



**Public Hearing
Information Package**

September 11, 2017 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

2088 Charters Road

Proposed Bylaw:	Bylaw No. 679, <i>Zoning Amendment Bylaw (600-42)</i>
Zoning Amendment:	The purpose of Bylaw No. 679, <i>Zoning Amendment Bylaw (600-42)</i> is to rezone 2088 Charters Rd from "Large Lot Residential (R1)" to "Medium Lot Residential (R2)".

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o Bylaw No. 679 (600-42)	

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

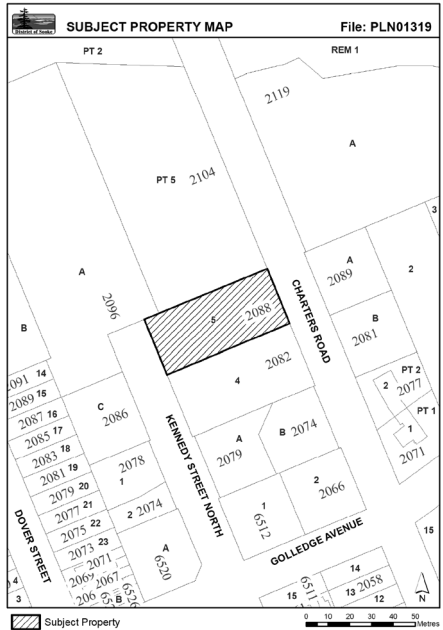
The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, September 11, 2017** commencing at 7:00 pm.

Application Information:

Bylaw: Bylaw No. 679, *Zoning Amendment Bylaw (600-42)*
File No: PLN01319
Civic Address: 2088 Charters Rd. (shown outlined in black and hatched on the subject map)
Legal Description: Lot 5, Block 8, Section 14, Sooke District, Plan 5855
Applicant: **West Coast Design**

Proposal:

The purpose of Bylaw No. 679, *Zoning Amendment Bylaw (600-42)* is to rezone 2088 Charters Rd from "Large Lot Residential (R1)" to "Medium Lot Residential (R2)". The R2 zone will allow the site to be subdivided to create one additional lot.



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 August 30, 2017 to and including September 11, 2017.

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 publichearing@sooke.ca or in person to the Corporate Officer at the District Municipal Offices no later than **Monday, September 11, 2017 at 12:00 pm**. Please be advised that submissions to Council will become part of the public record and are subject to disclosure under the *Freedom of Information and Protection of Privacy Act (FOIPPA)*

NOTE: Council cannot receive further information concerning this application after the Public Hearing has concluded.

Carolyn Mushata
Corporate Officer



DISTRICT OF SOOKE ZONING AMENDMENT BYLAW NO. 679

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning located at 2088 Charters Road from Large Lot Residential (R1) to Medium Lot Residential (R2).

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 679 (600-42)*.
2. The parcel of land legally described as Lot 5, Block 8, Section 14, Sooke District, Plan 5855 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from from Large Lot Residential (R1) to Medium Lot Residential (R2).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as amended, and **Schedule A** attached thereto, are amended accordingly.

READ a FIRST and SECOND time the 14 day of August, 2017.

PUBLIC HEARING held the ___day of ____, 2017.

READ a THIRD time the ___day of ____, 2017.

