



**Public Hearing  
Information Package**

**July 24, 2018 at 7:00 pm**

Sooke Council Chamber  
2225 Otter Point Road, Sooke, BC

**2330 Sunriver Way / 6398 Shambrook Drive**

<b>Proposed Bylaw:</b>	<b><i>Zoning Amendment Bylaw No. 711 (600-60), 2018</i></b>
<b>Zoning Amendment:</b>	The purpose of <i>Zoning Amendment Bylaw No. 711 (600-60), 2018</i> , is to amend the Sun River Estates CD Zone (CD2) to include office and health services to Area D (Neighbourhood Centre) and replacement of section 802.6 (Maximum Lot Coverage).

<b>Information Package Contents</b>	<b>Page #</b>
1. Notice of Public Hearing published in the Sooke News Mirror: <ul style="list-style-type: none"><li>o July 11<sup>th</sup> and July 18<sup>th</sup>, 2018.</li></ul>	<b>2</b>
2. <i>Zoning Amendment Bylaw No.711 (600-60), 2018</i> at second reading.	<b>4</b>
3. Council minutes and resolution dated June 25, 2018.	<b>6</b>
4. Supplemental Information dated June 25, 2018. <ul style="list-style-type: none"><li>o Bylaw No. 711 (600-60), 2018.</li></ul>	<b>8</b>
5. Staff Report to Council, dated June 25, 2018. <ul style="list-style-type: none"><li>o Report Cover</li><li>o Subject Property Map_Neighbourhood Commercial</li><li>o Subject Property Map_RiversEdge</li><li>o Bylaw - <i>Zoning Amendment Bylaw No. 711 (600-60), 2018</i> <i>NOTE: This Bylaw was replaced by the Supplemental Information #4 (above).</i></li></ul>	<b>9</b>

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

## Application Information:

**Bylaw:** Zoning Amendment Bylaw No. 711 (600-60), 2018  
**File No:** PLN01370  
**Civic Address:** 2330 Sunriver Way / 6398 Shambrook Dr  
(shown outlined in grey on the subject map)

**Land Descriptions:** Strata Lots 1 – 3 AND Strata Common Property of Section 27 and 28, Sooke District, Strata Plan EPS4200; shown hatched on Schedule “A” attached to and forming a part of this bylaw; and Remainder Lot A, Sections 28 and 29, Plan EPP60315, Sooke District, known as Rivers Edge, except that STRATA LOT(s) 31–33, 43–46, 61–64, 70–73 and 74–78 of Sooke District Strat Plan EPS3475, shown in grey on Schedule “B” attached to and forming a part of this bylaw.

**Applicant:** J.E. Anderson and Associates

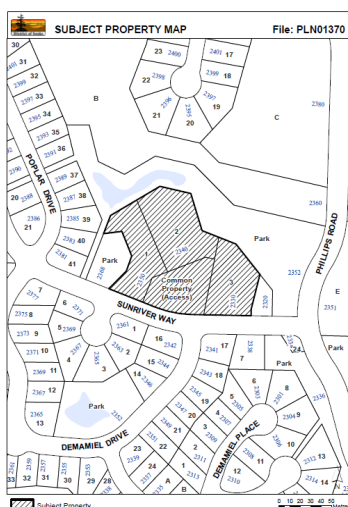
**Proposal:** The purpose of *Zoning Amendment Bylaw No. 711 (600-60), 2018* is to amend the Sunriver Estates Comprehensive Zone (CD-2) of the (Sooke Zoning, Bylaw No. 600, 2013) by adding Office and Health Services as permitted uses to the commercial area of Sunriver Estates identified on Schedule “A” attached. This bylaw also proposes to increase lot coverage from 30% to 35% on 20 parcels in the RiversEdge Seniors residential development as shown on Schedule “B” for the purposes of building 3 bedroom homes.

**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](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 **July 11<sup>th</sup>, 2018 to and including July 24<sup>th</sup>, 2018**.

