



**Public Hearing
Information Package**

July 24, 2018 at 7:00 pm
 Sooke Council Chamber
 2225 Otter Point Road, Sooke, BC

6868 Beaton Road

Proposed Bylaw:	<i>Zoning Amendment Bylaw No. 708 (600-57), 2018</i>
Zoning Amendment:	The purpose of <i>Zoning Amendment Bylaw No. 708 (600-57), 2018</i> is to amend zoning on the property located at 6868 Beaton Road from Medium Lot Residential (R2) to Small Lot Residential (R3).

Information Package Contents	Page #
1. Notice of Public Hearing published in the Sooke News Mirror: <ul style="list-style-type: none"> ○ July 11 and July 18, 2018 	2
2. <i>Zoning Amendment Bylaw No. 708 (600-57), 2018</i> at second reading.	4
3. Council minutes and resolution dated June 25, 2018.	6
4. Supplemental Information dated June 25, 2018. <ul style="list-style-type: none"> ○ No new information was added to the report, one (1) attachment (Bylaw) was added (full report below received at meeting). 	8
5. Staff Report to Council, added as Supplemental Information and dated June 25, 2018. <ul style="list-style-type: none"> ○ Report Cover ○ Subject Property Map ○ Site Plan ○ Bylaw – <i>Zoning Amendment Bylaw No. 708 (600-57), 2018</i> 	10

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 **Tuesday, July 24th, 2018** commencing at **7:00 p.m.**

Application Information:

Bylaw: *Zoning Amendment Bylaw No. 708 (600-57), 2018*
File No: PLN01354
Civic Address: 6868 Beaton Road (shown outlined in black and hatched on the subject map)
Legal Description: Lot 34, Section 23, Sooke District Plan 28053
Applicant: **Todd McDonald**

Proposal: The purpose of *Zoning Amendment Bylaw No. 708 (600-57), 2018* is to rezone 6868 Beaton Road from Medium Lot Residential (R2) to Small Lot Residential (R3). The applicant has applied to rezone the subject .33-acre (.13 ha) property to create one additional lot for future development. The property is located within the Sewer Specified Area and is connected to CRD water.

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 a.m. and 4:30 p.m., Monday to Friday (excluding statutory holidays), **commencing July 11th, 2018 to and including July 24th, 2018.**



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. 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 **Tuesday, July 24, 2018 at 12:00 p.m.** 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 is concluded.

Carolyn Mushata, Corporate Officer



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW No. 708**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property located at 6868 Beaton Road from from Medium Lot Residential (R2) to Small Lot Residential (R3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 708 (600-57), 2018*.
2. The parcel of land legally described as:

Lot 34, Section 23, Sooke District Plan 28053
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as emended, and Schedule attached thereto, are amended accordingly.

READ a FIRST and SECOND time the 25th of June, 2018.

