



**Public Hearing
Information Package**

September 17, 2018 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

1890 Maple Avenue

Proposed Bylaw:	<i>Zoning Amendment Bylaw No. 713 (600-61), 2018</i>
Zoning Amendment:	The purpose of <i>Zoning Amendment Bylaw No. 713 (600-61), 2018</i> , is to amend the zoning on the property located at 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3) to facilitate the expansion of Silver Streak Boats Limited.

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3. Supplemental Staff Report to Council, dated September 17, 2018.	5
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5. Staff Report to Council, dated August 13, 2018. <ul style="list-style-type: none">o Report Covero Subject Property Mapo Site Plano Referral Summaryo Bylaw - <i>Zoning Amendment Bylaw No. 713 (600-61), 2018</i>	9

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

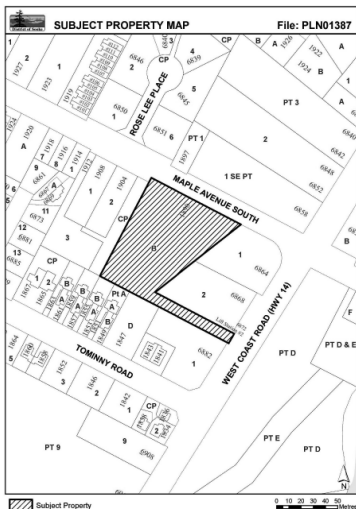
The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, September 17, 2018 commencing at 7:00 pm.**

Application Information:

- Bylaw:** *Zoning Amendment Bylaw 713 (600-61), 2018*
- File No:** PLN01387
- Civic Addresses:** 1890 Maple Avenue South (shown outlined in black and hatched on the subject map)
- Legal Description:** Lot B, Section 3, Sooke District, Plan 50660
- Applicant:** **Andy Barry**

Proposal:

The purpose of *Zoning Amendment Bylaw No. 713 (600-61), 2018* is to amend the zoning of 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3) to facilitate the expansion of Silver Streak Boats Limited.



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 September 5, 2018 to and including September 17, 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 **Monday, September 17, 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.

Page 1 of 23

Carolyn Mushata
Corporate Officer



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW No. 713**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property located at 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 713 (600-61), 2018*.
2. The parcel of land legally described as:

(PID: 016-149-840)
LOT B, SECTION 3, SOOKE DISTRICT, PLAN 50660
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as amended, and **Schedule** attached thereto, are amended accordingly.

READ a FIRST and SECOND time the 13th day of August, 2018.

PUBLIC HEARING held the ___ day of _____, 2018.

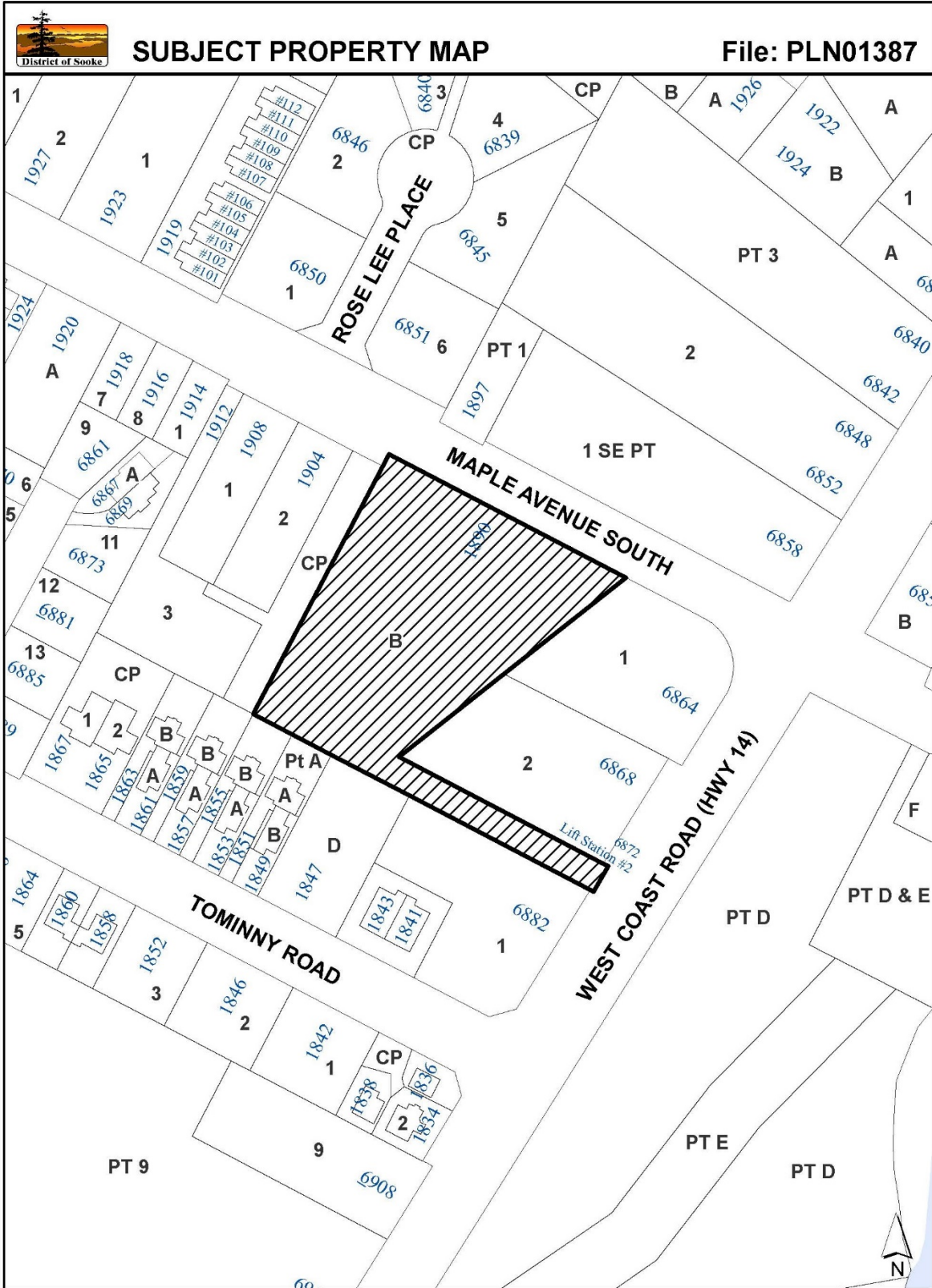
READ a THIRD time the ___ day of _____, 2018.

