



**Public Hearing
Information Package**

March 14, 2016 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

**Bylaw No. 600, Sooke Zoning Bylaw, 2013
Text Amendments**

Proposed Bylaw:	Bylaw No. 630, <i>Zoning Amendment Bylaw (600-22)</i>
Zoning Amendment:	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for various text amendments.

Information Package Contents:

	Page #
1. Notice of Public Hearing published in Sooke News Mirror March 2 nd , 2016 and March 9 th , 2016.	1
2. Bylaw No. 630, <i>Zoning Amendment Bylaw (600-22)</i> as amended February 22 nd , 2016.	3
3. Council Resolution dated February 22 nd , 2016 as to Bylaw No. 630.	9
4. Staff Report to Council dated February 22 nd , 2016: <ul style="list-style-type: none">• Bylaw No. 630 with proposed amendments	11
5. Bylaw No. 630, <i>Zoning Amendment Bylaw (600-22)</i> at second reading.	19
6. Council Resolution dated February 9 th , 2016 as to Bylaw No. 630.	25
7. Staff Report to Council dated February 9 th , 2016: <ul style="list-style-type: none">• Draft Bylaw No. 630 (600-22)• Sooke Policy Context• Power Point Presentation Slides	27

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



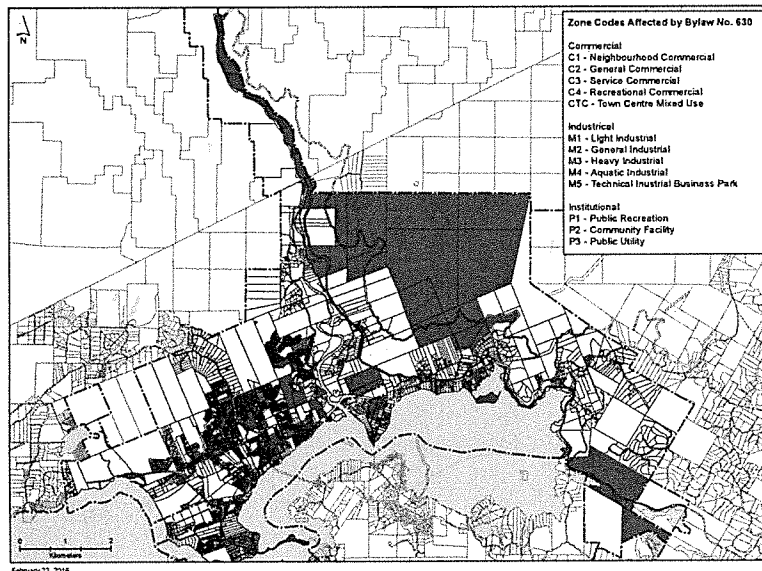
2205 Otter Point Road, Sooke
Phone: 250-642-1634 Fax: 250-642-0541
email: info@sooke.ca
website: www.sooke.ca

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, March 14, 2016** commencing at 7:00 pm.

Proposal:

The purpose of Bylaw No. 630, *Zoning Amendment Bylaw* (600-22) is to add "Accessory dwelling unit, one per lot" in the commercial and industrial zones, clarify in the commercial, industrial and institutional zones that accessory dwelling units are to be located above or to the rear of the principal use, and to add "Micro Brewery" up to 500m² in size and "Artisan Industry" up to 200m² in size to the Commercial Zones.



Further Information:

Copies of the bylaw, 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 March 2, 2016 to and including March 14, 2016.

Public Input:

All persons who believe their interests in property are affected by the proposed bylaw will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw(s). Concerns or comments you wish to convey to Council can be submitted by fax to 250-642-0541, email thansen@sooke.ca or in person to the Acting Corporate Officer at the District Municipal Offices located at 2205 Otter Point Road, Sooke BC no later than Monday, March 14, 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.

Tina Hansen
Acting Corporate Officer



DISTRICT OF SOOKE

BYLAW No. 630

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for various text amendments.

