 Firwood Place

Proposed Bylaw:	Bylaw No. 642, <i>Zoning Amendment Bylaw (600-28)</i>
Zoning Amendment:	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purpose of amending the zoning on the property legally described as Lot A, Section 21, Sooke District, Plan 14805 from Large Lot Residential (R1) to Small Lot Residential Zone (R3).

Information Package Contents:

	Page #
1. Notice of Public Hearing published in Sooke News Mirror June 15, 2016 and June 22, 2016.	1
2. Bylaw No. 642, <i>Zoning Amendment Bylaw (600-28)</i> at second reading	3
3. Council resolution dated June 13, 2016	5
4. Staff Report to Council dated June 13, 2016	7
<ul style="list-style-type: none">• Proposed Plan• Subject Property Map• Orthophoto Map• Referral Agency Comments• Site Analysis Photos• Small Lot Residential (R3) Zone• Draft Bylaw 642• Powerpoint Presentation	

*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, June 27, 2016** commencing at 7:00 pm.

Application Information:

Bylaw: Bylaw No. 642, *Zoning Amendment Bylaw (600-28)*
File No: PLN01254
Civic Address: 7090 Grant Road/ 2105 Firwood Place
(outlined in black and hatched on the subject map)
Legal Description: Lot A Section 21, Sooke District Plan 14805
Applicant: **John Brohman**
PO Box 66 Sooke, BC V9Z 0E4

Proposal:

The purpose of Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* is to rezone 7090 Grant Road/ 2105 Firwood Place from "Large Lot Residential (R1)" to the proposed "Small Lot Residential (R3)" zone, which permits the creation of 350 square meter minimum lots when serviced by community sewer. The applicant plans to subdivide the existing property into three lots.

Further Information:

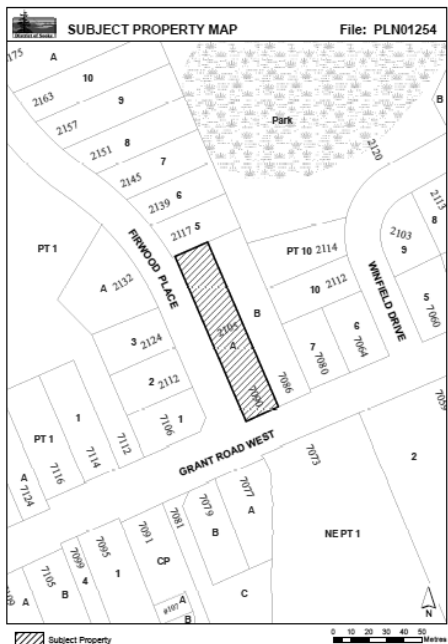
Copies of the bylaw(s), supporting written reports and any relevant background documentation may be viewed in the "Public Notices" section of the District of Sooke website www.sooke.ca or inspected at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), commencing June 15 up to and including June 27, 2016 .

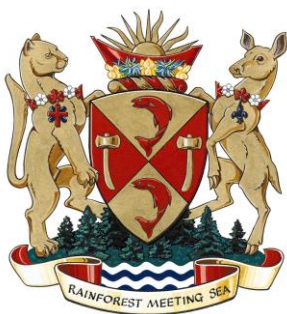
Public Input:

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 gjoseph@sooke.ca or in person to the Corporate Officer at the District Municipal Offices no later than **Monday, June 27, 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.

Gabryel Joseph
Director of Corporate Services





DISTRICT OF SOOKE

BYLAW NO. 642

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described as Lot A, Section 21, Sooke District, Plan 14805 from Large Lot Residential (R1) to Small Lot Residential Zone (R3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-28)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot A, Section 21, Sooke District, Plan 14805 as shown outlined in black and hatched on Schedule A from Large Lot Residential Zone (R1) to Small Lot Residential Zone (R3).

Introduced and read a first time the 13 day of June, 2016.

Read a second time the 13 day of June, 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.

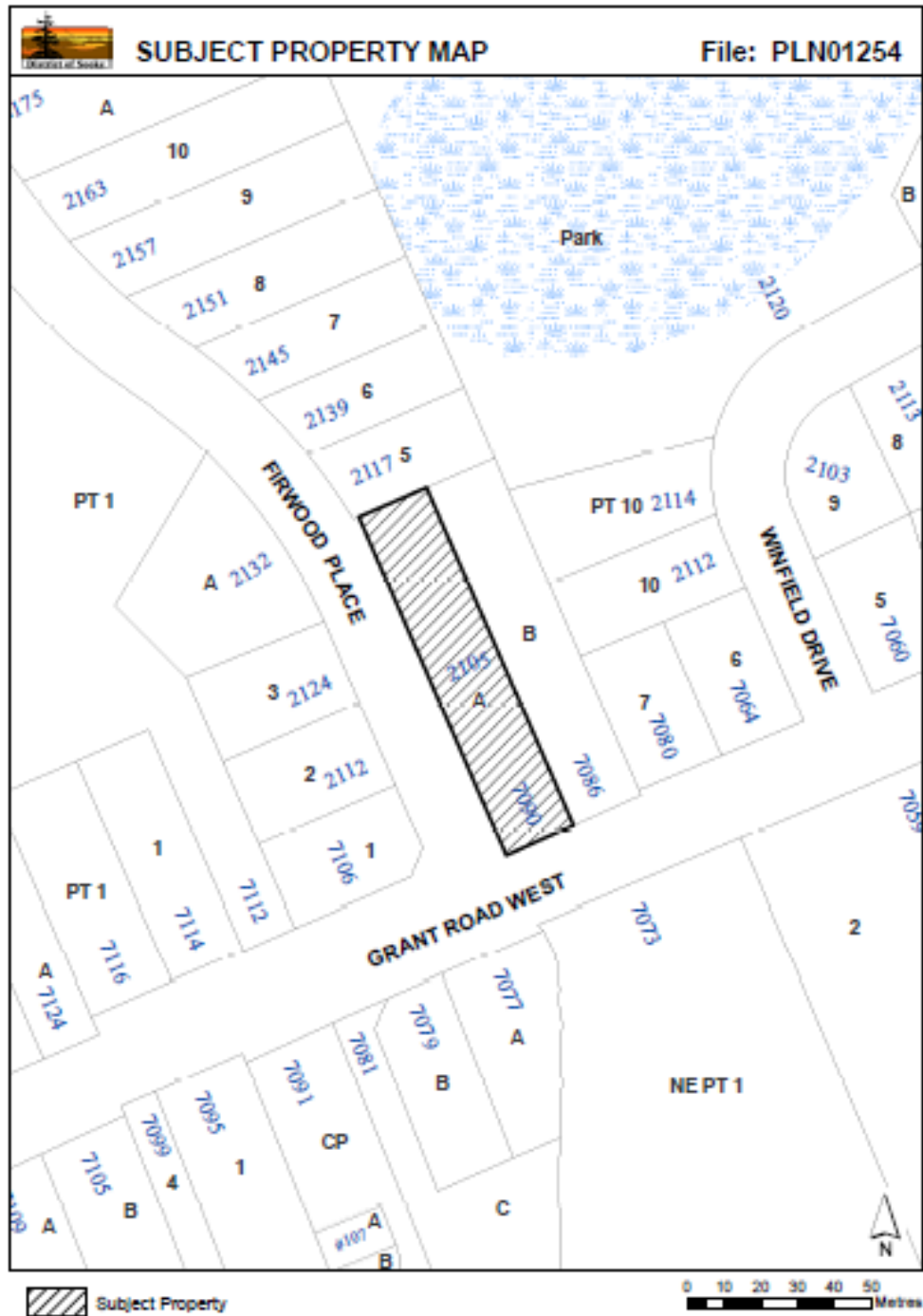
Adopted on the _____ day of _____, 2016.