APPROVED by the Ministry of Transportation and Infrastructure the ___ of _____, 2018

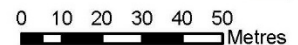
ADOPTED the ___ day of _____, 2018.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer



 Subject Property





Zoning Bylaw Amendment - 1890 Maple Avenue: Supplemental Report

RECOMMENDATION:

THAT Council receive this report as supplementary information to RPT-2018-0083 Zoning Bylaw Amendment - 1890 Maple Avenue, and;

THAT prior to final adoption of *Zoning Amendment Bylaw No. 713 (600-61), 2018*, the owner enter into a section 219 covenant registered in priority of all other charges on title for 1890 Maple Avenue to address the sidewalk right-of-way dedication and cash in lieu for sidewalk installation.

Report Summary:

The applicant, Andy Barry and the District of Sooke staff have established that cash-in-lieu for the 2-metre sidewalk dedication for the frontage of 1890 Maple Avenue satisfies both parties.

Previous Council Action:

August 13, 2018 - Council gave First and Second reading to *Zoning Amendment Bylaw No. 713 (600-61), 2018* to amend the zoning of 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3); and

A Public Hearing was scheduled in accordance with Section 466 of the *Local Government Act* for Monday, September 17, 2018.

Report:

Per Bylaw No. 404 *Subdivision and Development Standards Bylaw, 2014* the District of Sooke can regulate and require the provision of works and services in respect of the subdivision and development of land in the District of Sooke. On June 4, 2018 Andy Barry submitted an application to the District to rezone 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3), this development of the property allows for the District to require sidewalk infrastructure along the subject property's frontage.

The District has secured right-of-way along the majority of Maple Avenue's south side; the frontage at 1890 Maple Avenue is one of the last bigger frontages to develop. The applicant will dedicate a 2-meter right-of-way on Maple Avenue and provide cash-in-lieu for the construction of the sidewalk.

Prior to final adoption the owner, at their own expense, will enter into a section 219 covenant stating:

1. The owner shall provide a 2.0 meter wide right-of-way dedication along the property frontage of Maple Avenue South.
2. The owner shall provide cash-in-lieu in accordance with an estimate approved in writing by the Municipality for a 2.0 meter concrete sidewalk along the property frontage of Maple Avenue South.

9. BYLAWS

9.1. Zoning Amendment Bylaw No. 713 (600-61), 2018 - 1890 Maple Avenue

The Planner II provided a PowerPoint presentation and overview of the written staff report, recommending Council amend the zoning of 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3).

Council discussion:

- Clarification that two separate land titles will still exist, but that interior lot lines could be dissolved in the future.
- Location of a sidewalk and desire to establish pedestrian infrastructure along West Coast Road.

2018-391

MOVED by Councillor Parkinson, seconded by Councillor Berger:

THAT Council give First and Second reading to *Zoning Amendment Bylaw No. 713 (600-61), 2018*, to amend the zoning of 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3);

CARRIED.

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

Absent: Councillor Reay

2018-392

MOVED by Councillor Logins, seconded by Councillor Parkinson:

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 713 (600-61), 2018*, in accordance with Section 466 of the *Local Government Act*.

CARRIED.

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

Absent: Councillor Reay

DRAFT



Zoning Bylaw Amendment - 1890 Maple Avenue

RECOMMENDATION:

THAT Council give First and Second reading to *Zoning Amendment Bylaw No. 713 (600-61), 2018*, to amend the zoning of 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3); and

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 713 (600-61), 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 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3) to expand and facilitate the storage, retail, repairs and boat works for Silver Streak Boats Limited, a local business that has been in operation for 31 years.

