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**Public Hearing
Information Package**

November 26, 2018 at 7:00 pm

Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

1923 Maple Avenue

Proposed Bylaw:	<i>Zoning Amendment Bylaw No. 714 (600-62), 2018</i>
Zoning Amendment:	The purpose of <i>Sooke Zoning Bylaw No. 714 (600-62), 2018</i> is to rezone a portion of 1923 Maple Avenue from Medium Density Multi Family (RM2) to Small Lot Residential (R3) to create two narrow lots.

Information Package Contents:

Page No.

1. Notice of Public Hearing published in the Sooke News Mirror:
 - November 14 and 21, 2018.
2. *Zoning Amendment Bylaw No. 714 (600-62), 2018.*
3. Council minutes and resolution dated October 1, 2018.
4. Staff Report to Council dated September 24, 2018 and received at the October 1, 2018 Regular Council meeting.
 - Report Cover
 - Bylaw No. 714
 - Subject Property Map
 - Site Plan
 - Complete Referral Summary

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

Printed November 13, 2018



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 2205 Otter Point Road, Sooke, BC on **Monday, November 26th, 2018** commencing at **7:00 pm**.

Application Information:

Bylaw: *Zoning Amendment Bylaw No. 714, (600-62), 2018*

File No: PLN01384

Civic Address: 1923 Maple Avenue (shown outlined in grey and hatched on the subject map)

Land Descriptions: Lot 1, Section 3, Sooke District, Plan 25023

Applicant: **John Brohman**

Proposal:

The purpose of *Zoning Amendment Bylaw No. 714 (600-62), 2018* is to rezone a portion of 1923 Maple Avenue from Medium Density Multi Family 2 (RM2) to Small Lot Residential (R3) to create two narrow lots (shown outlined in black and hatched on the subject map). The applicant has applied to rezone with three site-specific amendments to the Small Lot Residential (R3) zone. The minimum lot size in the R3 zone is 350m², the applicant is applying for a minimum lot size of 250m².

The Principal Use will be limited to One (1) Single Family Dwelling and the Accessory Use will be limited to one Limited Home-Based Business.



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 November 14, 2018 to and including November 26th, 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, November 26th, 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.

Carolyn Mushata
Corporate Officer



DISTRICT OF SOOKE ZONING AMENDMENT BYLAW NO. 714

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on a portion of the property located at 1923 Maple Avenue from Medium Density Multi Family 2 (RM2) to Small Lot Residential (R3) and include a site specific text amendment to the Small Lot Residential (R3) 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. 714 (600-62), 2018*.
2. The portion of the parcel of land legally described as Lot 1, Section 3, Sooke District, Plan 25023 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Medium Density Multi Family (RM2) to Small Lot Residential (R3).
3. Bylaw No. 600, Sooke Zoning Bylaw, 2013, as amended, and **Schedule A** attached thereto, are amended accordingly.
4. Bylaw No. 600, Sooke Zoning Bylaw, 2013 as amended, and **Schedule 203 – Small Lot Residential (R3)** attached thereto, is further amended by adding the following clause under “Conditions of Use:” in Section 203.8:
 - (e) *Notwithstanding the provisions of sections 203.2 and 203.3, on the portion of the property identified as Lot 1, Section 3, Sooke District, Plan 25023 as shown boldly outlined and hatched on **Schedule A**, only the following are permissible:*
 - i. 203.2 - Principle Uses: (1) Single Family Dwelling
 - ii. 203.2 - Accessory Uses Limited Home-Based Business
 - ii. 203.3 – Minimum Lot Size for Subdivision Purposes: 250m²

READ a FIRST and SECOND time the 1st day of October, 2018.

PUBLIC HEARING held the day of , 2018.

APPROVED by the Ministry of Transportation and Infrastructure the ____ day of _____, 2018.