Certified by:

Mayor

Corporate Officer

SCHEDULE A



B-2 Bylaw No. 642, *Zoning Amendment Bylaw (600-28) - 7090 Grant Road/ 2105 Firwood Place*

MOVED B. Berger – B. Parkinson

That Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* be read a first time.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Parkinson, Councillor Reay

Absent: Councillor Pearson

MOVED B. Berger – R. Kasper

That Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* be read a second time.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Parkinson, Councillor Reay

Absent: Councillor Pearson

MOVED R. Kasper – E. Logins

That staff be directed to schedule a Public Hearing for Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

CARRIED

In favour:

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay



File No. PLN01254

REQUEST FOR DECISION

Regular Council Meeting

June 13, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Development Services
Re: **Rezoning Application – 7090 Grant Road/ 2105 Firwood Place**

SUGGESTED ACTION:

THAT COUNCIL give first and second reading to Bylaw No. 642, *Zoning Amendment Bylaw (600-28)* to rezone the property located at 7090 Grant Road/ 2105 Firwood Place from Large Lot Residential Zone (R1) to Small Lot Residential Zone (R3);

AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 642 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;

1. Executive Summary:

The applicant has made an application to rezone the 1983 square meter (0.49 acre) Grant Road parcel from Large Lot Residential (R1) to Small Lot Residential (R3). The owner plans to subdivide the existing property into three lots that would permit one single family dwelling or a duplex on each lot. The property is serviced with community water and sewer.

2. Background

Grant Road is primarily an area with mixed residential use and a variety of housing types including single family, duplexes, multi-family units and manufactured homes. The neighborhood has seen minimal development over the past 10 years with the ongoing transition from rural to urban development. The subject property is located approximately 1.5 km west of the Sooke Town Centre area, and is serviced by BC Transit buses.

The lot is located on the north side of Grant Road. The owner of the lot presently rents two dwellings. The first being a 1970's single-wide mobile home, and the second is a 1960's "small suite" or "rancher-style" cabin. The developed lot contains gardens, established trees and outbuildings. The site also has a stream running through it, that is protected under the provincial Riparian Areas Regulation. Site specific photos are provided in the appendices of this report.

There has been significant interest of late in developing the Grant Road west area. This is the third property to rezone to this designation this year. A map is provided showing the range of

zonings within the area, however, other than manufactured home park (MHP), the majority of properties within the neighbourhood and along this street are zoned R1 and R2. A map of R3 zonings within 500m of the proposed application is provided in the appendices of this report.

3. Planning Analysis:

Application Summary

Address	7090 Grant Road/ 2105 Firwood Place
Legal	Lot A, Section 21 Sooke District Plan 14805
Existing Zoning	Large Lot Residential (R1)
Proposed Zoning	Small Lot Residential (R3)
Current OCP	Community Residential (CR)
Parcel Size	.49 acres = 1983 m ²
Services	Water: CRD Water (at lot line) Sewer: District of Sooke Sewer Drainage: To be managed on site
Adjacent Land Uses	North: RU4- Rural Residential South: R1- Large Lot Residential East: R1- Large Lot Residential West: RU4- Rural Residential

Present Zoning and Proposed Zoning

ZONING SPECIFICATIONS	PRESENT	PROPOSED
	R1	R3
Minimum Lot Size for Subdivision	1000m2	350 m2
Maximum Height of Principle Building	12m	10.5 m
Maximum height accessory building	9m	4 m
Maximum Lot Coverage	30%	45%

REGIONAL GROWTH STRATEGY (RGS)

The RGS includes strategic initiatives such as “Building Complete Communities” as key directions for the District of Sooke for long-term regional planning within the Capital Regional District. Adding density in sewer serviced areas helps to offset some of the infrastructural costs associated with increased density.

The RGS aims to “manage growth” and “keep urban settlement compact” through the goal of “*locating a minimum of 90 percent of the region’s new dwelling units...within the Regional Urban Containment and Servicing Policy Area*”.

OFFICIAL COMMUNITY PLAN, 2010 (OCP)

The District of Sooke *Official Community Plan* (OCP) designation for this parcel is *Community Residential* (CR) which encourages low to medium density residential growth along with 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.*” This application is consistent with the *Community Residential* designation.

SOOKE ZONING BYLAW, 2013 (ZONING BYLAW)

Grant Road is primarily an area with mixed residential use. The overall street is characterized by a variety of housing types including single family, duplexes, multi-family and manufactured homes.

Community Amenity Policy

A rezoning application permitting four (4) dwelling units or less within the Community Residential land use designation area is exempt from the District of Sooke Community Amenity Policy (2010).

Referrals

Referrals regarding the proposed application were sent to internal departments and applicable external agencies for their review and comment. No major issues were identified, however a request for a Riparian Areas Assessment was made from the Ministry of Environment and the District of Sooke Environmental Coordinator. The referral summary is attached for reference purposes.

Riparian Area Regulation Report

The Riparian Area Regulation Report prepared by Qualified Environmental Professional (QEP), Craig Barlow, provided recommendations for a 10 meter setback from the streamside protection and enhancement area (SPEA). The owner was notified that permanent and temporary encroachment into the SPEA is not permitted, including removal of vegetation, use of the SPEA zone for laydown and equipment storage or other activities that can result in removal or destruction of vegetation. Sediment and erosion control measures are also identified in the report that will need to be considered with subdivision or development of the site.

4. Legal Impacts:

The property is presently free and clear of legal encumbrances.

5. Strategic Relevance

From a strategic perspective, this application meets Council's goal to "*work towards streamlining planning processes and to encourage investment and job growth in the community*". Rezoning, subdivision and infilling along Grant Road follows the objectives of the OCP.

6. Financial Impacts:

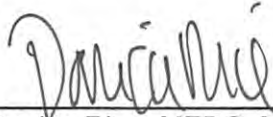
The Developer will be responsible for all costs associated with site improvements. Development of these properties would incur Development Cost Charges (DCC) as outlined by DCC Bylaw No. 202 (2012).