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

1. This Bylaw is cited as *Zoning Amendment Bylaw (600-22)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule 401 – Neighbourhood Commercial (C1)**:
 - a. By adding “Micro Brewery” and “Artisan Industry” to section 401.2 *Permitted Uses – Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. by adding “Accessory dwelling unit, one per lot” to section 401.2 *Permitted Uses – Accessory Uses* and re-numbering the sub-sections as appropriate.
 - c. by deleting and replacing section 401.8 f) *Conditions of Use* with the following:

“401.8 f) Accessory dwelling units must be located above or to the rear of the principal use.”
 - d. By adding immediately after section 401.8 g) *Conditions of Use* the following:

“401.8 h) Gross floor area for a Micro Brewery must not exceed 500m².
401.8 i) Gross floor area for Artisan Industry must not exceed 200m².”
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 402 – General Commercial (C2)**:
 - a. by adding “Micro Brewery” and “Artisan Industry” to section 402.2 *Permitted Uses – Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. by adding “Accessory dwelling unit, one per lot” to section 402.2 *Permitted Uses – Accessory Uses* and re-numbering the sub-sections as appropriate;
 - c. By deleting and replacing section 402.8 c) *Conditions of Use* with the following:

- "402.8 c) Accessory dwelling units must be located above or to the rear of the principal use."
 - d. by adding immediately after section 402.8 e) *Conditions of Use* the following:
 - "402.8 f) Gross floor area for a Micro Brewery must not exceed 500m²."
 - 402.8 g) Gross floor area for Artisan Industry must not exceed 200m²."
- 4. Bylaw No. 600, Sooke Zoning Bylaw, 2013 is further amended in **Schedule 403 – Service Commercial (C3)**:
 - a. by adding "Micro Brewery" and "Artisan Industry" to section 403.2 *Permitted Uses - Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. by adding "Accessory dwelling unit, one per lot" to section 403.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate;
 - c. By deleting and replacing section 403.8(d) *Conditions of Use* with the following:
 - "403.8 d) Accessory dwelling units must be located above or to the rear of the principal use."
 - d. by adding immediately after section 403.8(e) *Conditions of Use* the following:
 - "403.8 f) Gross floor area for a Micro Brewery must not exceed 500m²."
 - 403.8 g) Gross floor area for Artisan Industry must not exceed 200m²."
- 5. Bylaw No. 600, Sooke Zoning Bylaw, 2013 is further amended in **Schedule 404 – Commercial Recreation (C4)**:
 - a. by adding "Micro Brewery" and "Artisan Industry" to section 404.2 *Permitted Uses - Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. By deleting and replacing section 404.8 c) *Conditions of use* with the following:
 - "404.8 c) Accessory dwelling units must be located above or to the rear of the principal use."
 - c. by adding immediately after section 404.8 e) *Conditions of Use* the following:
 - "404.8 f) Gross floor area for a Micro Brewery must not exceed 500m²."
 - 404.8 g) Gross floor area for Artisan Industry must not exceed 200m²."
- 6. Bylaw No. 600, Sooke Zoning Bylaw, 2013 is further amended in **Schedule 405 – Town Centre Mixed Use (CTC)**:

- a. by adding "Micro Brewery" to section 405.2 *Permitted Uses - Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. by adding "Accessory dwelling unit, one per lot" to section 405.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate;
 - c. By deleting and replacing section 405.8 d) *Conditions of Use* with the following:
"405.8 d) Accessory dwelling units must be located above or to the rear of the principal use."
 - d. by adding immediately after section 404.8 h) *Conditions of Use* the following:
"405.8 h) Gross floor area for a Micro Brewery must not exceed 500m².
405.8 i) Gross floor area for Artisan Industry must not exceed 200m²."
7. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 501 – Light Industrial (M1)**:
- a. by adding "Accessory dwelling unit, one per lot" to section 501.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.
 - b. by deleting and replacing section 501.8 c) *Conditions of Use* with the following:
"501.8 c) Accessory dwelling units must be located above or to the rear of the principal use."
8. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 502 – General Industrial (M2)**:
- a. by adding "Accessory dwelling unit, one per lot" to section 502.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.
 - b. by deleting and replacing section 502.8 c) *Conditions of Use* with the following:
"502.8 c) Accessory dwelling units must be located above or to the rear of the principal use."
9. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 503 – Heavy Industrial (M3)**:
- a. by adding "Accessory dwelling unit, one per lot" to section 503.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.
 - b. by deleting and replacing section 503.8 e) *Conditions of Use* with the following:

“503.8 e) Accessory dwelling units must be located above or to the rear of the principal use.”

10. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 504 – Aquatic Industrial (M4):**

- a. by adding “Accessory dwelling unit, one per lot” to section 504.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.
- b. by deleting and replacing section 504.8 c) *Conditions of Use* with the following:

“504.8 c) Accessory dwelling units must be located above or to the rear of the principal use.”

11. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 505 – Technical Industrial Business Park (M5):**

- a. by adding “Accessory dwelling unit, one per lot” to section 505.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.
- b. by deleting and replacing section 505.8 b) *Conditions of Use* with the following:

“505.8 b) Accessory dwelling units must be located above or to the rear of the principal use.”

12. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 601 – Public Recreation (P1):**

- a. by deleting and replacing section 601.8 a) *Conditions of Use* with the following:

“601.8 a) Accessory dwelling units must be located above or to the rear of the principal use.”

13. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 602 – Community Facilities (P2):**

- a. by deleting and replacing section 602.8 *Conditions of Use* with the following:

“602.8 a) Accessory dwelling units must be located above or to the rear of the principal use.”

14. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 603 – Public Utilities (P3):**

b. by deleting and replacing section 603.8 *Conditions of Use* with the following:

“603.8 b) Accessory dwelling units must be located above or to the rear of the principal use.”

Introduced and read a first time the 9th day of February, 2016

Read a second time the 9th day of February, 2016

Amended the 22nd day of February, 2016

Public Hearing held the day of , 2016

Read a third time the day of , 2016

Adopted on the day of , 2016

Certified Correct:

Kerrie Reay
Acting Mayor

Tina Hansen
Deputy Corporate Officer

NB-1 Bylaw No. 630, *Zoning Amendment Bylaw (630-22)*

MOVED and seconded to amend Bylaw No. 630, *Zoning Amendment Bylaw (600-22)* to include the following uses "Micro Brewery" and "Artisan Industry" in the Neighbourhood Commercial (C1) Zone, and add under Conditions of Use that the micro brewery not exceed 500m² and Artisan Industry not exceed 200m²;

AND TO direct staff to schedule a Public Hearing in accordance with the *Local Government Act* and *Community Charter* notice requirements.

CARRIED UNANIMOUSLY



File No. 6530-01

REQUEST FOR DECISION
Regular Council
Meeting Date: February 22, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Planning Department
Re: **Amend Bylaw No. 630 – Add uses to C1 Zone**

RECOMMENDATION

THAT COUNCIL amend Bylaw 630 to include the following uses “Micro Brewery” and “Artisan Industry” in the Neighbourhood Commercial (C1) Zone, and add under Conditions of Use that the micro brewery not exceed 500m² and Artisan Industry not exceed 200m²;

AND THAT COUNCIL direct staff to schedule a Public Hearing in accordance with the *Local Government Act* and *Community Charter* notice requirements.

A. Executive Summary:

It has come to the attention of staff that Bylaw 630, presented to Council on February 9, 2016, did not include ‘Micro Brewery’ of no more than 500m² and ‘Artisan Industry’ of no more than 200m² in the Neighbourhood Commercial (C1) Zone.


For consistency throughout the bylaw, it is recommended that these uses also be added to the C1 Zone.

The amended Bylaw 630 is attached. The proposed changes are highlighted.

Attached Documents:

1. Draft Bylaw No. 630 (600-22)

Respectfully,



Katherine Lesyshen, MCIP, RPP
Planner II

Approved for Council Agenda



Corp. Services

Finance



CAG

Dev Services



DISTRICT OF SOOKE

BYLAW No. 630

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for various text amendments.

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 - b. by adding “Accessory dwelling unit, one per lot” to section 401.2 *Permitted Uses – Accessory Uses* and re-numbering the sub-sections as appropriate.
 - c. by deleting and replacing section 401.8 f) *Conditions of Use* with the following:

“401.8 f) Accessory dwelling units must be located above or to the rear of the principal use.”
 - d. By adding immediately after section 401.8 g) *Conditions of Use* the following:

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13. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 602 – Community Facilities (P2)**:

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14. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 603 – Public Utilities (P3)**:

b. by deleting and replacing section 603.8 *Conditions of Use* with the following:

“603.8 b) Accessory dwelling units must be located above or to the rear of the principal use.”

Introduced and read a first time the 9th day of February, 2016

Read a second time the 9th day of February, 2016

Amended the day of , 2016

Public Hearing held the day of , 2016

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Adopted on the day of , 2016

Certified Correct:

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Acting Mayor

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- d. by adding “Accessory dwelling unit, one per lot” to section 403.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate;
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7. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 501 – Light Industrial (M1):**

a. by adding "Accessory dwelling unit, one per lot" to section 501.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.

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8. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 502 – General Industrial (M2):**

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- b. by deleting and replacing section 603.8 *Conditions of Use* with the following:
 - "603.8 b) Accessory dwelling units must be located above or to the rear of the principal use."

Introduced and read a first time the 9th day of February, 2016

Read a second time the 9th day of February, 2016

Public Hearing held the day of , 2016

Read a third time the day of , 2016

Adopted on the day of , 2016

Certified Correct:

Kerrie Reay
Acting Mayor

Tina Hansen
Deputy Corporate Officer

Bylaw No. 630, *Zoning Amendment Bylaw (600-22)*

Katherine Lesyshen provided a powerpoint presentation and summary of proposed amendments to Bylaw No. 600, *Sooke Zoning Bylaw, 2013*.