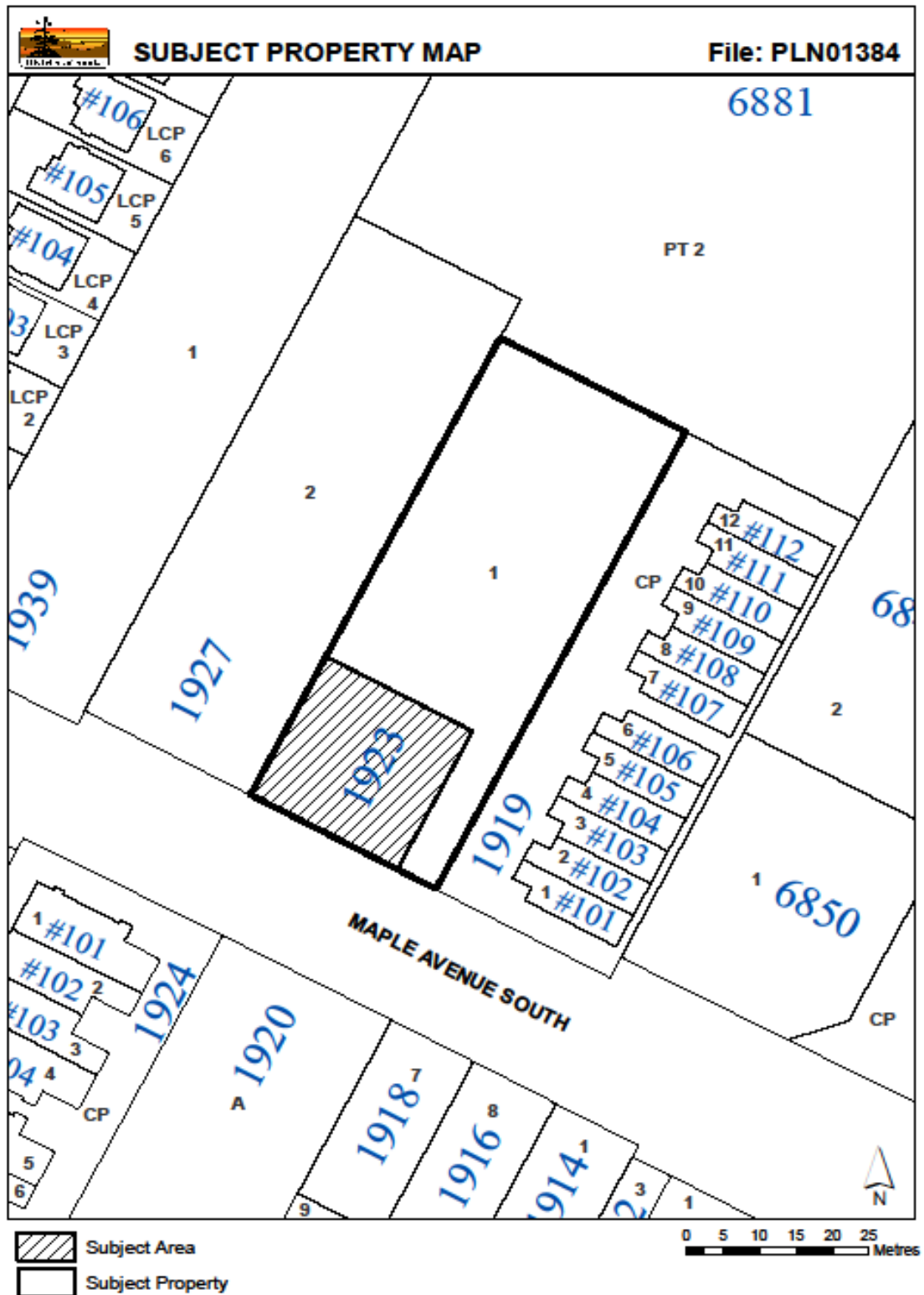
READ a THIRD time the day of , 2018.

ADOPTED the day of , 2018.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

SCHEDULE A



12. BYLAWS

Councillor Pearson declared a conflict for both Item Nos. 12.1 and 13.1 and left the meeting at 7:07 p.m.

12.1. Zoning Amendment Bylaw No. 714 (600-62), 2018 - 1923 Maple Ave

The Planner II presented an overview of the written staff report recommending the rezoning of a portion of 1923 Maple Avenue from a Medium Density Multi Family (RM2) to a Small Lot Residential (R3) designation. The following was highlighted:

- Purpose is to create two narrow lots on the existing property.
- There will be a cash-in-lieu provided for a 2-metre concrete sidewalk.
- Accessory use changes to limited home-based business.
- This small infill development allows for a greater range of housing opportunities.