Report:

Background

As shown on the attached subject property map (Attachment 1), the applicant has applied for a Zoning Bylaw Amendment to rezone 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3). The subject property is directly adjacent to the existing Silver Streak Boats Limited which is located at 6864 West Coast Road and has Service Commercial (C3) zoning and is owned by the applicant. The subject property was purchased by the applicant for future expansion of the business and the applicant wishes to apply that same zoning. Rezoning is necessary to facilitate this goal as the applicant is running out of room to continue operating at such a high-capacity at the present location.

Community Context

Other zones in the area include Large Lot Residential (R1); General Commercial (C2) and Service Commercial (C3). The subject property is approximately 0.63 hectares in size (approximately 1.58 acres) and is within the Community Residential (CR) land use designation. Maple Avenue leads to the Sooke Government Wharf after the intersection at West Coast Road. This concentration of commercial properties and uses at the intersection could be considered a commercial node in the future.

The subject property is the home of the Burnside House which has occupied 1890 Maple Avenue for 134 years. While Burnside House does not have historic designation under *Heritage Conservation Act* it does have some historical value to the people of Sooke. The applicant has decided to retain the building on site to be used as an office;

he feels that keeping the Burnside House demonstrates Silver Streak Boats Limited's commitment to the community.

Official Community Plan

The proposed rezoning meets the following aspects of the Official Community Plan, 2010:

4.4 Economic Development

- Advocate for sustainable and community appropriate growth, including employment opportunities, small business retention/expansion, population increase and expansion of the tax base. The proposed rezoning allows the applicant to expand his small-business Silver Streak Boats Limited which is necessary for the continued success of the business and the property has been reclassified for tax purposes.
- Encourage a diversified local economy. Silver Streak Boats Limited as produced hand-made aluminum boats in Sooke since 1987.
- 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 e.g. tourism, education, value added. Welded aluminum boats are considered to be one of the most durable options and have become a staple of the west coast. Silver Streak Boats is promoting economic diversity and adding value to Sooke by helping to highlight the "Wild by Nature" tourism economy. In the rationale portion of the rezoning application the applicant highlighted that Silver Streak Boats and Barry Marine employs 25 local people and use several businesses in Sooke on an ongoing basis and that the payroll per annum is well over \$1,000,000.
- Support and develop educational satellite and other educational opportunities in Sooke. Silver Streak Boats Limited supports local employment while supplying training to high school students.

4.13 Transportation

- Utilize Sooke Smart Growth planning principles and integrate transportation and land use decision making in the Town Centre, including the exploration and adaptation of alternative development road standards, bicycle lanes, pedestrian movement and mixed use, so residents can live, work and shop close to home. Supporting a local business in its expansion helps to strengthen the local economy and ensures that the residents of Sooke can live and work in their community thus reducing the demand on major transportation routes and overall vehicle usage.

Zoning Bylaw

The proposed zone for the subject property is Service Commercial (C3). This zone provides service commercial uses within the District of Sooke that are automobile dependent. The principal uses the applicant is proposing include equipment sales/service/rentals; machine shops; vehicle repair; vehicle sales/rentals and wholesale, storage or warehousing. The zone includes Conditions of Use for the size of machine shops (200m² maximum) and wholesale, storage or warehousing buildings (700m² maximum). The applicant is proposing a storage building approximately 700m²

in size. The approximate calculation for lot coverage including the proposed building is less than 20%, the zone allows for maximum lot coverage of 60%.

Please note that Vehicle and/or Equipment Repair is defined in the *Sooke Zoning Bylaw, 2013* as "a use or building providing for the servicing and mechanical repair of vehicles, boats, farm, gardening, construction or other equipment, and recreational vehicles, and the sale, installation or servicing of related accessories and parts". Machine Shops are not defined in the *Sooke Zoning Bylaw, 2013*. The online dictionary (dictionary.com) defines a machine shop as a workshop in which metal and other substances are cut, shaped, etc., by machine tools.

Site Servicing/Maple Avenue Road Dedication and Sidewalk Installation

The subject property is within the Sewer Service Area and is serviced by CRD Water. The applicant has been asked to provide a 2 meter road dedication and to provide a sidewalk per Bylaw No. 404 urban/suburban/rural collector standard cross sections on Maple Avenue. Planning and Engineering staff and the applicant are continuing discussions to determine whether installation or cash in lieu is the best course of action. A supplemental report will be provided at the time of the Public Hearing and Third reading with further detail.

Budget/Financial Impacts:

Per the *Property Tax Rate Bylaw No. 699*, the subject property has changed from Class 1 to Class 6. In effect this results in a property tax change from residential rates to commercial rates.

Frequently Asked Questions:

Could the business operate under the current zoning of the subject property?

No, while the General Commercial (C2) zone provides a wide range of commercial uses it does not have all the required uses such as warehouse, storage and machine shop.

Strategic Relevance:

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

- Supporting the expansion of a local business helps to promote long-term economic prosperity for the residents of Sooke and the 25 employees of Silver Streak Boats Limited and Barry Marine.

