

**REPORT OF PUBLIC HEARING**  
held at the Otter Point Fire Hall  
3727 Otter Point Road, Sooke, BC  
August 30, 2011 at 7:00 p.m.

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**SUBJECT:** **BYLAW NO. 3797**, cited as the "Sooke Land Use Bylaw, Amendment Bylaw No. 109, 2010"

**PRESENT:** **Alternate Director W. Vowles**, Chair by Resolution of the Capital Regional District Board on Wednesday, August 10, 2011  
**CRD Staff:** J. Klassen, Local Area Planning Manager; W. Miller, Recording Secretary

**PURPOSE OF THE HEARING:**

To amend Bylaw No. 2040 being the "Sooke Land Use Bylaw, 1992":

By deleting lands from the Agriculture (AG) and Rural A (A) zones, and adding to the Agriculture 1 (AG-1) and Rural (A-1) zones, for the purpose of permitting a two-lot subdivision on Lot 1, Section 18, Otter District, Plan VIP53538, except part in Plan VIP77828.

**NOTICE:** Property owners and occupiers were given notice as set out under Section 892 of the *Local Government Act*. Notices were inserted in two (2) consecutive issues of the Sooke Mirror appearing on August 17 and August 24, 2011.

**ATTENDANCE:** There were approximately 10 people in attendance.

The Chair declared the Public Hearing open at 7:02 p.m. The guidelines and procedures of the Public Hearing and Notice of Public Hearing were read to those present and the Chair called for comments from those in attendance.

Bev Brow, Applicant

- Intent of application is to allow for subdivision to enable her children to build
- Property is 13 acres and approval of the application would allow for property to be subdivided into two 6.5 acres parcels and allow for road frontage required for subdivision

John Payne, Otter Point

- As a neighbour, has understood that the Browns' long term intent was to subdivide for the Browns' sons
- Considers the application reasonable

Ray Praud, family friend

- Supports the application as approval would allow for lands to be given to the Browns' sons

Alan Anton, Otter Point

- Direct neighbour
- As submitted in correspondence to the Juan de Fuca Land Use Committee, his family moved here for peace, quiet and fresh air
- Thought bylaws would provide protection
- If the application is approved, considers the applicant will be profiting at the expense of another property owner
- Family does not want to live in a subdivision
- If the application is approved, his family feels that it will be forced to move

Bev Brow

- Last speaker's property is only 2.13 acres
- If the application is approved, subdivision will result in two 6.50 acre parcels
- At this time, sons would not be approved for mortgages
- Family cannot financially support multiple mortgages

Alan Anton

- Applicant's original property was subdivided for a family member and then the property was sold

Bev Brown

- Openly communicated at the time of original subdivision that the application was submitted for medical reasons
- The stairs and siting of the original home (slope) made walking challenging
- A new home was built on the bottom of the remainder parcel, down slope and close to outbuildings

Bud Gibbons

- Supports application as approval would allow for young families to remain in the community

Dave Brow, Applicant

- If the application is approved, there is enough room for everyone with plenty of privacy

Alan Anton

- Approval of the application will result in air, noise and traffic pollution

John Payne

- Proposal includes landscape buffers and trees
- Completed proposal will have no impact on adjacent properties

Bev Brow

- New powerlines will not be visual as cedar hedging has been planted
- There will be no traffic impact as there will be no change in the number of people currently living on the property

Alan Anton

- Additional homes will have a traffic impact
- Requested clarification regarding the proposed setbacks

June Klassen clarified that proposed Bylaw 3797 outlines required setbacks and that the applicant has advised that a 15 metre buffer will be used for all setbacks. June Klassen explained yard requirements.

Bev Brow

- Confirmed that a 15 metre buffer will be used all around

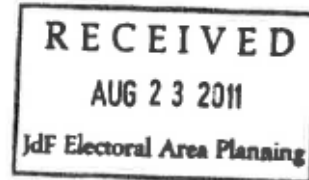
Eighteen written submissions supporting the application were received from the following individuals and are attached to and form part of the Report of Public Hearing on Bylaw 3797:

- Hazel Albers, Westbank, BC
- Dave and Cathy Alder, Shawnigan Lake, BC
- Brian and Mary Brow, Aldergrove, BC
- Gail Brow, residency not stated
- Kathy and Don Buchan, Fort Langley, BC
- Sonia Cheetham, residency not stated
- Simon Corriveau, Otter Point, BC
- Lorinda Dion, Sooke, BC
- Norman and Robyn Evans, Otter Point, BC
- Tim and Rose Gettis, Hillsboro, Oregon
- Vivien Greig, Otter Point, BC
- Diane McNeil, Otter Point, BC
- John Payne, Otter Point, BC
- Ian and Yolanda Scott, Otter Point, BC
- Kelly Steenbergen, Otter Point, BC
- Margot Swinburnson, Otter Point, BC
- Martin Vanderwood, Otter Point, BC
- Randy and Judy West-Pratt, Chilliwack, BC

The Chair called three times for further discussion on the bylaw and hearing none closed the Public Hearing on Bylaw No. 3797 at 7:15 p.m.