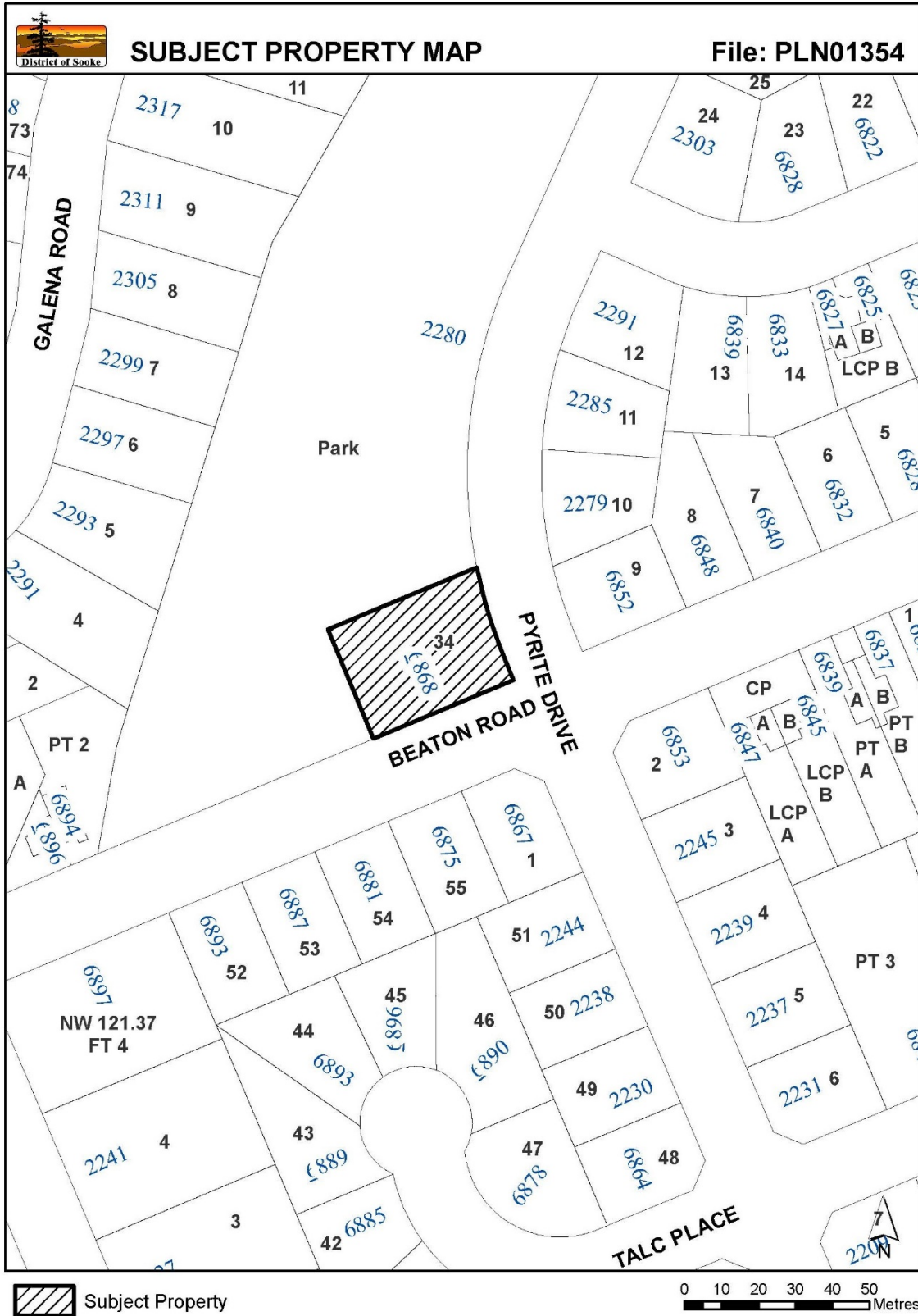
PUBLIC HEARING held the ___ day of _____, 2018.

READ a THIRD time the ___ day of _____, 2018.

ADOPTED the ___ day of _____, 2018.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer



7.3. **Bylaw No. 708, Zoning Amendment Bylaw (600-57), 2018**

A bylaw to amend the zoning of 6868 Beaton Road from Medium Lot Residential (R2) to Small Lot Residential.

The Planner II provided a Power Point presentation and overview of the written staff report.

Council discussion:

- Clarification that the lot is being pre-zoned for future development.
- Reference to a sidewalk extension on Maple Avenue South, should read "Maple Avenue North".

2018-290

MOVED by Councillor Pearson, seconded by Councillor Parkinson:

THAT Council give first and second reading to the bylaw cited as *Zoning Amendment Bylaw No. 708 (600-57), 2018*

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, and Councillor Reay

Absent: Councillor Logins

2018-291

MOVED by Councillor Parkinson, seconded by Councillor Reay:

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 708 (600-57), 2018*, in accordance with Section 466 of the *Local Government Act*.

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Parkinson, Councillor Pearson, and Councillor Reay

Absent: Councillor Logins



The District of Sooke
New Business/Supplemental Agenda
for the
Regular Council Meeting
Monday, June 25, 2018 @ 7:00 PM
Council Chamber
2225 Otter Point Road
Sooke, BC

NEW BUSINESS/SUPPLEMENTARY INFORMATION

- 7.3. **Zoning Bylaw Amendment - 6868 Beaton Road** # - #
[Zoning Bylaw Amendment - 6868 Beaton Road - Pdf](#)

NOTE: No new information is contained within Item No. 7.3. *Zoning Amendment - 6868 Beaton* report; only one (1) additional attachment has been added.



Zoning Bylaw Amendment - 6868 Beaton Road

RECOMMENDATION:

THAT Council give First and Second reading to *Zoning Amendment Bylaw No. 708 (600-57), 2018*, to amend the zoning of 6868 Beaton Road from Medium Lot Residential (R2) to Small Lot Residential (R3); and

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 708 (600-57), 2018*, in accordance with Section 466 of the *Local Government Act*.