Attached Documents:

The following additional information is provided for your review:

Item	Appendix	Item	Appendix
Proposed Plan	A	Site Analysis Photos	E
Subject Property Map	B	Small Lot Residential (R3) Zone	F
Orthophoto Map	C	Draft Bylaw No. 642	G
Referral Agency Comments	D		

Respectfully Submitted,



Danica Rice, MEDS, MCIP, RPP
Planner II

Approved for Council Agenda

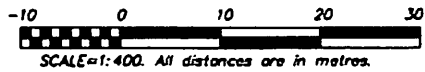
Development
Services

Corp. Services

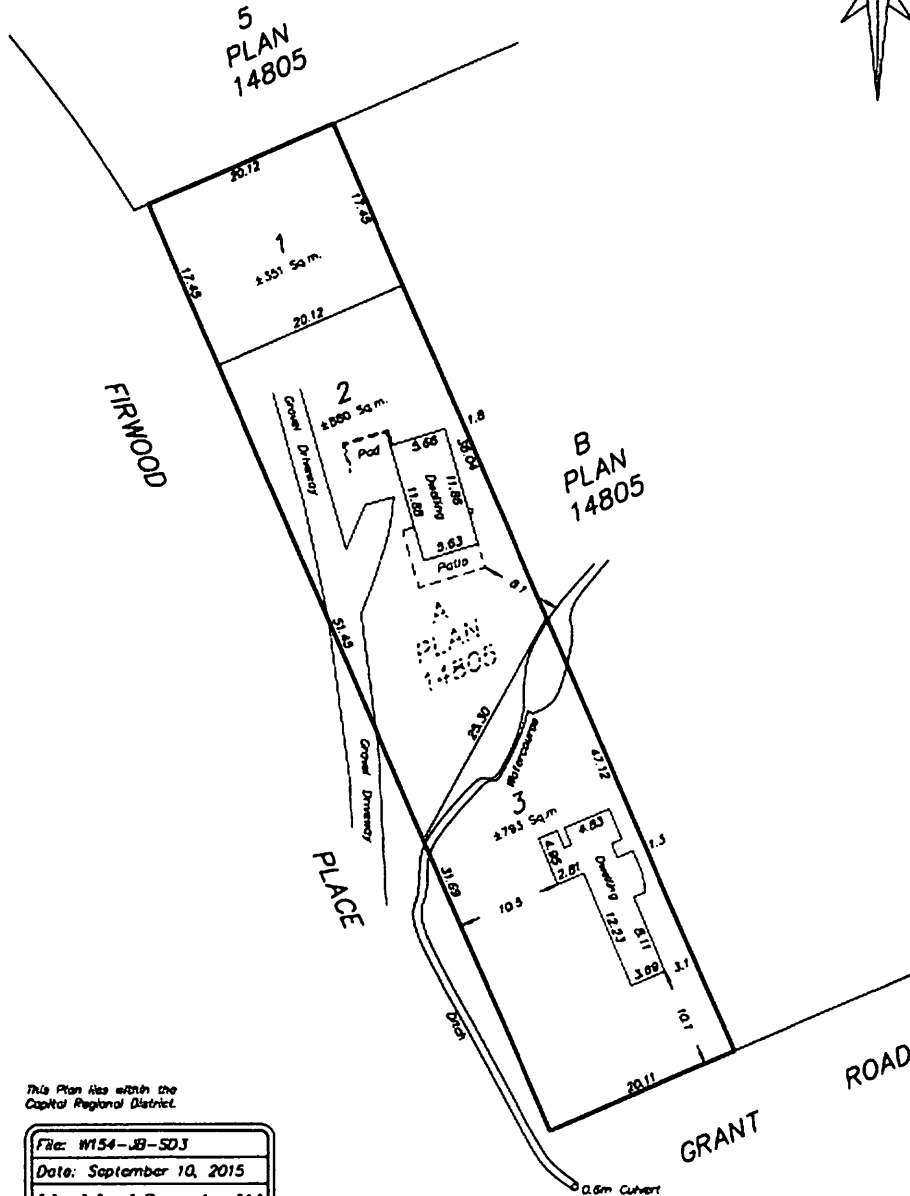
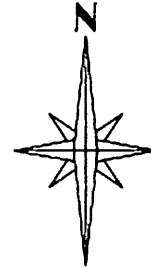
Financial Services

CAO

PROPOSED SUBDIVISION PLAN OF LOT A, SECTION 21, SOOKE DISTRICT, PLAN 14805.



NOTE:
This plan is based upon rezoning to R3.
Dimensions, areas & design concept
are subject to vary.



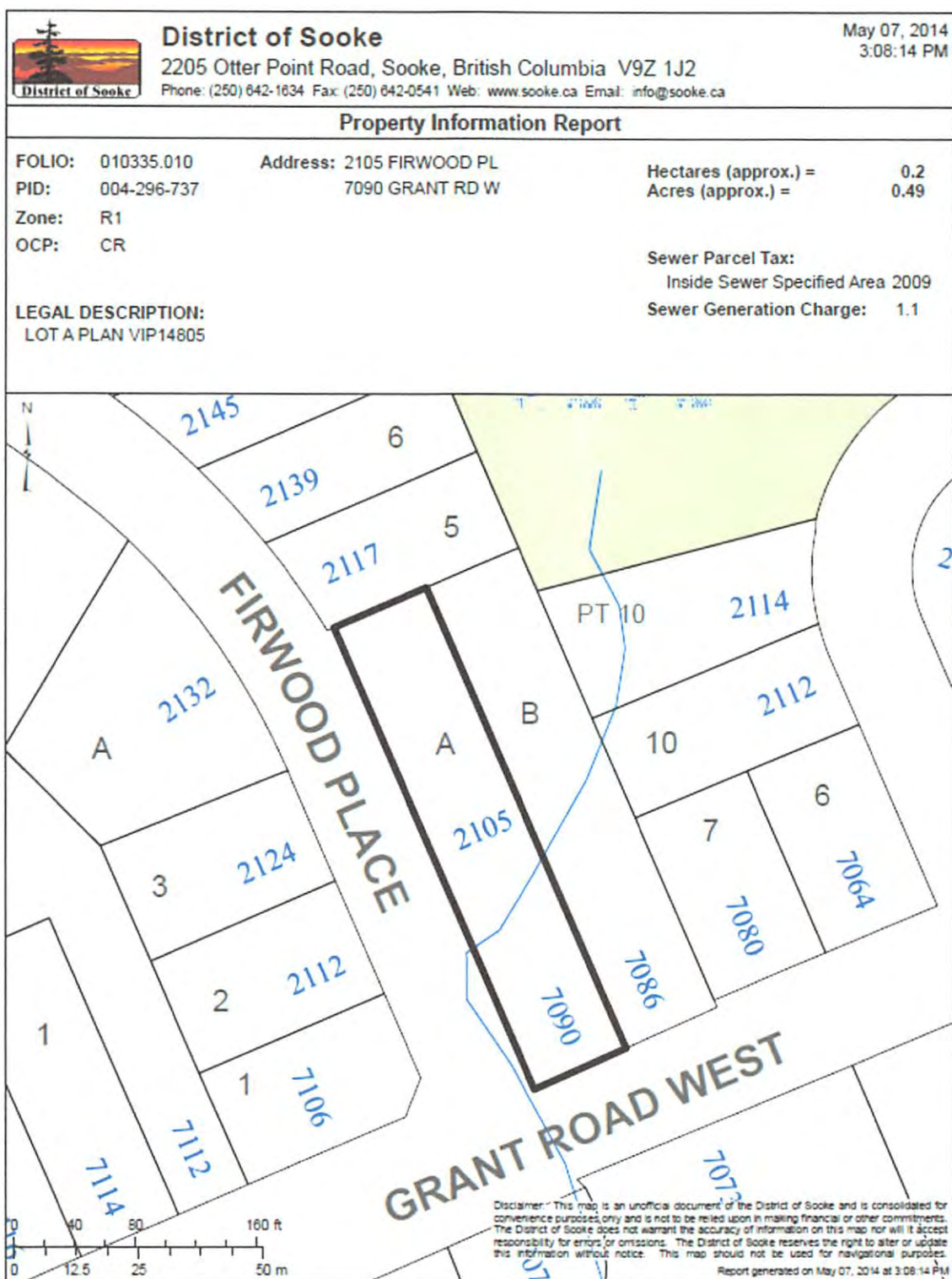
This Plan lies within the
Capital Regional District.