  
CHAIR, Alternate Director W. Vowles

  
RECORDING SECRETARY, W. Miller



To:  
Board of Directors  
land use com.

RE: Rezoning app. for 4460 Rannveig Pl.

FROM: Martin Vanderwood.  
MARION VANDERWOOD

I am submitting this letter of recommendation in full support of the Brow's application for re-zoning and subdividing.

I was a direct neighbour of the Brow's 20 yrs ago when they first purchased their property. The Brow's, including their son's, have spent the last 20 yrs developing their land to create an opportunity for affordable housing for their family.

The Brow boys have spent their lives living and working on the property and deserve the rights to stay, and own, part of it.

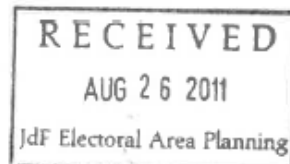
  
MARTIN VANDERWOOD

SOOKRE, B. C.

NORM & ROBYN EVANS

Aug 25 2011

Sooke BC.



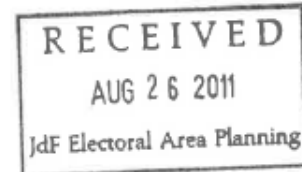
To Whom it may concern

Regarding the permit to create a road access for Bev and Dave Brown at #60 RANVIL Place - Sooke BC. I have been a neighbour for over 20 yrs. and have known the family.

I think the permit should be allowed so there children can be able to reach the lot

Everyone with children wishes some day to create a parcel of their land to build on. I totally support the idea of grand fathering the right to give your children a piece of your land & have proper road access - Please count this as an approval of their plans.

Sincerely  
Norm Evans



August 25, 2011

**RE: Rezoning for property located at 4460 Ranveig Pl. Sooke, BC – Otter Point District:**

To Whom It May Concern:

As residents of this area, please accept this letter in support of the application for rezoning of the above mentioned property. We are not adverse to the property owners request to build additional residences on the 13 acres which they have owned for the past 20 years.

It is our understanding that the additional homes will be used to house family members of the property owners. Certainly, if their intent was to build many homes for the purpose of public development (as many areas in Sooke appear to have no problem receiving approval for – with or without permits), we would be opposed. It would appear that Mr. and Mrs. Brow have gone through the required steps (ie: permits, FEES, geo-tech reports etc) in preparation to build on their own property. It is unfair for the amount of time and money spent to be for naught. We believe building additional dwellings on this property will have little or no impact on the serenity of our area. Certainly much less than the operation of logging trucks, and Sunday morning motorcycle road racers!

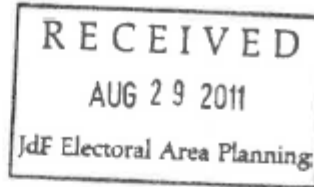
If you have any questions please feel free to call at

Sincerely,

A handwritten signature in cursive script, appearing to read "V Greig".

Vivien Greig

Sooke, BC



August 28, 2011

Capital Regional District  
Juan de Fuca Planning Office  
Box 283  
Sooke, BC V9Z 0S9

Re: Bylaw No. 3797, cited as "Sooke Land Use Bylaw, Amendment Bylaw No. 109, 2010"

To Whom It May Concern:

This is our written submission to express our opinion on the above noted proposal.

We are not opposed to allowing this to take place in our neighborhood but would prefer that only single family dwellings be permitted on these parcels and no industrial or manufacturing endeavors, long term trailers, motor homes or any other RV living on a long term basis or secondary suites etc.

We have enjoyed seventeen years of rural living with all of our neighbors possessing large acres and are sad to see the land split up. This will affect water supply and the wildlife I but understand the Browns need to help their children to be able to afford a single family dwelling.