Council Discussion:

- Confirmation that suites would not be permitted on these properties.
- The impact to the number of maximum units allowable on the remainder of the site not being rezoned will be reduced by one unit.
- Parking concerns regarding the shared driveway.
- The two lots will be built separate from one another, as detached houses.

2018-491

MOVED by Councillor Kasper, seconded by Councillor Berger:

THAT Council give first reading to *Zoning Amendment Bylaw No. 714 (600-62), 2018*, to amend the zoning for a portion of 1923 Maple Avenue from Medium Density Multi Family 2 (RM2) to Small Lot Residential (R3).

CARRIED.

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

Absent: Councillor Pearson

2018-492

MOVED by Councillor Berger, seconded by Councillor Reay:

THAT Council give second reading to *Zoning Amendment Bylaw No. 714 (600-62), 2018*, to amend the zoning for a portion of 1923 Maple Avenue from Medium Density Multi Family 2 (RM2) to Small Lot Residential (R3).

CARRIED.

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

Absent: Councillor Pearson

2018-493

MOVED by Councillor Parkinson, seconded by Councillor Reay:

THAT a public hearing be scheduled for *Zoning Amendment Bylaw No. 714 (600-62)*, 2018, in accordance with Section 466 of the *Local Government Act*.

CARRIED.

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

Absent: Councillor Pearson

2018-494

MOVED by Councillor Parkinson, seconded by Councillor Logins:

THAT prior to adoption the applicant shall provide cash in-lieu for a 2-metre concrete sidewalk.

CARRIED.

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

Absent: Councillor Pearson



Zoning Bylaw Amendment - 1923 Maple Avenue

RECOMMENDATION:

THAT Council give First and Second reading to *Zoning Amendment Bylaw No. 714 (600-62), 2018*, to amend the zoning for a portion of 1923 Maple Avenue from Medium Density Multi Family 2 (RM2) to Small Lot Residential (R3); and

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 714 (600-62), 2018*, in accordance with Section 466 of the *Local Government Act*, and
That prior to adoption the applicant shall provide cash in-lieu for a 2 metre concrete sidewalk.

Report Summary:

The applicant is applying to amend the zoning of a portion of 1923 Maple Avenue from Medium Density Multi Family 2 (RM2) to Small Lot Residential (R3). The purpose of this rezoning is to create two narrow lots. The applicant intends to sell the newly created lots and later develop multi-family on the remainder of the site. The subject property map is located in Attachment 2.

Previous Council Action:

September 8, 2014 -

1923 Maple Avenue South, 1919 Maple Avenue South and 6881 Galaxie Drive -
Removal and Replacement of Covenants

MOVED and seconded to refer the Agenda item back to staff to work further with the applicant.

December 2, 2014 -

Following the above motion staff sent a letter to the owners and copied the applicant (now the owner and applicant for PLN01384) regarding the removal of two covenants from the 1923 Maple Avenue South title.

Report:

Background

On May 24, 2018 an application was submitted to the District of Sooke to amend the zoning of a portion of 1923 Maple Avenue South. The applicant is proposing two site specific amendments to the Small Lot Residential (R3) zone. The applicant originally proposed the creation of a new narrow lot zone. Staff determined that the creation of an entirely new zone would be premature and are better suited to follow the Official Community Plan review. As a result the site specific amendments to the Small Lot Residential (R3) are the proposed solution.

Community Context

The subject property is approximately 0.2 hectares in size (0.51 acres) and is currently zoned Medium Density Multi Family 2 (RM2). The subject property is designated Community Residential (CR) in the Official Community Plan. The surrounding land uses are Large Lot Residential (R1); Medium Lot Residential (R2); Low Density Multi Family 1 (RM1); and Medium Density Multi Family 2 (RM2).

Maple Avenue South is predominantly residential in nature on the northeast side and large lot, agricultural on the southwest. There is an area between Maple Avenue and Tomlinny Road where small-scale strata development has occurred. The applicant has identified that this style and size of development will be echoed if this application is successful.