ACTION ITEM: That staff look at including consistency in permitted uses throughout the Commercial Zones (C1-C-4) in the next *Sooke Zoning Bylaw* review.

MOVED and seconded that Bylaw No. 630 *Zoning Amendment Bylaw (600-22)* be introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED and seconded that Bylaw No. 630 *Zoning Amendment Bylaw (600-22)* be read a second time.

CARRIED UNANIMOUSLY

MOVED and seconded to direct staff to schedule a Public Hearing for Bylaw No. 630 in accordance with the *Local Government Act* and *Community Charter* Notice requirements.

CARRIED UNANIMOUSLY



File No. 6530-01

REQUEST FOR DECISION
Regular Council
Meeting Date: February 9, 2016

To: Teresa Sullivan, Chief Administrative Officer
From: Planning Department
Re: **Sooke Zoning Bylaw Proposed Amendments**

RECOMMENDATION

THAT COUNCIL introduce and give first and second reading to Bylaw No. 630, *Zoning Amendment Bylaw (600-22)*;

AND THAT COUNCIL direct staff to schedule a Public Hearing in accordance with the *Local Government Act* and *Community Charter* notice requirements.

A. Executive Summary:

The purpose of this report is to present three amendments to Bylaw No. 600, *Sooke Zoning Bylaw, 2013* (Zoning Bylaw). The three amendments proposed are:

1. Add "Accessory dwelling unit, one per lot" as a permitted use in all commercial and industrial zones to give business owners options for live/work.
2. Clarify the language that those dwelling units (mentioned above) will be located above or to the rear of the business.
3. Proactive amendment to address emerging land use trends for commercial zones to include small scale "Micro Brewery" (500m²) and "Artisan Industry" (200m²). It's important that the proposed uses be at a scale consistent with the vision of the town centre.

B. Frequently Asked Questions:

Why are we looking at additional uses?

The text amendments proposed are timely because the District is proactively looking at revitalizing the town centre. These uses include more realistic options for business owners to 'live-work', and we are looking at emerging artisan industries that can add to the vibrancy of the community. These uses are value-added, and allow for small-scale production, and can create local jobs. Also, the 'creative' sector nicely compliments the tourism sector.

Why is limiting the size of 'artisan industry' and 'micro brewery' so important?

The scale of the proposed uses is important because the majority of existing commercial properties affected by these amendments are located in the town centre. Large industrial uses in the town centre is not supported by the Official Community Plan (OCP).

C. Background:

As a result of everyday use of the Zoning Bylaw (adopted in 2013), inquiries from potential businesses, and new trends in land use, staff is recommending amendments to the Zoning Bylaw. The proposed amendments are summarized above.

D. Analysis:

The proposed amendments contained in Draft Bylaw No. 630 are brought forward for consideration. The proposed amendments are consistent with the Official Community Plan (OCP) vision and the Sooke Sustainable Development Strategy (Policy Context attached), and include three main issues that need to be addressed in the Zoning Bylaw:

1. **Accessory Dwelling Units** - Adding "Accessory dwelling units, one per lot" – to each of the commercial and industrial zones. This amendment will allow for an accessory dwelling unit to locate on commercial and industrial zoned properties throughout the District. We have heard that businesses want the option to house a caretaker to live onsite to provide a level of security.

Currently, there is only provision in the Zoning Bylaw to allow accessory "Employee Housing", where an owner must enter into a formal housing agreement with the District. "Accessory dwelling unit – one per lot" allows a single dwelling unit on the site, where a housing agreement would not be required.

The Zoning Bylaw already allows "Accessory Dwelling units, one per lot" in all Institutional Zones as well as the C4 Zone. This will provide consistency in language throughout the bylaw.

2. **Accessory dwelling unit location** – Currently, there is a condition of use related to accessory dwelling units that states "If an accessory dwelling unit is a detached single family residential dwelling, it must be located above or to the rear of the principal use."

A detached single family dwelling, by its definition, cannot 'locate above a principal use', because it would then be attached. In order to clarify this point, staff recommend replacing the above language with "Accessory dwelling units must be located above or to the rear of the principal use", which better meets the intent within the conditions of use. This language will be consistent in all commercial, industrial and institutional zones.

3. **Micro Brewery and Artisan Industry** – New craft industries are emerging in and around Sooke, and can create an interesting mix of uses and activities. It is proposed that these uses be added to C2, C3, and C4 zones at the appropriate scale. Artisan Industry is currently a permitted use in the CTC Zone.