Report Summary:

The District of Sooke has received an application to amend the zoning of 6868 Beaton Road, a single-family lot adjacent to Broomhill Park, from Medium Lot Residential (R2) to Small Lot Residential (R3). The purpose of this proposed rezoning is future subdivision of the resulting Small Lot Residential (R3) lots. The applicant plans to sell the single new lot for future development.

Report:

Background

As shown on the attached subject property map (Attachment 1), the applicant has applied for a Zoning Bylaw Amendment to rezone from Medium Lot Residential (R2) to Small Lot Residential (R3) at 6868 Beaton Road. The property is adjacent to a Public Recreation (P1) zone Broomhill Park. Other zones in the area include Medium Lot Residential (R2) and Small Lot Residential (R3).

The subject property is a stand-alone lot in a residential neighbourhood and contains one single-family dwelling built in the 1970's. The northern and western borders of the lot are directly adjacent to Broomhill Community Park. The purpose of this proposed rezoning is future subdivision of the lot resulting in two Small Lot Residential (R3) lots (see Attachment 2). The applicant plans to sell the additional lot for future development.

Subdivision

The minimum lot size for subdivision purposes in the Small Lot Residential (R3) zone is 350m² and the minimum width is 11 metres. As seen on the Attachment 2 the new lot (Proposed Lot A) will be 353m² in size and have a frontage of 11.05 metres. The existing lot at 6868 Beaton Road (Proposed Lot B) will be 980m² in size and have a frontage of 25.10 metres.

Site Servicing

The existing lot and proposed lot will both have access off Beaton Road. At time of subdivision the Approving Officer will obtain a sidewalk along the Beaton Road frontage and a road dedication of 5m² at the corner of Beaton Road and Pyrite Drive. The proposed sidewalk is outlined on Attachment 2. The District plans on a future sidewalk connection from Maple Avenue South running east up Beaton Road that would connect with this sidewalk.

The existing lot and the proposed new lot are both within the Sewer Specified Area and are serviced by CRD Water. The Approving Officer can identify as a condition of subdivision that a low-pressure sewer system for the proposed lot should be installed under the guidance of a qualified professional and monitored by District staff. The storm water drainage lines that are adjacent to the existing and proposed lot are located across Beaton Road and across Pyrite Drive.

Community Context

The subject property is within a five-minute walk (400 meters) to transit stops and other amenities and is immediately adjacent to Broomhill Community Park. Broomhill Community Park is 1.40 hectares in size, making it the second smallest community park in the District of Sooke. Broomhill Park is Sooke's main public playground (unattached to a school) and has play equipment.

Official Community Plan

The subject property is designated Community Residential (CR) and within Development Permit Area (DPA) #2 - Community Growth Areas and Comprehensive Development (CD) Designated Areas. The proposed rezoning meets the following aspects of the *Official Community Plan, 2010*:

4.2 Sustainable Land Use Policy

- Small infill development such as the proposed rezoning allows for a greater range of housing opportunities and choices. A single stand-alone lot will be of better value than a lot in a larger development and may encourage a potential builder to take on the project sooner.
- Designing and creating a compact community requires strategic infill in neighbourhoods in and around the Town Centre.
- Infill development further encourages walkable neighbourhoods and provides opportunity for sidewalks and other pedestrian amenities.

4.7 Housing

- Small-scale housing infill development can help the District of Sooke ensure that residential development reflects the small-town character of Sooke.
- Infill development has minimal impacts on the environment.

Budget/Financial Impacts:

One Small Lot Residential (R3) lot will be added to the District of Sooke tax base.

Frequently Asked Questions:

What is infill development?

Infill is the planning term for the rededication of land in an urban environment, usually open-space or under-developed sites for new construction. Infill is seen as an economical use of existing infrastructure and a remedy for suburban sprawl.

What is infill housing?

Infill housing is the insertion of additional housing units into an already-approved subdivision or neighbourhood.

Strategic Relevance:

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

- Encouraging infill development in the Town Centre and areas surrounding the Town Centre promotes a vibrant and accessible community.
- Infill housing within the Community Growth Area helps to protect Sooke's natural beauty and prevent suburban sprawl.

Attached Documents:

[Attachment 1 - Subject Property Map](#)

[Attachment 2 - Site Plan](#)

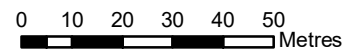


SUBJECT PROPERTY MAP

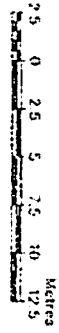
File: PLN01354



Subject Property



Site Plan of Proposed Subdivision of Lot 34, Section 23, Sooke District, Plan 28053.



