



PH-2

**Public Hearing
Information Package**

October 10, 2023, at 7:00 pm

Sooke Council Chambers
2225 Otter Point Road, Sooke, BC

**Zoning Amendment Bylaw No. 888 (600-97), 2023
2072, 2076, and 2080 Camden Place**

Proposed Bylaw:	<i>Zoning Amendment Bylaw No. 888 (600-97), 2023</i>
Zoning Amendment:	The purpose of Zoning Amendment Bylaw No. 888 (600-97) 2023 is to amend the zoning on the property located at 2072, 2076 and 2080 Camden Place from the Medium Lot Residential (R2) Zone to the Medium Density Multi-Family (RM2) Zone.

Information Package Contents:

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• September 28 and October 5, 2023. | 1 |
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*Please note that written and verbal submissions will
become part of the public record.*

Printed September 27, 2023



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, October 10th, 2023** commencing at 7:00 pm with regard to the following proposed bylaw:

Bylaw: Zoning Amendment Bylaw No. 888 (600-97), 2023
File No: PLN01680
Civic Address: 2072, 2076, and 2080 Camden Place, as shown outlined in black and crosshatched in the site map below.
Legal Descriptions: Strata Lots 1, 2 and 3, Section 14, Sooke Land District. Strata Plan EPS7057 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V.
Applicant: Talasha De Zoysa

Proposal:

The purpose of Zoning Amendment Bylaw No. 888 (600-97) 2023 is to amend the zoning on the property located at 2072, 2076 and 2080 Camden Place from the Medium Lot Residential (R2) Zone to the Medium Density Multi-Family (RM2) Zone.

Further Information:

Copies of the bylaws, 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 a copy can be viewed 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 28th, 2023 to, and including, October 10th, 2023.

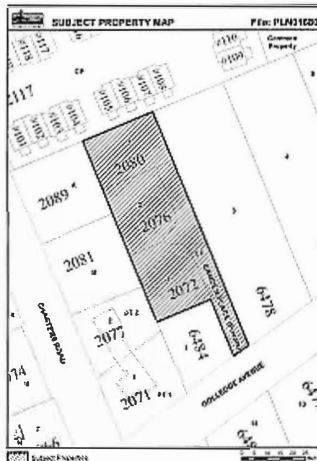
Public Input:

All persons who believe their interests in property are affected by the proposed bylaw(s) will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw(s). 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, October 10th, 2023 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). District of Sooke Council Meetings are open to the public to attend in-person.

NOTE: Council cannot receive further information concerning this bylaw after the Public Hearing has concluded.

Corporate Officer





**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW No. 888**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the properties located at 2072, 2076, and 2080 Camden Place from Medium Lot Residential (R2) to Medium Density Multi Family Residential 2 (RM2).

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

1. This bylaw is cited as “Zoning Amendment Bylaw No. 888 (600-97), 2023”.
2. The sections of land legally described as Strata Lots 1, 2, and 3, District Lot 14, Sooke District, Strata Plan EPS7057, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; as shown boldly outlined and hatched on Schedule A, which is affixed to and forms part of this bylaw, is hereby rezoned from Medium Lot Residential (R2) to Medium Density Multi Family Residential 2 (RM2).
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 11 day of September, 2023.

PUBLIC HEARING held the ___ day of ____, 2023.

READ a THIRD time the ___ day of ____, 2023.

APPROVED by the Ministry of Transportation and Infrastructure the ___ day of ____, 2023.

ADOPTED the ___ day of ____, 2023.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

SCHEDULE A



12. BYLAWS

12.1. Zoning Bylaw Amendment - 2072, 2076 and 2080 Camden Place

The Director of Planning and Development summarized the written staff report that included information about a received rezoning application for 2072, 2076 and 2080 Camden place to amend the zoning on the property from Medium Lot Residential (R2) to Medium Density Multi-Family 2 (RM2), to create six individual units from the six strata units. The report included:

- site context;
- applicant rationale;
- referral comments;
- staff recommendation.

Council Discussion:

- Clarification regarding recent amendment to the Local Government Act regarding public notice procedure.

Councillor Beddows Left the meeting at 8:57 p.m.

Councillor Beddows returned to the meeting at 8:59 p.m.