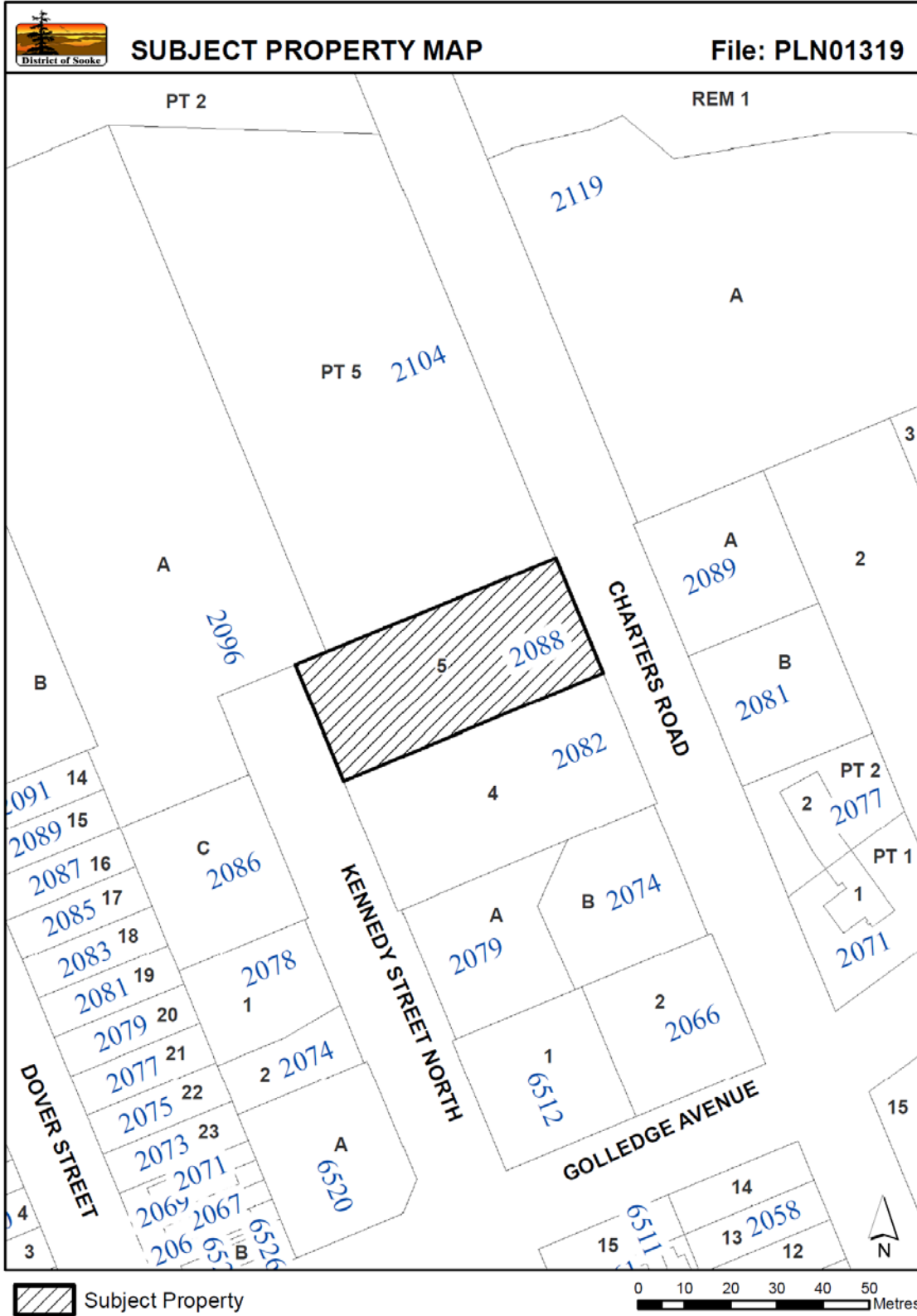
APPROVED by Ministry of Transportation and Infrastructure the ___day of ____, 2017.

ADOPTED the ___day of ____, 2017.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

SCHEDULE A



6.2. **Bylaw No. 679 (600-42) Zoning Amendment Bylaw - 2088 Charters Rd**
RPT - 2017-0109, 3220, PLN01319

First and second reading of a bylaw to rezone from Large Lot Residential (R1) to Medium Lot Residential (R2).

The Director of Development Services provided an overview of the written staff report.

2017-338

MOVED by Councillor Logins, seconded by Councillor Parkinson:

THAT COUNCIL grant First and Second readings to *Zoning Amendment Bylaw No. 679 (600-42)* to rezone 2088 Charters Road from Large Lot Residential (R1) to Medium Lot Residential (R2);

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Logins, and Councillor Parkinson

Absent: Councillor Kasper, Councillor Pearson, and Councillor Reay

2017-339

MOVED by Councillor Parkinson, seconded by Councillor Logins:

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 679 (600-42)*, for 2088 Charters Road, in accordance with Section 466 of the *Local Government Act*.

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Logins, and Councillor Parkinson

Absent: Councillor Kasper, Councillor Pearson, and Councillor Reay



Rezoning Application - 2088 Charters Rd

RECOMMENDATION:

THAT COUNCIL give First and Second readings to *Zoning Amendment Bylaw No. 679 (600-42)* to rezone 2088 Charters Road from Large Lot Residential (R1) to Medium Lot Residential (R2);

AND THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 679 (600-42)* in accordance with Section 466 of the *Local Government Act*.

