



PH-1

**Public Hearing  
Information Package**

**April 25, 2016 at 7:00 pm**  
Sooke Council Chamber  
2225 Otter Point Road, Sooke, BC

**7105 Grant Road**

<b>Proposed Bylaw:</b>	<b>Bylaw No. 633, <i>Zoning Amendment Bylaw (600-23)</i></b>
<b>Zoning Amendment:</b>	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purposes of amending the zoning of property legally described as Lot B, Section 1, Sooke District Plan VIP58124 from Rural Residential (RU4) to Small Lot Residential (R3).

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• Small Lot Residential (R3) Zone	
• Draft Bylaw No. 633	

*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](mailto:info@sooke.ca)  
website: [www.sooke.ca](http://www.sooke.ca)

## NOTICE OF PUBLIC HEARING

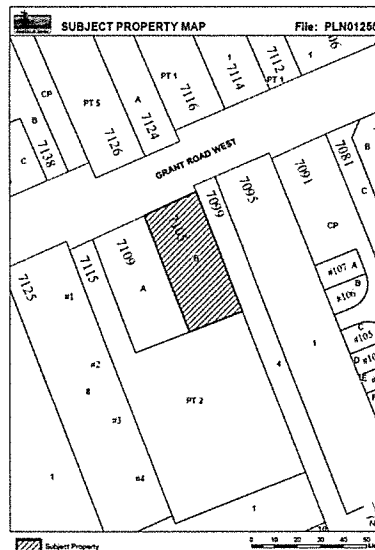
The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the Local Government Act in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, April 25th, 2016** commencing at 7:00 pm.

### Application Information:

**Bylaw:** Bylaw No. 633, *Zoning Amendment Bylaw (600-23)*  
**File No:** PLN01255  
**Civic Address:** 7105 Grant Road (shown outlined in black and hatched on the subject map)  
**Legal Description:** Lot B, Section 1, Sooke District, Plan VIP58124  
**Applicant:** **Gordon Brohman**  
PO Box 66 Sooke, BC V9Z 0E4

### Proposal:

The purpose of Bylaw No. 633, *Zoning Amendment Bylaw (600-23)* is to rezone 7105 Grant Road from "Rural Residential (RU4)" 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 smaller 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](http://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 April 13, 2016 to and including April 25, 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](mailto:gjoseph@sooke.ca) or in person to the Acting Corporate Officer at the District Municipal Offices no later than **Monday, April 25th, 2016 at 4:00 p.m.** 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. 633

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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 B, Section 1, Sooke District, Plan VIP58124 from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-23)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot B, Section 1, Sooke District, Plan VIP58124 as shown outlined in black and hatched on Schedule A from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

Introduced and read a first time the 29<sup>th</sup> day of March, 2016.

Read a second time the 29<sup>th</sup> day of March, 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:

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Maja Tait  
Mayor

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Gabryel Joseph  
Acting Corporate Officer



**B-1 Bylaw No. 633, Zoning Amendment Bylaw (600-23) – 7105 Grant Road West**

The Planning Department gave a powerpoint presentation and summary of Bylaw No. 633, *Zoning Amendment Bylaw (600-23) - 7105 Grant Road West*.

**MOVED** and seconded that Bylaw No. 633, *Zoning Amendment Bylaw (600-23)* to rezone the property located at 7105 Grant Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3) be introduced and read a first time.

**CARRIED UNANIMOUSLY**

**MOVED** and seconded that Bylaw No. 633, *Zoning Amendment Bylaw (600-23)* to rezone the property located at 7105 Grant Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3) be read a second time;

**AND** to direct staff to schedule a Public Hearing for Bylaw No. 633 in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

**CARRIED UNANIMOUSLY**







File No. PLN01255

**REQUEST FOR DECISION**  
Regular Council Meeting  
March 29, 2016

**To:** Teresa Sullivan, Acting Chief Administrative Officer  
**From:** Development Services  
**Re:** **Rezoning Application – 7105 Grant Road**

**SUGGESTED ACTION:**

**THAT COUNCIL** introduce and give first and second reading to Bylaw No. 633, *Zoning Amendment Bylaw (600-23)* to rezone the property located at 7105 Grant Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3);

**AND THAT COUNCIL direct staff to** schedule a Public Hearing for Bylaw No. 633 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 1335 square meter Grant Road (0.33 acre) parcel from Rural Residential (RU4) to Small Lot Residential (R3). The owner plans to subdivide the existing property into three 350 meter lots each. Each new lot would be required to meet the 350 square meter minimum size.

This planning application will require an amendment to the *Sooke Zoning Bylaw, 2013* (Bylaw 600) in order to rezone the properties from *Rural Residential Zone (RU4)* to *Small Lot Residential Zone (R3)*.

The property is not presently serviced with community water, however, CRD water is available at the lot line.

The subject property is presently located outside of the Sewer Specified Area, however it has access to the District sewer system at the lot line. The applicant has concurrently made an application to enter into the Sewer System Area with this rezoning application.

**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 as the transition from farmland to urban development takes place. The subject property is located approximately 1.5 km west of the Sooke Town Centre area, and are serviced by BC Transit buses.

The lot is located on the south side of Grant Road. Presently, the lot includes a house, a cabin, gardens, established trees and outbuildings. Site specific photos are provided in the appendices of this report.

Historically, this land was used for farming and other agricultural purposes. Today, Grant Road is experiencing densification as prescribed by the District of Sooke *Official Community Plan*. 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.

The applicant intends to develop three 350 square meter lots with future plans to construct 3 new single family dwellings or duplexes for residential purposes.

### **3. Planning Analysis:**

#### **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.

#### **Community Growth Area-DPA #2**

The subject property 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 will include both a development permit and building permits to ensure that form and character requirements are met.

#### **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. The zoning adjacent to the subject properties include Rural Residential and Manufactured Home Park, whose minimum lot sizes are 1000 square metre and 1 hectare respectively when serviced by sewer.

**Sewer and Water**

The property is not within the Sewer Specified Area. However, an application has been made to connect the property to the District of Sooke sewer system, which will be completed prior to any public hearing for this application. The existing property is not connected to community piped water, although CRD water is available at the property line.

**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 recommendations were provided by the District of Sooke Fire Department to redesign the proposed road to better meet fire access requirements. The referral summary is attached for reference purposes.

**4. Legal Impacts:**

The property is 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.