2023-269

MOVED by Councillor Kevin Pearson, seconded by Councillor Tony St-Pierre:

THAT Council give first and second reading to *Zoning Amendment Bylaw No. 888 (600-97), 2023* to amend the zoning on the property located at 2072, 2076 and 2080 Camden Place from Medium Lot Residential (R2) to Medium Density Multi-Family 2 (RM2);

AND THAT Council direct staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 888 (600-97), 2023 in accordance with Section 466 of the *Local Government Act*.

CARRIED UNANIMOUSLY

In Favour: Mayor Maja Tait, Councillor Jeff Bateman, Councillor Al Beddows, Councillor Dana Lajeunesse, Councillor Kevin Pearson, and Councillor Tony St-Pierre

Absent: Councillor Megan McMath



Zoning Bylaw Amendment - 2072, 2076 and 2080 Camden Place

RECOMMENDATION:

THAT Council give first and second reading to *Zoning Amendment Bylaw No. 888 (600-97), 2023* to amend the zoning on the property located at 2072, 2076 and 2080 Camden Place from Medium Lot Residential (R2) to Medium Density Multi-Family 2 (RM2);

AND THAT Council direct staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 888 (600-97), 2023 in accordance with Section 466 of the *Local Government Act*.

Report Summary:

The District of Sooke has received a rezoning application for 2072, 2076 and 2080 Camden Place, legally described as Strata Lots 1, 2 and 3, District Lot 14, Sooke District, Strata Plan EPS7057, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V. The purpose of the application is to amend the zoning on the property from Medium Lot Residential (R2) to Medium Density Multi-Family 2 (RM2). The rezoning will allow the applicant to make an application to dissolve the current bare land strata subdivision (3 duplexes on 3 lots) and create a building strata multi-family development with six titled (6) townhouses. While no physical changes are proposed to the units which have been constructed, this zoning change will facilitate the ability for the owner to sell six individual units rather than three units each with a rental unit.

The application meets the objectives and policies of the Sooke Official Community Plan, 2010 under the land use designation of Community Residential.

Report:

The subject property is approximately 1813 m² (0.45 ac) and is located on a flat property. Camden Place was subdivided from the property at 6484 Gollledge Road and was created as a mid-sized lot bareland strata subdivision in 2020. The R2 designation of the property permitted the construction of duplexes, as they are listed uses within the zone. Ownership of the property changed between the subdivision of the property to create the bareland strata and the construction of the dwellings. The applicants are permitted to build duplexes; however, they are unable to further strata title the units of the duplex as they are already part of a bareland strata subdivision.

Applicable Policies

Official Community Plan, 2010 (OCP)

The subject property is located within the Sewer Specified Area and designated as "Community Residential" in the District of Sooke Bylaw No. 400, Official

Community Plan (OCP). The designation promotes the following goals and objectives:

Goals:

- Ensure a sustainable construction of single-family and multi-family residential dwellings;
- Reduce residential sprawl;
- Ensure future and existing residential development minimizes the impact on municipal infrastructure;

Objectives:

- Provide a range of high-quality housing types, tenures and densities which can meet the diverse needs of and attract individuals and families of varying income levels and demographics;
- Provide affordable and attainable housing opportunities to meet the needs of various age groups, family types, lifestyles and income groups;
- Encourage a variety of housing types, including coach housing, row housing, live/work units, and townhouses etc., that diversify the housing stock;
- Provide the most efficient use of land and existing physical infrastructure in terms of infill/densification;
- Primarily concentrate new residential development in existing areas or neighbourhoods prior to expanding into new areas;
- Preserve and enhance the character of existing neighbourhoods;
- Allow for a variety of housing options within new and existing residential areas;

Policies:

- Support contiguous residential infill development to medium densities via rezoning and subdivisions;

While there is no real increase in density on the site, the rezoning will facilitate the ability for the owner to sell each of the units individually. While the uses on Golledge Road are predominantly single-family dwellings, the size of the lots and proximity to a bus route and to the Town Centre makes redevelopment of the area into higher-density developments such as townhouses and smaller lot subdivisions attractive. It is anticipated that surrounding single-family residential properties will rezone and increase the overall density of the area.

Staff Recommendation:

The proposed zoning amendment aligns with the objectives of the Community Residential OCP designation. The proposal will have no change to the overall neighbourhood character and there are no changes to the density on the property as a result of this proposal.

Legal Impacts:

There are no Development Agreement requirements requested as part of this development as improvements, on and off site infrastructure upgrades were addressed when the property went through the subdivision approval process to create a bareland strata.