File: W154-JB-SDJ

Date: September 10, 2015

Island Land Surveying Ltd.
1-15 Cordova Avenue
Victoria, B.C. V8Z 1T3
TEL: 250.475.1515 fax 250.475.1516
www.islandsurveying.ca

District of Sooke
MAR 10 2016
Received



Appendix B



Appendix D

SUMMARY OF COMMENTS RECEIVED FOR 7090 GRANT ROAD IN RESPONSE TO THE DISTRICT OF SOOKE REFERRAL SENT MARCH 29th, 2015

REFERRAL RESPONSES	
AGENCY	COMMENTS
Shaw Cable	Shaw does not have any concerns about this subdivision.
Vancouver Island Health Authority	This office has no objections to this proposal.
BC Hydro	Please see attached referral response to your project at 7090 Grant Rd.
Ministry of Transportation	We will not have a formal objection to the proposal.
Canada Post, Sooke	CPC has no concerns. We will review for mail delivery once the new addresses are created.
BC Transit	Please find a referral letter with comments attached. If you have any questions please contact us.
Beecher Bay First Nation	Beecher Bay does not have any comments or concerns regarding this matter.
CRD Water Department Technical Services Division	Please see attached letter in response to the District of Sooke's referral for 7090 Grant road/ 2105 Firwood Road.
SEAPARC	SEAPARC is unaffected by this application.
Sooke School District 62	At this time the School District does not have any concerns with this referral. The catchment schools for this zone are, John Muir Elementary, Journey Middle and Edward Milne Secondary.
Fortis BC	We have reviewed the attached documents and do not make note of any conflicts as there is no existing gas plants in that area.
T'Souke Nation	No response received.
Archaeological Inventory Section of Ministry of Forests, Lands and Natural Resource Operations (FLNRO)	<p>Thank you for your referral regarding the proposed rezoning and subsequent subdivision of 7090 Grant Road/2105 Firwood, Sooke, PID 004296737, L A SEC 21 SOOKE DISTRICT PL 14805. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.</p> <p>Archaeological sites (recorded and unrecorded, disturbed and intact) are protected under the Heritage Conservation Act and must not be altered or damaged without a permit from the Archaeology Branch.</p> <p>Prior to any land alterations (e.g., addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca)</p>

	<p>or through local directories.</p> <p>If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.</p> <p>In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.</p> <p>If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, 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. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the Heritage Conservation Act and likely experience development delays while the appropriate permits are obtained.</p> <p>Please review the screenshot of the property below (outlined in yellow). The brown areas indicate high potential for unknown/unrecorded archaeological materials. If this does not represent the property listed in the referral please contact me.</p>
RCMP, Sooke Detachment	No comment
Ministry of Forests, Lands and Natural Resource Operations	<p>We have few concerns with the proposed rezoning providing subsequent development follows the relevant best management practices in Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia.</p> <p>http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/ . A watercourse bisects the property; consequently, the Riparian Areas Regulation may be triggered by subdivision. During subsequent development, recommendations in any Riparian Areas Regulation reports done for the property should be followed. Should you have any questions regarding our response, please do not hesitate to contact the undersigned at 250 751-3221.</p>
Telus Communications	No objections from TELUS.
Sooke Fire Department	As this site is beyond the ten minute fire department response time as defined by Section 9.10.14.3 of the BC Building Code, additional provisions to address limiting distance between proposed structures or sprinkling the buildings may be required. Other than this, no other concerns from the fire department.
District of Sooke Environmental	The Parks and trails Master Plan recommends the development of a playground in this area and Grant Road frontage development of a multi-use trail. The mapping and the Rainwater Management Plan (2012) indicates that there is a watercourse on the property that may be partially enclosed in a culvert. A Riparian Areas Assessment will need to be conducted.
District of Sooke Engineering	Engineering has no objections in principle to this rezoning.

Appendix E

Site Analysis Photos



Appendix F

Schedule 203 – Small Lot Residential (R3)

Small Lot Residential

R3

203.1 Purpose: This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Sewer Specified Area.

203.2 Permitted Uses:

Principal Uses:

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

*See conditions of use.

Accessory Uses:

- c) Bed and breakfast*
- d) 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

203.3 Minimum Lot Size for Subdivision Purposes*: 350 m²

203.4 Minimum Width for Subdivision Purposes: 11 m

203.5 Maximum Height:

- a) Principal Buildings: 10.5 m
- b) Accessory Buildings: 4 m

203.6 Maximum Lot Coverage: 45%

203.7 Minimum Setbacks:

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 5 m – garage/carport portion	2 m	1.2 m	3.5 m	1 m
Accessory Building or Structure – 1 storey	7.5 m	2 m	1.2 m	1.2 m	0 m

District of Sooke Bylaw No. 600
Sooke Zoning Bylaw, 2013

UNOFFICIALLY CONSOLIDATED NOVEMBER 12, 2014
Page 65 of 172

Schedule 203 – Small Lot Residential (R3)

203.8 Conditions of Use:

- a) Bed and breakfast permitted on lots 600 m² or larger;
- b) Duplex permitted on lots 600 m² or larger;
- c) No panhandle lots permitted;
- d) Notwithstanding the permitted uses on R3 zoned properties, on the property identified as PID 000-133-817 (as Parcel A (DD 1437061), Section 24, Sooke District, Except Plans 5572, 11961, 27456, 40462, VIP52601, VIP59223, VIP79955, VIP79956 and Part in Red on 610RW, an amenity area for assembly use is permitted as an accessory use. (added by Bylaw No. 584 adopted February 11, 2014)



DISTRICT OF SOOKE

BYLAW No. 642

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property legally described as Lot A, Section 21, Sooke District, Plan 14805 from Large Lot Residential (R1) to Small Lot Residential Zone (R3).

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

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2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot A, Section 21, Sooke District, Plan 14805 as shown outlined in black and hatched on Schedule A from Large Lot Residential Zone (R1) to Small Lot Residential Zone (R3).

Introduced and 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.

