

Appendix I: Referral Comments

T'Sou-ke First Nation

**Darren Lucas**

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**From:** [REDACTED]  
**Sent:** Tuesday, October 07, 2025 11:23 AM  
**To:** Darren Lucas  
**Cc:** Lands Manager  
**Subject:** Re: SU000762 and Rezoning application RZ000287 and the T'Sou-ke Nation

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

good morning Darren

we have no concerns at this time but if they do any digging we would like to have someone on sight

CRD Protective Services  
Fire Services

**From:** [Chris J Vrabel](#)  
**To:** [Wendy Miller](#)  
**Subject:** RE: Rezoning Application RZ000287 - CRD Referral (Rural A to RR-6A - East Sooke)  
**Date:** Monday, May 12, 2025 2:03:10 PM

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OK. My comment is:

The application must produce report by a Qualified Professional that recommends how the proposed development provides satisfactory access to emergency vehicles.

Thanks,  
Chris

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CRD First Nations Relations & Archaeology

**From:** [Shauna Huculak](#)  
**To:** [Wendy Miller](#)  
**Cc:** [Sandra Allen](#); [Caitlyn Vernon](#)  
**Subject:** RE: Rezoning Application RZ000287 - CRD Referral (Rural A to RR-6A - East Sooke)  
**Date:** Thursday, April 24, 2025 9:50:41 AM

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Hi Wendy,

Pls see below:

A search of the *Remote Access to Archaeological Data* (RAAD) managed by the BC Archaeology Branch (Ministry of Forests) was conducted on 24-04-2025. The search indicates that the property is not located within or immediately adjacent to a registered *Heritage Conservation Act* (HCA) protected archaeological site. However, there is no record of an archaeological assessment having occurred on the property. A search of RAAD also indicates that the property is not within a high potential area as per the provincial archaeological overview assessment model available for the property.

Given that there is no registered archaeological site on the property, a Provincial *Heritage Conservation Act* permit is not required to undertake the work. However, a Provincial *Heritage Conservation Act* permit will be required if archaeological deposits, features or materials are exposed and/or encountered during land-altering activities that includes tree felling. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays and potential costs.

All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the HCA (S.13) this includes culturally modified trees. Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The *Heritage Conservation Act* does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests).

shauna

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Juan de Fuca Electoral Area Parks and Recreation Advisory Commission  
November 25, 2025

2

Shirley – Sheringham Point Trail

- trail is looking good after recent clean-up done by the parks crew

Otter Point – Elrose Park

- the Otter Point Community Association (OPCA) has relayed positive comment regarding recent flail mower work at the park and overall progress of the community hall project

Otter Point – Kemp Lake Dock

- the OPCA has relayed positive comment regarding the dock extension at Chubb Road

East Sooke – Copper Mine

- grounds are looking good after the recent leaf removal and clean-up done by the parks crew

East Sooke – Seagirt Ponds

- Seagirt Ponds Preservation Society held an educational session at the East Sooke Community Hall on November 17

Willis Point – Invasive Species

- reports of holly and daphne have been received and will be directed to BC Parks

7. Staff Reports

a) **Zoning Amendment Application RZ000287 - Lot 3, Sections 84 and 88, Sooke District, Plan VIP72026 (5700 Block East Sooke Road)**

Jessica Boquist spoke to the application to zone part of the subject property to Rural Residential 6A (RR-6A) in order to permit a 4-lot subdivision. It was advised that the proposed lot configuration will require the provision of park land or cash in lieu equivalent.

The proposed subdivision plan, Parkheights Drive neighbourhood and transportation gaps identified by the Active Transportation Plan were highlighted. Official Community Plan policies supporting road safety and the development of an off-street network linking neighbourhoods, community focal points and parks were outlined.

Staff confirmed that the application agent was present.

The agent stated that the property owner supports cash-in-lieu of park land dedication.

Commission discussion ensued regarding options for trail along East Sooke Road or an active transportation connection to the commercial node at the Gillespie intersection.