Strategic Relevance:

- Manage long-term growth while enhancing community identity, vitality and safety - Continue to address housing affordability and accessibility for all income levels

Attached Documents:

[Attachment 1: Site Map](#)

[Attachment 2: Applicant Rationale](#)

[Attachment 3: Summary of Referral Comments](#)

[Attachment 4: 888 \(600-97\) Zoning Amendment Bylaw- 207220762080 Camden Place](#)

[Attachment 5: Conceptual Site Plan](#)

Approved by

Matthew Pawlow, Director of Planning & Development

Carolyn Mushata, Corporate Officer

Raechel Gray, Director of Financial Services

Approved - 06 Sep 2023

Approved - 06 Sep 2023

Approved - 07 Sep 2023

Planning & Development
- September 11, 2023 - RPT -2023-0111

File No. 6410-20
PLN01680



August 23, 2022

VIA EMAIL

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

File No. DEV0002 DRW

Attention: Planning and Development

**Re: Rezoning application for Lot 1, 2 and 3 –
6482 Gollidge Avenue, Sooke, BC (the
Property”)**

To whom it may concern,

We act for the owners of the Property. Upon discussions with the District of Sooke, multiple surveyors and strata experts, we have created a proposal to rezone the Property and develop duplexes on all three lots of the Property. Currently, the Property is on bareland strata lots, classified as Medium Lot Residential (R2) lots, with the permitted use of a single family dwelling or one duplex, per lot.

The purpose of this application is to change the classification of the zoning to a higher density zoning, to allow for the development of duplexes and create building strata lots.

Property Description

Strata Lot 1: PID: 031-430-961, STRATA LOT 1, DISTRICT LOT 14, SOOKE DISTRICT, STRATA PLAN EPS7057

Strata Lot 2: PID: 031-430-970, STRATA LOT 2, DISTRICT LOT 14, SOOKE DISTRICT, STRATA PLAN EPS7057

Strata Lot 3: PID: 031-430-988, STRATA LOT 3, DISTRICT LOT 14, SOOKE DISTRICT, STRATA PLAN EPS7057

Zoning

The Property is currently zoned as Medium Lot Residential (R2) designated for single family dwelling or one duplex, per lot. With the minimum lot size for subdivision purposes, the zoning does not comply with the owners of the Property's development plans for duplexes on all lots.

Zoning Issues

The Property is on bareland strata lots which does not allow for my clients intended purpose of 3 duplexes and 6 separate PIDs. As it is now, the client is unable to raise 2 PIDs per strata lot and must sell the duplex as a whole. The zoning bylaws do permit duplexes per lot however, the district has made us aware that we cannot further subdivide strata lots or wind up the strata corporation to stay as fee simple lots due to road dedication.

Lot Calculations

Strata Lot 1: 604.6m²

Strata Lot 2: 604.2m²

Strata Lot 3: 604.2m²

Proposed Project Description

The Property is located in an area with multiple development projects, which are similar lots to my client's lot and have duplexes on them. We are making this application to apply for re-zoning to a higher density so we are able to accomplish my clients intended purpose. If successful, we will be winding up the strata corporation so that there are 3 fee simple lots and then consolidating the 3 lots so that they will be approximately 1,800m² and able to change the zoning to RM2 lots. After we consolidate the lots, we will be creating a strata plan with 6 separate strata lots. The development of the duplexes is underway and the next steps will involve district approval.

We will ensure all chargeholders are notified and all legal documentation encompasses our proposed project. We have contacted an agent who will be assisting us with the application to the Land Title Office and have contacted Land Title examiners who have agreed that our proposal is viable and complies with the *Strata Property Act*.

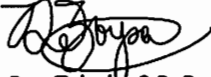
We believe that the proposed duplex project will provide numerous benefits to the district including but not limited to more affordable housing in a flourishing neighbourhood. There is an urgent need for more housing and the success of this project could lead to many similar projects in the future.

LEXTEGIC
Lawyers & Notaries Public

Thank you for your consideration of this project and we look forward to working with the district. If there is anything we can do to expedite this application, or any additional information required, please let the writer know and we will attend to this immediately.

Yours truly,

LEXTEGIC LAW CORPORATION



Per: Talasha S.R. De Zoysa

Lextegic Law Corporation
105 – 1090 Johnson Street, Victoria BC V8V 0B3
✉ sheran@lextegitic.com 🌐 www.lextegitic.com 📷 @lextegitic



Application #: PLN01680

The application has been referred to the following groups and agencies for comment.

