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**Minutes of a Meeting of the  
East Sooke Advisory Planning Commission held Monday, September 9, 2019 at  
East Sooke Community Hall, 1397 Coppermine Road, East Sooke, BC**

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**PRESENT:** Victor Wehmann (Chair), Tim Marks, Rhonda Underwood  
**ABSENT:** Zac Doeding, Janice St. John  
**Staff:** Iain Lawrence, Manager, Juan de Fuca Community Planning;  
Wendy Miller, Recorder  
**PUBLIC:** 5

The meeting was called to order at 7 pm.

**1. Approval of the Agenda**

**MOVED** by Tim Marks, **SECONDED** by Rhonda Underwood that the agenda be approved. **CARRIED**

**2. Approval of the Supplementary Agenda**

No supplementary items.

**3. Adoption of Minutes from Meeting of March 11, 2019**

**MOVED** by Rhonda Underwood, **SECONDED** by Tim Marks that the minutes of March 11, 2019, be adopted. **CARRIED**

**4. Planner's Report**

- a) At its meeting of July 10, 2019, the CRD Board adopted Bylaw No. 4285, rezoning 5728 Titan Place from Rural Residential 3 (RR-3) to Rural Residential 6A (RR-6A).
- b) CRD Corporate Services is hosting a committee/commission orientation on Monday, September 16, 2019 at 3 pm at the Juan de Fuca Local Area Services Building.

**5. Rezoning Application**

**a) RZ000268 - Lot 12, Section 128, Sooke District, Plan VIP58851 (5495 Mt. Matheson Road)**

The Chair directed attention to the staff report outlining the request to rezone the subject property from the Rural (A) zone to the Rural Residential 6A (RR-6A) zone to permit a four lot subdivision.

Iain Lawrence advised that:

- a development permit was issued to authorize construction of two dwellings and driveways within the steep slopes, riparian and sensitive ecosystem development permit areas in 2012 (DP-18-12)
- since that time, one house has been constructed
- the subject property is within the East Sooke Fire Protection Local Service Area, but outside a community water service area
- there is a shared well on the adjacent property which is accessed by easement

The Chair confirmed that the applicants were present.

The applicants stated that:

- at this time, one additional lot is proposed
- a new well was recently drilled on the proposed new lot
- the new well produces approximately 30 gallons per a minute (GPM)
- it is anticipated the new well will act as a water supply system for the entire property
- an additional water storage tank for fire protection is planned

Iain Lawrence responded to questions from the APC advising that:

- lots are required to have a proven source of potable water of at least 1,400 litres per day
- lots are typically serviced by individual wells, although some lots have been created where they have been connected to a water supply system approved by Island Health

The APC stated:

- concern regarding availability of potable water and water for firefighting services
- support for a gravity fed water tank with dry hydrant for firefighting services
- support for the tank exceeding 5,000 gallons
- support for gravity fed tanks as opposed to cisterns as cisterns require suction
- that it can be anticipated that the property will be developed to maximum density at some time
- meeting Island Health's requirement to prove two septic fields on the proposed lot may be challenging due to lot size and location of the new well

The applicants responded to questions from the APC regarding the property's riparian development permit area designation, advising that:

- Doerr Creek flows on the other side of the road
- a tributary of Doerr Creek is located as a roadside ditch adjacent to the subject property
- the tributary has no fish in it, but the water flows into Doerr Creek, which may contain fish or support fish habitat

Iain Lawrence responded to a question from the APC confirming that the East Sooke Official Community Plan (OCP) does not restrict 4 on 10 building strata developments on existing Rural A zoned properties; the policies of the OCP are intended to provide an alternative to building strata developments by supporting subdivision of Rural A zoned properties.

**MOVED** by Tim Marks, **SECONDED** by Rhonda Underwood that the APC supports the application with a water supply with dry hydrant above the houses for firefighting services.

APC discussion ensued regarding optimum placement of the water supply.

Iain Lawrence confirmed that the APC's recommendation will be considered by the Land Use Committee and, if supported, enacted through the subdivision process.

The Chair called the question.

**CARRIED**

**6. Adjournment**

The meeting adjourned at 7:28 pm.

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Chair