



Making a difference...together

EAST SOOKE ADVISORY PLANNING COMMISSION

Notice of Meeting on Monday, **June 25, 2012 at 7:00 p.m.**

East Sooke Fire Hall, 1397 Coppermine Road, East Sooke, BC

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda items:
 - a) Agenda Item 4 a) Z-01-12 - Lot 7, Section 129, Sooke District, Plan VIP67208 (Stokes – 470 Seedtree Road)
 - Dev Milwarde-Yates, Metchosin
 - J.K. Hutchins, East Sooke
 - Brad Kunetsky, East Sooke
 - Christine Kunetsky, East Sooke
 - Benoit Laplante and Hock Chua, East Sooke (received at meeting)
 - Vincent Phillips, East Sooke (received at meeting)
 - Mehron Tabatabai/Naft Investments, East Sooke (received at meeting)
 - Hugh and Mavis Conlon, East Sooke (received at meeting)
 - Gloria Snively, East Sooke (received prior to meeting close)
 - Lawrence Bellefontaine/His Properties, East Sooke (received prior to meeting close)

Your file Z-01-12
Rezoning application

Victoria B.C.

RECEIVED

JUN 18 2012

JdF Electoral Area Planning

Dear Sirs:

I fully support this application.

yours truly,
Dev Milwarde-Gates

Wendy Miller

From: J.K. Hutchins
Sent: Sunday, June 24, 2012 2:49 PM
To: jdf info
Cc: Nehra Linda
Subject: rezoning application for Lot 7, Section 129, Sooke District, Plan VIP67208 (470 Seedtree Road)

Please deny the application to rezone this property to allow four dwellings (plus four detached suites).

The staff report cites potential rock falls and the necessity of a variance; not addressed is the size and quality of the road that would be required for legal fire access to 4 properties.

4 on 10 properties have a history of difficulty with water allocation, road quality, and/or title confusion, and to increase the density even more is to compound such problems.

J. K. Hutchins

E. Sooke

Wendy Miller

From: Christine Kunetsky
Sent: Sunday, June 24, 2012 11:39 PM
To: jdf info
Subject: 470 Seedtree Rd, file Z-01-12

I am in receipt of your letter of June 14th in regards to the above noted property and I wish to advise you that I support their application.

Brad Kunetsky

Wendy Miller

From: Christine Kunetsky
Sent: Sunday, June 24, 2012 11:43 PM
To: jdf info
Subject: Rezoning application for 470 Seedtree Rd.

I live with-in 500 meters of the subject property and fully support their application.

Christine Kunetsky

Rec'd @
Jun 26, 12
APC

We support Matt & Donna Stokes rezoning
application



Benoit Laplanche
Owner

Hock Chua Chilling
Owner

May 27, 2012

Rec'd at
Jun 25, 12
APC

May 27/2012

I, Vincent Phillips, of
offer my support to Matt and Donna
Stokes application for rezoning their property
to R R 2.
V Phillips

Rec'd at
Jun 25, 12
APC

May 22, 2012

Matt and Donna Stokes
470 Seedtree Road
Sooke, BC V9Z 1D2

Dear Donna and Matt:

We have heard about your application to re-zone your lot from Rural A to Rural 2. In our opinion this re-zoning will benefit all of us as it will increase the marketability of the lots on Seedtree Rd. In our case, where we have two boys, this will give them the opportunity to subdivide the 10 acre lot and build their own residences on their own lots.

We fully support your cause and hope you get your approval quickly.

Kind regards,



Mehron Tabatabai
Naft Investments Inc.

Rec'd at
Jun 05, 12
APC

Regarding rezoning of lot #6 Seedtree Road.

Owners Matt and Donna Stokes.

To whom it may concern.

As owners and residents of lot we have no objections to the rezoning of lot #7.

We do not feel the rezoning will have any adverse effects now or in the future.

Respectfully.

Hugh Conlon *H. Conlon*

Mavis Conlon *M. Conlon*

Signed May 19th 2012.

Wendy Miller

From: Gloria Snively
Sent: Monday, June 25, 2012 4:22 PM
To: jdf info
Subject: East Sooke APC/Rezoning Application Lot 7, Section 129

To: jdfinfo@crd.bc.ca

Date: Monday, 25 Jun 2012

To: East Sooke Area Planning Commission,
Re: Rezoning application for Lot 7, Section 129, Sooke District -- Seedtree

Please deny the application to rezone this property to allow four dwellings (plus four detached suites). From talking with folks who live on 4 on 10 properties, the current situation can be a nightmare. Serious problems associated with water have already resulted in lawsuits among neighbors. Additional potential problems include rock falls, the necessity of a variance, legal fire access, title confusion, and even greater density to compound such problems. No doubt, the 4 on 10 properties need to be re-assessed in total so that new arrivals in East Sooke will not be "surprised" at problems with surely will arise.

Sincerely,

Gloria Snively

Wendy Miller

From: Lawrence Bellefontaine
Sent: Monday, June 25, 2012 5:53 PM
To: jdf info

**To : Juan de Fuca Electoral Area Planning,
Box 283 -2-6868 West Coast Road, Sooke, B.C. V9z0s9
T 250 642 1500 F 250 642 5274
WWW.crd.bc.ca**

Regarding File Z -01-12

Attn; June Klassen

Re Rezoning Application ,470 Seedtree Road, Lot 7 Section. 129, Sooke, Plan VIP67208

Hi,

I received your notice of Rezoning Request as I am the owner of the lot

Held by my Company "His Properties"

I received the notice while I was in Europe and was unable to reply.

I would of approved the application.

Did the application receive approval?

What was the total acreage or m2 of the Lot 7?

Could you please send all future info to me at [redacted] or Call collect to [redacted]

Thank you very much.

Cheers,

L. B. M. Bellefontaine,

PRESIDENT/ Owner

"His Properties"

“FAR BEYOND YOUR EXPECTATIONS”