

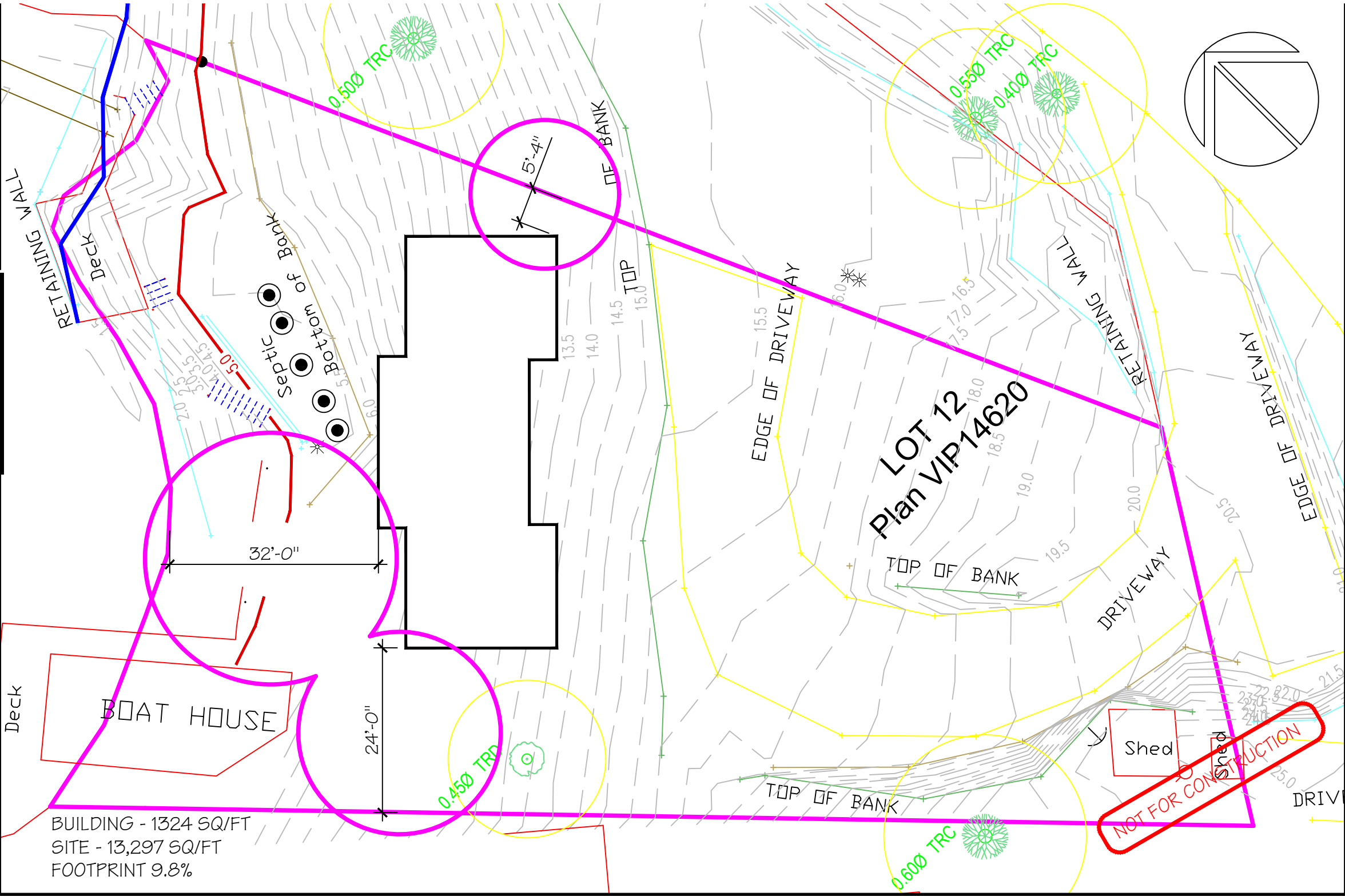
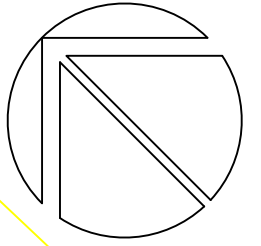
JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **September 18, 2018 at 7:00 p.m.**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda items:
 - a) Agenda Item 6 a) DV000055 - Lot 12, Section 43, Highland District, Plan 14620 (6778 Mark Lane)
 - Site Plan, dated July 6, 2018, as prepared by Peter Knowles Design and Visualization
 - b) Agenda Item 8 b) RZ000258 - Lot 2, Section 95, Sooke District, Plan 45068 (1021 Parkheights Drive)
 - Hélène and Pierre Rousseau, East Sooke