Report Summary:

The purpose of this application is to rezone the property located at 2088 Charters Road from Large Lot Residential (R1) to Medium Lot Residential (R2) to create one additional lot. The property is approximately 1672m² (0.4 acres), and is located within the Sewer Specified Area.

Report:

The property has road frontage on both Kennedy Street and Charters Road. The property currently contains a dwelling fronting Charters Road, and the proposal is to create a parcel at the rear of the existing lot that fronts onto Kennedy Street.

The property is within the Sewer Specified Area and is designated Community Residential in the Official Community Plan, 2010 (OCP) (policy context attached). The proposal is consistent with the policies and objectives of the Community Residential designation, where existing municipal services can be accessed in an efficient manner. The existing neighbourhood contains a variety of residential uses including single family homes, duplexes, suites and tent lots. The neighbourhood also contains Sooke Elementary School, excellent access to transit services and walkability to services in the town centre. Creating an additional lot in an already serviced area helps to avoid gaps of undeveloped properties.

Referrals of the proposal were sent to internal departments and applicable external agencies for their review and comment. No major issues were identified (summary attached).

Budget/Financial Impacts:

The developer is responsible for all costs associated with off site improvements in accordance with *Subdivision and Development Standards Bylaw (Bylaw 404)*.

Strategic Relevance:

The application is consistent with Council's strategic plan.

Attached Documents:

[Application Summary Charters](#)

[Referral Summary Charters](#)

[R2](#)

[PLN01319 Subject Property Map](#)

[PLN01319 Subject Property Map Ortho](#)

[Concept Plan](#)

[POLICY CONTEXT Charters](#)

[679 - ZA \(600-42\) - R1toR2 - 2088 Charters Rd](#)

Application Summary

Address	2088 Charters Road
Legal	Lot 5, Block 8, Section 14, Sooke District, Plan 5855
Existing Zoning	Large Lot Residential (R1)
Proposed Zoning	Medium Lot Residential (R2)
OCP Designation	Community Residential
Parcel Size	1672m ² (0.41 acres)
Services	Water: CRD Sewer: Municipal Drainage: Onsite
Adjacent Land Uses	North: Residential South: Residential East: Residential West: Residential

**SUMMARY OF COMMENTS RECEIVED
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT June 6, 2017**

EXTERNAL REFERRALS	
Agency	Comments
Archeological Branch	Provincial records indicate there are no known archaeological sites recorded on either subject property. There is always the possibility for unknown archaeological sites to exist on either 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. Owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted.
BC Hydro	No equipment located on the properties, and therefore no need for SRW's. Modifications to BC Hydro's system may be necessary in order to extend the electrical system to this development. The developer must submit an application for service. The design and layout must adequately comply with all BC Hydro standards. There are overhead electrical infrastructure adjacent to the property which may affect the development. Contact BC Hydro with inquiries regarding design and/or redesign submission requirements.
BC Transit	No response.
Beecher Bay	No concerns or comments.
CRD Water	Community piped water can be supplied to this proposed development provided that the Owners are prepared to pay the necessary costs and fees for supply and installation of a water distribution system capable of meeting all domestic and fire flow requirements. The owner pays all applicable connection fees for the new lot created by this development. The existing dwelling is presently provided with water through a 19mm (3/4") service connection located at the frontage of proposed Lot B on Charters Road. A new service connection shall be installed at the frontage of proposed Lot A on Kennedy Street. The Owner pays for the supply and installation of a fire hydrant, if required, in a location approved by Sooke Fire Department and CRD Water. (full letter Dated June 22, 2017 attached)
Canada Post	No response.
Fortis BC	There are no known conflicts. Gas is available in roads fronting the development. The developer is to contact BC 1 Call 48 hours ahead of any excavations within the road allowances to obtain gas location records.
Ministry of Transportation and Infrastructure	The Ministry has no objections to the proposal and no additional requirements for approval.
RCMP	No issues.
SEAPARC	No response.
Shaw Cable	No concerns. Shaw has requested information regarding the number of units proposed and if the property will be fed aurally or underground.
School District #62	At this time the School District does not have any concerns with this referral. The catchment schools are Sooke Elementary, Journey Middle and EMCS.

