

**MINUTES OF THE EAST SOOKE  
ADVISORY PLANNING COMMISSION FOR THE  
JUAN DE FUCA ELECTORAL AREA**

**held in the East Sooke Fire Hall, 1397 Coppermine Road, Sooke, BC  
on Wednesday August 10, 2011 at 7:00 pm**

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**IN ATTENDANCE:** Jeri Grant, Rhonda Underwood, Yale Shap  
**REGRETS:** Layton Engwer, Kay Lovett  
**ALSO PRESENT:** June Klassen (CRD Staff and Recording Secretary), Malcolm Cowley, CRD Realty Division  
**PUBLIC:** Approximately 30

**1. CALL TO ORDER**

June Klassen called the meeting to order at 7:05 pm.

**2. ELECTIONS**

June Klassen called for nominations for the position of Chair. Layton Engwer was nominated and as no further nominations were forthcoming Layton Engwer was elected by acclamation.

June Klassen called for nominations for the position of Vice-Chair. Jeri Grant was nominated and as no further nominations were forthcoming Jeri Grant was elected by acclamation.

As the Chair was absent, Jeri Grant assumed the Chair.

**3. APPROVAL OF THE AGENDA**

Jeri Grant noted an addition to the agenda – the Acceptance of the Supplementary Agenda (Attachment A).

**MOVED** by Rhonda Underwood, **SECONDED** by Yale Shap that the agenda be approved, as amended. **CARRIED**

**4. ADOPTION OF MINUTES of the Meeting on December 13, 2010**

**MOVED** by Rhonda Underwood, **SECONDED** by Yale Shap that the minutes of December 13, 2010 be adopted. **CARRIED**

The Chair explained the process and first they will have the Planner put context on the amendments, then give the public an opportunity to comment, and then the Commission has its meeting and makes recommendations.

**5. REZONING APPLICATION – Z-01-11 – LOT 1, SECTION 110, SOOKE DISTRICT, PLAN VIP84396 (Proposed New East Sooke Fire Hall)**

June Klassen summarized the application and the Chair opened the discussion to the public.

R Bindig, East Sooke resident

Requested the APC adjourn the meeting and not proceed

Noted one member of the APC is also on the Fire Commission and there is a conflict

Noted the owner has no interest in building a fire hall and the Fire Commission has no stake in the property under consideration; this is putting the cart before the horse; there are a lot of ifs involved

The Fire Commission has no funds to purchase the property; any money they may have is for equipment and for that purpose alone

There needs to be a community referendum on this proposal

Noted displeasure that there were no public announcement of this meeting, a minimum of advertising and no public discussion whatsoever

No explanation of why this was being brought forward

There is an issue of a water line that will be put in

K Pogue, East Sooke resident

Asked if there was funding to purchase the land and why purchase rather than optioning the land prior to rezoning

E Lund, Chair East Sooke Fire Commission

Noted there is funding to purchase the land; can't buy the land because it is not rezoned; the rezoning would trigger the purchase of the land

Commission discussed the options of acquiring the land and determined that the "option" approach would cost more

No referendum required to purchase the land as they have the funds allocated for this purpose

R Bindig, East Sooke resident

Noted the Fire Commission did not have funds allocated for lands but did have funds for equipment  
Community is not aware of this proposal

V Braunschweig, East Sooke resident

Noted the Fire Commission has a meeting every month and they are open to the public

D Cashin, East Sooke resident

Noted first time he heard of the need for a new fire hall

J Hutchins, East Sooke resident

Noted that if the land was rezoned as proposed and should the fire hall not proceed that the land will revert back to the original zoning

Recommends that if the land is purchased and then not used for a period of time, then sold because the original owners do not want it back, the re-zoning be returned to its original zoning

D Pogue, East Sooke resident

Why was present fire hall not noted on the bylaw map

Why do we need a new hall

E Lund, Chair East Sooke Fire Commission

Noted the previous Fire Commission looked for a new hall

M Cowley, CRD Realty

Noted that in 2008 a structural engineering report on the hall recommended that a new hall be constructed as the current facility is not structurally sound in event of a disaster, there were electrical and structural deficiencies, and essentially building has been condemned

D Cashin, East Sooke resident

Questioned if there had been public meetings to discuss this proposal

R Bindig, East Sooke resident

Noted that in 2009 there were meetings, an on line survey and community mail out of information on this proposal – 93% were in favour of a new hall

R Beck, East Sooke Fire Chief

Offered that he would personally contact individuals who request being advised of upcoming Fire Commission meetings

M Cowley, CRD Realty

Noted the structural assessment indicates a new hall is required

An alternate location was required

A feasibility study identified the proposed site

The proposed site is suited for the land owner, suited for fire department needs, and suited regarding archaeological, geotechnical and environmental issues

An APC member asked if there are appropriate funds allocated to the purchase

R Beck, East Sooke Fire Chief

Noted that the CRD has approved the reallocation of some funds to a land purchase fund

D Epp, East Sooke resident

Asked how many houses and would a road be required

An APC member also noted she had been asked the same question by the other community members

M Cowley, CRD Realty

Noted that only one parcel is proposed for fire hall – no dwellings are proposed

R Beck, East Sooke Fire Chief

Noted that the parcel will accommodate the new fire hall and related facilities such as a tower, storage and other training facilities

M Cowley, CRD Realty

Noted the 1ha parcel provides for all the facilities as well as providing a buffer around the property

An APC member asked how the hall will get water

M Cowley, CRD Realty

Noted that the hall will be served by piped CRD water and that the properties across East Sooke Road from the proposed fire hall will eliminate their existing well service. He also noted that the waterline will not be permitted to extend beyond the fire hall to service any other properties as these lands are outside the Settlement Containment Area

An APC member asked about the access onto East Sooke Road

J Klassen noted that the CRD is working with the Ministry of Transportation and Infrastructure to design a safe access

R Kaney, East Sooke resident

Asked what happens to the old fire hall

June Klassen responded that she was aware some members of the community were looking at using it for a community hall but that this would require community consultation with the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission and likely the establishment of a new service to get funds to operate and maintain a hall.

R Bindig, East Sooke resident

Noted the structural engineering report would assist in determining the works required for a community hall

**MOVED** by Yale Shap, **SECONDED** by Rhonda Underwood that the East Sooke APC recommends to the LUC that the rezoning of the 1ha parcel of Lot 1, Section 110, Sooke District, Plan VIP84396 for the proposed East Sooke Fire Hall be rezoned to Community Facility zone (P-2) under the condition that should the purchase not proceed and the property be rezoned to P-2, that it revert back to its present zoning. **CARRIED**

A Morna stated that if a new hall is needed due to the building code then the rezoning should happen asap, what are we waiting for.

## 6. ADJOURNMENT

On motion, the meeting adjourned at 7:56 pm.

08/03/2011 13:09

HARLOW

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CRD A.P.G. August 3rd. 2011  
re rezoning application  
Lot 1 Section 110 Sooke V1184396

As the undersigned are unable to  
attend the meeting on August 10<sup>th</sup>.

We fully support the application  
for rezoning.

We are grateful for, and in  
total support of anything  
required to assist our  
selfless firefighters.

Thank you  
DAN & MERELL HARLOW  
Van Pelt M. P. Lou