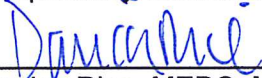
**6. Financial Impacts:**

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:**

- 1. Application Summary
- 2. Referral Agency Comments
- 3. Subject Property Map
- 4. Site Analysis Photos
- 5. R3 Zoning Analysis Map
- 6. Small Lot Residential (R3) Zone
- 7. Draft Bylaw No. 633

Respectfully Submitted,

  
\_\_\_\_\_  
Danica Rice, MEDS, MCIP, RPP  
Planner II

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

## 1. Application Summary

<b>Address</b>	<b>7105 Grant Road</b>
<b>Legal</b>	Lot B, Section 1, Sooke District, Plan VIP58124
<b>Existing Zoning</b>	Rural Residential (RU4)
<b>Proposed Zoning</b>	Small Lot Residential (R3)
<b>Current OCP</b>	Community Residential (CR)
<b>Proposed OCP</b>	Community Residential (CR)
<b>Parcel Size</b>	.33 acres = 1335 m <sup>2</sup>
<b>Services</b>	<b>Water:</b> CRD Water (at lot line) <b>Sewer:</b> Septic (application for Sewer System Area in progress) <b>Drainage:</b> On-site
<b>Adjacent Land Uses</b>	<b>North:</b> RU4- Rural Residential <b>South:</b> RU4- Rural Residential <b>East:</b> MHP- Manufactured Home Park <b>West:</b> RU4- Rural Residential

### Present Zoning and Proposed Zoning

	<b>RU4</b>	<b>R3</b>
<b>Minimum Lot Size for Subdivision</b>	1 ha	350 m <sup>2</sup>
<b>Maximum Height of Principle Building</b>	12m	10.5 m
<b>Maximum height accessory building</b>	9m	4 m
<b>Maximum Lot Coverage</b>	30%	45%

**2. SUMMARY OF COMMENTS RECEIVED FOR 7105 Grant Road  
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT January 7<sup>th</sup>, 2016**

<b>REFERRALS</b>	
<b>AGENCY</b>	<b>COMMENTS</b>
<b>Shaw Cable</b>	Shaw does not have any concerns with this proposal.
<b>Vancouver Island Health Authority</b>	This office has no objection to the rezoning of the lots provided that the lots are serviced by the municipal sewer system, which is available at the front lot line.
<b>BC Hydro</b>	<p>We have reviewed your proposed Rezoning Application regarding the above noted location(s). BC Hydro does not own any equipment on this property. Therefore, BC Hydro does not require that a Statutory Right-of-Way Agreement (SRW) be registered against the property title at this time.</p> <p>Please note that depending on how you plan to develop, a SRW may be needed in the future. Therefore, it is in your best interest to contact us as soon as possible. The process of registering a SRW for BC Hydro can be very lengthy, and may cause delays in your construction schedule if it is not dealt with early. Before any future electrical equipment on the property is energized, including temporary construction power, the Agreement must be registered at the Land Title Office.</p> <p>Modifications to the BC Hydro system will be necessary in order to extend the electrical system to this development. BC Hydro will need to complete a thorough system study and design to provide a cost estimate for this work. The developer must submit an application for service with our BC Hydro Design Connect Department by e-mail to VI.DesignConnect@bchydro.com. Approximate design and construction lead times will be provided at the time of application.</p> <p>The design and layout of the dedicated road allowance must be adequate to comply with all BC Hydro Standards, operational and maintenance requirements, and required clearances from other utilities. BC Hydro will not accept the placement of its electrical distribution system on private property without expressed written consent from a Representative of the local BC Hydro District Office after a review of the design. Exceptions will only be made on a case-by-case basis.</p>
<b>Ministry of Transportation</b>	<p>Please consider this an official response to your rezoning referral, file number 2016-00155.</p> <p>The Ministry has no objections or additional requirements to the proposed rezoning. You may submit the certified bylaw form(s) to this office for stamp/signature at your convenience. Please include the Ministry file number 2016-00155 in any future correspondence for this development.</p>
<b>Canada Post, Sooke</b>	The additional addresses will be serviced via an existing community mailbox. A conversion and an additional box may be required at site.
<b>BC Transit</b>	<p><b>Development Location: 7135 Grant Road (File No.: PLN01234 )</b>  <b>Local Government: District of Sooke</b>            Transit System: Victoria Regional Transit System            OVERALL TRANSIT IMPACT  <b>The subject property:</b>            -Is located directly on a transit route providing service to Sooke Town Centre, West Shore Town Centre, Royal Roads University, Victoria General Hospital and downtown Victoria.            - Is located within 200 m of a second route, offering service four times per weekday also connecting to Sooke Town Centre.  <b>Land Use</b>            - The subject property is designated as Community Residential within the District of Sooke's Official Community Plan, supporting a mix of single and multiple family</p>

	<p>residential with neighborhood scale commercial. The proposed development seeks to create additional residential parcels; a use which aligns with the Community Residential designation.</p> <p><b>Bus Stops and Stations</b></p> <p>-There are transit stops located on Grant Road just east the subject property and serving both directions of travel. As the above-mentioned bus stops are not universally accessible, it is recommended that accessible pads be installed.</p> <p><b>BC Transit Level of Support BC Transit supports the proposed development as it is consistent with:</b></p> <p>- Transit-supportive land use and transportation policies in the Victoria Transit Future Plan</p> <p>-Municipal land use plans Please consider upgrading the nearest bus stops serving with accessibility pads.</p>
<p><b>Beecher Bay First Nation</b></p>	<p>Beecher Bay First Nation has no comments or concerns regarding this matter.</p>
<p><b>CRD Water Department Technical Services Division</b></p>	<p>Thank you for your rezoning referral received January 8, 2016, which requests that we examine the above mentioned proposal with regard to the water supply regulations and policies of the Capital Regional District (CRD) Integrated Water Services as established for the Juan de Fuca Water Distribution Commission.</p> <p>If the CRD receives an appropriate application to supply water, and if the Owner(s) is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 3889, community piped water can be supplied to this proposed subdivision, subject to the following:</p> <ol style="list-style-type: none"> <li>1. The Owner(s) pays for the supply and installation of a water distribution system capable of meeting all domestic requirements and provides fire flows to Fire Underwriters Survey (FUS) requirements, all designed in accordance with CRD Water Services Engineering Specifications and Standard Drawings. The Owner(s) also pays for all upgrades to the existing water distribution system to meet the conditions stated above, if required.</li> <li>2. The Owner(s) pays all applicable connection fees for the new lots created by this subdivision. The existing dwelling is presently provided with water through a 12mm (1/2") service connection located at the frontage of the proposed Strata Lot 1. The Owner(s) pays to upgrade the existing non-conforming 12 mm service to 19 mm (3/4") service to comply with current minimum service standards. New service connections shall be installed at the frontage of the proposed Common Property access for Strata Lots 2 and 3 and Strata Lots A, B and C on Grant Road.</li> <li>3. The Owner(s) pays for the supply and installation of a fire hydrant(s), if required, in a location approved by the District of Sooke Fire Department and CRD Integrated Water Services.</li> <li>4. The Owner(s) shall be responsible for all additional or extraordinary costs for any procedure deemed necessary by the CRD for the installation of the water service connections noted above. Procedures requiring additional costs may include, but are not limited to the following: <ul style="list-style-type: none"> <li>• Auguring or boring under the pavement where the authority having jurisdiction will not grant permission to open cut the pavement.</li> <li>• Cutting and restoration of pavement in excess of a width of 11m; or where the authority having jurisdiction requires asphalt restoration of a thickness in excess of 100mm; or for a width in excess of the trench width.</li> <li>• Drilling and blasting of rock.</li> <li>• Archeological monitoring of the excavation site.</li> </ul> </li> </ol>