Attached Documents:

[Attachment 1 - Subject Property Map](#)

[Attachment 2 - Site Plan](#)

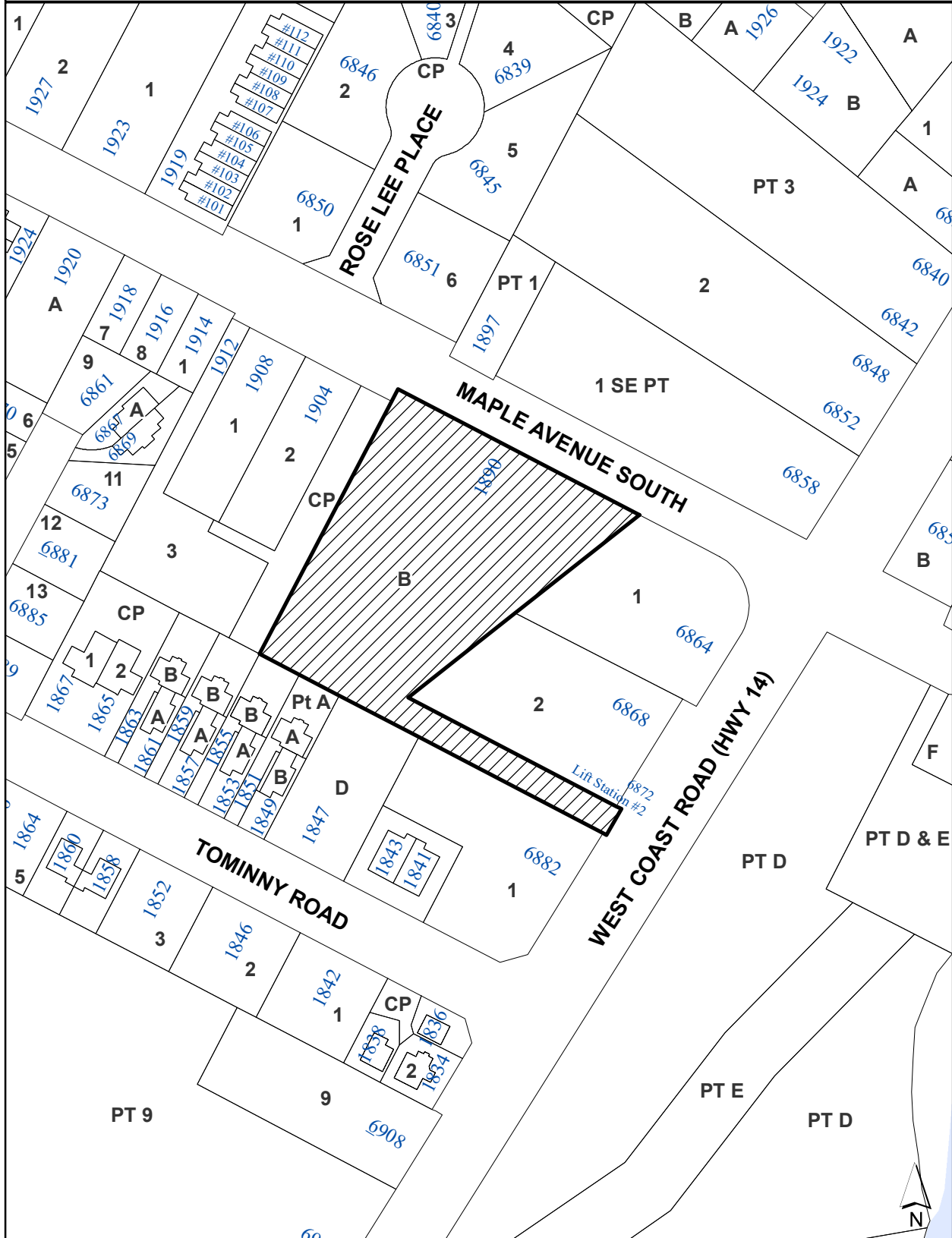
[Attachment 3 -Referral Summary for 1890 Maple](#)

[713\(600-61\)-1890 Maple Ave](#)

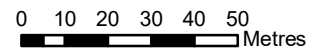


SUBJECT PROPERTY MAP

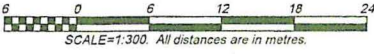
File: PLN01387



 Subject Property



SITE PLAN OF PART OF LOT B, SECTION 3, SOOKE DISTRICT, PLAN 50660.