**MOVED** by Commissioner Jorna, **SECONDED** by Commissioner McKay that the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission state to the Juan de Fuca Land Use Committee that it considered Zoning Amendment Application RZ000287 and that its preference is for cash-in-lieu of parkland at the time of subdivision.

**CARRIED**



ALC

**From:** [ALC Referrals ALC-FX](#)  
**To:** [Wendy Miller](#)  
**Subject:** RE: Rezoning Application RZ000287 - CRD Referral (Rural A to RR-6A - East Sooke)  
**Date:** Tuesday, May 13, 2025 10:36:56 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy,

Thanks for referring this to the ALC for Comment. I understand that the proposal would rezone the portion of the Property outside of the ALR to facilitate a 4-lot strata subdivision, outside of the ALR. The result would be 4 rural-residential lots, which border in places along the ALR boundary, with the common property access panhandle contained within the ALR portion of the Property. No development is proposed for the existing road within the ALR portion of the Property.

The Buffer Report submitted with the referral materials submits that there is significant buffering already on the ALR property to the East (5685 East Sooke Road) due to a 30% slope and wetland-related setbacks, that there is a fence along the western property boundary (adjacent to 5717 East Sooke Road) and 10-m rear-yard construction setbacks, and that the portion of the Property within the ALR (the common property road) is within the Riparian Areas Protected Regulation where vegetation alteration and construction of structures such as fencing is prohibited.

The Buffer Report refers to the Ministry of Agriculture and Food's [Guide to Edge Planning](#), however suggests that the situation under Application, urban-side edge planning for "ALR lands that are small and not being actively farmed" is not addressed in the Guide.

The Buffer Report recommends:

- No hard-surfacing of the common property driveway (retaining as-is)
- Retaining the wire fencing running alongside the entire west property boundary (adjacent 5717 East Sooke Road)
- Retaining existing vegetation on proposed strata lots 1, 2, and 3 to create 10 m forested buffers along property lines abutting the ALR
- Protecting the buffer with a covenant registered on title or a no-build covenant

The buffer report submits that, with these recommendations in place, and if adjacent ALR lands continue as residential use or initiate low-intensity farming, edge conflicts stemming from the proposed subdivision will be minimized.

ALC Staff support the CRD's requirement that the applicant submit an ALR buffer recommendation as setbacks and buffering are critical urban-side edge planning tools to promote urban/rural compatibility. ALC Staff further support the recommendation that buffering along the eastern and western property boundaries be protected for the long term by means of a covenant registered on title. In addition, that the entire fence along the western property boundary be maintained.

ALC Staff note that the recommended 10-m vegetative buffers are less than the minimum recommended urban-side residential setback and buffer in the *Guide*, which recommends a 30-m building setback that contains a 15-m buffer. While the Buffer Report asserts that the guide does not provide for situations where ALR land is not being actively farmed, ALC staff note that land-use planning alongside the ALR must take a long-range outlook, accounting for potential future land uses that do not limit the types of agriculture that could occur on ALR land.

ALC Staff have no concerns with the proposed strata configuration provided there is no subdivision within the ALR and the road does not require dedication or additional development for its use as a residential (non-farm) road. [ALC Information Bulletin 09 provides additional information on subdivision and plans that cause subdivision in the ALR.](#)

ALC



Figure 10. Watercourse and isolated ditch on the Subject Property in relation to the Agricultural Land Reserve.

Image courtesy of iMapBC.