	<p>The hydraulic computer model maintained by the CRD shows that a fire flow of 9,420 Umin (2,070 l gpm) with 138 kPa (20 psi) residual pressure is presently available to this subdivision in the water main adjacent to the fire hydrant (SFD051) located at the frontage of 7135 Grant 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 lots created by this subdivision.</p> <p>This letter is for the purpose of providing you with information regarding the services available from the CRD, and should not be construed as either approval or rejection of the proposed subdivision 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>
<b>SEAPARC</b>	SEAPARC is unaffected by this application.
<b>Sooke School District 62</b>	No comments provided.
<b>Fortis BC</b>	We have reviewed the attached documents and do not make note of any conflicts as there is no gas plant located in that area.
<b>T'Souke Nation</b>	T'Sou-ke Nation has no objection to rezoning of the lot 7105 and 7109 Grant Road to small lot residential (R3).
<b>Archaeological Inventory Section of Ministry of</b>	<p>Thank you for your referral request regarding 7105 and 7109 Grant Road, Sooke, PIDs 018605559 (L A SEC 1 SOOKE DISTRICT PL VIP58124) and 015605567 (L B SEC 1 SOOKE DISTRICT PL VIP58124). According to Provincial records there are no known archaeological sites recorded on either subject property. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist both parcels.</p> <p>Archaeological sites (both 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,</p>

	<p>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 (<a href="http://www.bcapa.ca">www.bcapa.ca</a>) 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 face possible fines and likely experience development delays while the appropriate permits are obtained.</p> <p>Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the data request please contact me.</p>
<b>Forests, Lands and Natural Resource Operations (FLNRO)</b>	<p>On behalf of Grant Bracher, Ecosystem Biologist with the Ministry of Forests, Lands and Natural Resource Operations, his response is as follows:</p> <p>Interests Unaffected Subject to the Following Conditions:</p> <p>We recommend that vegetation clearing be minimized and occur outside the nesting period from <i>March 1 to August 31</i> to reduce impacts on all bird species. A search for the nests of birds (eagles, peregrine falcons, gyrfalcon, ospreys and herons) protected under Section 34(b) of the Wildlife Act should be conducted before the start of vegetation clearing. Should the nest of a bird requiring protection under Section 34(b) of the Wildlife Act be located, please refer to the recommended buffer distances in Table 4.1 (Section 4) of <i>Development with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia</i> (MOE 2014)</p>
<b>RCMP, Sooke Detachment</b>	<p>Interests unaffected</p>
<b>Telus Communications</b>	<p>No objections to this rezoning.</p>
<b>Sooke Fire Department</b>	<p>As mentioned earlier and for ease of access, I would like to see the driveway of Lot A flipped so that the access route is along the West side of the property line of proposed Lot A and then joined to the driveway on Lot B. This would then provide a semi-circular access route with no need for a turnaround making it easier for both residents and emergency vehicle access. Also, due to the proposed small lot size and the requirements of the BC Building Code for a ten minute fire department response time and as this cannot be achieved with the FD's current resources, the set backs between buildings as well as the fire separations and number of openings</p>



	will be impacted unless a residential sprinkler system is installed in each dwelling unit.
<b>District of Sooke Environmental</b>	No parks or environmental concerns as the road cross-section allows for multiuse trail.
<b>District of Sooke Engineering</b>	<p>Listed below is the Engineering Department referral response for the application to rezone the property noted above:</p> <p><b>General</b></p> <p>1.1 Service the new development in accordance with the District of Sooke Bylaw 404, Subdivision and Development Standards Bylaw, 2014, suburban area.</p> <p><b>Surface Improvements</b></p> <p>2.1 As per the signed MOU with MOTI, Grant Road is considered to be part of the Major Road Network and is therefore to be constructed to the Connector Road standard. The applicant is to design and construct the multi use trail along the frontage, as per the attached cross section from Bylaw 404, SDD-R11, and Connector.</p> <p><b>Sanitary Sewer</b></p> <p>3.1 Applicant to apply to include both properties within the sewer specified area. Access to the Community Sewer System is available along the front lot line, however, due to the proposed increased density the applicant is required to complete a sewer serviceability study at time of development permit to review the capacity of downstream sewers. The costs related to upgrading/installing the downstream system, as detailed in the report, will be borne by the developer.</p> <p><b>Parks/Trails</b></p> <p>4.1 Provisions of a multi use trail along the property frontage per the Parks and Trails Master Plan, 2009 and the Official Community Plan, 2010.</p>