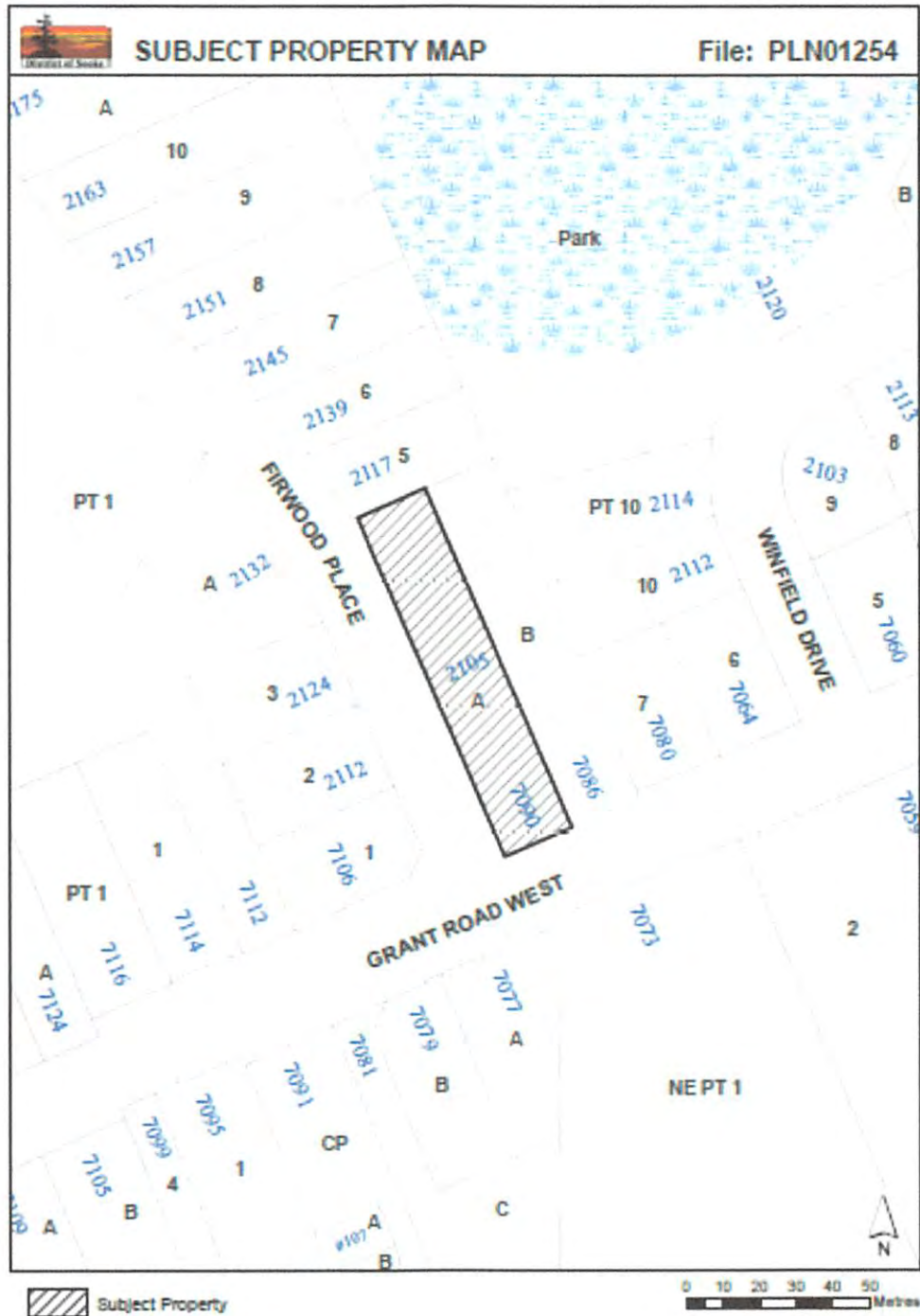
Adopted on the day of , 2016.

Certified by:

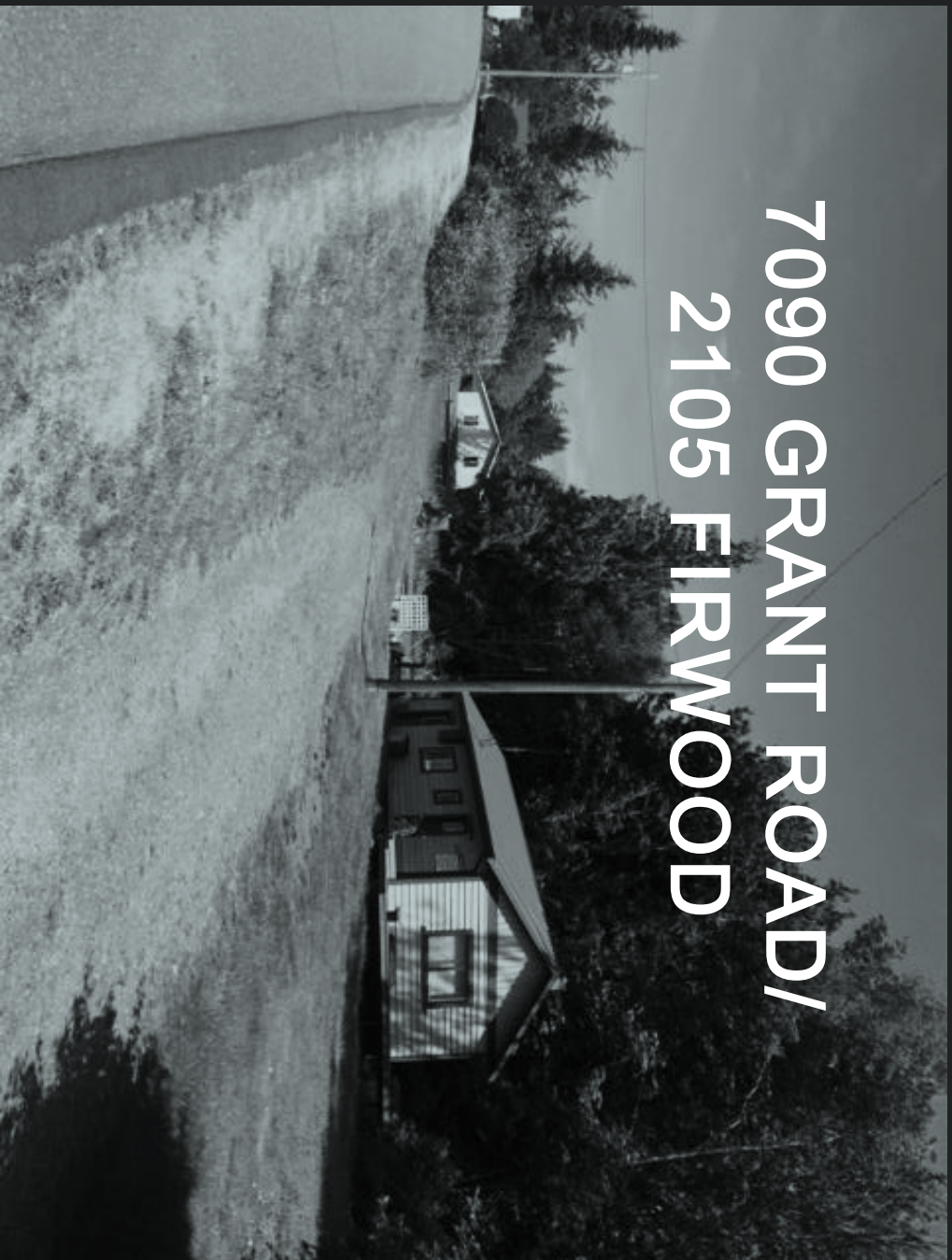
Mayor

Corporate Officer

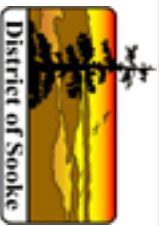
SCHEDULE A



7090 GRANT ROAD/ 2105 FIRWOOD



REZONING APPLICATION



SITE LOCATION

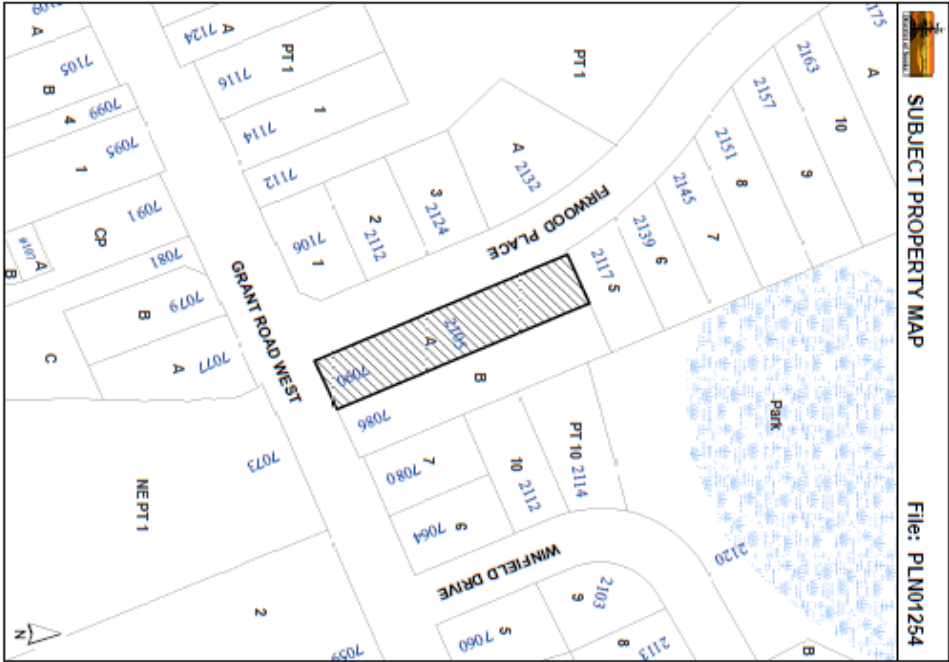


District of Sooke

March 7, 2016
12:14:57 PM



EXECUTIVE SUMMARY



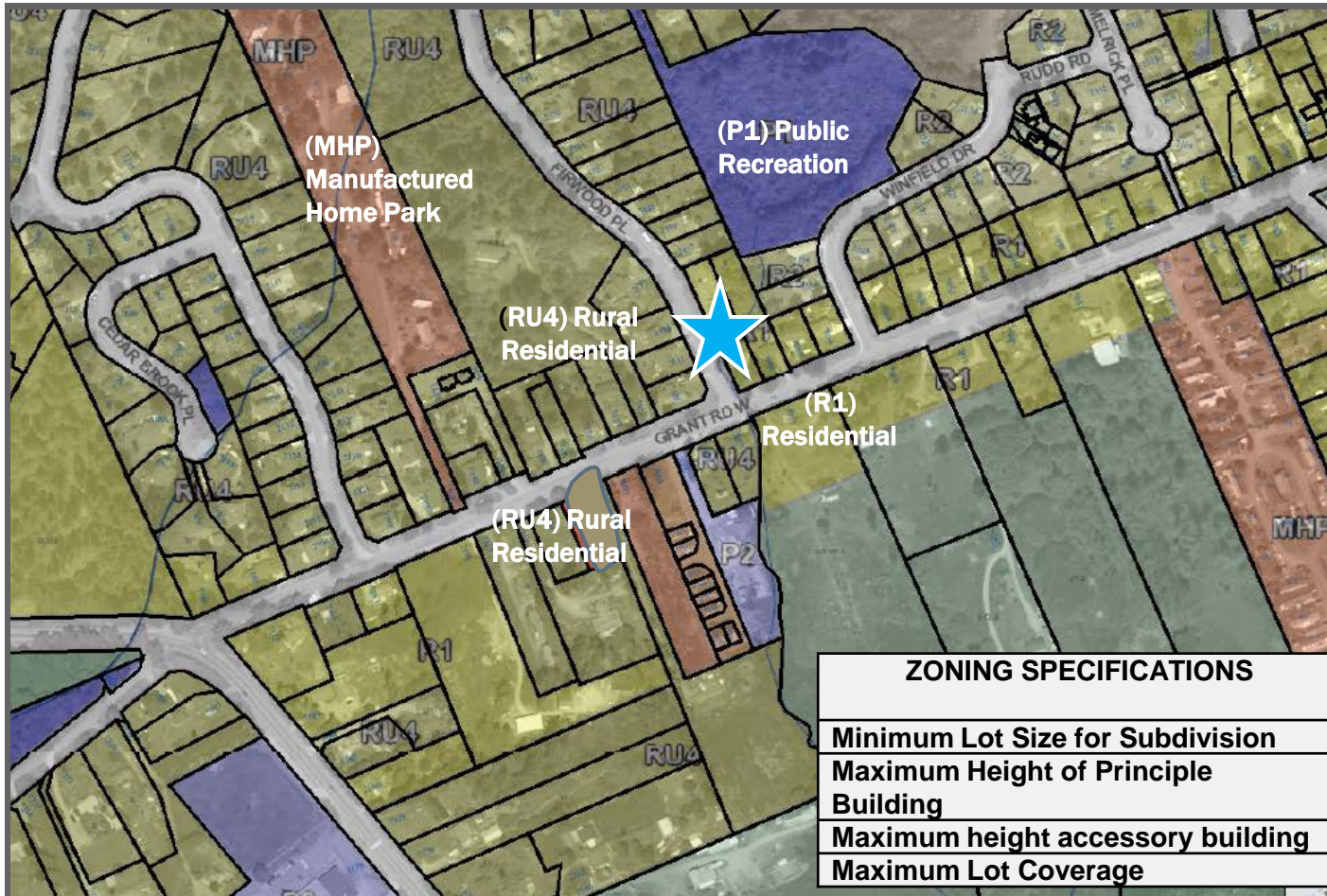
The applicant has made an application to rezone the 1983 square meter (0.49 acre) Grant Road parcel from Large Lot Residential (R1) to Small Lot Residential (R3).

The owner plans to subdivide the existing property into three lots that would permit one single family dwelling or a duplex on each lot. The property is serviced with community water and sewer.

Address	7090 Grant Road/ 2105 Firwood Place
Legal	Lot A, Section 21 Sooke District Plan 14805
Existing Zoning	Large Lot Residential (R1)
Proposed Zoning	Small Lot Residential (R3)
Current OCP	Community Residential (CR)
Parcel Size	.49 acres = 1983 m ²
Services	Water: CRD Water (at lot line) Sewer: District of Sooke Sewer Drainage: To be managed on site
Adjacent Land Uses	North: RU4- Rural Residential South: R1- Large Lot Residential East: R1- Large Lot Residential West: RU4- Rural Residential



ADJACENT ZONINGS AND LAND USE

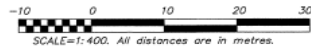


ZONING SPECIFICATIONS	PRESENT	PROPOSED
	R1	R3
Minimum Lot Size for Subdivision	1000m2	350 m2
Maximum Height of Principle Building	12m	10.5 m
Maximum height accessory building	9m	4 m
Maximum Lot Coverage	30%	45%