T'Souke Nation	No response.
Telus	No concerns
INTERNAL	
Building	No concerns
Fire	No response.
Development Services	No concerns. Servicing will be dealt with at time of subdivision.

Medium Lot Residential

R2

202.1 Purpose: This zone is intended to apply to those residential parcels of land designated as Community Residential that are within the Sewer Specified Area.

202.2 Permitted Uses:

Principal Uses:

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

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

202.3 Minimum Lot Size for Subdivision Purposes: 600 m²

202.4 Minimum Width for Subdivision Purposes: 15 m

202.5 Maximum Height:

- a) Principal Buildings: 3 storeys up to a maximum height of 12 metres *(added by Bylaw No. 584 adopted February 11, 2014)*
- b) Accessory Buildings: 9 m

202.6 Maximum Lot Coverage: 40%

202.7 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	4.5 m	1.2 m	4.5 m	4.5 m
Accessory Building or Structure – 1 storey	7.5 m	4.5 m	1.2 m	1.5 m	0 m
Accessory Building or Structure – 2 storey	7.5 m	4.5 m	2 m	2 m	0 m

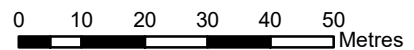


SUBJECT PROPERTY MAP

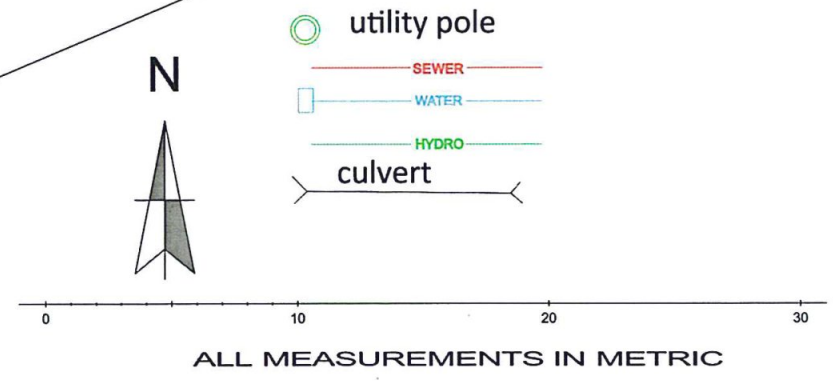
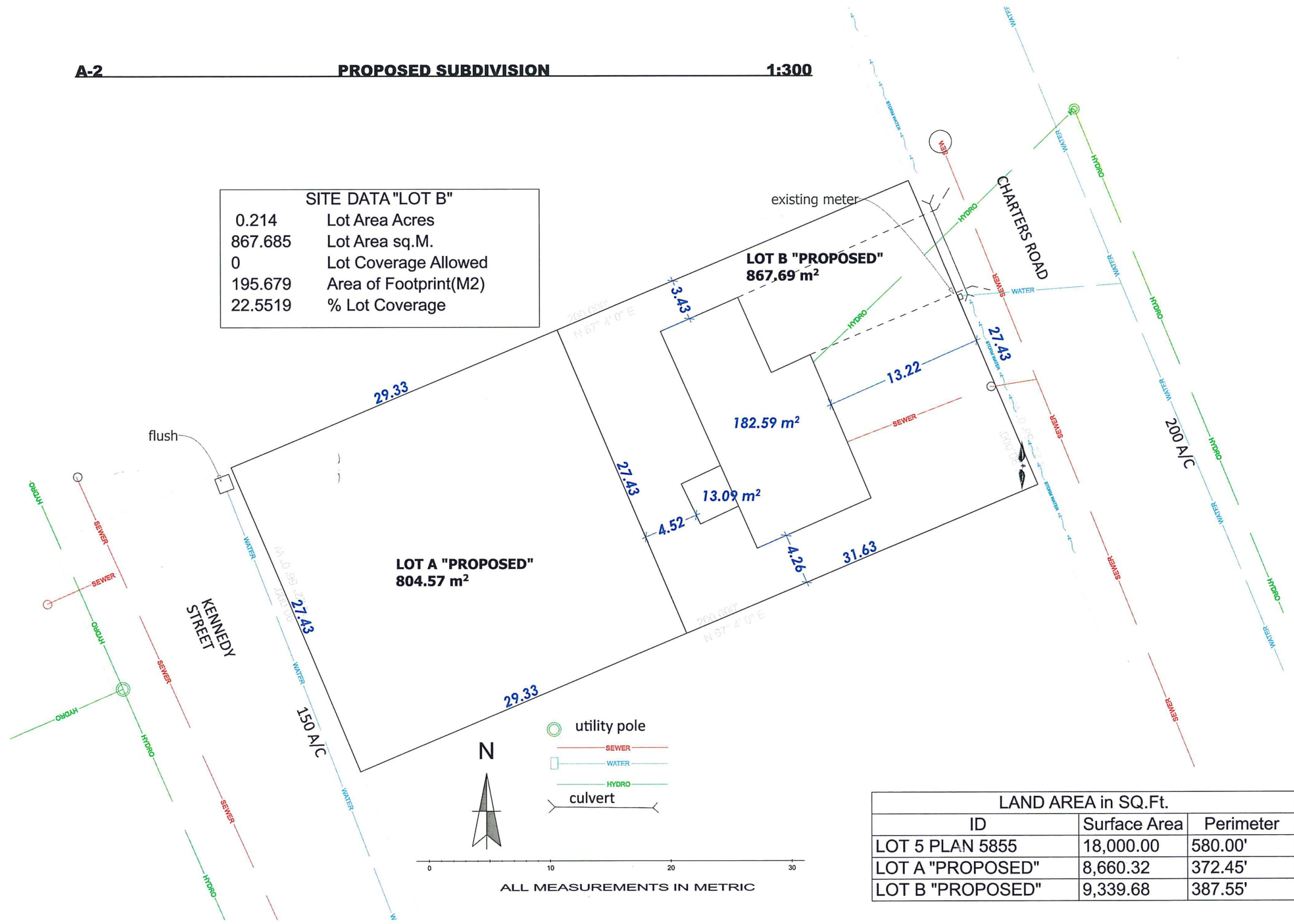
File: PLN01319