# District of Sooke

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

Phone: (250) 642-1634 Fax: (250) 642-0541 Web: www.sooke.ca Email: info@sooke.ca

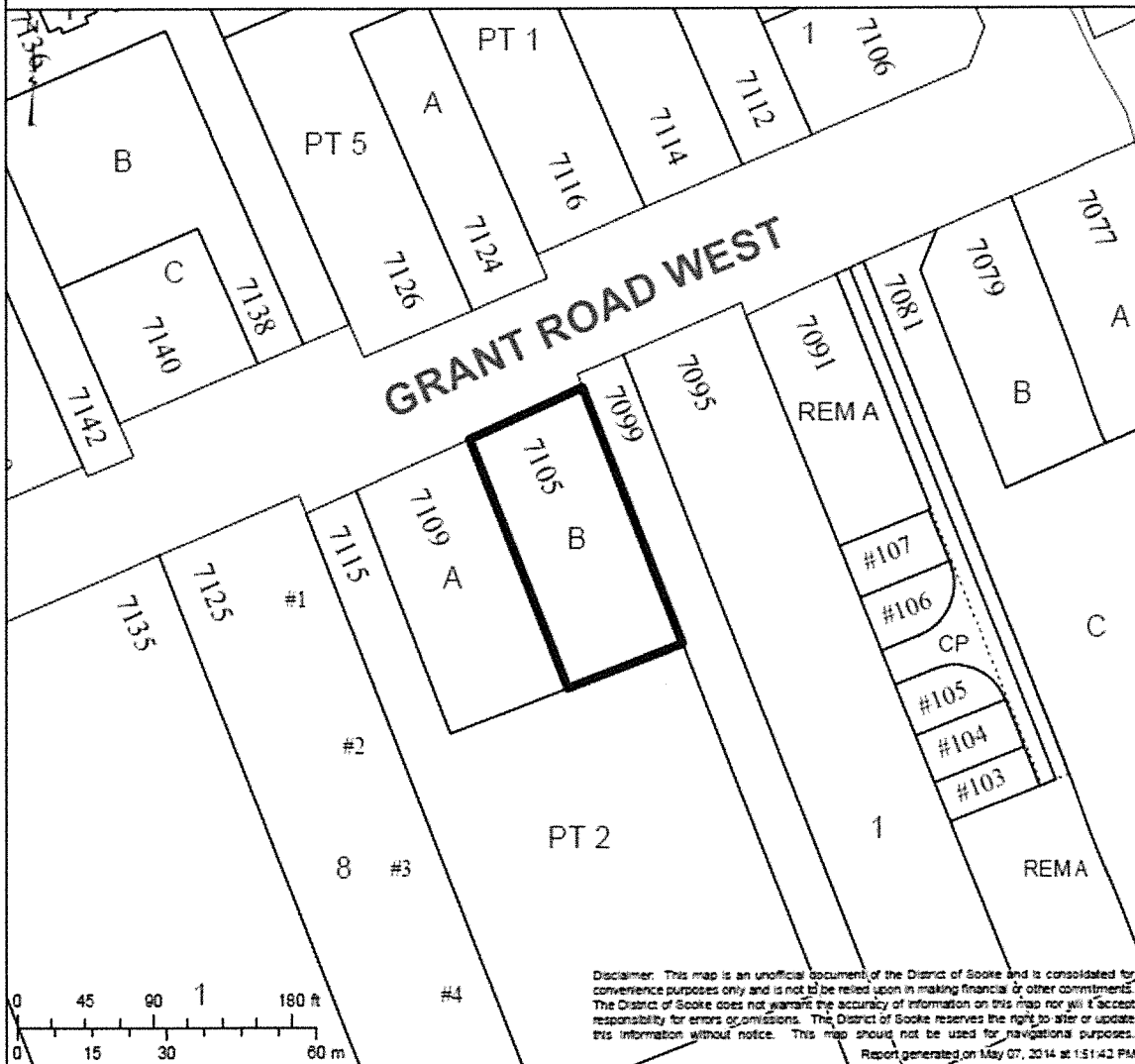
May 07, 2014  
1:51:42 PM

## Property Information Report

<b>FOLIO:</b> 009529.020	<b>Address:</b> 7105 GRANT RD W	<b>Hectares (approx.) =</b>	0.13
<b>PID:</b> 018-605-567		<b>Acres (approx.) =</b>	0.33
<b>Zone:</b> RU4			
<b>OCP:</b> CR			

**LEGAL DESCRIPTION:**  
LOT B PLAN VIP58124

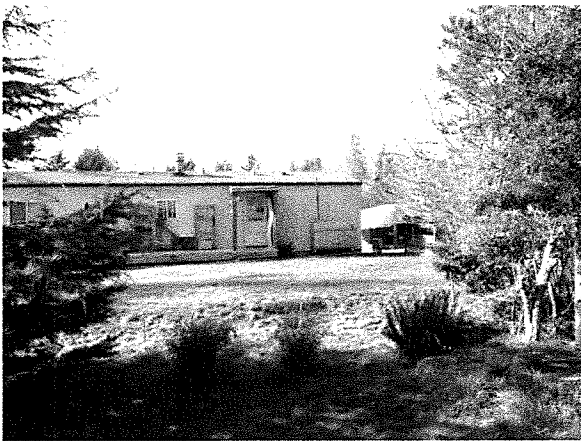
**Sewer Parcel Tax:**  
Outside Sewer Specified Area  
Sewer Generation Charge: -



## 6. Site Analysis Photos

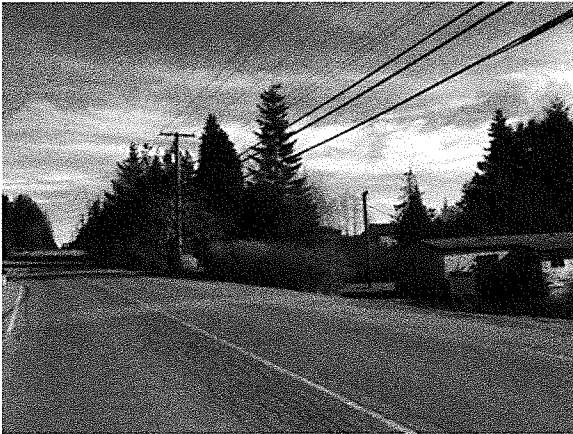


## Subject Property





**Neighbouring Properties**



**Grant Road Residential Area**



## 6. R3 Small Lot Residential Zone

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 m<sup>2</sup>

**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 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

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 m<sup>2</sup> or larger;
- b) Duplex permitted on lots 600 m<sup>2</sup> 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. 633

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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 B, Section 1, Sooke District, Plan VIP58124 from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw (600-23)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule A** by changing the zoning on the property legally described as Lot B, Section 1, Sooke District, Plan VIP58124 as shown outlined in black and hatched on Schedule A from Rural Residential Zone (RU4) 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:

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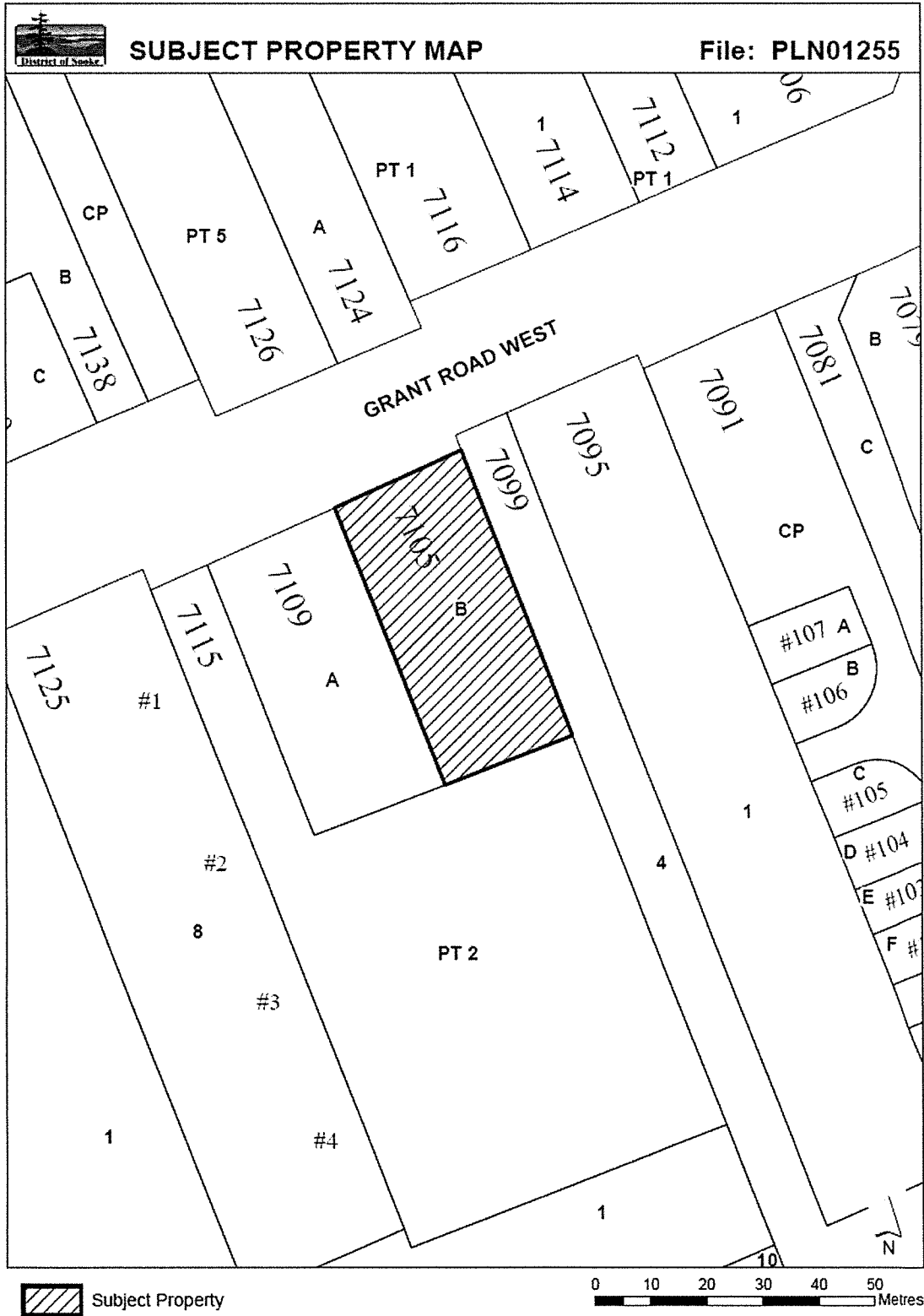
Maja Tait  
Mayor

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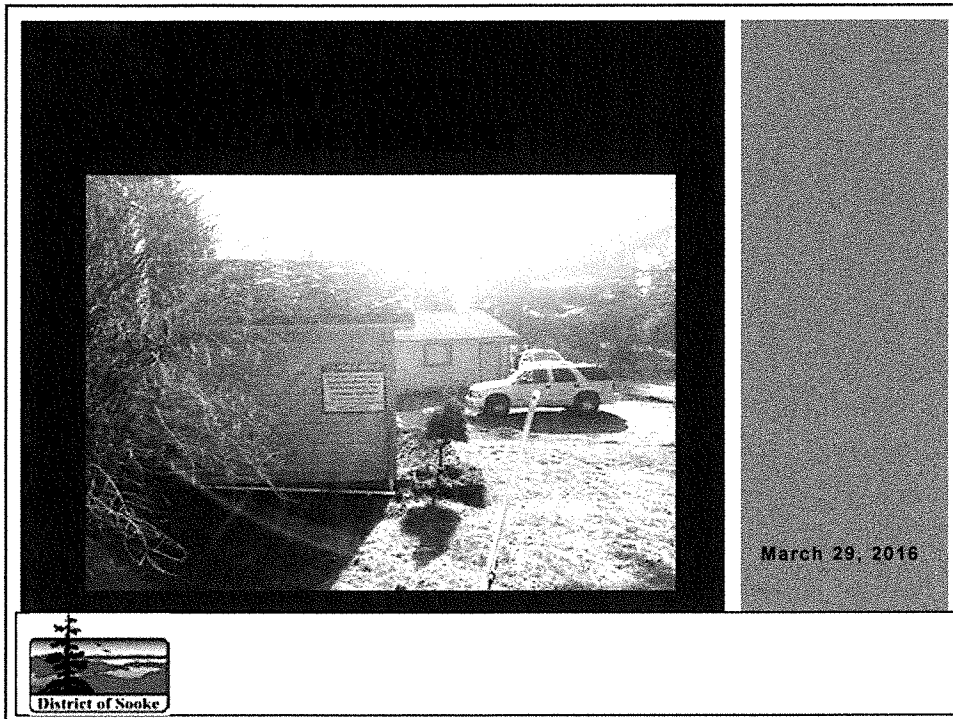
Gabryel Joseph  
Acting Corporate Officer



**SCHEDULE A**







**PROPOSED BARE LAND STRATA PLAN OF  
LOTS A & B, SECTION 1,  
SOOKE DISTRICT, PLAN VP58124.**

SCALE: 1:500 (all dimensions are in metres)

NOTE: Lot dimensions and area shown are based on the current zoning plan and are subject to any future zoning plan amendments. Existing measurements of structures do not show any 1/2" or 3/4" to nearest millimetre. This plan is for information purposes only.

