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**Minutes of a Meeting of the
East Sooke Advisory Planning Commission held Wednesday, August 8, 2018 at
East Sooke Community Hall, 1397 Coppermine Road, East Sooke, BC**

PRESENT: Victor Wehmann (Chair), Janice St. John, Rhonda Underwood
Staff: Iain Lawrence, Manager, Local Area Planning; Wendy Miller, Recorder
ABSENT: Lindsay Trowell, Nita West
PUBLIC: Approximately 24

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

1. Elections

Iain Lawrence called for nominations for the position of Chair of the East Sooke Advisory Planning Commission (APC) for 2018 and Victor Wehmann's name was put forward. Iain Lawrence called two additional times for further nominations and, as there were none, Victor Wehmann was acclaimed Chair.

The Chair called for nominations for the position of Vice Chair of the East Sooke APC for 2018 and Janice St. John's name was put forward. The Chair called two additional times for further nominations and, as there were none, Janice St. John was acclaimed Vice Chair.

2. Approval of the Agenda

MOVED by Janice St. John, **SECONDED** by Rhonda Underwood that the agenda be approved. **CARRIED**

3. Approval of the Supplementary Agenda

MOVED by Janice St. John, **SECONDED** by Rhonda Underwood that the supplementary agenda be approved. **CARRIED**

4. Adoption of Minutes from Meeting of April 25, 2016

MOVED by Janice St. John, **SECONDED** by Rhonda Underwood that the minutes of April 25, 2016, be adopted. **CARRIED**

5. Planner's Report

Iain Lawrence reported that the CRD Board adopted Bylaw No. 4000, "East Sooke Official Community Plan Bylaw No. 5, 2018" at its July 11, 2018 meeting.

MOVED by Janice St. John, **SECONDED** by Rhonda Underwood that the APC accept the Planner's Report. **CARRIED**

6. Rezoning Application

a) RZ000253 - Lot 2, Section 97, Sooke District, Plan 15036 (6400 Block East Sooke Road)

Iain Lawrence spoke to the staff report and the request to rezone the subject property from Rural A to a new Rural Residential 6A (RR-6A) zone, in order to facilitate a 9-lot subdivision.

Iain Lawrence outlined the professional reports submitted by the applicant supporting the application and advised that:

- the geotechnical assessment states that drilling and blasting will be required for the development of building sites and driveways
- the environmental assessment recommends that 20% of the property be protected as an environmental protection area through park dedication or through a covenant and that the site be monitored through the construction period
- the archaeological review of the property found no evidence of past Indigenous land use or occupation, such as archaeological sites, or other evidence of ancient cultural activity

Iain Lawrence confirmed the differences between the existing Rural Residential 6 (RR-6) zone and the proposed new RR-6A zone. It was advised that the RR-6A zone supports lot averaging for subdivision, and a Floor Area Ratio of 0.045 for residential buildings and structures on lots of 1 ha or more in size. It was noted that the RR-6A zone does not permit duplexes and that the Juan de Fuca Land Use Committee struck Veterinary Clinic and Animal Hospital as permitted uses from the proposed zone.

Iain Lawrence directed attention to the supplementary submissions received in advance of the meeting from Russ and Lisa Urlacher supporting the application, from Ute Schnarr on behalf of the Seagirt Ponds Preservation Society requesting an independent ecological study to ensure the Ponds are protected, and from John McDowall and Momoko Price stating support for the environmental protection area as proposed, concerns related to land clearing and accesses, as well as requesting clarification on the differences between the RR-6 zone and the RR-6A zone. It was advised that a submission from Misha and Bob McConnell supporting the application was received at the start of the meeting.

Iain Lawrence responded to questions from the APC confirming that:

- park interests will be considered by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission
- park dedication would result in the dedicated land being transferred to the CRD

Iain Lawrence confirmed that the owner and agent were present.