Yours truly,

  
Ian and Yolanda Scott

Sooke, BC

**Wendy Miller**

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**From:** mary brow  
**Sent:** Sunday, August 28, 2011 11:26 PM  
**To:** jdf info  
**Subject:** file no.Z-07-10

To Whom It May Concern

I am writing in support of the rezoning application of File Number Z-07-10 made by the Browns. We are extended family and have been visiting Dave and Bev Brow yearly with our children. Dave and Bev are hard working, long term , responsible land owners who want nothing more than to divide their land responsibly in order to have their now adult children live near them. These are not some fly-by-night ,out for profit ,developers whose only goal is financial gain. This land is truly loved by the Browns. We have met some of their neighbours and they have many friends in the area who often help and support them.

Sincerely Brian and Mary Brow

Aldergrove, B.C.

**From:** Tim & Rose Gettis  
**Sent:** Sunday, August 28, 2011 7:54 PM  
**To:** June Klassen  
**Subject:** (CRD Website Submission)

The following message was received through the contact form at [www.crd.bc.ca](http://www.crd.bc.ca). Neither the name or e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Tim & Rose Gettis

**Your E-mail Address:**

**Subject:**  
File Z-07-10, 4460 Rannveig Place, Sooke BC V9Z0K5

**Message:**  
This message is sent in support of the re-zoning application submitted by Dave & Bev Brow. This family farm was purchased with the long term plan of the children making their homes where they have grown up and spent their entire lives. Our family has spent numerous vacations there, as well as many other relatives with young children, children who have now grown up and return there with their families. We fully support our family in this request and hope that the Brow's children are allowed to realize one of their life's dreams.  
Thank you kindly for taking the time to read this message.

Respectfully,  
Tim & Rose Gettis

Hillsboro, Oregon 97123

**Wendy Miller**

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**From:**  
**Sent:** Monday, August 29, 2011 10:25 AM  
**To:** Wendy Miller  
**Subject:** RE: Bev and Dave Brow

Attention: W. Miller

I am writing this to show support for Dave & Bev Brow of 4460 Rannveig Place, Sooke, BC.

Bev Brow is my neice, my family, including my grandchildren have visited many times and thoroughly enjoyed Bev's farm as she is the only member of the family to live in a country setting and has made the rest of us more than welcome.

This property was originally purchased in 1991 and was basically a mountain with a forest on it.

One of the main reasons for purchasing a property of this size was to be able to provide each of their 2 sons with a smller property, to enable them to remain in the area and raise their own families here.

Sooke should be doing everything possible to encourage this practice. Young families are needed here.

Two - 2 1/2 acre parcels should not devalue the area in any way as there are already properties of this size in the area.

I feel the Browns are fully justified in their request for re-zoning of this property.

Hazel Albers

Westbank, BC

**Wendy Miller**

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**From:**  
**Sent:** Monday, August 29, 2011 10:54 AM  
**To:** Wendy Miller  
**Subject:** Public Meeting Re: Brow rezoning application

To Whom It May Concern, W. Miller

RE: Dave, Bev, Craig and Jeff Brow

I am writing this letter in support of my sisters rezoning application for her property @ 4460 Rannveig Place, Sooke, BC.

My sister and husband purchased this property in 1991 and promptly settled there with their two young boys. At the time it was nothing more than a heavily treed piece of land stretching up the mountain. They lived in a small travel trailer, the next year adding a small one room building which housed their beds, since those humble beginnings through an incredible amount of sweat and hard work they have built two homes, a barn and several out buildings. They have cleared first by hand and then with the help of an excavator the property. They are not rich developers moving in to maximise the profit line and leave. They are a couple trying to create a county life style and provide a good start for their two sons.

Their intentions were always to sub divide the property, breaking off two lots one for each of their sons. Several years ago one piece was subdivided and sold, the person currently owning that land does not want to see any further pieces divided off. I was recently over visiting and walked the property and stood on the sites of the proposed pieces, they are to the side of his property, they do not in anyway impede his view, in fact unless he were to stand at the side of his home and look around the trees he would be unable to view the proposed homes.

These are just ordinary people trying to make the best possible life for their children, in our current financial times fewer young people are able to afford to own their own homes, Bev and Dave worked hard to give their two sons a good start in life, lets not allow a very squeaky wheel to undermined their lifetime of hard work.

Please advise us of any further public meetings regarding this rezoning application.

Please feel free to contact us at anytime.

Yours truly

Randy and Judy West-Pratt

Chilliwack, BC

**Donna White**

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**From:** Cathy and Dave  
**Sent:** Monday, August 29, 2011 12:38 PM  
**To:** Donna White  
**Subject:** Dave and Bev Brow

Re: Dave and Bev Brow  
4460 Rannveig Pl.  
Sooke, BC

This letter is regarding the re-zoning that Dave and Bev are doing on their property of 4460 Rannveig. We are in total agreement with Dave and Bev's plans, especially since they are doing this for their boys, which is the reason they purchased the property seventeen years ago.

