



Making a difference...together

**Minutes of a Meeting of the East Sooke Advisory Planning Commission
Held Monday, November 7, 2022 at the East Sooke Community Hall, 1397 Coppermine
Road, East Sooke, BC**

PRESENT: Zac Doeding, Tim Marks, Janice St. John
ABSENT: **Staff:** Iain Lawrence, Senior Manager, Juan de Fuca Local Area Services;
Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: 10

The meeting was called to order at 7:00 pm.

Iain Lawrence provided a Territorial Acknowledgment.

1. Elections

Iain Lawrence called for nominations for the position of Chair of the East Sooke APC for 2022 and Zac Doeding's name was put forward. Iain Lawrence called two times for further nominations and, as there were none, Zac Doeding was acclaimed Chair. Noting that this will be the first and last meeting of the APC in 2022, the election for the position of Vice Chair was not held.

2. Approval of the Agenda

MOVED by Janice St. John, **SECONDED** by Tim Marks that the agenda be approved. **CARRIED**

3. Approval of the Supplementary Agenda

No supplementary items.

4. Adoption of Minutes from the Meeting of September 9, 2019

MOVED by Tim Marks, **SECONDED** by Janice St. John that the minutes of September 9, 2019, be adopted. **CARRIED**

5. Planner's Report

Iain Lawrence extended a thank you to the APC for its work over the last four years, noting that the term of the current APC concludes December 31, 2022. Certificates of appreciation as issued by the CRD Board Chair were presented to the APC.

It was advised that residents interested in becoming a member of the APC need to submit interest by November 18, 2022.

It was advised that Natalia Day was elected by acclamation to fill the East Sooke position on the Juan de Fuca Land Use Committee.

Iain Lawrence introduced Darren Lucas, Planner.

6. Zoning Amendment Application

a) RZ000279 - Strata Lots 1, 2, 3, & 4, Section 85, Sooke District, Strata Plan EPS1027 Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V (476, 478, 480 & 482 Becher Bay Road)

Darren Lucas spoke to the staff report for a joint application to rezone the subject property from Rural Zone – A (Rural A) to the Rural Residential 6A Zone (RR-6A) for the purposes of dissolving the strata and facilitating subdivision to create the equivalent number of parcels.

The Chair confirmed that the applicants were present.

An applicant stated that subdivision is being pursued due in part to the cost of house insurance for the common property.

The APC noted that, through the Official Community Plan (OCP) review, policies were established to support rezoning of existing building strata developments for the purposes of subdivision to create an equivalent number of lots.

Veronica Somers, East Sooke, questioned if there will be more than one access into the subject property and if rezoning would increase density.

An applicant stated that only one access onto the property is planned.

Staff responded to questions from the APC advising that:

- the road standard for the driveway will be determined by the Provincial Approving Officer, Ministry of Transportation and Infrastructure
- road standards may differ depending on whether the applicants pursue a bareland strata subdivision or a fee simple subdivision
- should a bareland subdivision be pursued, the driveway could remain common property and, as such, remain the responsibility of the owners
- based on the definition of "lot" in Bylaw No. 2040, the current Rural A zone would allow the strata plan as a whole the opportunity for either one secondary suite or one detached accessory suite
- should the rezoning and subsequent subdivision proceed, each fee simple or bareland strata lot would be permitted one one-family dwelling per parcel, as well as either one secondary suite or one detached accessory suite per parcel

MOVED by Zac Doeding, **SECONDED** by Tim Marks that the East Sooke Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee that it supports the application and proposed Bylaw No. 4504, to rezone the subject property from Rural Zone – A (Rural A) to Rural Residential 6A Zone (RR-6A).

CARRIED

7. Adjournment

The meeting adjourned at 7:18 pm.

Chair