8 PLAN 13885

GRANT ROAD

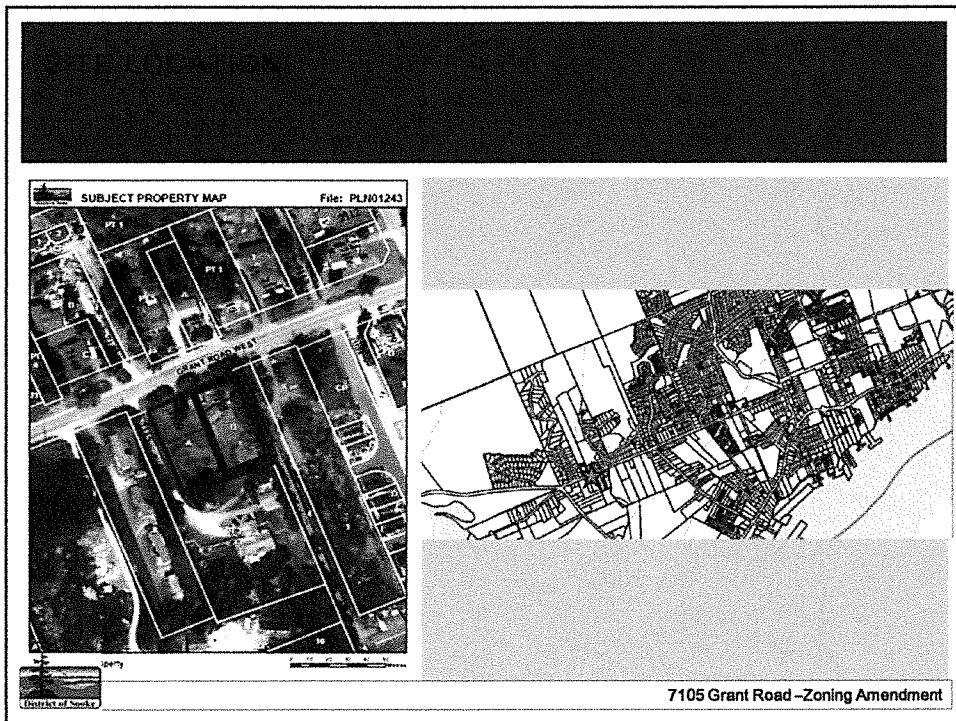
4 PLAN 12839

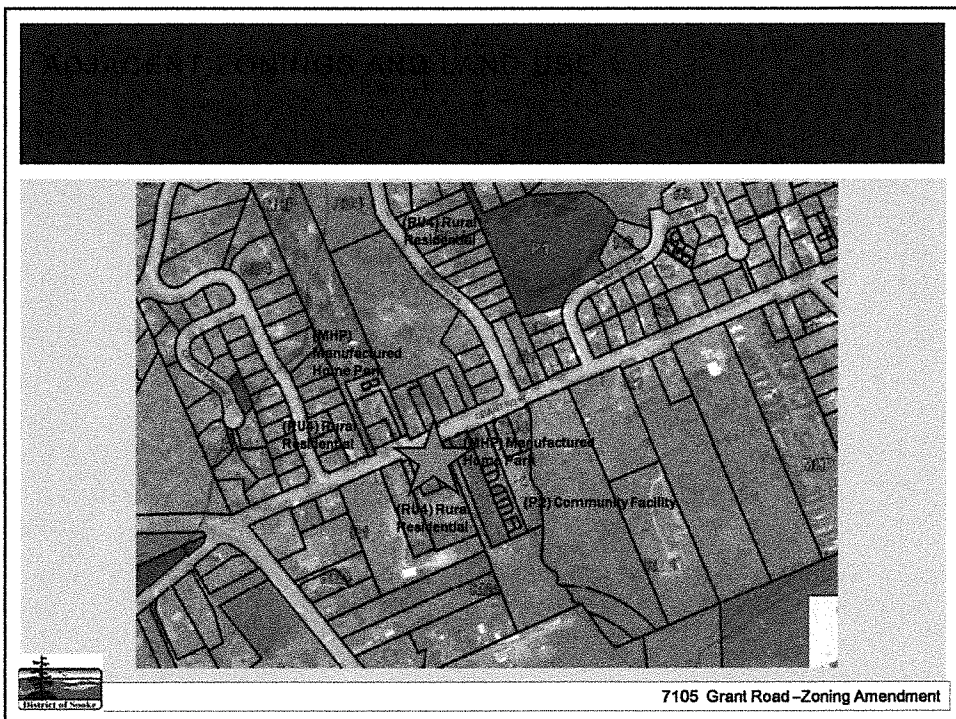
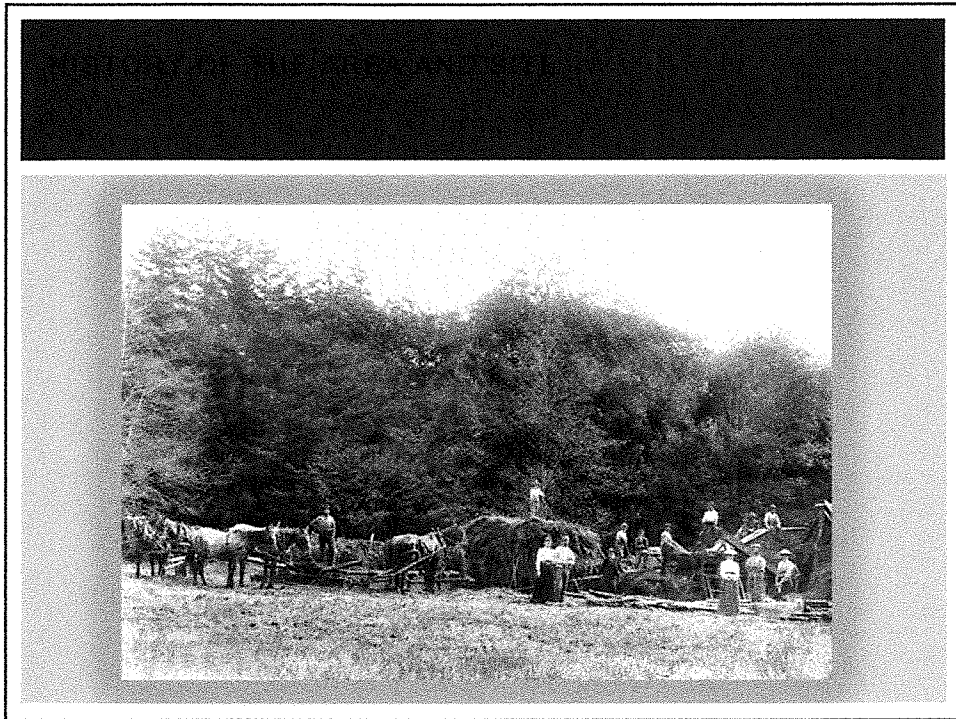
REM-2 PLAN 5695