Sincerely,  
Dave and Cathy Alder  
Shawnigan Lake, BC

**Wendy Miller**

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**From:** Simon Corriveau  
**Sent:** Monday, August 29, 2011 6:14 PM  
**To:** jdf info  
**Subject:** bylaw 3797

Hi

I am writing this email in **support** of proposed changes to my direct neighbour's property . I also believe minimum lot size should be around 2.5 acres as per ministry of health requirements when no city water is available . The AG zoning was also imposed on my neighbours years ago . This should had never been allowed

Thanks

--  
Simon Corriveau

, Sooke ,

**Wendy Miller**

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**From:** June Klassen  
**Sent:** Tuesday, August 30, 2011 8:18 AM  
**To:** Wendy Miller  
**Subject:** FW: (CRD Website Submission)

For file tonight

**From:** Sonia Cheetham  
**Sent:** Monday, August 29, 2011 7:46 PM  
**To:** June Klassen  
**Subject:** (CRD Website Submission)

The following message was received through the contact form at [www.crd.bc.ca](http://www.crd.bc.ca). Neither the name or e-mail address can be confirmed as accurate.

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**Your Name:**  
Sonia Cheetham

**Your E-mail Address:**

**Subject:**  
Brow's rezoning

**Message:**  
August 28 ,2011

BYLAW NO.3797 '' SOOKE LAND USE BYLAW,AMENDMENT BYLAW # 109 2010.

Attn June Klassen:

David and Bev Brow have my full support. They have lived in this property for the last 20 years and are trying to rezone for family reasons. I cannot foresee any problems, please contact me if you have any question.

Sincerely,  
Sonia Cheetham

**Wendy Miller**

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**From:** June Klassen  
**Sent:** Tuesday, August 30, 2011 8:18 AM  
**To:** Wendy Miller  
**Subject:** FW: (CRD Website Submission)

For file tonight

**From:** Gail Brow  
**Sent:** Monday, August 29, 2011 8:04 PM  
**To:** June Klassen  
**Subject:** (CRD Website Submission)

The following message was received through the contact form at [www.crd.bc.ca](http://www.crd.bc.ca). Neither the name or e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Gail Brow

**Your E-mail Address:**

**Subject:**  
Rezoning

**Message:**  
Bylaw No.3797 Sooke land use bylaw, amendment bylaw #109 2010  
**To:** June Klassen:  
Dave and Bev Brow bought this property approximately 20 years ago.They have applied for rezoning to accommodate building houses for their sons. I fully support them in this endeavour and cannot see any problems.

Sincerely,  
Gail Brow

**Wendy Miller**

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**From:** Kathy Buchan  
**Sent:** Tuesday, August 30, 2011 4:10 PM  
**To:** Wendy Miller  
**Subject:** (CRD Website Submission)

The following message was received through the contact form at [www.crd.bc.ca](http://www.crd.bc.ca). Neither the name or e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Kathy Buchan

**Your E-mail Address:**

**Subject:**  
Bev and Dave Brow, 4460 Rannveig Place

**Message:**  
This email note is to inform you that my husband and I have know Bev for over 40 years and that when she and her husband Dave purchased the property at 4460 Rannveig Place, it would be subdividable. This is to help their children own their own property. Please forward this to the appropriate persons that are involved in the 4th reading of this property. It is on the agenda for tonites meeting. Aug. 30th 2011.

Regards  
Kathy and Don Buchan  
Fort Langley  
B.C.

Submitted  
at  
hearing

Aug 28/2011

FROM  
DIANE McNEIL

CAD/JDF PLANNING  
BOX 283  
Sooke, BC V9Z 0S9

Sooke BC

RE: BYLAW NO. 3797, SOOKE LAND USE,  
AMENDMENT BYLAW NO. 109, 2010

TO WHOM IT MAY CONCERN

AS A LONGTERM SOOKE RESIDENT I AM  
WRITING THIS LETTER IN FULL SUPPORT  
OF THE BROW'S APPLICATION FOR RE-ZONING.