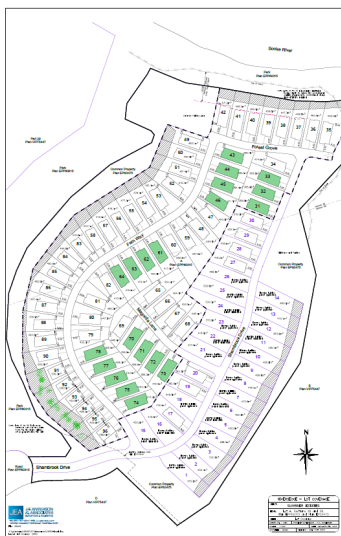
**Public Input:** All persons who believe their interests in property are affected by the proposed bylaw will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw. Should you have any concerns or comments you wish to convey to Council, please submit in writing by fax to 250-642-0541, email [publichearing@sooke.ca](mailto:publichearing@sooke.ca) or in person to the Corporate Officer at the District Municipal Offices no later than **Tuesday, July 24th, 2018 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.**

## Schedule A



## Schedule B







## DISTRICT OF SOOKE ZONING AMENDMENT BYLAW No. 711

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A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the CD2 zone.

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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 No. 711 (600-60), 2018*.
2. The Sun River Estates CD Zone (CD2) of Sooke Zoning Bylaw No 600, 2013 is hereby amended by:
  - a) adding the following uses to section 802.2 – Area D (Neighbourhood Centre):
    - h) office
    - i) health services
  - b) deleting section 802.6 – Maximum Lot Coverage and replacing it with a new section 802.6 – Maximum Lot Coverage as follows:

“802.6 Maximum Lot Coverage: 30%

Remainder Lot A, Sections 28 and 29, Plan EPP60315, Sooke District, known as RiversEdge, except that STRATA LOT(s) 31–33, 43–46, 61–64, 70–73 and 74–78 of Sooke District Strat Plan EPS3475, shown shaded on Schedule “A” attached to and forming a part of this bylaw, Maximum Lot Coverage of 35% is permitted”.

READ a FIRST and SECOND time the 25<sup>th</sup> of June, 2018.

PUBLIC HEARING held the      day of      , 2018.

READ a THIRD time the      day of      , 2018.

ADOPTED the      day of      , 2018.

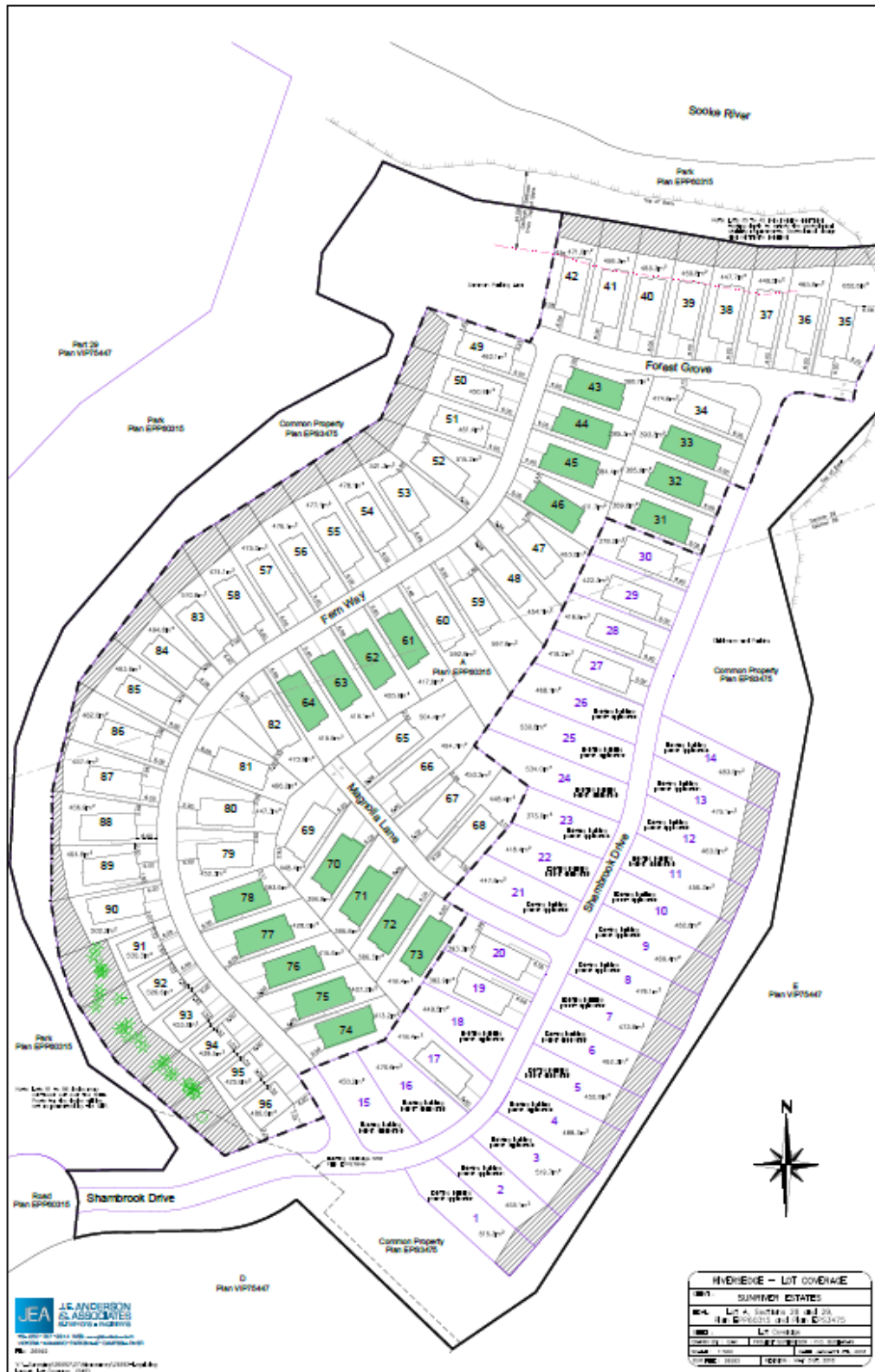
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Maja Tait  
Mayor