A micro brewery (limited to 500m² in floor area) differs from brew pub under liquor licensing, in that a pub must serve food. A Micro Brewery is a small scale craft brewery, typically having retail sale of product and a tasting room. The scale of the operation is important for Council to consider, as large-scale breweries are more appropriately located on industrial lands.

Artisan Industries (limited to 200m² in floor area) could include many different types of food production (cheese, sea salt, seaweed), artist studios, and small scale workshops such as furniture building, surfboard manufacturing etc. This amendment provides community resiliency by allowing small-scale businesses to be established to create local jobs, package and distribute local foods, and allow for small-scale production to occur.

E. Legal Impacts:

As per legislated requirements of section 466 of the *Local Government Act*, a notice of public hearing will be published in at least 2 consecutive issues of a newspaper. The text amendments will affect more than 10 or more parcels owned by 10 or more persons and therefore notice to adjacent property owners under section 466(4) is not required.

F. Financial Impacts:

There will be costs associated with the advertising for Public Hearing which will be paid for by the District.

G. Strategic Relevance:

Community Planning – The District will work towards streamlining planning processes to encourage investment and job growth in the community.

- Ensure our bylaws reflect community needs and values.

Economic Prosperity – The District will work towards developing appropriate mechanisms to facilitate and promote long-term community economic prosperity.


Enhancing Community Livability – The District will work towards making Sooke a vibrant and accessible community.

- Focus on making the town centre vibrant and accessible.

Attached Documents:

1. Draft Bylaw No. 630 (600-22)
2. Sooke Policy Context
3. Power Point Presentation Slides

Respectfully,



Katherine Lesyshen, MCIP, RPP
Planner II

Approved for Council Agenda	
Engineering	Planning
Corp. Services	Finance
CAO	

Sooke Policy Context

Official Community Plan, 2010 (Bylaw 400)

Section 4.2 Sustainable Land Use Policy

4.2.1 Goals

- Create a range of housing opportunities and choices;
- Design and create Sooke as a compact community while retaining its rural nature;
- Create a sense of place within Sooke
- Make fair, cost effective, consistent development decisions;
- Balance economic development with social and environmental considerations;

4.2.2 Objectives

- a. Become a cultural centre by developing a complimentary economy to other adjacent communities that focuses on Sooke's assets, including arts and culture, food and the ocean front.
- e. Promote food security initiatives and a sustainable local food system

Section 4.4 Economic Development

4.4.2 Objectives

- c. Advocate for sustainable and community appropriate growth, including employment opportunities, small business retention/expansion, population increases and expansion of the tax base;
- d. Encourage a diversified local economy;
- h. Continue to support the traditional economic base of the resource and service sectors, but recognize and support the shift towards emerging sustainable resource management opportunities as the new core of the local economy, eg. Tourism, education, value-added;
- s. Link food security and economic development initiatives;

Section 4.8 Arts and Culture

- q. Strive to achieve an active, vibrant and economically viable downtown area that draws its energy from exciting and innovative downtown artistic and cultural venues within a downtown cultural precinct;
- t. Conduct regular reviews of and make recommendations to Council for improvements to policies and bylaws pertaining to arts

Section 5.4 Town Centre

Section 5.4.2 Town Centre Objectives

- a. To implement the vision and recommendations outlined in the Town Centre Plan;
- b. To support the development of galleries, live/work, and exhibit space in the proposed Artisan Alley and art studios as home occupations;
- i. To create active storefronts that limit non-retail uses on the ground floor;
- n. To create an identifiable focal point and Town Centre for the community; a place where people live, work and meet, that attracts residents and visitors.

Sooke Sustainable Development Strategy, 2008

A Sustainable Development Strategy for the District of Sooke – July 2008 ACTIONS, KEY TASKS and CATALYST PROJECTS Action	Key Tasks & Catalyst Projects	Implementation Tools
Policy Directions		
<p>A food system strategy - Develop and implement a sustainable food system strategy that creates new opportunities and builds upon Sooke's existing food assets.</p>	<p>Strong rural-urban links – Develop and strengthen links between producers and consumers by promoting opportunities for interaction. For example, ensure that local farmers markets are a permitted land use in as many areas of Sooke as possible.</p>	<p>OCP/ Zoning Bylaw</p>
	<p>Urban agriculture – Promote and provide spaces for urban agriculture, building upon Sooke's three existing community gardens. For example, offer incentives to developers who incorporate edible landscaping (e.g. fruit trees), extensive green roofs and other forms of urban agriculture into their developments. Community gardens can provide opportunities for residents of multi-family units where space is limited, and home gardening should also be encouraged and supported.</p>	<p>OCP/ Zoning Bylaw Incentives Developer Amenity Contribution Sustainability Checklist</p>
	<p>Local processing – Promote and provide spaces for local food processing, encouraging the development of new value-added food industries. Cheese production is an example that has worked well in the nearby Cowichan Valley.</p>	<p>OCP/ Zoning Bylaw Incentives District Initiative/ Partnership</p>
	<p>Agriculture Land Protection – Develop a strategy for protecting viable agricultural land and ensuring affordable access to new and existing farmers.</p>	<p>Partnership/ Collaboration with the Agricultural Land Commission</p>
	<p>Supportive Policy – Review and amend policy where necessary to ensure that policies do not limit the ability of food producers to grow, produce, process, store, distribute and sell local foods.</p>	<p>OCP/ Zoning Bylaw</p>