EXTERNAL REFERRALS	
Name of External Agency	Comments Received from Agency
Shaw Cable and Internet	No response received
Vancouver Island Health Authority (VIHA)	No response received
CRD Parks and Community Services	No response received
Juan de Fuca EAP Office	Not applicable
B.C. Hydro and Power Authority	Please see attached.
ALR Commission (ALC)	Not applicable
Ministry of Transportation and Infrastructure (MOTI)	Section 52 of the Transportation Act applies, adoption of the Bylaw will require formal Ministry (MOTI) approval.
Canada Post, Sooke	No response received
BC Transit	BC Transit supports the proposed rezoning as it is increasing density in an area already served by Transit.
Sc'ianew (Cheanuh) First Nations'	No response received
CRD Integrated Water Services	No response received
CRD Real Estate Services	Reviewed, no concerns
Department of Fisheries and Oceans Canada (DFO)	No response received
Ministry of Environment (MOE)	No response received
SEAPARC	No response received
Sooke School District #62	
Fortis BC	Reviewed, no concerns
T'Sou-ke First Nation	Reviewed, no concerns

Archeological Branch: Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD)	No response received
RCMP, Sooke Detachment	No response received
Telus Communications	No response received
INTERNAL REFERRALS	
DOS Parks and Environmental Services	Reviewed, no comments
DOS Operations and Engineering	<ol style="list-style-type: none"> 1) Frontage improvements were secured at time of subdivision and includes an Agreement to Pay Non-Refundable Deposit (cash in lieu agreement), therefore there will be no frontage improvements required. 2) The Storm Water Management Plan previously submitted was for one fee simple lot with a duplex, and three strata lots. Confirmation, certified by a Professional Engineer, indicating the existing report and detention gallery sizing still applies with duplex's or a revised report will need to be submitted. A storm water management covenant must be registered that requires the onsite structures to be built as per the Plan, prior to occupancy inspection and approval by a professional engineer, in conjunction with maintenance requirements and an operations and maintenance manual. 3) A SSR must be completed, if one was completed for duplex buildings, please provide a copy
DOS Subdivision	Reviewed, no comments.
DOS Building	<ol style="list-style-type: none"> 1) A site servicing plumbing permit is required prior to installing any underground services within the Common Property.

	<p>2) Onsite retaining walls will require a separate building permit</p> <p>3) Duplexes appear to be sprinklered, however confirmation is required as to the location of the Premise Isolation Valves for these units</p> <p>4) A new FUS, secured within an amended covenant registered prior to zoning approval, will be required as the original was based on a single duplex being constructed and three single family dwellings</p>
DOS Fire	<p>1) Will provide comment through building permit review. Access standards apply to this proposal.</p>
DOS Planning	<p>Please see attached from Planning:</p> <ul style="list-style-type: none"> • Planning Review • Zoning Regulations Review <p>Please amend plans and provide an updated rationale statement that addresses each guideline and policy comment, including intentions for the Affordable Housing and Community Amenity contributions.</p>

From: [Partridge, Erin FOR:EX](#)
To: [Planning](#)
Cc: [Lauren Mattiussi](#)
Subject: RE: District of Sooke Review - 2072-2080 Camden Place Rezoning from R2 to RM2
Date: March 8, 2023 11:23:20 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

Good morning,

Thank you for your archaeological information request regarding

2080 Camden Place, Sooke BC, PID 031430961, STRATA LOT 1 DISTRICT LOT 14 SOOKE DISTRICT STRATA PLAN EPS7057 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V;
2076 Camden Place, Sooke BC, PID 031430970, STRATA LOT 2 DISTRICT LOT 14 SOOKE DISTRICT STRATA PLAN EPS7057 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V;
and
2072 Camden Place, Sooke BC, PID 031430988, STRATA LOT 3 DISTRICT LOT 14 SOOKE DISTRICT STRATA PLAN EPS7057 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

Please review the screenshot of the properties below (outlined in yellow) and notify me immediately if it does not represent the properties listed in your information request.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject properties.