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Carolyn Mushata  
Corporate Officer

## Attachment “A”



**7.4. Bylaw No. 711, Zoning Text Amendment Bylaw - 2330 Sunriver Way**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw*, 2013 for the purposes of amending the CD2 zone.

\*\*\*\*\*  
Councillor Berger declared a conflict of interest, as her husband is a subcontractor for Sunriver, and left the meeting at 7:54 p.m.  
\*\*\*\*\*

The Head of Planning provided a PowerPoint presentation and overview of the written staff report.

**2018-292**

**MOVED by Councillor Parkinson, seconded by Councillor Pearson:**

THAT Council give first and second reading to the bylaw cited as Zoning Amendment Bylaw No. 711 (600-60), 2018.

**CARRIED.**

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

**Absent:** Councillor Berger and Councillor Logins

**2018-293**

**MOVED by Councillor Parkinson, seconded by Councillor Pearson:**

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw* No. 711 (600-60) in accordance with the *Local Government Act*.

**CARRIED.**

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

**Absent:** Councillor Berger and Councillor Logins

\*\*\*\*\*  
Councillor Berger returned to the meeting at 7:58 p.m.  
\*\*\*\*\*







**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**

- 7.4. **Bylaw No. 711, Zoning Text Amendment Bylaw - 2330 Sunriver Way**  
[Attachment 3 - Zoning Amendment Bylaw No. 711 \(600-60\)](#)

NOTE: The above document replaces Attachment 3 - Zoning Bylaw 711, in the report *Zoning Bylaw Text Amendment for 2330 Sunriver Way*.



**DISTRICT OF SOOKE  
ZONING AMENDMENT  
BYLAW NO. 711**

---

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the CD2 zone.

---

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 711 (600-60), 2018*.
2. The Sun River Estates CD Zone (CD2) of Sooke Zoning Bylaw No 600, 2013 is hereby amended by:
  - a) adding the following uses to section 802.2 – Area D (Neighbourhood Centre):
    - h) office
    - i) health services
  - b) deleting section 802.6 – Maximum Lot Coverage and replacing it with a new section 802.6 – Maximum Lot Coverage as follows:

“802.6 Maximum Lot Coverage: 30%

Remainder Lot A, Sections 28 and 29, Plan EPP60315, Sooke District, known as RiversEdge, except that STRATA LOT(s) 31–33, 43–46, 61–64, 70–73 and 74–78 of Sooke District Strat Plan EPS3475, shown shaded on Schedule “A” attached to and forming a part of this bylaw, Maximum Lot Coverage of 35% is permitted”.

READ a FIRST and SECOND time the      of      , 2018.

PUBLIC HEARING held the      day of      , 2018.

READ a THIRD time the      day of      , 2018.

ADOPTED the      day of      , 2018.