NOTE:
Lot dimensions shown are based upon field survey measurements and may vary from those registered.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

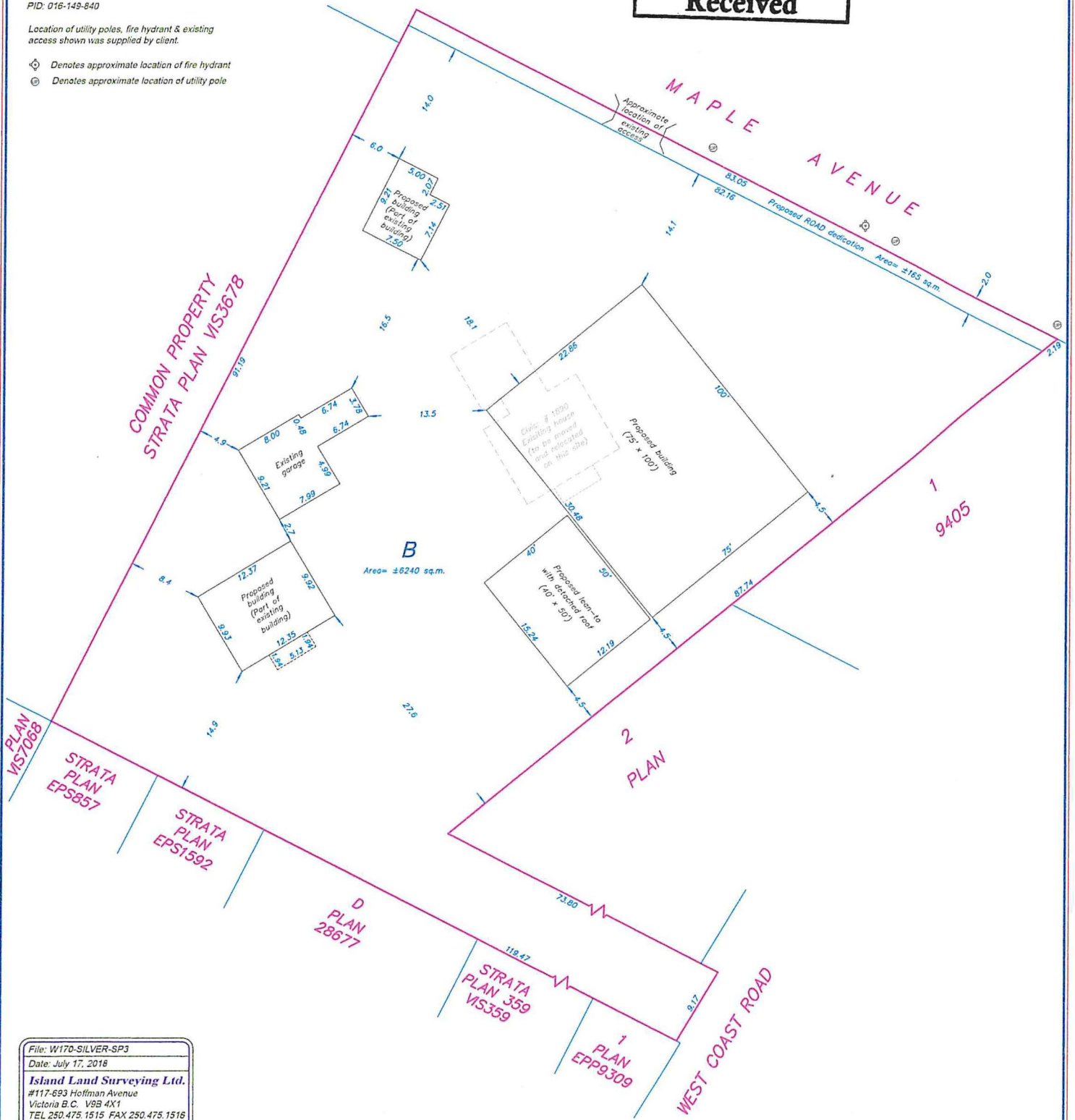
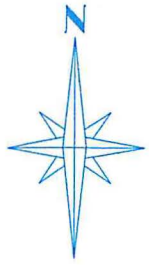
Field survey dated May 10 & 11, 2018.

PID: 016-149-840

Location of utility poles, fire hydrant & existing access shown was supplied by client.

- ⊕ Denotes approximate location of fire hydrant
- ⊙ Denotes approximate location of utility pole

District of Sooke
JUL 17 2018
Received



File: W170-SILVER-SP3
Date: July 17, 2018
Island Land Surveying Ltd.
#117-693 Hoffman Avenue
Victoria B.C. V8B 4X1
TEL 250.475.1515 FAX 250.475.1516
www.islandsurveying.ca PBD

**SUMMARY OF COMMENTS RECEIVED
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT June 21, 2018**

1890 Maple Avenue

EXTERNAL REFERRALS	
Agency	Comments
Archeological Branch	No response.
BC Hydro	Response received June 21, 2018. See attached.
BC Transit	Response received July 17, 2018. See attached.
Beecher Bay	Response received June 21, 2018. Beecher Bay has no concerns regarding this referral, we would only want reiterate should any archaeological findings should happen, please follow protocol and consult Tsouke Nation.
FLNRORD	<p>Response received June 22, 2018. Our response to the above referenced referral for a zoning amendment to rezone 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3) is as follows.</p> <p style="padding-left: 40px;"> <input type="checkbox"/> No concerns <input checked="" type="checkbox"/> No concerns with comments <input type="checkbox"/> Concerns with comments </p> <p>We have few concerns with the proposed rezoning of the property at 1890 Maple Avenue in Sooke, providing the following conditions are followed during subsequent development:</p> <ul style="list-style-type: none"> • We recommend that vegetation clearing be minimized and occur outside the nesting period from March 1 to August 31 to reduce impacts on all bird species. A search for the nests of birds (eagles, peregrine falcons, gyrfalcon, ospreys and herons) protected under Section 34(b) of the <i>Wildlife Act</i> should be conducted before the start of vegetation clearing. Should the nest of a bird requiring protection under Section 34(b) of the <i>Wildlife Act</i> be located, please refer to the recommended buffer distances in Table 4.1 (Section 4) of <i>Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014)</i> available at https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/standards-guidelines/best-management-practices/develop-with-care/dwc-section-4.pdf . • Follow other relevant best management practices in <i>Develop with Care</i>. • Develop an erosion and sediment control plan before the start of construction.