 Subject Property



SITE DATA "LOT B"	
0.214	Lot Area Acres
867.685	Lot Area sq.M.
0	Lot Coverage Allowed
195.679	Area of Footprint(M2)
22.5519	% Lot Coverage



LAND AREA in SQ.Ft.		
ID	Surface Area	Perimeter
LOT 5 PLAN 5855	18,000.00	580.00'
LOT A "PROPOSED"	8,660.32	372.45'
LOT B "PROPOSED"	9,339.68	387.55'

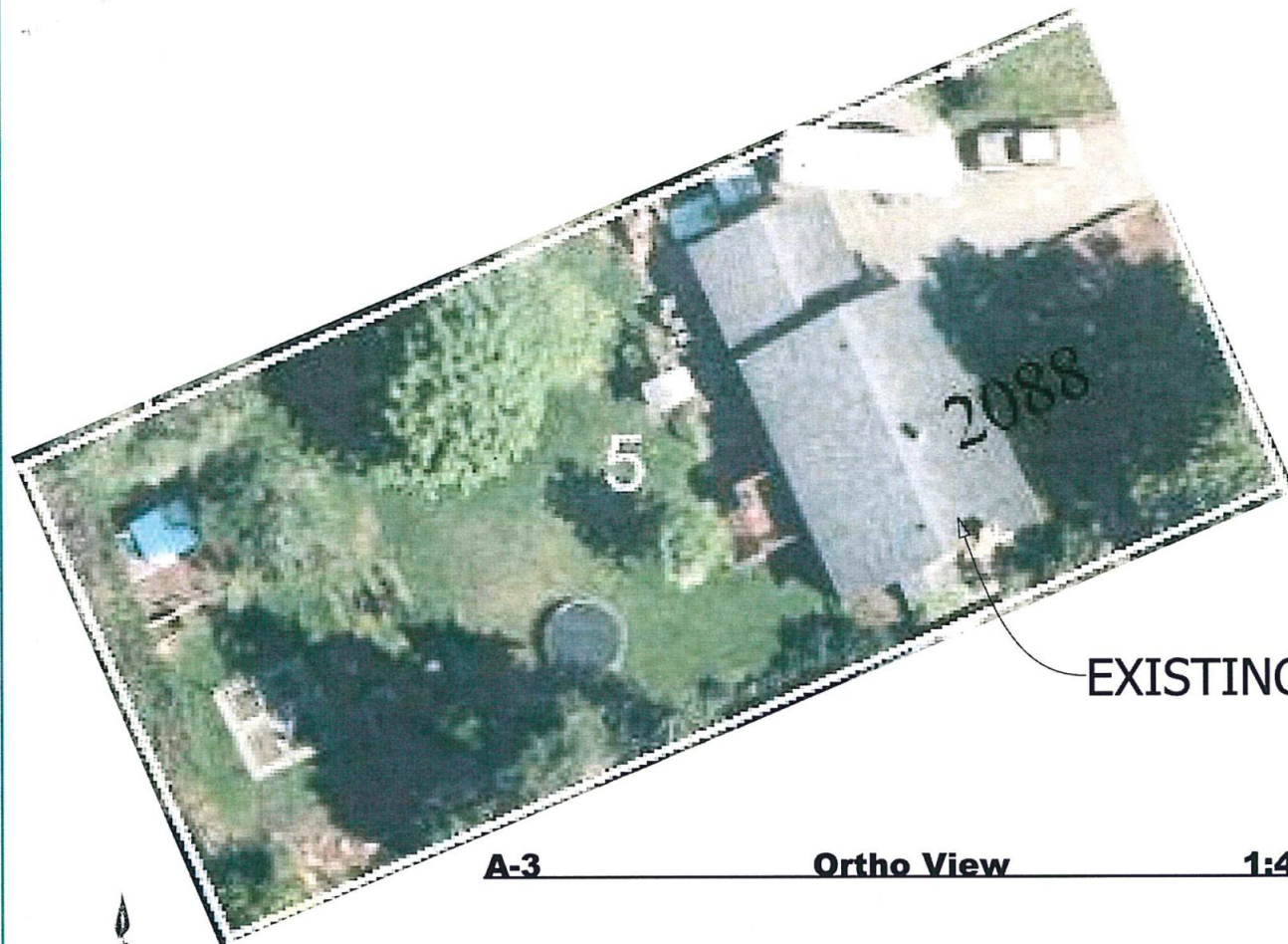
WEST COAST DESIGN & DEVELOPMENT SERVICES
 Randy Clarkston
 Laurie Wallace
 Sooke, B.C.
 250-642-8803
 A COMPANY OF WEST COAST DESIGN & DEVELOPMENT SERVICES
 THIS DRAWING MAY NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT

PROPOSED SUBDIVISION, LAND AREA

Rezoning / subdivision
 Client: D. Cummings & T. Lennox
 Site Address: 2088 Charters
 City: Sooke
 Lot: 5 Plan: 5855 Section: 14
 District: Sooke District

BY REVISIONS DATE

Date: 2017-04-25
 Scale: AS NOTED
 Drawn: RC
 File name: 170425.DWG
 Last Save: WCRandy



EXISTING HOUSE



A-3 EXISTING ZONING 1:400

TITLE SEARCH PRINT

File Reference:
Declared Value \$340000

2017-04-25, 12:50:23
Requestor: Laurie Wallace

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA4152954
From Title Number	EG17443
Application Received	2014-12-22
Application Entered	2014-12-24