	Wild Food Access – Work to restore, preserve and obtain access to wild food harvesting areas (e.g. fishing areas, shellfish harvesting, mushroom collecting, hunting)	OCP/ Zoning Bylaw Parks & Trails Master Plan
Informed consumers – Educate the public about the importance of food self-reliance.	Educational campaign – Develop an educational campaign that provides Sooke residents with information on the benefits of a sustainable local food system, and their role in it.	District Initiative/ Partnership



DISTRICT OF SOOKE

BYLAW No. 630

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for various text amendments.

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

1. This Bylaw is cited as *Zoning Amendment Bylaw (600-22)*.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is amended in **Schedule 401 – Neighbourhood Commercial (C1)**:
 - a. by adding “Accessory dwelling unit, one per lot” to section 401.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.
 - b. by deleting and replacing section 401.8 f) *Conditions of Use* with the following:

“401.8 f) Accessory dwelling units must be located above or to the rear of the principal use.”
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 402 – General Commercial (C2)**:
 - a. by adding “Micro Brewery” and “Artisan Industry” to section 402.2 *Permitted Uses - Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. by adding “Accessory dwelling unit, one per lot” to section 402.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate;
 - c. By deleting and replacing section 402.8 c) *Conditions of Use* with the following:

“402.8 c) Accessory dwelling units must be located above or to the rear of the principal use.”
 - d. by adding immediately after section 402.8 e) *Conditions of Use* the following:

“402.8 f) Gross floor area for a Micro Brewery must not exceed 500m².
402.8 g) Gross floor area for Artisan Industry must not exceed 200m².”

4. Bylaw No. 600, Sooke Zoning Bylaw, 2013 is further amended in **Schedule 403 – Service Commercial (C3)**:
 - a. by adding “Micro Brewery” and “Artisan Industry” to section 403.2 *Permitted Uses - Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. by adding “Accessory dwelling unit, one per lot” to section 403.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate;
 - c. By deleting and replacing section 403.8(d) *Conditions of Use* with the following:

“403.8 d) Accessory dwelling units must be located above or to the rear of the principal use.”
 - d. by adding immediately after section 403.8(e) *Conditions of Use* the following:

“403.8 f) Gross floor area for a Micro Brewery must not exceed 500m².
403.8 g) Gross floor area for Artisan Industry must not exceed 200m².”
5. Bylaw No. 600, Sooke Zoning Bylaw, 2013 is further amended in **Schedule 404 – Commercial Recreation (C4)**:
 - a. by adding “Micro Brewery” and “Artisan Industry” to section 404.2 *Permitted Uses - Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. By deleting and replacing section 404.8 c) *Conditions of use* with the following:

“404.8 c) Accessory dwelling units must be located above or to the rear of the principal use.”
 - c. by adding immediately after section 404.8 e) *Conditions of Use* the following:

“404.8 f) Gross floor area for a Micro Brewery must not exceed 500m².
404.8 g) Gross floor area for Artisan Industry must not exceed 200m².”
6. Bylaw No. 600, Sooke Zoning Bylaw, 2013 is further amended in **Schedule 405 – Town Centre Mixed Use (CTC)**:
 - a. by adding “Micro Brewery” to section 405.2 *Permitted Uses - Principal Uses* and re-numbering the sub-sections as appropriate;
 - b. by adding “Accessory dwelling unit, one per lot” to section 405.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate;
 - c. By deleting and replacing section 405.8 d) *Conditions of Use* with the following:

“405.8 d) Accessory dwelling units must be located above or to the rear of the principal use.”

d. by adding immediately after section 404.8 h) *Conditions of Use* the following:

“405.8 h) Gross floor area for a Micro Brewery must not exceed 500m².