Official Community Plan

The Community Residential (CR) designation is the area within which low to medium density residential growth will occur along with some associated and appropriately scaled commercial development. The goals of the designation are to ensure the sustainable construction of single family and multiple family residential dwellings; reduce residential sprawl; ensure future and existing residential development minimizes the impact on municipal infrastructure; and support mixed-use development (e.g. commercial/residential) and infill where appropriate.

The following aspects of the *Official Community Plan*, 2010 apply to this application:

3.2.5 Sooke Smart Growth (SSG)

- Prioritizing infill, redevelopment and densification strategies and mixed use

4.2 Sustainable Land Use Policy

- Small infill development such as the proposed rezoning allows for a greater range of housing opportunities and choices.
- Promote a variety of housing including townhouses, row houses, apartments, multi-family developments, co-operative housing, co-housing, co-strata structures, secondary and basement suites, small starter homes and duplexes. Designing and creating a compact community requires strategic infill development in neighbourhoods in and around the Town Centre.
- Enhance existing neighbourhoods and promote pedestrian-oriented subdivisions. Infill development further encourages walkable neighbourhoods and provide opportunity for sidewalks and other pedestrian amenities.

4.7 Housing

- Require that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivisions are affordable housing lots as defined by the District of Sooke. Affordable single family lots shall be sold at an affordable rate through tools such as covenants and housing agreements. Ten percent of all dwelling units above the original base density will be required to be affordable units or the developer must provide cash or land that can be used for such purposes. As there are no proposed units on the Medium Density Multi Family 2 (RM2) portion of the subject property an affordable housing contribution does not make sense with this application. If the developer moves ahead with a multi-

family development this contribution will be captured at the time of a Development Permit application or subdivision.

- 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
- Single family urban density sprawl is not supported
- Support proposed multi-family and affordable housing units containing a diversified mix of floor sizes
- Encourage a diversity of housing types and densities through the creation of flexible zones ("flexi-zones") and incentives in the zoning bylaw
- Support Sooke Smart Growth principles throughout the District of Sooke

Zoning Bylaw

The applicant is proposing two site specific amendments to the Small Lot Residential (R3) zone; uses and minimum lot size for subdivision.

The proposed lots will be restricted to one single family dwelling for principal use and horticulture or a limited home-based business for accessory uses. The Small Lot Residential (R3) zone has many accessory uses that require additional parking spaces on the property such as bed and breakfast; boarding and lodging; one secondary suite or one small suite and vacation accommodation unit. Eliminating these accessory uses addresses any parking concerns that could arise with a smaller lot.

The minimum lot size for subdivision purposes in the Small Lot Residential (R3) zone is 350m². The proposed lots will have a minimum size of 250m². The minimum width, setbacks and maximum lot coverage within the Small Lot Residential (R3) can still be achieved with this minimum lot size. See Attachment 3 for the proposed site plan.

Smaller Lots and Sustainable Communities

In his 2010 text *Seven Rules for Sustainable Communities* Patrick Condon outlines why different lot sizes and tenure options are vital in order to create a vibrant, livable and affordable community.

"Zoning regulations do one thing well. They ensure that large districts are covered by residential lots of one size and that these lots allow for only one tenure type. Neighborhoods regulated this way are inherently exclusionary and thus defy the most elemental definition of a sustainable society. Proscriptive zoning policies lead naturally to neighborhoods occupied by a narrow demographic band, a narrow range of ages, a narrow range of incomes, and a narrow range of family types."

He elaborates that perhaps the answer to this conundrum is in doing the opposite. Communities should explore a diversity of parcel sizes which would inevitably lead to a diversity of house types. Part II of the OCP reiterates this sentiment on page 25 stating "The OCP also supports a mix of smaller and larger lot sizes in the Community Residential area in existing and new developments to allow for a variety of dwelling types (e.g. single-family, duplex, suites, townhouse) and sizes that appeal to several demographics and income levels."

Site Servicing

The subject property is within the Sewer Specified Area and is serviced by CRD Water. If the rezoning application is successful, prior to adoption the applicant will submit cash in-lieu to the District for a 2 meter concrete sidewalk along the property frontage. Engineering staff have requested that the two new lots share one access off Maple Avenue to reduce the possibility of vehicular conflicts. If this application is successful at the time of subdivision the Approving Officer will require a Sewer Serviceability Study for all proposed units on the site.