CRD Water	Response received July 10, 2018. See attached.
Canada Post	
Fortis BC	Response received June 22, 2018. We have reviewed the attached documents and do not make note of any conflicts; however, gas pipelines exist within the Road Allowance(s) fronting the Development. The Developer is to contact BC 1 Call at 1-800- 474- 6886 a minimum of 48 hours ahead of any excavations within the Road allowances to obtain gas location records.
Ministry of Transportation and Infrastructure	Response received June 28, 2018. Please accept this as official response from the Ministry of Transportation and Infrastructure in regards to the proposed rezoning for 1890 Maple Avenue. The Ministry has no objections to the proposed rezoning. The Ministry requests the following conditions as part of the rezoning: <ul style="list-style-type: none"> - The property at 6864 west Coast Road does not have an up to date permit for access onto a controlled access highway. The Ministry requires that commercial accesses hold valid permits; especially on controlled access highways. The Property owner is to apply through this office. Access improvements or considerations may be requested as part of the review. Applicant responded and applied for an up to date permit at the beginning of July. - If the proposed storage and extra parking development is going to be accessing via the existing access onto West Coast Rd through 6864 W. Coast Road, the Ministry requests that the proposed uses be incorporated into the application for commercial access onto a controlled access highway. This includes boat and truck turning movement accommodation. Improvements to the existing access may be required as part of the review. - It is preferred that no additional accesses onto West Coast Road be constructed. Should one be requested through permit application, it shall be reviewed and considered. No approvals are guaranteed. Additional conditions may arise from review of the access onto West Coast Road.
RCMP	No response.
SEAPARC	No response.
Shaw Cable	No response.
School District #62	Response received June 21, 2018. No concerns.
T'Souke Nation	No response.
Telus	No response.
INTERNAL	
Building	Response received June 21, 2018. No concerns.
Fire	Response received July 5, 2018.

	<p>At this stage of the zoning amendment the Fire Dept has no concerns.</p> <p>A request to conduct a Pre-Incident Plan of any new building proposed of this size is recommended at the appropriate stage of the process.</p>
Development Services	<p>Response received July 12, 2018.</p> <p>The District would like to see a 2m road dedication along Maple Ave South, as well as a sidewalk per our urban/suburban/rural collector standard cross sections.</p> <ul style="list-style-type: none"> - If you look at the orthophoto you'll see that it won't match up with the property directly NW of it (which would be a 4m dedication), but it is all that I feel we can ask for in that it is 10m from road centreline, which is enough to account for a future 20m road right of way as demanded by the road cross section
Wastewater	<p>Response received June 21, 2018. No concerns.</p>

July 10, 2018

File: 3360-20-JDFSK-18-017
Your File: PLN01387

via e-mail

Ms Teunesha Evertse
District of Sooke
2205 Otter Point Road
Sooke, BC V9Z 1J2

Dear Ms Evertse:

**RE: PROPOSED REZONING OF LOT B, SECTION 3, SOOKE DISTRICT, PLAN 50660
(1890 MAPLE AVENUE SOUTH)**

Thank you for your rezoning referral received June 21, 2018, which requests that we examine the above mentioned proposal with regard to the water supply regulations and policies of the Capital Regional District (CRD) Integrated Water Services as established for the Juan de Fuca Water Distribution Commission.

Community piped water can be supplied to this proposed development provided that the Owner(s) is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 4190, for the supply and installation of a water distribution system capable of meeting all domestic and fire flow requirements, designed in accordance with CRD Specifications and Standard Drawings.

The existing property is presently serviced with water by a 19mm (3/4") water service located at the property frontage on Maple Avenue. The Owner(s) shall pay all costs to abandon this service if it will not be required for this development.

If this proposal proceeds to the development stage, a detailed review of water servicing design drawings will be required, and a detailed statement of conditions will be provided.

The hydraulic computer model maintained by the CRD shows that a fire flow of 10,000 L/min (2,200 lpm) with at least 138 kPa (20 psi) residual pressure is presently available to this property in the water main adjacent to the fire hydrant (SFD368) located at the property frontage of 1890 Maple Avenue South.

Please note that the fire flow stated above does not account for the maximum allowable velocity of 3.5 m/s in the water main under fire flow conditions permitted by the CRD. Depending on the fire flow requirements of the development, upgrading of the existing water distribution system may be required.