405.8 i) Gross floor area for Artisan Industry must not exceed 200m².”

7. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 501 – Light Industrial (M1)**:

a. by adding “Accessory dwelling unit, one per lot” to section 501.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.

b. by deleting and replacing section 501.8 c) *Conditions of Use* with the following:

“501.8 c) Accessory dwelling units must be located above or to the rear of the principal use.”

8. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 502 – General Industrial (M2)**:

a. by adding “Accessory dwelling unit, one per lot” to section 502.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.

b. by deleting and replacing section 502.8 c) *Conditions of Use* with the following:

“502.8 c) Accessory dwelling units must be located above or to the rear of the principal use.”

9. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 503 – Heavy Industrial (M3)**:

a. by adding “Accessory dwelling unit, one per lot” to section 503.2 *Permitted Uses - Accessory Uses* and re-numbering the sub-sections as appropriate.

b. by deleting and replacing section 503.8 e) *Conditions of Use* with the following:

“503.8 e) Accessory dwelling units must be located above or to the rear of the principal use.”

10. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 504 – Aquatic Industrial (M4)**:

a. by adding "Accessory dwelling unit, one per lot" to section 504.2 *Permitted Uses* - *Accessory Uses* and re-numbering the sub-sections as appropriate.

b. by deleting and replacing section 504.8 c) *Conditions of Use* with the following:

"504.8 c) Accessory dwelling units must be located above or to the rear of the principal use."

11. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 505 – Technical Industrial Business Park (M5):**

a. by adding "Accessory dwelling unit, one per lot" to section 505.2 *Permitted Uses* - *Accessory Uses* and re-numbering the sub-sections as appropriate.

b. by deleting and replacing section 505.8 b) *Conditions of Use* with the following:

"505.8 b) Accessory dwelling units must be located above or to the rear of the principal use."

12. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 601 – Public Recreation (P1):**

a. by deleting and replacing section 601.8 a) *Conditions of Use* with the following:

"601.8 a) Accessory dwelling units must be located above or to the rear of the principal use."

13. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 602 – Community Facilities (P2):**

a. by deleting and replacing section 602.8 *Conditions of Use* with the following:

"602.8 a) Accessory dwelling units must be located above or to the rear of the principal use."

14. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* is further amended in **Schedule 603 – Public Utilities (P3):**

b. by deleting and replacing section 603.8 *Conditions of Use* with the following:

"603.8 b) Accessory dwelling units must be located above or to the rear of the principal use."

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

Adopted on the day of _____, 2016

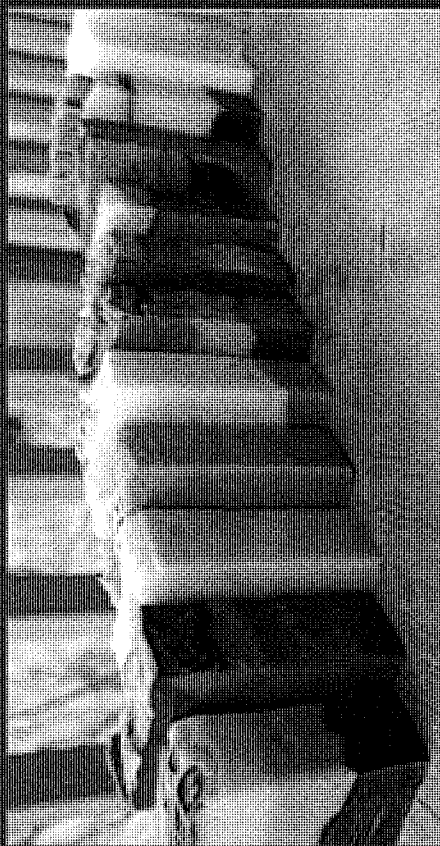
Certified Correct:

Kerrie Reay
Acting Mayor

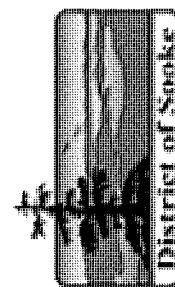
Bonnie Sprinkling
Corporate Officer

DRAFT

PROPOSED TEXT AMENDMENTS Sooke ZONING BYLAW



Regular Council
February 9, 2016



EXECUTIVE SUMMARY

■ Three proposed Zoning Bylaw amendments:

1. to add "Accessory Dwelling unit, one per lot" as a permitted use in all commercial and industrial zones.
2. to clarify that those units (mentioned above) are located above or to the rear of the business. Provide consistency in language through entire bylaw wherever it is permitted. (Commercial, Industrial & Institutional)
3. To add Micro Brewery (500m²) and Artisan Industry (200m²) to the C2, C3, C4 and CTC Zones. Clarify scale, and provide consistency.