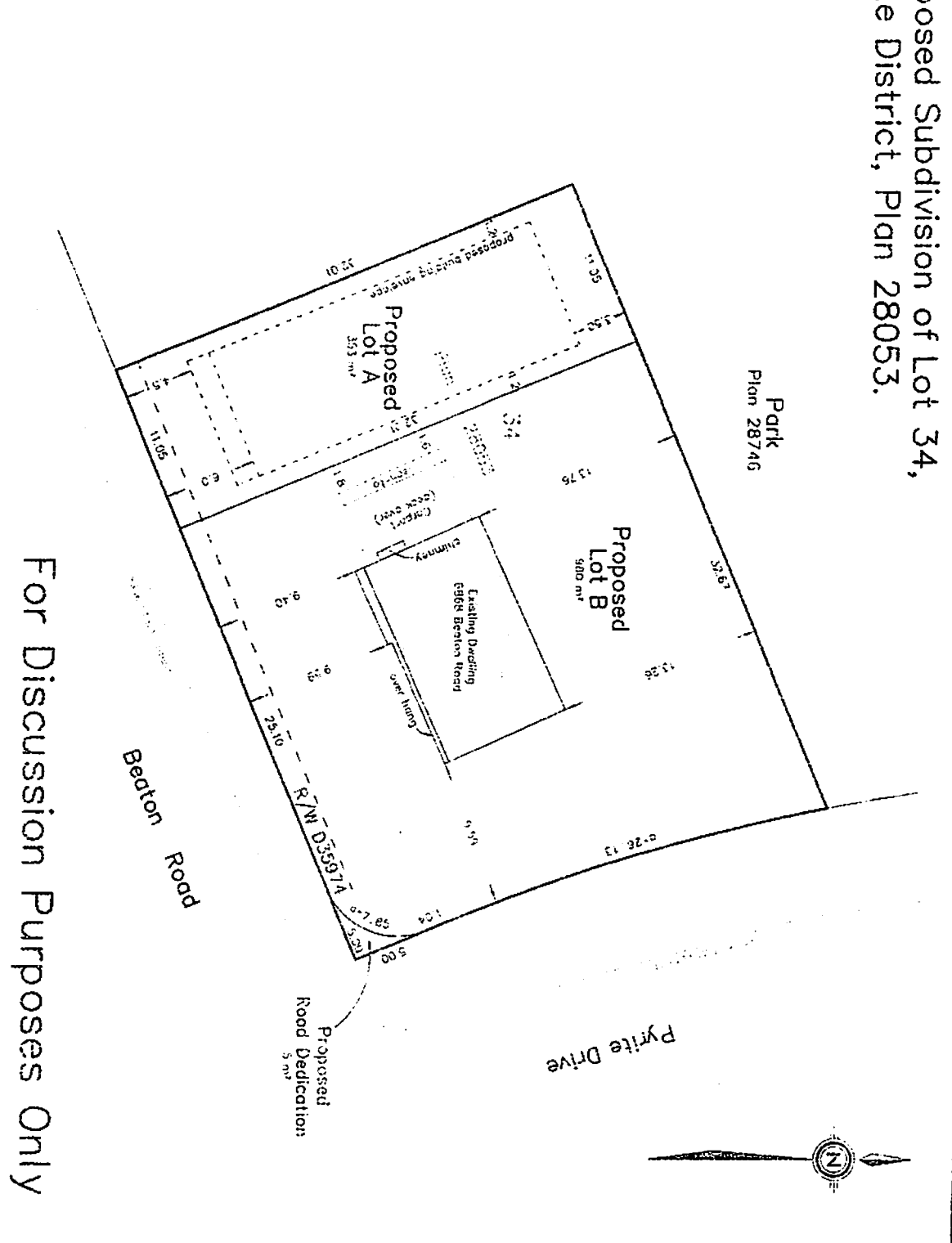
The intended plot size of this plan is 432 mm in width by 280 mm in height (if size) when plotted at a scale of 1:250

Legend:

All distances are in metres and decimals thereof unless otherwise indicated. Dimensions are derived from Land Title Office records

Current Zone: R2
Proposed Zone: R3

20 November 2017
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 Victoria, B.C. V8B 1X1
 (250) 474-5538
 www.mri.ca
 File: 39293117-0000-0001 (2 of 14)



For Discussion Purposes Only