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## **EAST SOOKE ADVISORY PLANNING COMMISSION**

Notice of Meeting on Monday, **December 15, 2014 at 7:00 p.m.**

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

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### **SUPPLEMENTARY AGENDA**

1. Correspondence received to be dealt with under the following agenda items:
  - a) Agenda Item 5 a) Bylaw No. 3973, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 122, 2014"
    - Dale Morrison, East Sooke
    - Sandy McAndrews, East Sooke
    - Arthur Rideway, East Sooke
    - Jane Hutchings, East Sooke
    - Marlene Bowan, East Sooke
    - Charlotte Senay, East Sooke

## Wendy Miller

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**From:** June Klassen  
**Sent:** Monday, December 15, 2014 8:26 AM  
**To:** Dale Morrison  
**Cc:** Wendy Miller  
**Subject:** RE: APC concerns

Thanks – I will address at the meeting

**June Klassen, MCIP, RPP**

**Manager Local Area Planning**

Planning and Protective Services | JDF Electoral Area | 250.642.1500  
Capital Regional District | 3 – 7450 Butler Road, Sooke BC V9Z 1N1

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**From:** Dale Morrison  
**Sent:** Monday, December 15, 2014 8:25 AM  
**To:** June Klassen  
**Subject:** APC concerns

Dear Ms Klassen,

Please include the following two responses regarding detached accessory suites (By-law 2040), being discussed at the East Sooke APC on Monday, Dec. 15, 2014:

- 1) I support the addition of a regulation to By-law 2040 to prohibit a building strata of a detached accessory suite
- 2) I support amendments to By-law 2040 that ensure that calculations of an accessory building or structure includes attached garages and carports

Thank you.

***Dale Morrison***

## Wendy Miller

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**From:** June Klassen  
**Sent:** Monday, December 15, 2014 10:23 AM  
**To:** Wendy Miller  
**Subject:** FW: bylaw 2040

June Klassen, MCIP, RPP  
Manager Local Area Planning  
Planning and Protective Services | JDF Electoral Area | 250.642.1500 Capital Regional District | 3 – 7450 Butler Road,  
Sooke BC V9Z 1N1

-----Original Message-----

From: Email Service  
Sent: Monday, December 15, 2014 9:19 AM  
To: June Klassen  
Subject: bylaw 2040

Dear Ms Klassen,

Please record the following responses related to proposed changes to Bylaw 2040 being discussed at the East Sooke APC tonight, Monday, Dec. 15:

- 1) I support the addition of a regulation to By-law 2040 to prohibit a building strata of an attached accessory suite
- 2) I support amendments to By-law 2040 that ensure that calculations of an accessory building or structure includes attached garages and carports

Best regards,  
Sandy McAndrews

East Sooke

## Wendy Miller

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**From:** June Klassen  
**Sent:** Monday, December 15, 2014 10:24 AM  
**To:** Arthur Ridgeway  
**Cc:** Wendy Miller  
**Subject:** RE: By law 2040

Thank you I will address this at the meeting

**June Klassen, MCIP, RPP**

**Manager Local Area Planning**

Planning and Protective Services | JDF Electoral Area | 250.642.1500  
Capital Regional District | 3 – 7450 Butler Road, Sooke BC V9Z 1N1

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**From:** Arthur Ridgeway  
**Sent:** Monday, December 15, 2014 9:39 AM  
**To:** June Klassen  
**Subject:** By law 2040

Dear Ms Klassen,

**Regarding detached accessory suites (By-law 2040), being discussed at the East Sooke APC on Monday, Dec. 15, 2014:**

I am a concerned citizen who has lived in East Sooke for 24 years. To be clear, I am interested in a planned approach to growth in our community that serves East Sooke residents fairly.

Strata titling has been a disaster for many of our neighbours and has only served the needs of the developers of these "4 on 10 sub divisions"

**I support the addition of a regulation to By-law 2040 to prohibit a building strata of a detached accessory suite**

Having recently attended the open house OCP meetings I am concerned about a bias toward developers beginning to emerge in East Sooke. Accessory buildings increase density which seems to be the theme of the OCP and again here with the APC.

*Based on the average family size of 2.7, there is a need for approximately 24 new housing units to meet the five year demand for housing until 2019 and a total of approximately 44 units to meet the ten year demand until 2024. The five year demand for new housing can easily be met through the current rate of construction and inventory of lots (see Tables Four, Five and Six). It is anticipated that single family dwelling units will continue to be the preferred housing type. OCP Draft*

If demand for housing for housing is 24 units by 2019 and 44 by 2024, and existing zoning allows for 272 additional housing units why are both the OCP and APC moving to increase housing units by relaxing By-laws?

Any proposals to increase density I feel must be take into consideration infrastructure concerns such as the road and its sorry state.