However, archaeological potential modelling for the area (shown as the brown areas in the screenshot below) indicates there is high potential for previously unidentified archaeological sites to exist on the property. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites and their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject properties, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected

archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land-altering activities on the properties, no action needs to be taken at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the properties.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 15 to 35 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

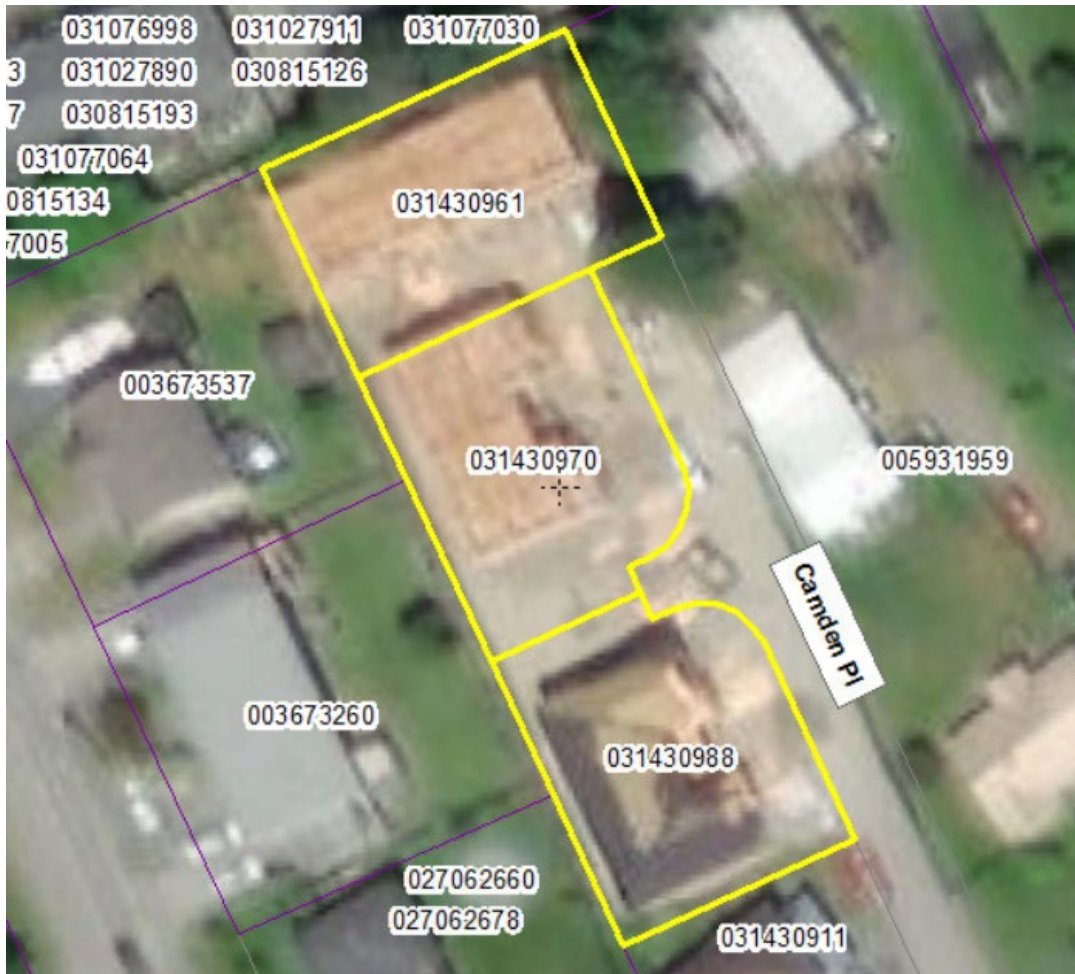
Questions?