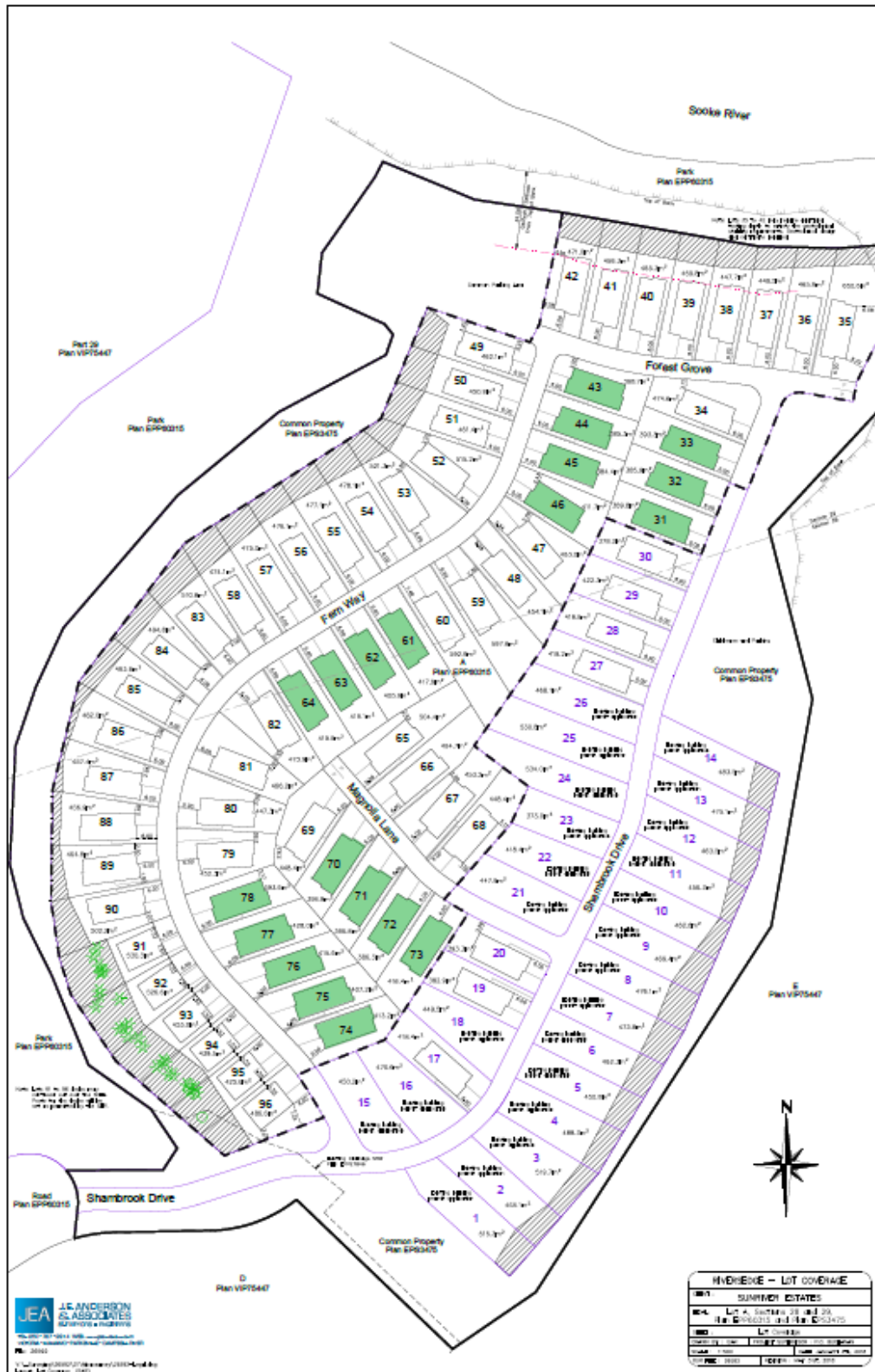
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Maja Tait  
Mayor

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Carolyn Mushata  
Corporate Officer

## Attachment “A”







## Zoning Bylaw Text Amendment for 2330 Sunriver Way

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### **RECOMMENDATION:**

THAT COUNCIL introduce and give first and second reading to Zoning Text Amendment Bylaw No. 711;

AND THAT a Public Hearing be scheduled for Zoning Text Amendment Bylaw No. 711 in accordance with the *Local Government Act*.

### **Report Summary:**

The applicant J.E Anderson & Associates has applied to amend the Sun River Estates CD2 zone of *Bylaw No. 600, Sooke Zoning Bylaw, 2013* to include Office and Health Services as part of Area D (Neighbourhood Centre) and to increase lot coverage to 35% (from 30%) for 20 strata lots in the Rivers Edge Village seniors development to allow for the construction of 20 three bedroom homes.

