



PH-2

**Public Hearing
Information Package #2**

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. Correspondence received on or before June 27, 2016
 - Jim Johnston 1
 - Tod and Sheila Purdy 5

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

Sarah Temple

From: Info
Sent: Monday, June 20, 2016 8:13 AM
To: Danica Rice; Katherine Lesyshen
Cc: Sarah Temple
Subject: FW: File # PLN001254 - Zoning Amendment
Attachments: IMG_0645.JPG; IMG_0644.JPG

Importance: High

Teresa Burket

District of Sooke
2205 Otter Point Rd
Sooke BC V9Z1J2
250-642-1634



Please consider the environment before printing this e-mail



Rethink Reduce Reuse Repair Recycle

From: Jim Johnston [mailto: [REDACTED]]
Sent: Saturday, June 18, 2016 1:10 PM
To: Info
Subject: File # PLN001254 - Zoning Amendment
Importance: High

RJ Johnston
[REDACTED] Firwood PL, Sooke BC
V9Z 0N2

To Corporate Officer or Council.

I will be out of the District on your Public Hearing date 27th of June. I wish to forward my interests affected by the proposed bylaws.

Concerned interest of our property 2117 affected by rezoning

We bought our home ([REDACTED] Firwood Pl) new in 1988.

From past conversations with neighbours and Mr. J Brohman, he informed us that his intentions (after rezoning) is to build two homes or units between my house [REDACTED] and the now home 2105 after subdivided. I realized that these minimum sized lots would be so small that any home or unit built would more then likely be a two, or even possibly three story tall homes.

My house on [REDACTED] is a split level home and is well below the roadway level by approximately twenty feet. The front of my house faces "South" towards the 2105 property. (My home was built sideways due to property rock formation by roadway). I feel that any construction between myself and 2105 would put any new homes very close to the property line and block "any existing view" from our home what so ever. IE We would be looking out our front house living room window/s and only see a very close house with bathroom windows etc.

Other concerns or facts:

- Loss of south sun exposure on front of house
- Loss of, or no view out front house windows
- Loss of home property value, boxed in

Attached File Images:

Attached image (1) shows picture taken from living room front window and what we see now.

Attached Image (2) shows picture taken from bedroom front window.

Conclusion:

I strongly feel that any future building between the small area of 2105 and [REDACTED] will greatly impact my home, my view (what's left of it) and property value.

Thank you,
Rodney Johnston





Sarah Temple

From: Info
Sent: Monday, June 27, 2016 2:39 PM
To: Katherine Lesyshen; Danica Rice; Sarah Temple
Subject: FW: PLN001254 -Zoning amendment bylaw (600-28)

Constance MacDonald
District of Sooke

-----Original Message-----

From: Tod & Sheila Purdy [mailto:]
Sent: Saturday, June 25, 2016 10:23 AM
To: Info
Subject: Re: PLN001254 -Zoning amendment bylaw (600-28)

We live at [] Firwood Plc. and have lived in Sooke for over 20 years. My wife and I are both opposed to this re-zoning bylaw amendment for the following reasons and concerns to our neighbourhood:

- We bought in this neighbourhood because of the large lot sizes and current zoning bylaws that we thought would preclude any further houses from being built on the current properties.
- If you allow one owner in the sub-division to subdivide, it opens the door for others in the neighbourhood to do the same, thus would totally change the scope and demographic of the subdivision. ie urban sprawl.
- The density of smaller lots will devalue our properties.
- This lot has already been historically sub-divided once into lot A & B, from one acre to two .5 acre lots.
- This lot has a stream flowing through it that ends up in the ocean. More studies are required to determine the impact on fish in the stream.
- This stream drains off from the run off from Stoneridge area and the current development above the Winfield park (Natural peat bog and water catchment park area). Any displacement or manipulation of the stream run off could cause flooding to the rear portions of our yards.
- As we are below the current crd water pump station, we have low water pressure in our properties and adding more houses would lower the pressure even more.
- There is no requirement for small lots in our sub-division as there are numerous developments being constructed all over Sooke with this small lot Zoning, such as Sun river, stone ridge, and the new Winfield Rd. sub division.

There are already two houses on the property and one is connected to sewer, therefore, the only zoning change, should be, to create two large lots of .25 of an acre each. This would conform to the current zoning for our neighbourhood. In conclusion, we ask council to not approve this application.

Thank you for considering our concerns.

Tod & Sheila Purdy
[] Firwood Plc.
Sooke, BC