



Making a difference...together

**Minutes of a Meeting of the
East Sooke Advisory Planning Commission held Monday, March 31, 2014 at
East Sooke Fire Hall, 1397 Coppermine Road, East Sooke, BC**

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

PUBLIC: Approximately 15

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

3. Approval of the Supplementary Agenda

June Klassen read an additional submission that was added to the supplementary agenda.

MOVED by Rhonda Underwood, **SECONDED** by Lindsay Trowell that the supplementary agenda be approved as amended. **CARRIED**

4. Adoption of Minutes from Meeting of February 25, 2013

MOVED by Lindsay Trowell, **SECONDED** by Rhonda Underwood that the minutes of February 25, 2013 be adopted. **CARRIED**

5. Planner's Report

No remarks from the Planners were made.

6. Proposed Bylaw

a) Proposed Bylaw No. 3849, Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 112, 2014"

Emma Taylor outlined the proposed bylaw amendments related to definitions, general regulations, forestry zone and agricultural zone.

Staff confirmed that no land in East Sooke is zoned Forestry (AF); however, there are 39 parcels with Agricultural (AG) zoning. June Klassen provided examples from Metchosin with respect to height and secondary suite regulations. June Klassen confirmed that 3 detached accessory suites have been built in East Sooke, 5 in Otter Point, 1 in Shirley/Jordan River, and 189 houses constructed since 2010 and that suites are only permitted on parcels 0.4 ha or greater.

APC members had the following questions and comments about the proposed bylaw amendments related to accessory building height:

- Clarify what is the highest roof plane on the diagram.
- How many lots are affected by the secondary suite and detached accessory suite provision?
- Are applicants tending to maximize the height allowance for accessory buildings?
- Is it possible to achieve a two-storey design and meet the height requirement without requesting a variance?
- How does the height interact with the style of roof?
- What regulations ensure the use of the building remains a suite rather than converted to another use?
- What is the minimum lot size where a detached accessory suite is permitted?
- Concern that the current height provision is generous, the one-storey provision respects privacy and applicants may start taking advantage of the full height allowance.
- Metchosin permits a smaller floor area for a suite.
- OCP review is underway and privacy is a guiding principal.
- Privacy issue needs more discussion.
- Second storey allows better use of building space.
- Only 3 detached accessory suites have been built in East Sooke since 2010.
- Members of the public in attendance do not reflect interests of broader community.

Staff clarified it is feasible for two-storey buildings to be designed within the current height requirement by adding a basement or if the slope accommodated a lower level. A building permit is required for changing the occupancy of the building. The definition gives flexibility for different roof pitches and designs and the total floor area requirement remains the same. The setbacks required for a detached suite address the privacy concerns.

Kara Middleton, East Sooke, clarified that a flat roof could be built to 7 m for a detached accessory suite which creates a larger structure that would more easily accommodate a second storey. She noted that comparisons to Metchosin should also consider the larger lot sizes there.

A public attendee wanted to know if the amendments would affect his current building permit.

Jane Hutchins, East Sooke, concerned about the effects of second storey windows on the privacy of neighbours. A further comment was made suggesting the issue could be discussed in the OCP review.

Zac Doeding, East Sooke, supports the two-storey concept as it allows more options for building design and the one-storey wording was an oversight.

Victor Wehmann, East Sooke, stated that the height provision is already established and suggested that privacy concerns can be addressed when staff review the building design.

Tim Marks, East Sooke, stated that suites are only permitted on larger lots and setbacks apply to all parcels no matter their configuration.

Stan Jensen, East Sooke, indicated support for the bylaw amendments as two-storey buildings result in a smaller footprint. He further stated that the amendments will go through a long review process with more opportunities for comment.

Trevor West, East Sooke, explained he has had a suite on his property for many years and it has been used by family members and is a good option for rental accommodation.

Victor West, East Sooke, stated suites are a mortgage-helper by generating income.

Neil Smith, East Sooke, in support of the two-storey concept as they reduce construction costs and would eliminate the cost and delay associated with a variance application.

June Klassen directed the Commission to the supplementary agenda items received.

MOVED by Nita West, **SECONDED** by Lindsay Trowell, that the APC supports the proposed Bylaw No. 3849 amendments with respect to Part 1, Section 2, Definitions and Part 1, Section 4, General Regulations.

The Chair called the question and it was four in favour, Brian White opposed. **CARRIED**

MOVED by Rhonda Underwood, **SECONDED** by Nita West, that the APC supports the proposed amendments to the Agricultural (AG) zone.

The Chair called the question and it was four in favour, Brian White opposed. **CARRIED**

7. New Business

8. Adjournment

The meeting adjourned at 8:13 p.m.

Chair