The applicant wishes to rezone the property located at 7105 Grant Road.

This planning application aims to amend the *Sooke Zoning Bylaw, 2013 (Bylaw 600)* with a rezoning of the property from *Rural Residential Zone (RU4)* to *Rural Residential (R3)*.

7105 Grant Road –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
- g) Vacation accommodation unit

**203.3 Minimum Lot Size for Subdivision Purposes:** 350 m<sup>2</sup>

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

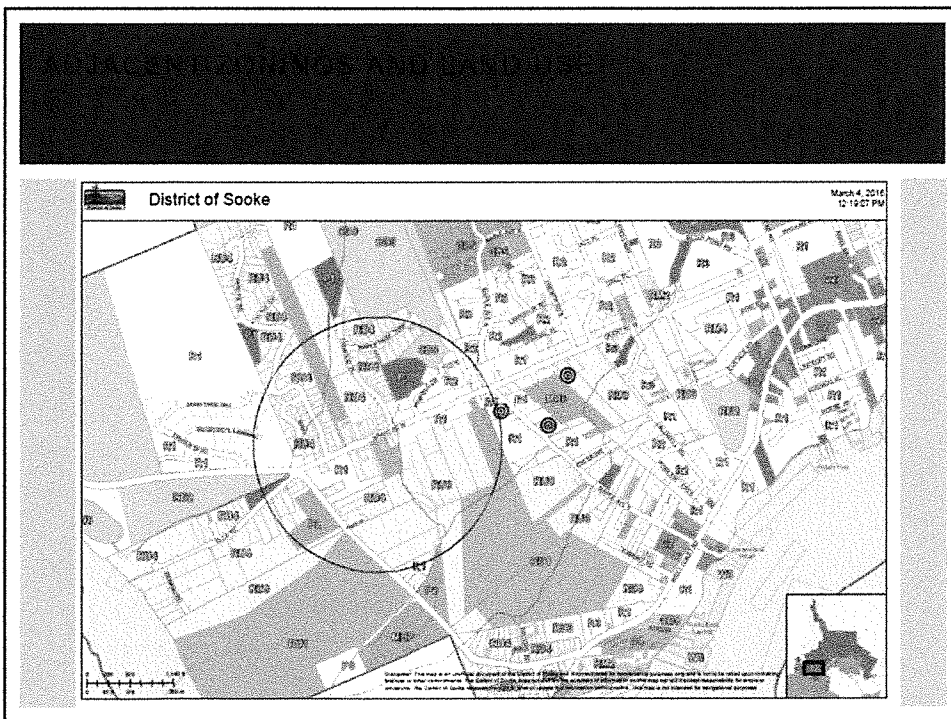
Schedule 203 – Small Lot Residential (R3)



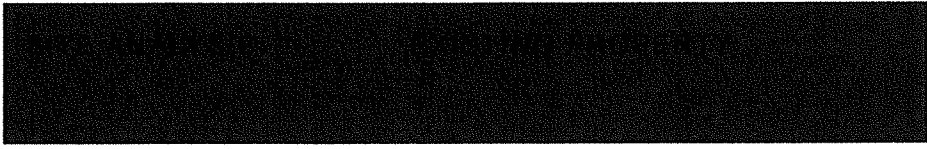
**203.8 Conditions of Use:**

- a) Bed and breakfast permitted on lots 600 m<sup>2</sup> or larger;
- b) Duplex permitted on lots 600 m<sup>2</sup> or larger;
- c) No parashute lots permitted;
- d) Notwithstanding the permitted uses on R3 zoned properties, on the property identified as PID 000-133-817 (as Parcel A (DD 143706), Section 24, Sooke District, Except Plans 5572, 11961, 27456, 40462, VIP52601, VIP59223, VIP79955, VIP79956 and Part in Red on 616RW, an amnesty area for assembly use is permitted as an accessory use. *Adopted by Res. No. 2014-0029 February 17, 2014.*