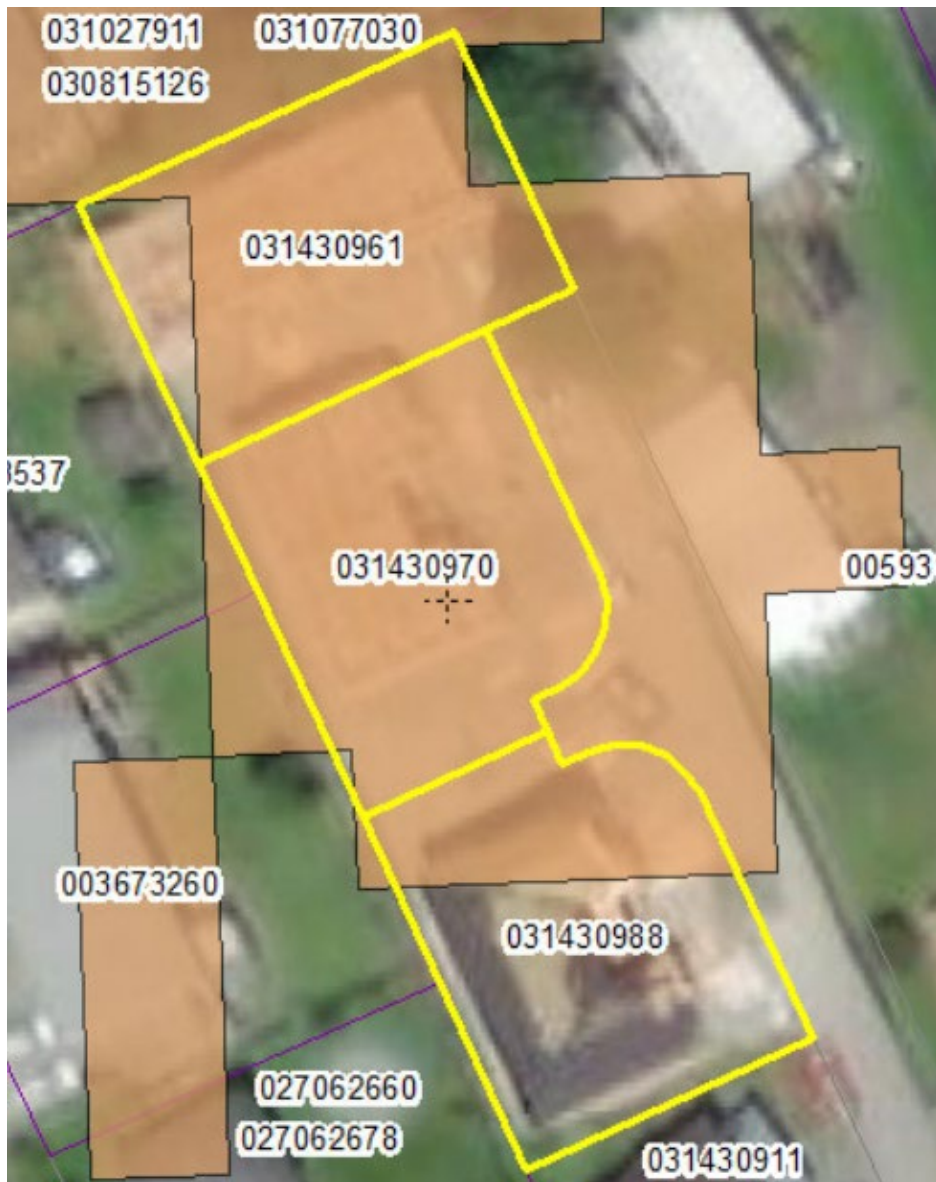
For questions about the archaeological permitting and assessment process, please contact the

Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Best wishes,
Erin





Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown = high potential) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. Archaeological site boundaries may not be identical to actual site extent.

Erin Partridge (They/Them/She/Her)

Archaeological Information Administrator

Archaeology Branch | Ministry of Forests

Email: Erin.Partridge@gov.bc.ca

441 Columbia Street, Kamloops BC, V2C 6K4

From: Lauren Mattiussi <LMattiussi@sooke.ca>

Sent: Monday, December 5, 2022 3:59 PM

14 December 2022

RE: 2072 – 2080 Camden Place Rezoning from R2 to RM2

File: PLN01680

Dear Lauren,

Thank you for providing the opportunity to review the application. T'Sou-ke First Nation's guardians and lands staff have reviewed the application and completed a site visit to examine the area. We have no further comments.

Should you have any comments or questions following this review please correspond with the Lands Manager at landsmanager@tsoukenation.com or at 250-642-3957 ext. 227.

Sincerely,



Sam Coggins PhD RPF
A/Lands Manager, T'Sou-ke First Nation
250-642-3957; landsmanager@tsoukenation.com

Cc:
Michelle Thut, Administrator, T'Sou-ke First Nation
Larry Underwood, Environment and Forestry, T'Sou-ke First Nation



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW No. 888**

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READ a FIRST and SECOND time the ____ day of _____, 2023.

PUBLIC HEARING held the ____ day of _____, 2023.

READ a THIRD time the ____ day of _____, 2023.

APPROVED by the Ministry of Transportation and Infrastructure the ____ day of _____, 2023.

ADOPTED the ____ day of _____, 2023.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

SCHEDULE A