In stating the fire flow available, the CRD expresses no opinion as to the adequacy of the stated fire flow to provide fire protection and if applicable, recommends that the Owner(s) take the appropriate steps to confirm the available fire flow by means of a field hydrant flow test (if required the hydrant flow test will be carried out by CRD staff at the Owner(s) expense). Results of the field hydrant flow test may have to be adjusted to reflect a maximum day demand.

The Owner's Engineer will be required to calculate the fire flow requirements to Fire Underwriters Survey (FUS) standards for the development and confirm in writing to both the CRD and the District of Sooke that the available flow from the CRD system is sufficient. It is recommended the Owner's Engineer contact the District of Sooke to discuss hydrant location and orientation.

If an increase in the level of fire protection is required to meet CRD Engineering Specifications and Standard Drawings, FUS or to meet the requirements of the District of Sooke, the Owner(s) would be responsible for all costs associated with designing and upgrading the distribution system to the extent necessary to provide the required flows.

Depending on the intended use of the property, a Development Cost Charge may apply to the new building created by this development.

This letter is for the purpose of providing you with information regarding the services available from the CRD, and should not be construed as either approval or rejection of the proposed rezoning by the CRD.

These conditions are valid for 180 days from date of writing. However, if at any time there is a change in legislation, regulations and CRD Bylaw No. 4190, which would cause any of the above conditions to be non-conforming, then the CRD reserves the right to revise any or all of the conditions accordingly, at any time during the 180 day period.

Yours truly,



Joseph Marr, P.Eng.
Manager, Water Distribution Engineering and Planning
Infrastructure Engineering
Integrated Water Services

Jm:eu

cc: Ian Jesney, Senior Manager, Infrastructure Engineering
Kenn Mount, Fire Chief, District of Sooke

Customer Projects & Design

21 June 2018
Client's
File#PLN01387

Teunesha Evertse
District of Sooke

Dear Teunesha:

Proposed Application for:1890 Maple Ave

We have reviewed your proposed Conventional Subdivision Application regarding the above noted location(s). BC Hydro does not own any equipment on this property. Therefore, BC Hydro does not require that a Statutory Right-of-Way Agreement (SRW) be registered against the property title at this time.

Please note that depending on how you plan to develop, a SRW may be needed in the future. Therefore, it is in your best interest to contact us as soon as possible. The process of registering a SRW for BC Hydro can be very lengthy, and may cause delays in your construction schedule if it is not dealt with early. Before any future electrical equipment on the property is energized, including temporary construction power, the Agreement must be registered at the Land Title Office.

Modifications to the BC Hydro system maybe necessary in order to extend the electrical system to this development. BC Hydro will need to complete a thorough system study and design to provide a cost estimate for this work. The developer must submit an application for service with our BC Hydro Express Connect Department by phone @ 1-877-520-1355 or online:

<https://www.bchydro.com/accounts-billing/moving-electrical-connections/electrical-connections.html>

Approximate design and construction lead times will be provided at the time of application.

The design and layout of the dedicated road allowance must be adequate to comply with all BC Hydro Standards, operational and maintenance requirements, and required clearances from other utilities. BC Hydro will not accept the placement of its electrical distribution system on private property without expressed written consent from a Representative of the local BC Hydro District Office after a review of the design. Exceptions will only be made on a case-by-case basis.

There is overhead electrical infrastructure adjacent to this property which may affect this development. It is the developer's responsibility to ensure that any infrastructure built on this property will meet all current CSA requirements and limitations around high voltage equipment and transformation.

Normally, BC Hydro will not relocate existing BCH plant. If the developer wishes to have BC Hydro relocate its plant in order to meet CSA requirements, an application must be submitted to the local BC Hydro District Office to conduct a feasibility study of a proposed redesign. The developer will be fully responsible for all associated redesign costs.

Yours truly,

A handwritten signature in black ink that reads "K. Butterfield".

Kathy Butterfield
Design Assistant
South Vancouver Island Process Centre

Development Referral Response: PLN01387

July 17, 2018

Development Location: 1890 Maple Avenue
Local Government: District of Sooke
Transit System: Victoria Regional Transit System

Overall Transit Impact

- The subject property is within 100 meters of Sooke Road, which is served by regional-scaled transit offering service to Sooke town Centre, Langford Exchange, Royal Roads University and connections onwards to destinations such as Victoria General Hospital and downtown Victoria.

Land Use

- The subject property is designated Community Residential within the Sooke Official Community Plan. Community Residential is described as a primarily residential area which makes allowances for mixed use where appropriate.
- Intensifying residential and employment density within close access to transit is supportive of transit and walkability, however the long term viability of marine industrial services may not align well with residential designation of the site.

Bus Stops and Stations

- There are existing eastbound and westbound transit stops on Sooke Road approximately 60 m east of the intersection of Maple Avenue. Neither stop is accessible, nor is there sidewalk infrastructure or crosswalks.
- BC Transit requests consideration for future improvements to these stops, such as the installation of accessibility pads, a crosswalk, and as opportunities permit, sidewalks.