**7105 Grant Road –Zoning Amendment**






7105 Grant Road –Zoning Amendment



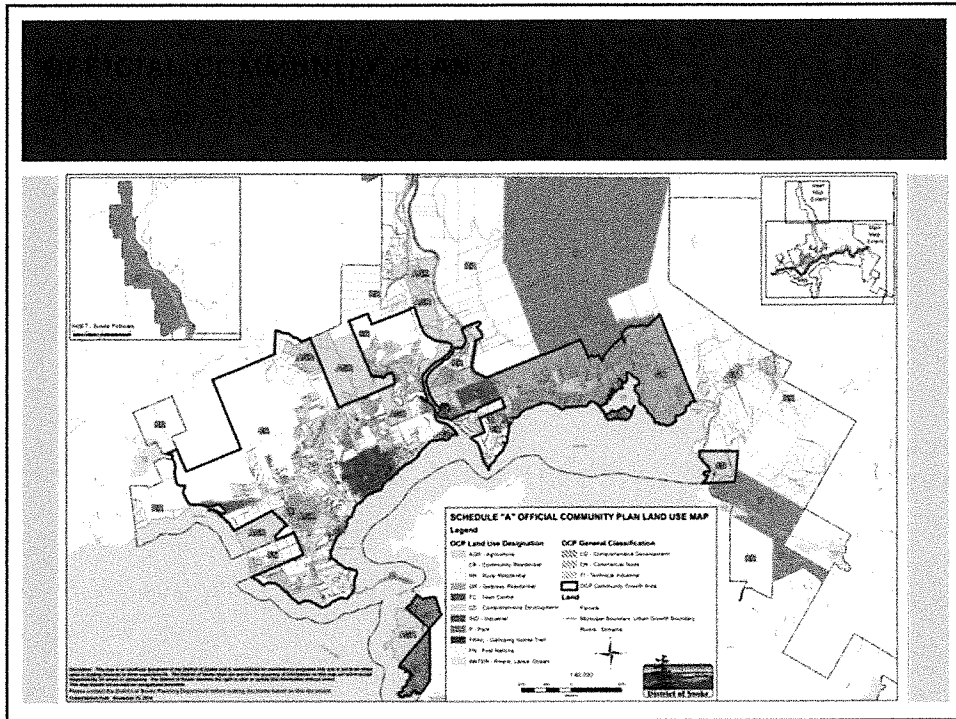
**DESIGN RELATED OBSERVATIONS:**

- Dated architecture 60's, 70's, 80's, 90's infill housing pattern
- Affordable housing
- Some rental units and suites
- Straight road, 1.5 k from town
- Post boxes nearby
- Serviced by bus system
- Mainly new R2 housing in the area
- Many new applications within close proximity to the site have filed for rezoning
- OCP supports growth and densification to offset the cost of existing sewer infrastructure



7109 Grant Road –Zoning Amendment





**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*

7109 Grant Road –Zoning Amendment

District of Sooke

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

**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

**Engineered Floor System**  
Reduces home's impact on forests by using composite engineered I-Joists

**Blown Cellulose or Spray Foam Insulation**  
New insulation types completely fill wall and ceiling cavities. Heating and cooling costs account for at least 12% of a home's energy use.

**House Sealing**  
All spaces between framing lumber are sealed with foam or caulk, reducing air loss and saving energy.

**High Performance Windows**  
Low-E, insulated windows offer less energy loss, plus new materials increase life expectancy.

**Hardwood, Tile and Carpet Flooring**  
New flooring types that are made locally and / or renewable and reclaimed wood products make for beautiful interiors.

**High Performance Insulated Doors**  
Insulated doors offer less energy loss, plus new materials such as fiberglass look like wood and increase life expectancy.

**Green Cabinetry**  
A green certified cabinet resulting in lower VOC emissions (better indoor air quality) and less impact on the environment.

**PEX Water Piping**  
Reduces hot water heat loss between the water heating system and the faucet resulting in energy savings.

**Indigenous Plants and Drip Line Irrigation**  
Saves water usage.

**Construction Site Recycling**  
Products such as wood, drywall and cardboard packaging is separated and recycled.

**High Efficiency HVAC**  
New high efficiency HVAC units use less energy and have lower operating costs.

**On Demand Tank Water Heaters**  
Systems, such as Rheem Tankless Water Heaters heat only the water you need instead of storing hot water.

**Rain Barrel**  
Saves water by capturing roof run off which can be utilized for watering plants.

**Insulated Window and Door Headers**  
Reduces heat loss by creating a thermal break.

**Daylighting Solutions**  
Through the use of Velux Skylights and Sun Tunnels, energy requirements are less and people react more favorably to natural light.

**Fiber Cement Siding and Composite Trim**  
Siding products such as James Hardie, Ilicitea and Minotek Trim resist decay and insect destruction and dramatically increase the life of the building envelope.

**Engineered Roof Trusses**  
Uses less lumber and minimizes lumber waste.

**Oriented Strand Board Roof and Wall Sheathing**  
Doesn't use large trees to manufacture - it is resource efficient, enhances durability and is now utilized in over 75% of all new homes.

**Third Party Duct and Door Blower Testing**  
As part of Energy Star and other certifications independent energy auditors test ducts and the whole house with specialized equipment for air infiltration and heat loss.

Address	7105 Grant Road	
Legal	Lot B, Section 1, Sooke District, Plan VIP58124 and	
Existing Zoning	Rural Residential (RU4)	
Proposed Zoning	Small Lot Residential (RS)	
Current OCP	Community Residential (CR)	
Proposed OCP	Community Residential (CR)	
Parcel Size	.33 acres = 1395 m <sup>2</sup>	
Services	Water: CRD Water (at lot line) Sewer: Septic (application for Sewer System Area in progress) Drainage: On-site	
Adjacent Land Uses	North: RU4-Rural Residential South: RU4-Rural Residential East: MHP- Manufactured Home Park West: RU4-Rural Residential	

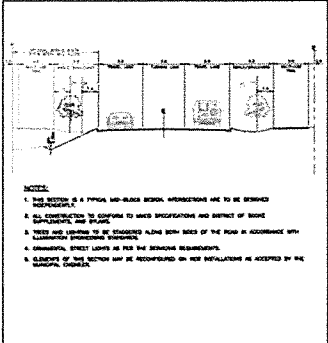
  

	RU4	RS3
Minimum Lot Size for Subdivision	1 ha	350 m <sup>2</sup>
Maximum Height of Principle Building	12m	10.5 m
Maximum height accessory building	9m	4 m
Maximum Lot Coverage	30%	45%

**7105 Grant Road –Zoning Amendment**


**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).*



**NOTES:**

1. THIS SECTION IS A TYPICAL ONE-BLANK SECTION. DIMENSIONS ARE TO BE REVIEWED AND CONFIRMED.
2. DIMENSIONS TO CONFORM TO LATEST SPECIFICATIONS AND DISTRICT OF SASKATCHEWAN STANDARDS AND PRACTICE.
3. TIES AND OFFSETS TO BE CHECKED ALONG BOTH SIDES OF THE ROAD IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.
4. DIMENSIONS, STREET LIGHTS AS PER THE REVISIONS REQUIREMENTS.
5. ELEMENTS OF THIS SECTION MAY BE MODIFIED BY NEW REGULATIONS AS ACCEPTED BY THE MUNICIPAL COUNCIL.

CONNECTOR	MAY 2014	
N.T.A.		800-811




7105 Grant Road –Zoning Amendment

**Zoning**

**Amendment Bylaw (600-23) to rezone the property located at 7105 Road from Rural Residential Zone (RU4) to Small Lot Residential Zone (R3);**

in accordance with the requirements of the *Community Charter* and the *Local Government Act*.



7105 Grant Road –Zoning Amendment