Through this application and other dialogue Planning staff have begun researching the option of a smaller, infill-specific zone. It is anticipated that through future policy and bylaw updates such as the drafting of a new Official Community Plan that this will be explored further.

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 development within the Community Growth Area helps to protect Sooke's natural beauty and prevent suburban sprawl.

Attached Documents:

[Attachment 1 - Bylaw 714](#)

[Attachment 2 - 1923 Maple Avenue Subject Property Map](#)

[Attachment 3 - PLN01384 Site Plan](#)

[Attachment 4 -1923 Maple Avenue Complete Referral Summary](#)



DISTRICT OF SOOKE ZONING AMENDMENT BYLAW NO. 714

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 - ii. 203.3 – Minimum Lot Size for Subdivision Purposes: 250m²

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

PUBLIC HEARING held the day of , 2018.

APPROVED by the Ministry of Transportation and Infrastructure the ____ day of _____, 2018.

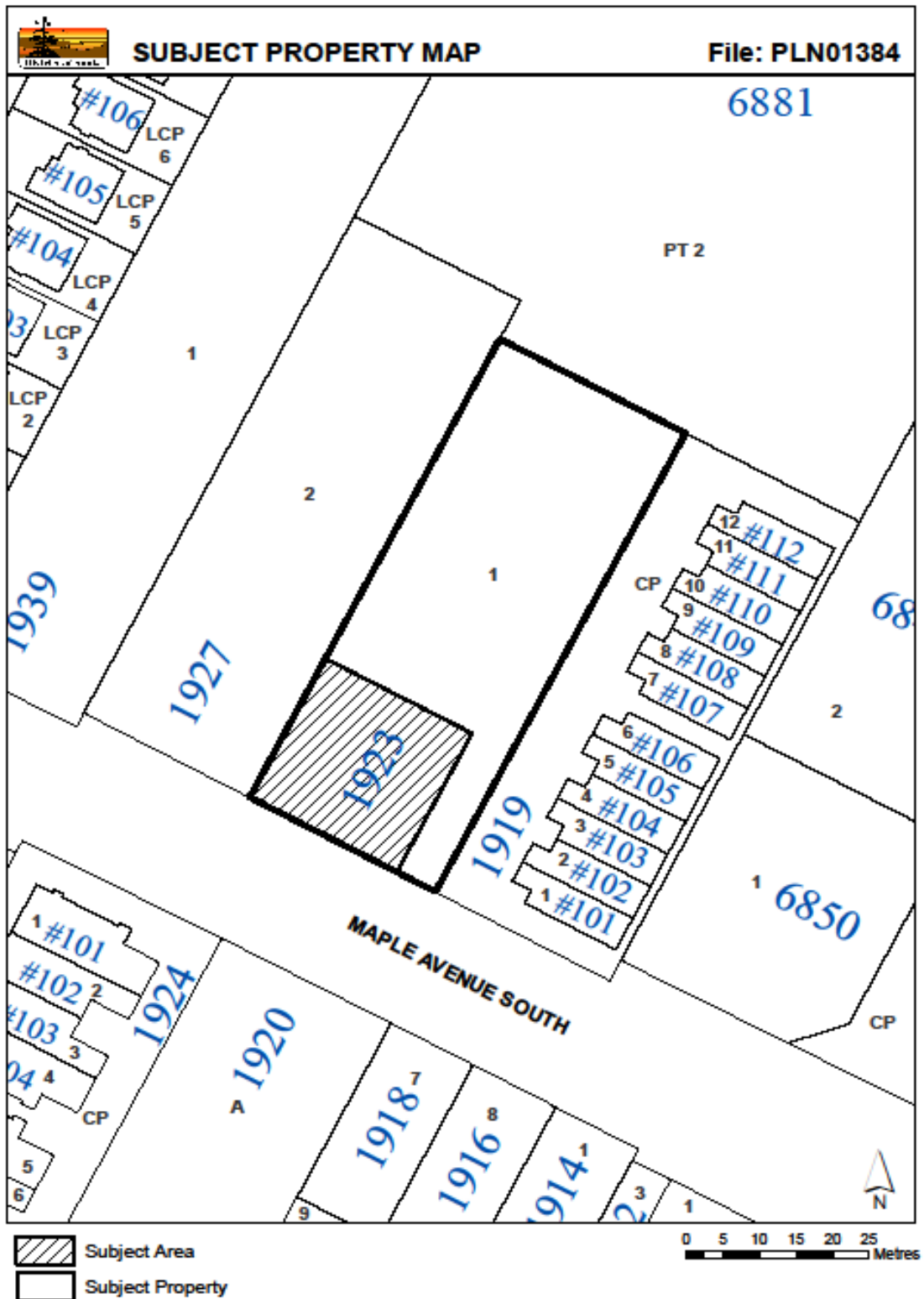
READ a THIRD time the day of , 2018.