I HAVE KNOWN THE BROW'S FOR 20 YEARS.  
THE BROW'S FULL INTENT WHEN PURCHASING  
THEIR PROPERTY WAS DUE TO THE OPTIONS  
OF MULTIPLE HOUSES AND THE RIGHT TO  
SUBDIVIDE EVERY 5 YEARS. THESE RIGHTS  
ALLOWED THE BROW'S TO CREATE OPPORTUNITIES  
FOR THEIR KIDS. I DO NOT BELIEVE ANYONE  
SHOULD LOOSE ANY LAND RIGHTS AFTER  
THEY'VE PURCHASED THE LAND. I DO FEEL  
STRONGLY THAT YOUNG PEOPLE, NOW MORE  
THAN EVER, NEED HELP WITH HOUSING.

THERE IS NO REASONABLE ARGUMENT TO DENY  
JEFF AND CRAIG THE RIGHT TO OWN A PORTION  
OF THE PROPERTY THEY HAVE LIVED AND WORKED  
ON THEIR WHOLE LIVES. THE BROW'S PROPERTY  
IS SECLUDED AND THE BUILDING SIGHTS THEY  
HAVE CHOSEN CANNOT BE SEEN FROM  
THE ROAD. THE PROPERTY IS OVER 13 ACRES,  
MORE THAN LARGE ENOUGH TO SUBDIVIDE.

Submitted at  
hearing

To Whome it may concern;

I have known Bev and Dave Brow for 20+ years and have farm sat for them for 18 years. It has always been known that they purchased their existing property with the intentions that they would someday subdivide to provide their two sons Jeffrey and Craig their own pieces of property and houses

Sincerely,  
Kelly Steenbergen

Sooke, B.C.

*Submitted at  
hearing*

Sooke B.C.

April 18 2011

To whom it may concern;

Re: the property owned by Bev and Dave Brow

I have owned property at my present address for over 20 years. When we were buying our piece, we also looked at the piece under discussion tonight. At that time it was not in the ALR, and was under the 4 on 10 "rules" that were in place at the time. I believe that the present owners bought their property under that assumption, which was dismissed by a previous Regional Director and CRD Board.

To my mind, any request for subdivision for that particular piece must be looked at under the ability of that land to support the septic and other building codes. Whether I agree with it or not, that land was never intended to be primarily agricultural or recreation land. Nor is it prime agricultural land. If it had been, the zoning would have been much clearer as it is for my address.

I am also led to understand that the owners have made substantial changes and modifications at their own cost- such as installing Hydro lines so they do not interfere with the sight lines of the neighbours- to appease concerns expressed by those neighbours.

I have no objections to the plan for that property, as long as it conforms to the building bylaws in place for the area.

Sincerely  
Margot Swinburnson



submitted at  
hearings

, Sooke  
August 28th, 2011

To the Otter Pt. advisory committee  
and representatives of the CRD government representatives,

I am writing to you representing our two families, the Youngs and the Paynes, to express our support for the Brau family and their petition before you at this time.

The Braus have been our good neighbours for almost twenty years and have always expressed their hope to strata title their property in order to divide portions for their two sons. The change which they are requesting will enable them to accomplish their desire.

We are wholeheartedly committed to retaining the rural nature of our beautiful area but also feel that exceptions to the by-laws can be made for long residing members of our community who try to find ways to allow the younger generations to remain near home in the country.

Thank you for your kind attention in this matter  
Yours John Payne

my name is Lorinda Dion, <sup>submitted at hearings</sup> I have been a Sooke resident and business owner for over 30 yrs.

This letter is in full support of the Browns application to re-zone and subdivide their property for their children. Our community needs to provide space and opportunity for the younger generations.

Over the last eight months, the Browns have developed <sup>we will</sup> two new building sites on their property <sup>with</sup> the extra work ~~they have~~ done to address ~~the~~ neighbors' concerns <sup>the Browns have done</sup> ~~is quite~~ substantial clearing up the back side of the property so the hydrant lines will not be in the view of any neighbours. They have planted cedar hedging tree's along the entire fence lines between their property and the neighbors <sup>at</sup> all at their own expense. → Add

The two house sites the Browns have developed cannot be seen by anyone from the roads, <sup>therefore</sup> these houses will not have any <sup>visual</sup> impact on the neighborhood. The Jeff and Craig <sup>have</sup> already lived on the property ~~for~~ almost their whole lives, their staying does not affect traffic, water, sewage, or any other environmental issues because they've been there all along.

THE BROW'S HAVE ALSO COMPLIED WITH  
ALL THE LOCAL BUILDING REQUIREMENTS  
SUCH AS: STEEP SLOPE GEOTECH REPORTS, HEALTH  
PERMITS FOR SEPTIC, WELL TESTING, AND  
FIRE HALL APPROVAL FOR DRIVEWAY.

*Spencer*  