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	DAVID RICHARD CUMMINGS, CARPENTER TERESA ANNE LENNOX, TEACHER 2088 CHARTERS ROAD SOOKE, BC V9Z 0Y9 AS JOINT TENANTS
Taxation Authority	DISTRICT OF SOOKE
Description of Land	
Parcel Identifier:	005-932-483
Legal Description:	LOT 5, BLOCK 8, SECTION 14, SOOKE DISTRICT, PLAN 5855
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA4152955
Registration Date and Time:	2014-12-22 15:07
Registered Owner:	STREET CAPITAL FINANCIAL CORPORATION INCORPORATION NO. A0072218
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Title Number: CA4152954

TITLE SEARCH PRINT

Page 1 of 1

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

WEST COAST DESIGN & DEVELOPMENT SERVICES
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THE DRAWING MAY NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT

Ortho View, EXISTING ZONING, TITLE:
CA4152954-PIID-005-932-483

Rezoning / subdivision
Client: D. Cummings & T. Lennox
Site Address: 2088 Charters
City: Sooke
Lot: 5 Plan: 5855 Section: 14
District: Sooke District

IF THE ABOVE DIMENSION DOES NOT MATCH THE DIMENSION ON THE ORIGINAL DRAWING, THE DIMENSION SHOWN HEREIN SHALL BE THE DIMENSION ON THE ORIGINAL DRAWING.