### **Previous Council Action:**

November 25, 2002 - Council adopted Bylaw No. 102 (2040-29) to add the Sun River Estates CD2 zone to the *Sooke Land Use Bylaw, 1992*.

April 28, 2003 - Council issued Development Permit DP2003-0100 for a sales centre.

March 22, 2004 - Council issued DP2004-0060 for the development of a daycare.

### **Report:**

The applicant is proposing two separate text amendments to the Sun River Estates CD2 zone:

#### 1. Section 802.2 Area D - addition of two new uses:

Area D (Neighbourhood Centre) in Sun River Estates is considered a neighbourhood commercial node that currently allows for convenience store, retail store, personal service, community care facility, restaurant and playground. The total commercial floor area may not exceed 1,000m<sup>2</sup>. The intent of this commercial node is to serve the residents in the immediate area and not to compete with the town centre as reflected by the restriction to floor area in the CD2 zone. The applicant is proposing to add Office and Health Services to Area D. The Sooke Zoning Bylaw defines both uses as follows:

Sooke Zoning Bylaw - Part 2 - Definitions:

*Office - means the occupancy or use of a building for the purpose of carrying out business, financial or professional activities, and includes accessory retail and support services.*

*Health Services - means uses and buildings providing for physical and mental health services on an out-patient basis; includes medical and dental clinics and offices, health clinics and counseling services; may include dispensing and accessory retail sales of prescriptions and medications, and other types of health services goods and equipment.*

The Sun River commercial node contains approximately 500m<sup>2</sup> of built space represented by Community Care Facility and playground and the former sales centre space for Sunriver which is currently vacant. The applicant wishes to add more built space to the commercial node to allow for Office and Health Services.

Staff support the additional uses as they do not pose a negative impact on the town centre and increase the opportunity of the site building out to its maximum capacity within the confines of the CD2 Neighbourhood Commercial node. New development will have to comply with all of the Sooke Zoning Bylaw requirements such as but not limited to parking, setbacks and height.

## 2. Section 802.6 Maximum Lot Coverage

The maximum lot coverage currently permitted for all of Sun River Estates is 30%. The applicant is requesting to allow 35% for a total of 20 lots within the Rivers Edge Seniors Village development in order to provide a 3 bedroom product. This product has become a popular request of potential buyers in the Rivers Edge development. The developer has been able to offer this product on some of the existing larger lots but has further demand but the lots are not quite large enough to meet that demand and still meet the rules of the CD2 zone.

Staff support the increase in lot coverage to 35% for the 20 lots identified in the application for the following reasons:

- the homes will still meet the setback requirements in the CD2 zone
- no negative impact to the surrounding SPEA
- no negative impact to storm drainage systems as a result of decreased permeable surfaces per letter from the applicants professional environmental engineer Wittich Environmental Services dated June 13, 2018.

There were no outstanding issues or objections brought up through the referral process.

### **Legal Impacts:**

Public Hearing and notification will occur as per legislated requirements.

### **Strategic Relevance:**

The proposed amendments meet Council's strategic direction and priorities for economic prosperity and enhanced community liveability. This bylaw amendment will allow for the developer of Sun River Estates to maximize the potential for the

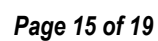
commercial node as well as add 3 bedroom product to the Rivers Edge development of which there is an increasing demand from the demographic it appeals to (seniors).

**Attached Documents:**

[Attachment 1 - Subject Property Map Neighbourhood Commercial](#)

[Attachment 2 - Subject Property Map Riversedge](#)

[Attachment 3 - Zoning Bylaw 711](#)