The owner and agent responded to questions from the APC advising that:

- one access off East Sooke Road will access two fee simple lots
- the single access off East Sooke Road was considered in order to limit road construction through the property and due to limited sight distances along East Sooke Road
- the access off East Sooke Road may not extend all the way to the boundary of the proposed seven bare land strata development
- the second access will be off Cole Road and will service the seven bare land strata lots

Brian White, East Sooke, stated that:

- there are seven burial cairns in the area including on his property and the subject property
- lot sizes and dwelling locations are not yet known
- development of the property should not be an issue, but existence of cairns is communicated for the record

The agent stated that:

- individual lot sizes will be determined as part of the subdivision process and that house/structure locations will be finalized when the properties are purchased
- accesses, drilling, blasting and drainage will be coordinated between a geotechnical engineer and a civil engineer and overseen by the Provincial Approving Officer
- if archaeological sites are discovered, the Province must be contacted and work stops until the Archaeology Branch is satisfied

Gloria Snively, East Sooke, referred to the letter submitted by the Seagirt Ponds Preservation Society and stated that:

- the society consists of approximately fifty-five active members
- the society regularly hosts educational opportunities
- she is happy to hear that an environmental assessment was done and that the assessment supports protection of 20% of the property

The owner responded to a question from Gloria Snively confirming that the protected area is a ravine.

Brian White stated that the ravine consists of veteran fir trees and no stumps. The ravine is a wildlife corridor and should not be dedicated as park.

A member of the public stated that the protected area is regularly accessed by wildlife and that there is what appears to be archaeological evidence on the subject property. It was questioned if local First Nations will be permitted access to the site. It was stated that the ravine is not walkable and should not be considered as park.

Iain Lawrence confirmed that the proposal has been referred to T'Sou-ke First Nation and Scia'new First Nation for comment.

The owner stated that the protected area did not originally connect to Seagirt Ponds, but was revised to lead up to the Seagirt Ponds property.

Zac Doeding, East Sooke, stated that:

- he does not support dedicating the protected area as park
- he supports the protected area being protected by covenant or identified as bare land strata common property

The owner of Lot 2, Covey Run Road noted that the environmental assessment incorrectly identifies her property as the property assessed.

The agent advised that he will follow up with the Cascadia Biological Services to note that a correction is needed.

Michael Thornton, Sooke, stated that he agrees that the protected area should not be dedicated as park and that the area should be protected by covenant. It was noted that protection by covenant does not impact density averaging and that it appears that the proposed zone is encouraging bigger homes on smaller acreages.

Iain Lawrence clarified that lot coverage is limited to 25 percent and that the coverage applies to all buildings and structures. The maximum size of residential buildings floor area ratio would apply to single family dwellings and suites but would not apply to such structures garages, workshops or barns.

Ute Schnarr, East Sooke, questioned who would be the holder of the covenant should the protected area be protected by covenant.

Iain Lawrence reported that the CRD would be at least one of the holders of the covenants.

Zac Doeding noted that the new Official Community Plan supports rezoning of lands currently zoned Rural A based on a ratio of one parcel per hectare of land in the parent parcel prior to the subtraction of any area for road or park dedication.

Iain Lawrence responded to a question from the public confirming that all driveway accesses within the bare land strata will be off the internal strata road.

Grant Wright, East Sooke, stated that the owner did a good job with his development of DeMamiel Estates and that runoff through the property does not drain into Seagirt Ponds. Runoff drains into the creek and then into the ocean.

Trevor West, East Sooke, stated that his son sold his property on the corner of Covey Run and East Sooke Roads and that an assessment of that property confirms that the runoff travels through ditching, to the creek and into the ocean. Trevor West stated support for the proposal.

APC member comments included:

- support for the environmental protection area as the area is used by black bears and elk
- support for the protected area not being dedicated as park

Chris Statham, East Sooke, noted that the proposed RR-6A zone permits one travel trailer or one camper for temporary accommodation. It was questioned how this permitted use will be enforced as there was a recent incident in the community where multiple trailers were being occupied.

Iain Lawrence confirmed that such issues would be addressed through CRD Bylaw Enforcement.

MOVED by Victor Wehmann, **SECONDED** by Janice St. John that the APC supports the application moving forward without the proposed protected area being dedicated as park since the terrain is not suitable for park and the area acts as a wildlife corridor and, therefore, should not be open to the general public.

CARRIED

7. Adjournment

MOVED Janice St. John, **SECONDED** by Rhonda Underwood that the meeting be adjourned.

The meeting adjourned at 7:46 p.m.

Chair