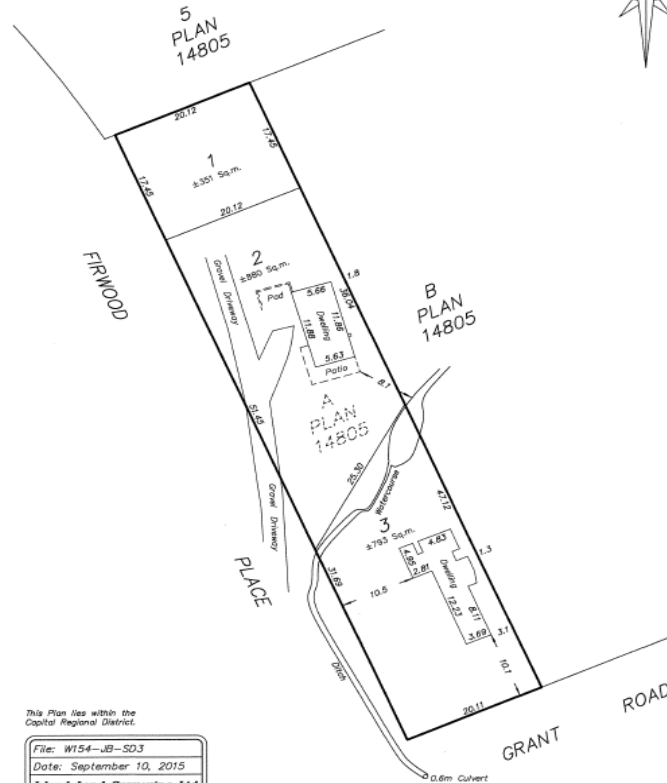
7090 Grant Road –Zoning Amendment

PROPOSAL

PROPOSED SUBDIVISION PLAN OF LOT A, SECTION 21, SOOKE DISTRICT, PLAN 14805.



NOTE:
This plan is based upon rezoning to R3.
Dimensions, areas & design concept
are subject to vary.



This Plan lies within the
Capital Regional District.

File: W154-JB-SD3
Date: September 10, 2015
Island Land Surveying Ltd.
1-15 Cordova Avenue
Victoria, B.C. V8Z 1T3
TEL: 250.475.1515 FAX: 250.475.1516
www.islandsurveying.ca

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District of Sooke
MAR 10 2016
Received

ZONING AMENDMENT

Schedule 203 – Small Lot Residential (R3)

Small Lot Residential

R3

203.1 Purpose: This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Sewer Specified Area.

203.2 Permitted Uses:

Principal Uses:

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

*See conditions of use.

Accessory Uses:

- c) Bed and breakfast*
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
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203.3 Minimum Lot Size for Subdivision Purposes*: 350 m²

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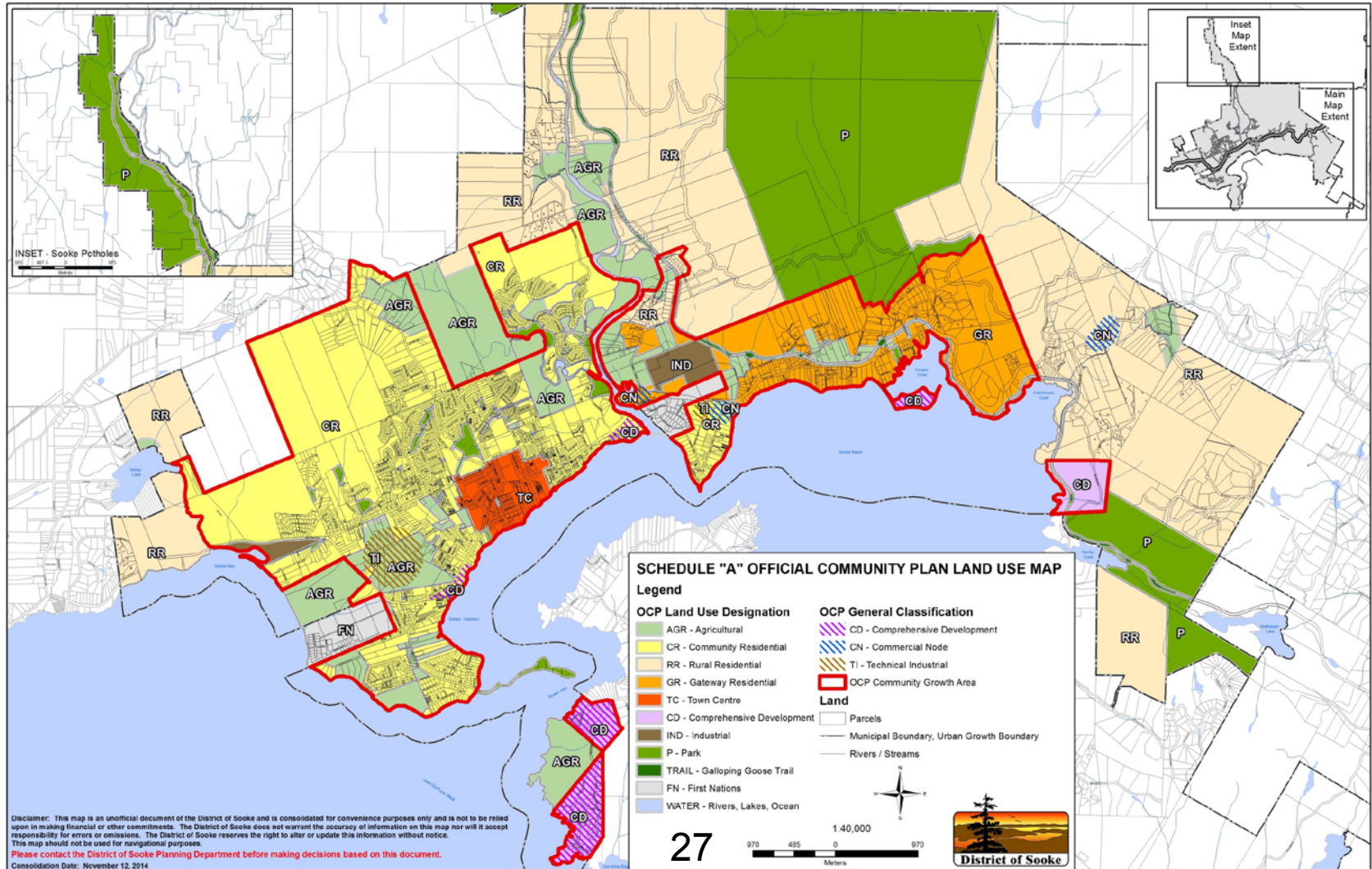
203.6 Maximum Lot Coverage: 45%

203.7 Minimum Setbacks:

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	2 m	1.2 m	3.5 m	1 m
Accessory Building or Structure – 1 storey	7.5 m	2 m	1.2 m	1.2 m	0 m



OFFICIAL COMMUNITY PLAN



OFFICIAL COMMUNITY PLAN

COMMUNITY RESIDENTIAL DESIGNATION (CR) Section 5.5

The *Community Residential* (CR) designation provides support for;

“low to medium density residential growth 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. All new development shall be challenged by the creation of a District of Sooke “build green” checklist.. ”