ADOPTED the day of , 2018.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

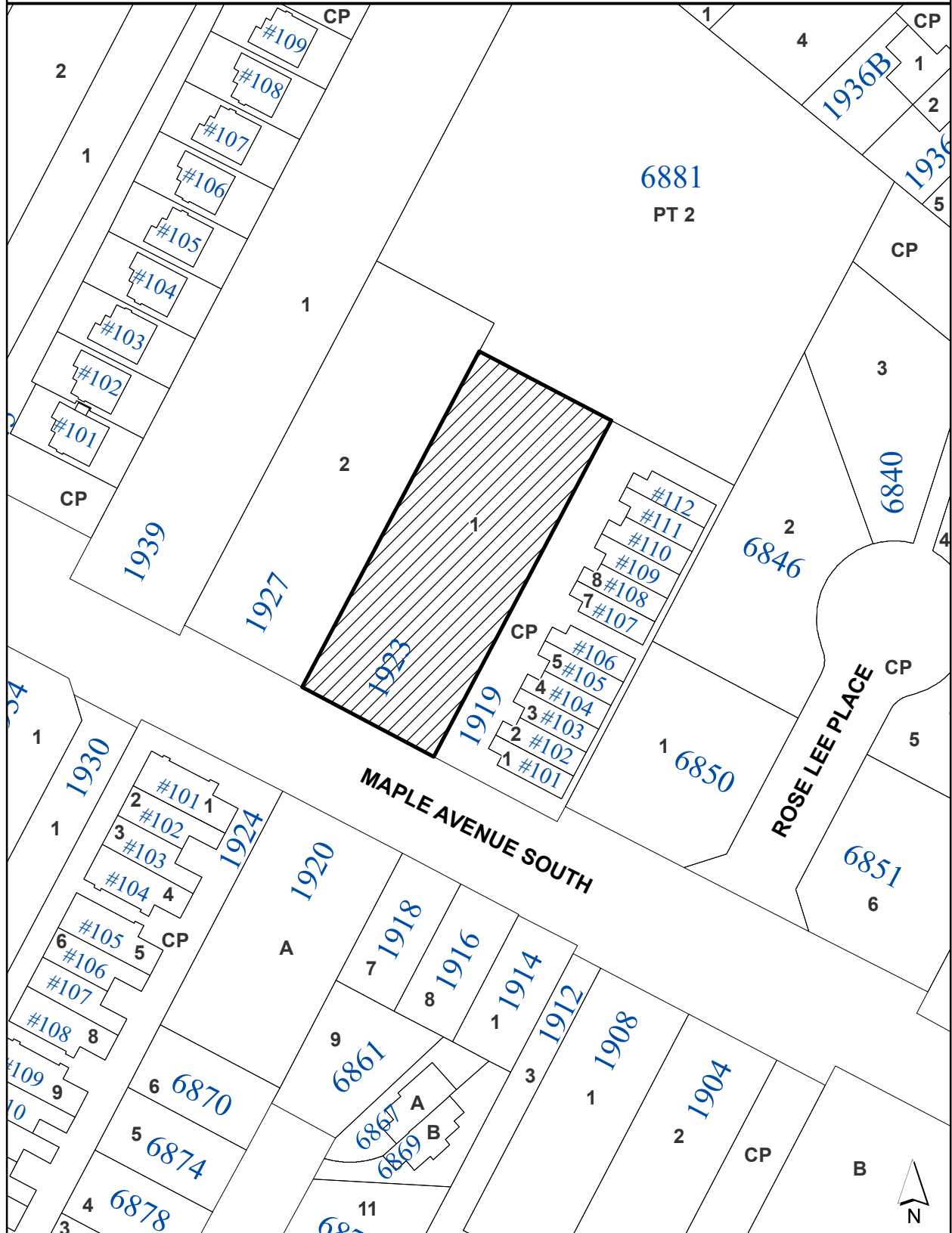
SCHEDULE A