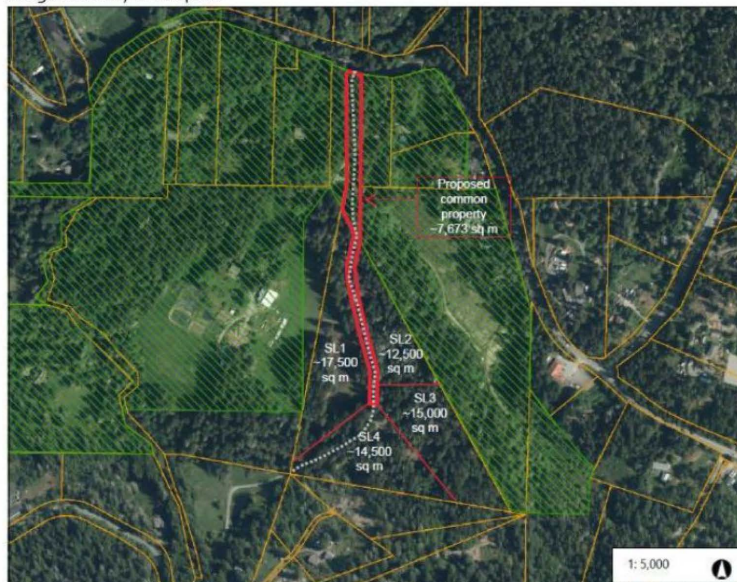


Figure 9. Proposed four-lot subdivision at PID 024-994-944.

Please let me know if you have any questions.

Sincerely,

ALC



**Alex Haalboom** | MRM Planning | she/her/hers  
Regional Planner | Agricultural Land Commission  
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6  
T 236.468.161 / | F 604.660.7033  
e-mail | [alex.haalboom@gov.bc.ca](mailto:alex.haalboom@gov.bc.ca)

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BC Hydro

**From:** [Mann, Elaine](#)  
**To:** [Wendy Miller](#)  
**Cc:** [Design, SVI](#)  
**Subject:** FW: [External] Rezoning Application RZ000287 - CRD Referral (Rural A to RR-6A - East Sooke)  
**Date:** Monday, April 28, 2025 12:27:34 PM  
**Attachments:** [REFERRAL-FORM-AGENCIES-RZ000287.pdf](#)  
[STAFFRPT-LUC-REFERRAL-RZ000287.pdf](#)  
[TITLE-ET45919-PID-024-994-944.pdf](#)

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Hi Wendy

BC Hydro, Property Rights Services have no objection to the rezoning and proposed -lot bare land strata subdivision as there is neither a road dedication involved nor a BC Hydro right of way charge registered on the property title. In the event that BC Hydro Field Operations' Distribution Engineering & Design Department in Victoria wishes to comment, they will provide you with a response under separate cover.

The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
3. For any new electrical connections please call BC Hydro's Electric Service Coordination Centre at 1-877-520-1355 or email: [expressconnect@bchydro.com](mailto:expressconnect@bchydro.com)

Please let me know if you have any questions or concerns.

Regards,

Elaine Mann | Property Coordinator, Property Rights Services

**BC Hydro**  
Vancouver Island  
400 Madsen Road | Nanaimo, BC V9R 5M3

P 250-755-7169  
E [elaine.mann@bchydro.com](mailto:elaine.mann@bchydro.com)

[bchydro.com](http://bchydro.com)

**Smart about power in all we do.**

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**From:** Wendy Miller <[wmiller@crd.bc.ca](mailto:wmiller@crd.bc.ca)>

**Sent:** 2025, April 16 12:45 PM

District of Sooke

RESPONSE SUMMARY – REZONING APPLICATION RZ000287

☐ Interest Affected by Proposal for Reasons Outlined Below

☒ Interest Unaffected by Proposal

Comments:

No comment.



Holden Blue

Senior Planner

Signed

Title

May 12, 2025

District of Sooke

Date

Agency



Ministry of Forests Archaeology Branch

**From:** [Arch Data Request FOR:EX](#)  
**To:** [Wendy Miller](#)  
**Subject:** RE: Rezoning Application RZ000287 - CRD Referral (Rural A to RR-6A - East Sooke)  
**Date:** Friday, April 25, 2025 12:35:16 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Wendy,

Thank you for your referral regarding the property legally described as LOT 3 SECTIONS 84 AND 88 SOOKE DISTRICT PLAN VIP72026 with PID 024994944. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

#### Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

#### Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this information request.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

#### Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

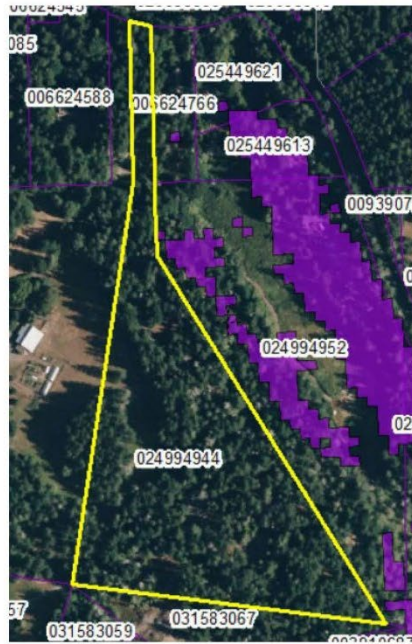
Ministry of Forests Archaeology Branch

### Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca).

