



Making a difference...together

**Minutes of a Meeting of the
East Sooke Advisory Planning Commission held Monday, February 25, 2013 at
East Sooke Fire Hall, 1397 Coppermine Road, Sooke, BC**

PRESENT: Linda Nehra (Chair), Lindsay Trowell (Vice Chair), Rhonda Underwood,
Nita West, Brian White
Staff: June Klassen, Local Area Planning Manager

PUBLIC: Approximately 5

The meeting was called to order at 7:00 p.m.

1. Elections

June Klassen called for nominations for the position of Chair and Linda Nehra was nominated. June Klassen called for nominations a second and third time and hearing none Linda Nehra was declared Chair.

June Klassen called for nominations for the position of Vice Chair and Lindsay Trowell was nominated. June Klassen called for nominations a second and third time and hearing none Lindsay Trowell was declared Vice Chair.

2. Approval of the Agenda

MOVED by Rhonda Underwood, **SECONDED** by Brian White that the agenda be approved. **CARRIED**

3. Approval of the Supplementary Agenda

There was no supplementary agenda.

4. Adoption of Minutes from Meeting of June 25, 2012

MOVED by Lindsay Trowell, **SECONDED** by Nita West that the minutes of June 25, 2012 be adopted. **CARRIED**

5. Proposed Bylaw

a) Proposed Bylaw No. 3857, Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 113, 2013 (District Lot 185, Sooke District (Wolf Island) from Bylaw No. 189 to Bylaw No. 2040 new zone Rural Residential Wolf Island (RR-WI) Zone)

June Klassen outlined the proposed rezoning application.

The APC members had several questions:

- if the First Nation sites had been identified on the island. June Klassen responded that sites were identified by the BC Archaeology Branch.
- if the island was always part of East Sooke and was advised it had been.
- noted the existing house is prominent and asked about the siting of the second dwelling. June Klassen noted that no information on a second dwelling had been provided and that the Juan de Fuca Land Use Bylaw does not address views.
- if the owners of Wolf Island had built a causeway and was advised they had not.

- how does this zone relate to other rural residential zones and was advised that it was derived from the Rural A zone with a two dwelling limit imposed.
- if the island could be subdivided and was advised the proposed zone would permit a subdivision subject to water and sewer service being appropriate, archaeological concerns and access provision from MOT.
- how fire protection is provided and noted that two dwellings doubles the Fire Protection need. June Klassen noted that through the Building Regulation an individual fire protection system would be required.
- is the total floor area applied to each dwelling and was advised that it was the total of both dwellings.
- Does the total floor area include accessory buildings and it was noted that there was a separate measurement of 250 m² for accessory building floor area.
- asked about Home Based Business and June Klassen reviewed the provisions in Bylaw No. 2040.
- why the zone was titled Rural Residential if derived from Rural A and June Klassen noted that Rural A is also a residential zone.
- had comments from the First Nations been received and was advised that they had not been received yet. It was noted that the Archaeology Branch will establish conditions for development to protect any cultural features.

Kara Middleton, resident, asked about the possibility of docks as they are not considered in the zone. June Klassen noted that docks come under the Province but any works on the land would be subject to a foreshore development permit.

Zac Doeding noted several docks in the area.

MOVED by Brian White, **SECONDED** by Rhonda Underwood that the APC supports the rezoning to the new Rural Residential Wolf Island. **CARRIED**

6. New Business

7. Adjournment

The meeting adjourned at 7:27 p.m.

Chair