NOT FOR CONSTRUCTION

LOT 12
Plan VIP 14620

BUILDING - 1324 SQ/FT
SITE - 13,297 SQ/FT
FOOTPRINT 9.8%

BOAT HOUSE

Shed

A-11

SITE PLAN

PETER KNOWLES
Design and Visualization
peter@peter-knowles.com
250-886-9311

SCALE = 1/16" = 1'-0"

DATE JULY 6, 2018

PRELIMINARY

Deck

Deck

RETAINING WALL

RETAINING WALL

EDGE OF DRIVEWAY

DRIVEWAY

EDGE OF DRIVEWAY

DRIV

TOP OF BANK

TOP OF BANK

TOP OF BANK

TOP

Sept. at Bottom of Bank

5'-4"

32'-0"

24'-0"

0.500 TRC

0.450 TRC

0.550 TRC

0.400 TRC

0.600 TRC

250-886-9311

peter@peter-knowles.com

Design and Visualization

PETER KNOWLES

Sooke, 12 September 2018

Re: Zoning Amendment Application for Lot 2, Section 95, Sooke District, Plan 45068
– 1021 Parkheights Drive.

BACKGROUND

We own the property _____, which is adjacent to the subject of the application and have lived here for over 11 years. When we acquired this property with the residence, we were told and were under the impression that the neighbourhood had settled and that new development was highly unlikely, being one of the reasons we chose East Sooke for our retirement. However, it appears that the zoning bylaw was amended to allow more development in our area and densification, which is something we had not anticipated.

ZONING

The properties in our area are all zoned RR3 as mentioned in the report and most of them if not all, have a residence built on each lot. Since all the other properties in the area are now zoned RR3 and as this application seems to set a precedent, is this intended to be a first step before the standard lots sizes in the area decrease to 0.5ha instead of 1ha? It begs the question as to whether the CRD and the LUC realize what this could entail and the impact on possibly rezoning all the other properties to RR6A? In other words, will the decision in this matter signals a trend to densification?

The application suggests that a new residence or building plus a suite, secondary or detached, will be built, which means the potential for 2 more families residing on this lot. Densification may create some difficulties in an area where the rural lifestyle and amenities was the main objective of the initial planners. Yet, at this stage the application deals only with subdivision, not with the elephant in the room, the additional building(s). Of course, a rezoning on paper is practically meaningless since the only actual impact will be the posts in the ground marking the new lots' limits. As well, the Riparian Assessment Report and the Geotechnical Considerations do not deal with further construction on lot B since there is no such application, only the mention of a "proposed house site [that would be] safe for the intended usage of single-family residential"... What if there are other considerations with the potential of making it difficult to realize the project? One of them being most certainly access to water.

WATER

Initially, when the area was developed, we were told that approximately 5 households were connected to a well, including our residence and the residence at 1021 Parkheights. After years of that regime, our property's previous owners found that there were too many problems with the common well and decided to drill a

well on the property, at the bottom of the hill, near the road. Unfortunately, water is not easy to get and they had to drill deep down to 700 feet (roughly 213m) and installed a submersible pump at about 500 feet (150m). This worked for years and when we bought the property, the well provided more than enough water for our needs. However, at the beginning of 2010, the well went dry, probably because of blasting in the area that caused our well to cave in. We had the well re-drilled (\$7,000) to no avail. There was no water anymore in that well and drilling a new well was estimated at about \$45,000... with no guarantee that water would be found. So, as a temporary measure, we decided to install a large water tank and have our water trucked in. Yet, the well remained dry and the temporary measure became permanent, prompting us to add another large water tank to ensure that we could use all the water in the truck for each delivery.

It became somewhat notorious in the neighbourhood that water was becoming an issue and that shallow wells were running out of water during the dry summers we have been experiencing in the past few years. Thus, an increasing number of property owners had to install large water tanks (and setup) as a backup for their potable water needs.

What is the impact of a new residence, or two, on the aquifer? There does not seem to be an answer to that question. Will they find water if they drill for a well? Is there any plan by the CRD to extend the city water pipes to Parkheights? Without city water, densification is fraught with a number of challenges that the applicant may or may not be able to meet. It would be unfortunate if the applicant were to invest resources in a project that, at the end of the day, might have so many challenges that it would be hardly realistic.

THE RIPARIAN ASSESSMENT REPORT

The report was done in July 2018, at the driest time of the year and it is understandable that the assessor was not in a position to see exactly what happens during the rainy season. They seem to have missed a part of the land that is a swamp because of the water runoff from the hill and from our property. There is an old little pond dating back decades on our property, near the limits with the applicant's property and in the rainy season water runs down the hill into the pond and then onto the adjacent property in a swamp. We know there are newts and frogs in that area as they are easily visible in the pond at certain times of the year and we have seen them consistently over the last 11 years. We are not environmental professionals and we don't know if that would have an impact on the application but we think it would be better to have all the cards in hand when considering the application instead of leaving it for later.

If you could address these concerns and provide us with some answers, this would be very much appreciated.

Hélène and Pierre Rousseau,