BC Transit Level of Support

- BC Transit has no objection to the development as the intensification of residential and employment density along corridors served by transit is considered good land use practice.
- BC Transit requests consideration for future improvements to transit stops on Sooke Road nearest to the subject property, such as the installation of accessibility pads, a crosswalk, and as opportunities permit, sidewalks.

Thank you for the opportunity to review this proposed development. If you have any questions or would like further comments on this proposal, please contact:



Adriana McMullen

Transit Planner,
BC Transit Planning, Business Development
Email: Adriana_mcmullen@bctransit.com Phone: 250-995-5823



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW No. 713**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property located at 1890 Maple Avenue from General Commercial (C2) to Service Commercial (C3).

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 713 (600-61), 2018*.
2. The parcel of land legally described as:

(PID: 016-149-840)
LOT B, SECTION 3, SOOKE DISTRICT, PLAN 50660
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 ___ of _____, 2018.

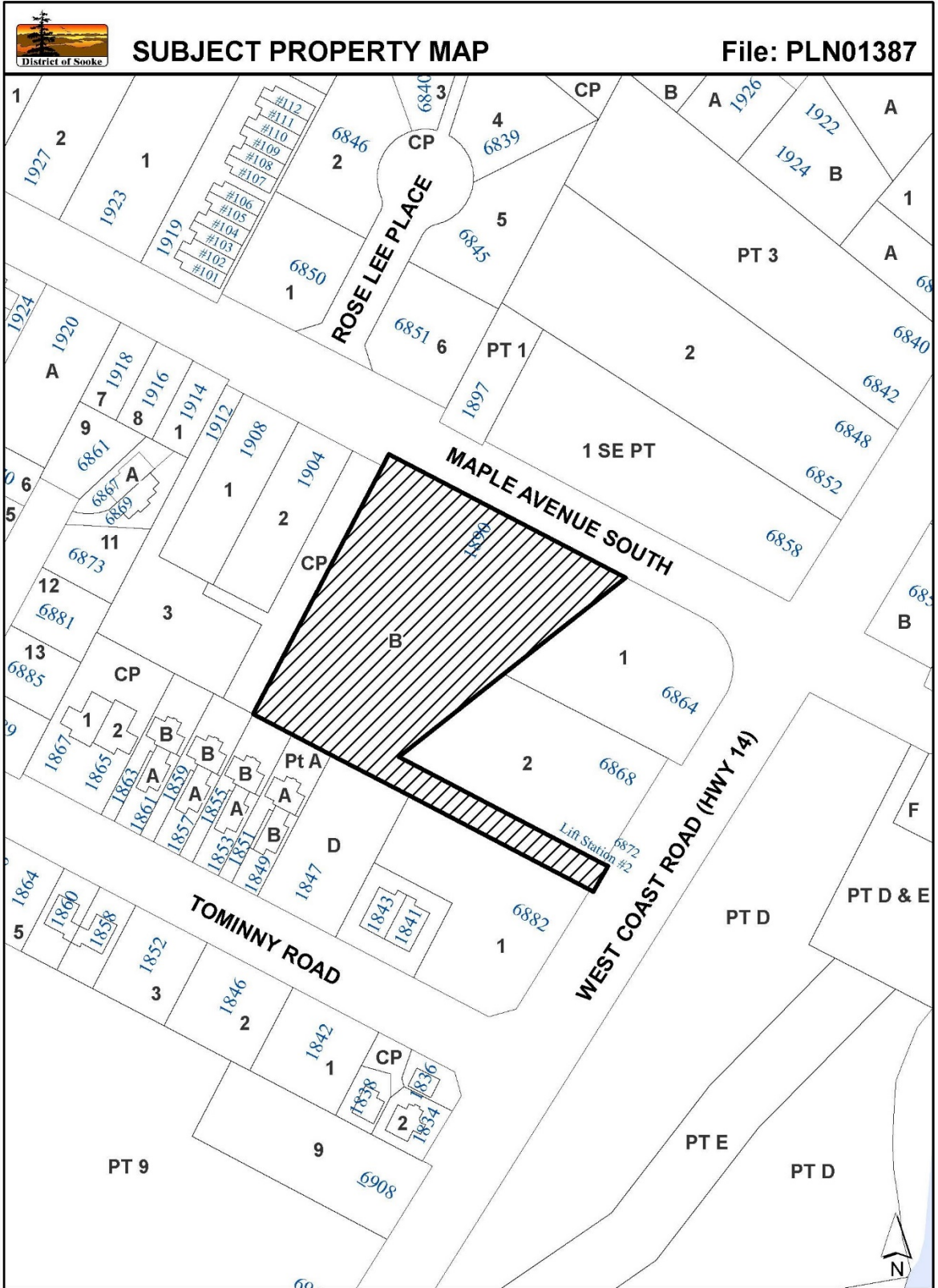
PUBLIC HEARING held the ___ day of _____, 2018.

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

ADOPTED the ___ day of _____, 2018.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer



 Subject Property

0 10 20 30 40 50
Metres