BY	REVISIONS	DATE

Date: 2017-04-25
Scale: AS NOTED
Drawn: RC
File name: L:\w9\cummings.p
Last Save: WCRandy

A-3

Layout

POLICY CONTEXT – 2088 CHARTERS ROAD

OFFICIAL COMMUNITY PLAN, 2010 (BYLAW 400)

This site is designated Community Residential (CR). The vision of this designation is to ensure the highest density residential development will occur in this area of Sooke, while being the primary commercial hub of the community. The following table outlines the application's compliance with relevant sections of the OCP.

4.2 SUSTAINABLE LAND USE POLICY

- 4.2.2 (b) Enhance the pedestrian environment through maintenance and improvement of sidewalk infrastructure, as well as trails and connections through Sooke;
- (c) Enhance existing neighbourhoods and promote pedestrian-oriented subdivisions;
- (g) Promote a variety of housing including townhouses, rowhouses, apartments, multiple family developments, co-operative housing, co-housing, co-strata structures, secondary and basement suites, small starter homes and duplexes;

4.3 ENERGY AND CLIMATE CHANGE

- 4.3.3 (f) Create contiguous development (avoiding gaps of undeveloped properties);

4.7 HOUSING

- 4.7.1 - Provide a variety of housing options and densities for a diverse population;
- Create a population that supports a range of businesses and cultural activities in the Town Centre;
- 4.7.2 (b) Ensure provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying income levels and demographics;
- (c) Provide affordable and attainable housing opportunities;
- 4.7.3 (f) Require that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivisions are affordable housing lots as defined by the District of Sooke. Affordable single-family lots shall be sold at an affordable rate through tools such as covenants and housing agreements;
- (g) Consider allowing developers the flexibility to provide their required affordable housing in different forms thus creating an 'affordable housing mix' in new developments, e.g. secondary suites, condominium rental units, cash, or land in lieu to the District of Sooke towards on/off-site affordable housing;
- (o) Single family urban density sprawl is not supported;

4.9 INFRASTRUCTURE

- 4.9.3 (e) Require all new development to install underground services where feasible;
- (l) Protect aquatic ecosystems (lakes, wetlands, rivers, streams) as part of the surface drainage system.

4.13 TRANSPORTATION

- 4.13.3 (j) Promote Sooke as a pedestrian friendly community in which pedestrian facilities are established and integrated with Planning for transit service;

5.1 COMMUNITY RESIDENTIAL

- 5.1.2
- (a) Provide a range of high quality housing types, tenures and densities, which can meet the diverse needs of, and attract, individuals and families of varying income levels and demographics;
 - (b) Provide affordable and attainable housing opportunities, to meet the needs of various age groups, family types, lifestyles and income groups;
 - (c) Encourage a variety of housing types, including coach housing, row housing, live/work units and townhouses etc. that diversify the housing stock;
 - (d) Provide the most efficient use of land and existing physical infrastructure in terms of infill/densification;
 - (e) Deter new residential subdivision development outside the Community Growth Area (CGA)
 - (f) Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
 - (g) Require safe and formalized pedestrian access to services from all residential areas, including connections to amenities and commercial service areas;
 - (l) Promote greenspace and boulevard treatments which incorporate rainwater management



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW NO. 679**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning located at 2088 Charters Road from Large Lot Residential (R1) to Medium Lot Residential (R2).

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 679 (600-42)*.
2. The parcel of land legally described as Lot 5, Block 8, Section 14, Sooke District, Plan 5855 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from from Large Lot Residential (R1) to Medium Lot Residential (R2).
3. Bylaw No. 600, Sooke Zoning Bylaw, 2013, as amended, and **Schedule A** attached thereto, are amended accordingly.

READ a FIRST and SECOND time the __ day of ____, 2017.

PUBLIC HEARING held the __ day of ____, 2017.

READ a THIRD time the __ day of ____, 2017.

APPROVED by Ministry of Transportation and Infrastructure the __ day of ____, 2017.

ADOPTED the __ day of ____, 2017.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

SCHEDULE A