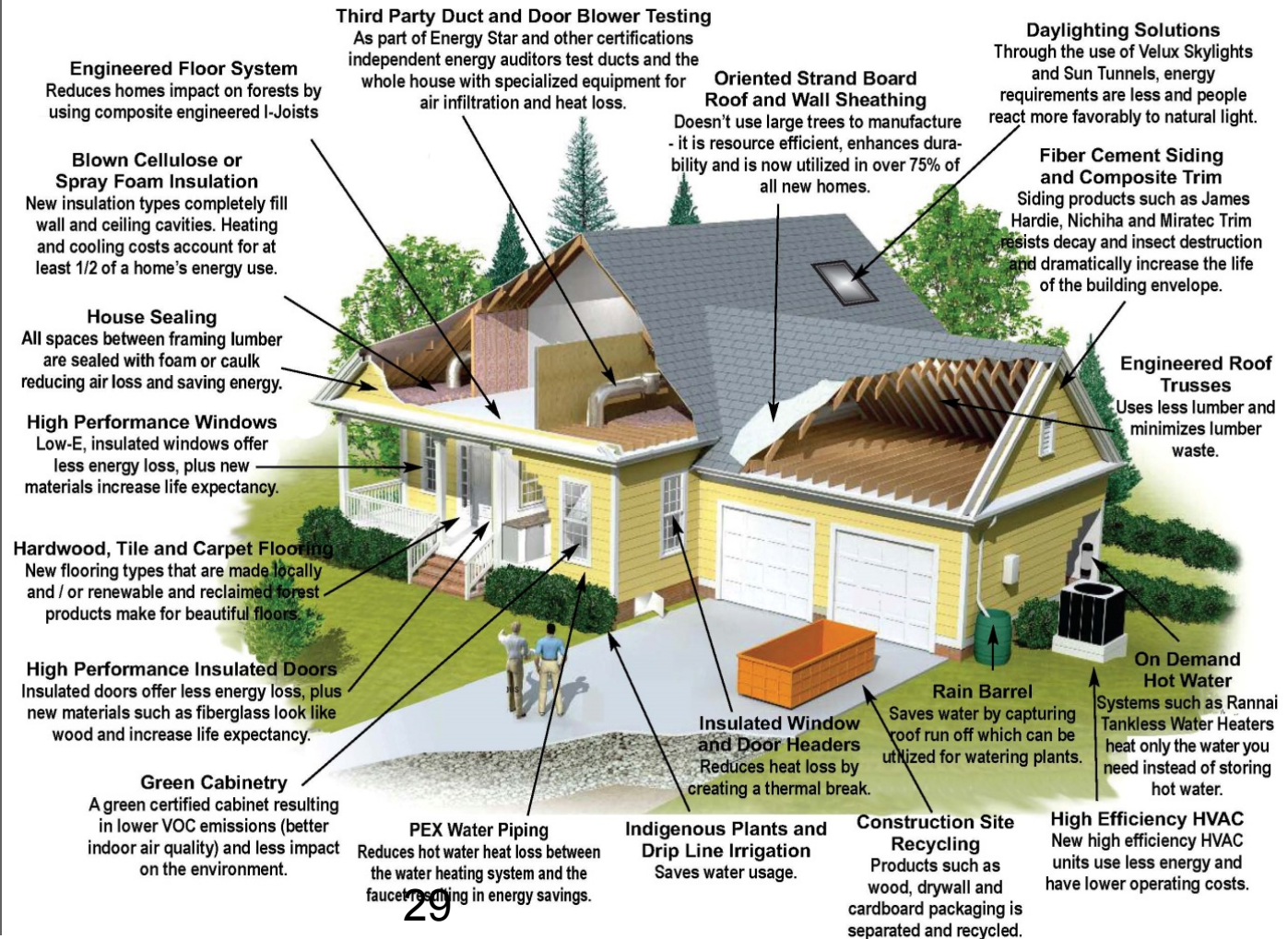
Examples of small lot houses



OCP DPA #2 COMMUNITY GROWTH AREA GOALS:

- Promote a high level of design and design creativity for buildings in the CGA
- Integrate innovations for building and site design that promotes green and sustainable developments
- Promote excellent pedestrian connectivity throughout the district and within new developments
- Protect development from slope instability

Here are just a few things we can do to enhance your new home...



NEIGHBOURHOOD ANALYSIS

NEIGHBOURHOOD DESIGN OBSERVATIONS:

- There has been significant interest of late in developing the Grant Road west area. This is the third property to rezone to this designation this year in this neighborhood.
- Surrounding land uses in this neighborhood include a variety of mixed residential zonings and housing types dating back to the 60's and 70's.
- The neighborhood is characterized by a number of well-established trees and private gardens located along the otherwise straight road way.



SITE ANALYSIS



SITE DESIGN OBSERVATIONS:

- **SLOPE:** The lot is gently sloping towards the seasonal creek on the south east side of the property
- **SITE COVER:** The site is partially covered with trees along the front lot line and along the Streamside Protection and Enhancement Area (SPEA)
- **EXISTING DWELLINGS:** The lot contains two existing dwellings. The first being a 1970's single-wide mobile home, and the second is a 1960's "small suite" or "rancher-style" cabin.
- **DRAINAGE:** The storm water report states that future house construction does "not present a stormwater management risk." Stormwater will runoff through the property by way of infiltration and flows along Unnamed Creek described as shown in the Qualified Environmental Professional's report.



LEGAL IMPLICATIONS

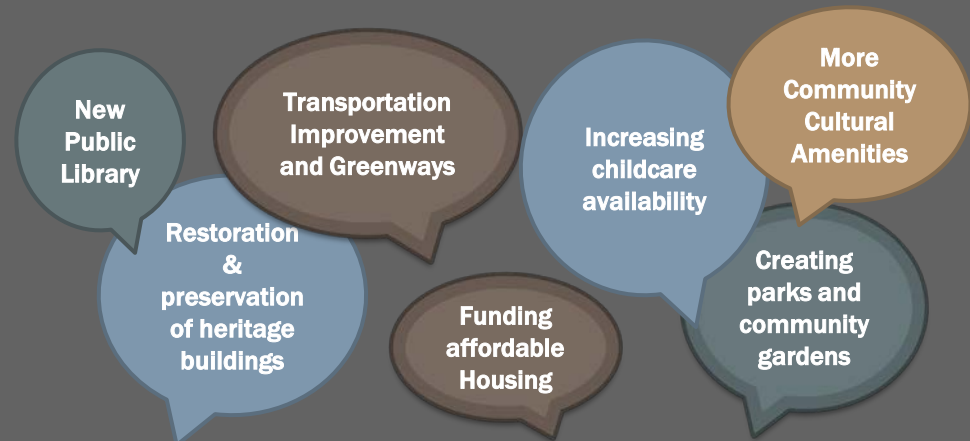
Community Amenity Policy

A rezoning application permitting four (4) dwelling units or less within the Community Residential land use designation area is exempt from the District of Sooke Community Amenity Policy (2010).

Development Cost Charges

The Developer will be responsible for all costs associated with site improvements. Development of these properties would incur Development Cost Charges (DCC) as outlined by DCC Bylaw No. 202 (2012).

The property is presently free and clear of legal encumbrances.



STAFF RECOMMENDATION

THAT COUNCIL give first and second reading to Bylaw No. 642, Zoning Amendment Bylaw (600-28) to rezone the property located at 7090 Grant Road/ 7105 Firwood Place from the Large Lot Residential zone (R1) to a Small Lot Residential Zone (R3)

AND THAT COUNCIL direct staff to schedule a Public Hearing for Bylaw No. 642 in accordance with the requirements of the *Community Charter* and the *Local Government Act*;