**I support amendments to By-law 2040 that ensure that calculations of an accessory building or structure includes attached garages and carports**

**Thank you for your attention to this matter**

**Arthur Ridgeway**

## Wendy Miller

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**From:** June Klassen  
**Sent:** Monday, December 15, 2014 11:57 AM  
**To:** J.K. Hutchins; directorjdf  
**Cc:** Wendy Miller  
**Subject:** RE: strata titling and area of accessory buildings

Hi Jane - I will add your comments to the file and discuss at the meeting this evening.

June Klassen, Manager Local Area Planning Planning and Protective Services | JDF Electoral Area | 250.642.8101 Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

-----Original Message-----

From: J.K. Hutchins  
Sent: Monday, December 15, 2014 10:26 AM  
To: June Klassen; directorjdf  
Subject: strata titling and area of accessory buildings

I strongly object to the strata titling of any more properties in East Sooke or the Juan de Fuca Electoral Area. Last week representatives of JdF planning came to E. Sooke with copies of two lawsuits and a real estate ad, in order to remind the community of the problems that have arisen as a result of strata titling on Rural A land. The idea hasn't improved this week, and I hope that this proposal will be denied.

We have had strata titling in East Sooke for over a decade and a half, and it has been a disaster. A few land owners have profited. The community as a whole and numerous individuals have paid enormous costs in terms of money, staff time, meeting time, and social distress. We are left with lawsuits, inadequate water, lawyers bills, roads difficult to access with fire equipment, and neighbourly discord. The community harm has been disproportionate to the benefit, if any.

Strata titling accessory suites contravenes the stated intention of the creation of the suites. We were assured that accessory suites would be for family (like the 4 on 10, as a matter of fact) or renters, and that they would provide low cost housing and rental income. Neither goal is achieved by strata titling. Such a measure will simply lead to subdivision and real estate speculation, again with little benefit and demonstrated harm to the community.

The garages and workshop area must be included in the allowable size of the accessory, or we'll find ourselves in a community of five car "garages" and enormous "workshops".

The creation of accessory suites was contentious precisely because community experience shows that the constraints on such projects erode rapidly--height restrictions changed almost immediately--leaving the community with planning that proves very short term and leads to haphazard growth with little infrastructure support.

Please deny these two proposals, and help us plan our community more systematically.

Jane Hutchins

## Wendy Miller

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**From:** June Klassen  
**Sent:** Monday, December 15, 2014 11:58 AM  
**To:**  
**Cc:** Wendy Miller  
**Subject:** RE: APC meeting East Sooke Fire Hall

Thanks I will add this to the flie

### June Klassen, Manager Local Area Planning

Planning and Protective Services | JDF Electoral Area | 250.642.8101  
Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

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**From:** \_\_\_\_\_  
**Sent:** Monday, December 15, 2014 11:48 AM  
**To:** June Klassen  
**Subject:** APC meeting East Sooke Fire Hall

Dear Ms. Klassen,

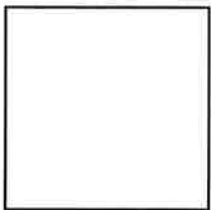
I am not able to attend the APC meeting at the Fire Hall in East Sooke this evening but would appreciate your recording for the meeting my thoughts about By-law 2040.

I would be in favour of adding a regulation prohibiting a building strata of a detached accessory suite.

I would also support an amendment ensuring that attached garages and carports be included in the floor space calculations of accessory buildings.

Thank you,  
Marlene Bowman

East Sooke,



## Wendy Miller

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**From:** June Klassen  
**Sent:** Monday, December 15, 2014 12:40 PM  
**To:** Charlotte  
**Cc:** Wendy Miller  
**Subject:** RE: detached secondary suites and accessory buildings in East Sooke APC

Thanks - I will add your comments to the file

June Klassen, Manager Local Area Planning Planning and Protective Services | JDF Electoral Area | 250.642.8101 Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

-----Original Message-----

**From:** Charlotte  
**Sent:** Monday, December 15, 2014 12:34 PM  
**To:** June Klassen  
**Subject:** detached secondary suites and accessory buildings in East Sooke APC

Dear June,

Cannot be at the APC meeting tonight.

We are very concerned with these two issues being raised. My years in East Sooke have indicated that there has been lots of controversy around both of these items. To increase the density in this beautiful rural area in this random manner is not what I want to have happen. I see it as increasing the issues of privacy and quiet and road safety, so I want it recorded that I support the addition of a regulation to By-law 2040 to prohibit a building strata of a detached accessory suite. For the same reasons, I support the amendments to By-law 2040 that ensure that calculations of an accessory building or structure includes attached garages and carports.

Thank you for your attention to this matter, Charlotte Senay East Sooke