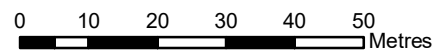


SUBJECT PROPERTY MAP

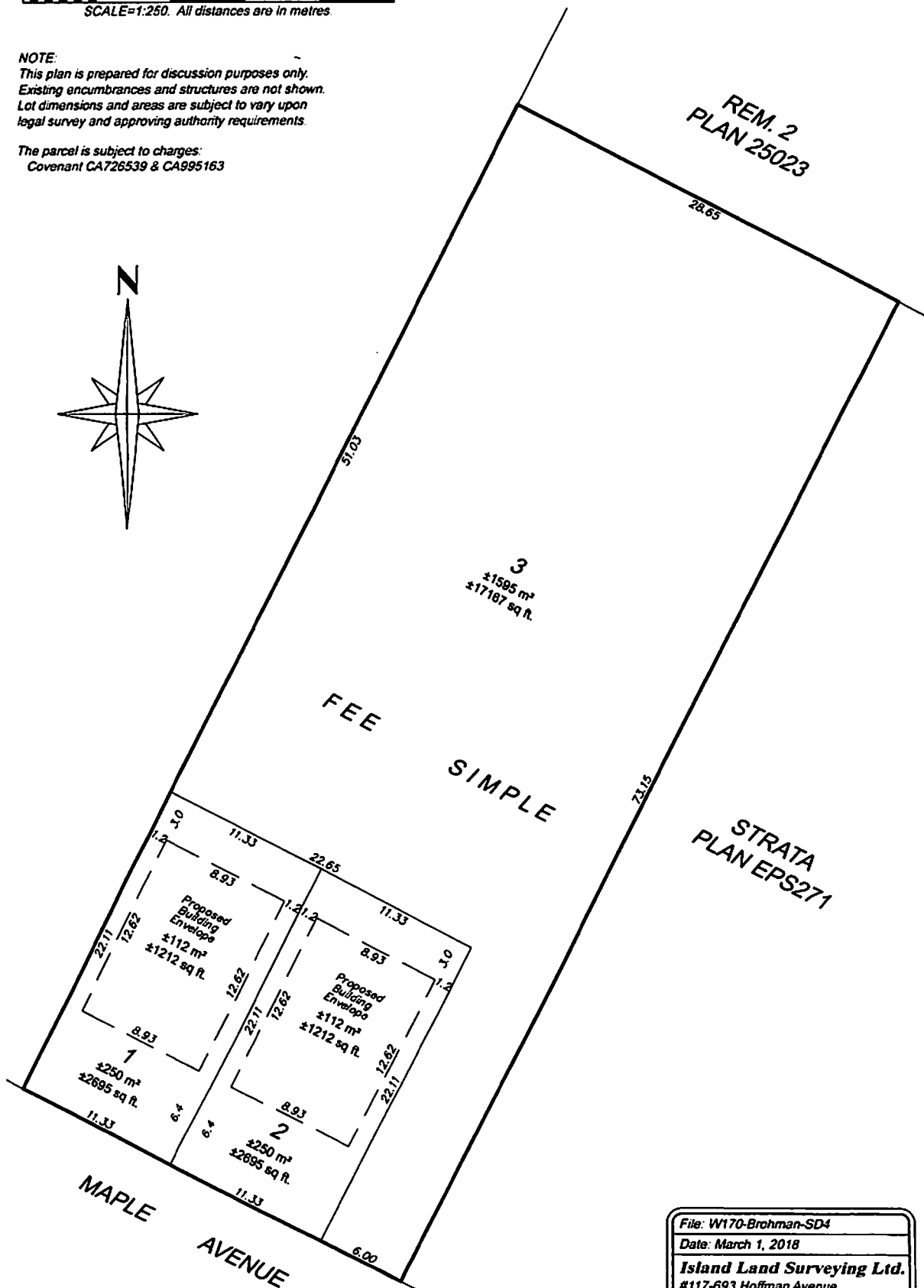
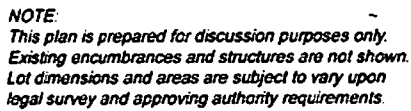
File: PLN01384