CONTEXT – WHY ARE WE DOING THIS?

Staff have had numerous telephone calls/inquiries over the last year regarding better options for live/work, as well as identifying appropriately zoned properties for 'artisan' type businesses.

- Existing businesses that would like to relocate here.
- Some businesses are looking for access to fully serviced lands (water & sewer).
- Recent analysis on how to best position the town centre for revitalization; Royal Roads Tourism project (2015), Economic Development Symposium – Sooke Chamber (2015).
- Proactive problem-solving; anticipating land uses that are showing up in nearby locations (Sidney, Saanich, Duncan, Nanaimo, etc).
- Revitalizing and creating vibrancy in the Town Centre.

ADD “ACCESSORY DWELLING UNITS”

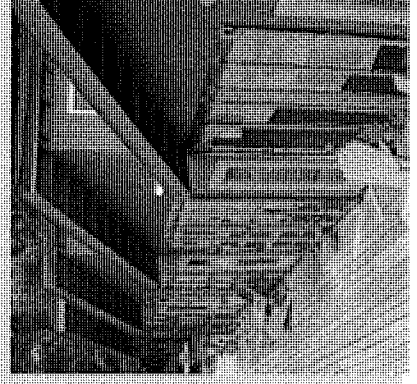
Currently, employee housing is an option in commercial and industrial properties.

-Issue: Employee housing requires that a formal housing agreement be entered into with the District.

The advantage of using “accessory dwelling unit, one per lot” allows a single dwelling unit on site without a housing agreement. Allows for ‘caretaker unit’.

This language is already in C4 and Institutional zones; the amendment will provide consistency through the bylaw.

Impacted Zones: C1, C2, C3, CTC, M1, M2, M3, M4, M5
Currently in: C4, P1, P2, P3



AMEND DWELLING UNIT LOCATION

Conditions of Use of the dwelling:

Existing language:

"If an accessory dwelling unit is a detached single family residential dwelling, it must be located above or to the rear of the principal use."

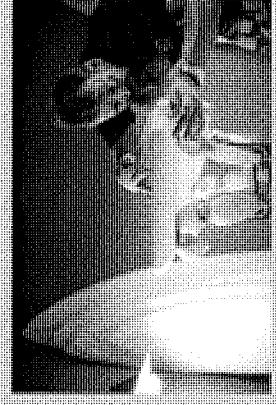
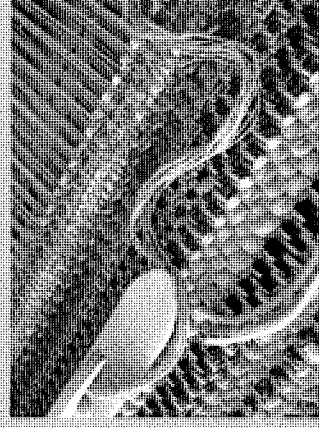
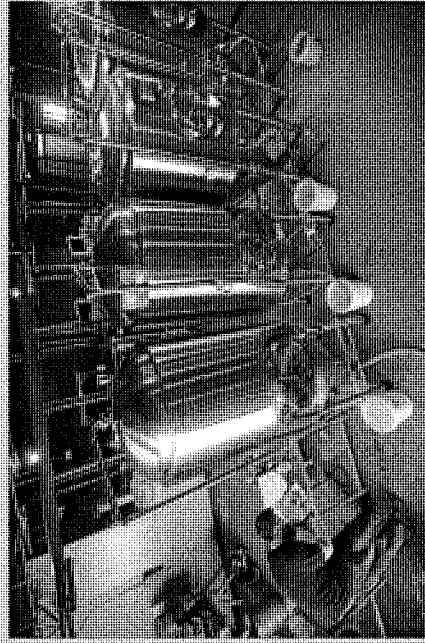
Proposed language:

"Accessory dwelling units must be located above or to the rear of the principal use."

Impacted Zones: C1, C2, C3, C4, CTC, M1, M2, M3, M4, M5, P1, P2, P3

ADD 'MICRO BREWERY' AND 'ARTISAN INDUSTRY' TO COMMERCIAL ZONES

- New craft industries are emerging in and around Sooke
 - sea salt, seaweed, furniture building, brewing, distilling, fine foods, soap making, crafting of surfboards, wood turning/carving, pottery
 - Allowing these uses in existing commercial zones – at a small scale
 - Many properties with these zones are already in the town centre



Impacted Zones: C2, C3, C4 & CTC

COMMERCIAL ZONES – C2, C3, C4 AND CTC ZONES

