

EAST SOOKE ADVISORY PLANNING COMMISSION

Notice of Meeting on Wednesday, **August 8, 2018 at 7:00 p.m.**

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

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda items:
 - a) Agenda Item 6 a) RZ000253 - Lot 2, Section 97, Sooke District, Plan 15036 (6400 Block East Sooke Road)
 - Russ and Lisa Urlacher, East Sooke
 - Ute Schnarr, Seagirt Ponds Preservation Society
 - John McDowall and Momoko Price, East Sooke
 - Misha and Bob McConnell, East Sooke (received at meeting)

Wendy Miller

From: Wendy Miller
Sent: Tuesday, August 07, 2018 9:26 AM
To: Wendy Miller
Subject: RZ000253

From: The Urlachers [
Sent: Saturday, August 04, 2018 9:39 AM
To: jdf info <jdfinfo@crd.bc.ca>
Subject: RZ000253

We write in connection with the above rezoning application. We wish to offer our support.

We have lived on . for over 14 years. We have been informed of this rezoning effect and are in agreement with the proposed RR-6A zoning for Lot 2, Section 97, Sooke District, Plan 15036 (6400 Block East Sooke Road).

Russ and Lisa Urlacher

Wendy Miller

From: Wendy Miller
Sent: Wednesday, August 08, 2018 9:42 AM
To: Wendy Miller
Subject: APC meeting tonight

From: Ute Schnarr
Sent: Wednesday, August 08, 2018 9:34 AM
To: Wendy Miller <wmillers@crd.bc.ca>
Subject: APC meeting tonight

August 7, 2018

To East Sooke Advisory Planning Commission,

Re: Rezoning Application; Lot 2, Section 97, Sooke District Plan 15036 (6400 Block East Sooke Road)

Dear Members,

The main goals of the Seagirt Ponds Preservation Society are to preserve the natural biodiversity of the Seagirt Ponds for the present and future and; to work to retain these lands and water in their natural state.

Seagirt Ponds lies to the northeast of the proposed rezoning. The East Sooke OCP designates the property as a Steep Slopes and a Sensitive Ecosystems development permit area. The impacts of road clearing, tree felling above East Sooke Road and water runoff are of major concern to the health of the area.

We ask that an independent ecological study be done to ensure the Ponds are protected from any negative impact this development may produce.

Thank You for your consideration

Ute Schnarr

President; Seagirt Ponds Preservation Society

jdf info

From: John McDowall
Sent: Wednesday, August 08, 2018 3:40 PM
To: jdf info
Cc: Momoko Price
Subject: Statement for 6400 Block East Sooke Road Planning Commission Meeting

We are the current owners of _____, one of the adjoining properties to this proposed development.

In reading the Minutes of a Meeting of the Juan de Fuca Land Use Committee Held Tuesday, July 17, 2018 I would like to make the following statements:

- Having walked the subject property many times before its purchase I can lend my full support to the existing proposed environmental protection area as I have seen that there is indeed a great deal of animal traffic of all types along that ridge and through that area. It also contains many old growth trees which would very likely be endangered by future home owners if left unprotected. We have recently seen an issue locally where a homeowner had removed all trees from a steeply sloping area, just as the one proposed for protection under the environmental protection area, and this has led to not only a great eyesore, but created a real hazard for potential earth movement or slide, potentially blocking the main and only road. As the owner of the property below the steeply sloping and heavily treed area in the 6400 block, I am very concerned about the same type of issue happening and placing our property at risk if the proposed environmental protection area is not implemented, safeguarding the old growth trees.
- We are also concerned about the amount of potential blasting required in general to make this site usable, and again urge the adoption of the proposed environmental protection corridor as drafted in order to minimize unsightly destruction of the landscape.
- It's not at all clear why a new zone of Rural Region 6A is required for this development when the existing RR6 zone would seem to suffice? I can find no explanation for this in the publicly available documents.
- We are concerned about the two proposed lots accessible from East Sooke Road. The terrain of the lot here is particularly rocky, and again would seem to require significant blasting and deforestation to make usable. We also see no indication of any studies into the traffic impact / management required considering the access point is proposed to be extremely close to a blind summit that is frequently travelled by locals well over the speed limit.
- It is strange to see the LUC make suggestions about the positioning of the drafted Environmental Protection Area over concerns about it 'zigzagging' through the property, when the makes of the report state that it is acceptable for the protection area to be crossed for driveways and access. We object to this statement as there is clearly no issue of access with the draft Environmental Protection Area.
- We also question and object strongly to the specific mention of moving the Environmental Protection Area to suit Lots 7,8 & 9 by the LUC, against the report from the hired environmental specialists and their findings, carried out in a professional capacity.
- We are concerned about the amount of building waste or blasting byproducts that will wash down the ravine onto our property. During the wet months there is significant water coming down from 6400 block.

Regards,

John McDowall
Momoko Price

To: East Sooke Advisory Planning Commission

Attn: Lot 2, Section 97, Sooke District,
Plan 15036 (6400 Block East Sooke Road)

I agree, to the rezoning of this
property.

Misha + Bob McConnell

E. Sooke, B.C