Subject Property



District of Sooke
MAY 24 2018
Received



Island Land Surveying Ltd.
#117-693 Hoffman Avenue
Victoria B.C. V9B 4X1
TEL 250.475.1515 fax 250.475.1516
www.islandsurveying.ca

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

1923 Maple Avenue

EXTERNAL REFERRALS	
Agency	Comments
Archeological Branch	No response.
BC Hydro	Response received June 22, 2018. See attached
BC Transit	No response.
Beecher Bay	No response.
CRD Water	Response received July 10, 2018. See attached.
Canada Post	No response.
Fortis BC	No response.
FLNRO	<p>Response received June 22, 2018.</p> <p>We have few concerns with the proposed rezoning of the property at 1923 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.
Ministry of Transportation and Infrastructure	<p>Response received June 28, 2018.</p> <p>Please accept this as official response from the Ministry of Transportation and Infrastructure in regards to the proposed rezoning of 1923 Maple Avenue in Sooke; Ministry File 2018-03677.</p>

	The Ministry has no objection to the proposed rezoning of the subject property. There are no considerations at this time.
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 July 12, 2018. No concerns with comments: Setbacks meet the building code
Fire	Response received July 12, 2018. No concerns.
Development Services	Response received July 12, 2018. No concerns with comments: Cash in lieu of a sidewalk to match the Bylaw 404 cross section. Shared driveway is preference between the two fronting properties to minimize the number of road accesses. Stormwater management plan and a sewer serviceability review will be required. Subdivision of the two lots is possible; panhandle and minimum width requirements are met.

July 10, 2018

File: 3360-20-JDFSK-18-018
Your File: PLN01384

via e-mail

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

Dear Ms Evertse:

**RE: PROPOSED REZONING OF LOT 1, SECTION 3, SOOKE DISTRICT, PLAN 25023
(1923 MAPLE AVENUE)**

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 Owner(s) pays all applicable connection fees for the new lots created by this subdivision. The existing dwelling is presently serviced with water by a 19mm (3/4") water service located at the property frontage of proposed Lot 3 on Maple Avenue South. New service connections shall be installed at the frontages of proposed Lots 1 & 2 on Maple Avenue South.

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 development in the water main adjacent to the fire hydrant (SFD335) located at the frontage of 1919 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 each of the new lots 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

22 June 2018
Client's
File#PLN01384

Teunesha Evertse
District of Sooke

Dear Teunesha:

Proposed Subdivision Application for:1923 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 dark ink, appearing to read 'K. Butterfield', is positioned above the printed name.

Kathy Butterfield
Design Assistant
South Vancouver Island Process Centre

Development Referral Response: PLN01384

July 17, 2018

Development Location: 1923 Maple Avenue South

Local Government: District of Sooke

Transit System: Victoria Regional Transit System

Location: 1923 Maple Avenue is within 250 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.

Overall Transit Impact: The application seeks to permit the subdivision of the subject property into two small lots and large lot. This application is not anticipated to generate measurable increase in transit demand.

Future Transit

Development of a Local Area Transit Plan for Sooke is anticipated to begin in the fall of 2018, and be concluded in the fall of 2019. This plan process is expected to identify significant investments in the development of local transit service for Sooke neighbourhoods currently without access to transit.

Land Use

- The subject property is designated “Community Residential” in the District of Sooke’s Official Community Plan, supporting a mix of single and multiple family residential.
- The subdivision application seeks to create additional lots; a use which aligns with the Community Residential designation.

Bus Stops and Stations

The transit stop pair nearest to the subject property is located approximately 300 metres walk distance away on Sooke Road, just north of the intersection with 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 supports the proposed development as it is consistent with the District of Sooke’s Official Community Plan.
- BC Transit requests consideration for future improvements to the nearest stops, 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
Transportation Planner
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