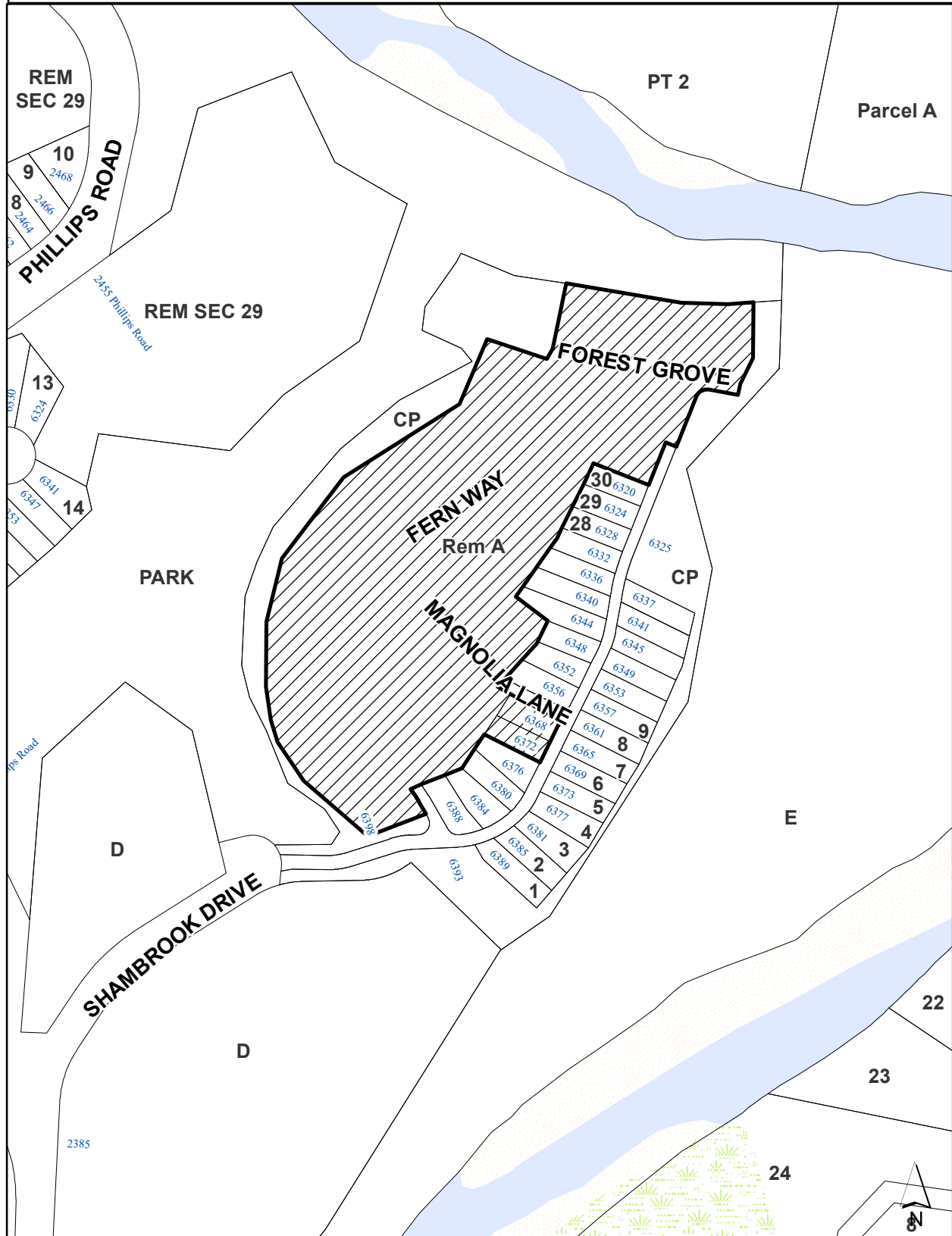







# SUBJECT PROPERTY MAP

File: PLN01370



 Subject Property

0 20 40 60 80 100  
Metres



## DISTRICT OF SOOKE ZONING AMENDMENT BYLAW NO. 711

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1. This bylaw is cited as *Zoning Amendment Bylaw No. 711 (600-60), 2018*.
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  - a) adding the following uses to section 802.2 – Area D (Neighbourhood Centre):
    - h) office
    - i) health services
  - b) deleting section 802.6 – Maximum Lot Coverage and replacing it with a new section 802.6 – Maximum Lot Coverage as follows:

“802.6 Maximum Lot Coverage: 30%

Notwithstanding the Maximum Lot Coverage set out in section 802.6 for properties in Area E (Single Family), on the parcel identifier 030-138-230 known as Riversedge, except that STRATA LOT(s) 31-33, 43-46, 61-64, 70-73 and 74-78 of Sooke District Strata Plan EPS3475, shown shaded on Schedule “A” attached to and forming a part of this bylaw, Maximum Lot Coverage of 35% is permitted.

READ a FIRST and SECOND time the      of      , 2018.

PUBLIC HEARING held the      day of      , 2018.

READ a THIRD time the      day of      , 2018.

ADOPTED the      day of      , 2018.

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Maja Tait  
Mayor

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Carolyn Mushata  
Corporate Officer

Attachment "A"