For more general information, visit the Archaeology Branch website at [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology).

Kind regards,  
Jen



*Please note that subject lot boundaries (yellow) and areas of archaeological potential (purple) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. If you are experiencing difficulties viewing the layers in the above screenshot, please contact us.*



### Archaeology Branch | Ministry of Forests

Email: [ArchDataRequest@gov.bc.ca](mailto:ArchDataRequest@gov.bc.ca)

Phone: 1-250-953-3334

PO Box 9816 Stn Prov. Gov't, Victoria BC V8W 9W3

Visit our website at: [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology)

Ministry of Water, Land, and Resource Stewardship  
Groundwater

**RESPONSE SUMMARY – REZONING APPLICATION RZ000287**

☒ Interest Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Comments:

The Ministry of Water, Land, and Resource Stewardship, West Coast Region Authorizations Branch, has received a referral with respect to proposed rezoning and subdivision of the subject property. Based on the subdivision plan provided, the northern portion of the subject property will remain Agricultural Land Reserve (ALR) and not be included in the subdivision plan, while the southern portion of the subject lot, currently zoned as Rural Zone A (RZ-A), will be re-zoned as Rural Residential Zone 6A (RR-6A) and subdivided into four lots. Historically the subject property has remained undeveloped except for a narrow gravel access driveway occupying the northern portion of the lot. The southern portion of the subject lot contains mostly forested areas with a cattle-grazing pasture and corresponding fencing/gates. A tributary of Caffery Creek also flows through the northeastern portion of the subject lot, in the ALR portion of the property. Under the current RZ-A zoning, the 6.47 ha subject lot could support a maximum of four dwelling units with one additional secondary suite. Under the proposed subdivision and change to RR-6A zoning, each proposed lot could support a dwelling unit and secondary suite. Therefore, this subdivision and re-zoning proposal has the potential to increase population density on the subject lot.

No development or construction applications for the subject lot were included with this subdivision permit, however the ALR Buffer Report submitted, mentions the installation of wells as part of the proposed plan. No wells or surface water diversion points are currently registered to the subject property and no water supply plan was submitted to the Juan de Fuca Land Use Committee (LUC) so, the location and nature of potential, future water supply is unknown at this time. As this area does not appear to have a local water service provider, the applicants should be advised that a water licence for surface water or for non-domestic groundwater use is required under the *Water Sustainability Act* (<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/14015> ). Information about water application requirements and process can be found here:

<https://portal.nrs.gov.bc.ca/web/client/-/water-licence-application>.

If a water service is planned, a licence for diversion of groundwater is required which also requires approval from Vancouver Island Health Authority under the *Drinking Water Protection Act* and the *Drinking Water Protection Regulation* which regulate protection of drinking water. A groundwater license for domestic use on a single lot is not required for domestic parcels serviced by individual wells.

Included in the report to the Juan de Fuca LUC was a letter from Drillwell Enterprises Ltd. (Drillwell) summarizing the well depths and yields in the area. Based on the nearby wells, Drillwell concluded that it was likely that a drilled well on the subject property could yield enough water for domestic purposes. If groundwater wells were to be used to supply water to the properties, it is likely that they would be completed within Aquifer 606 (AQ 606). AQ 606 consists of low productivity fractured crystalline bedrock partially confined by Vashon Till. A link to the AQ 606 factsheet is provided here: <https://apps.nrs.gov.bc.ca/gwells/aquifers/606>. Provincial Groundwater Observation Well 443 (OW 443) is located within AQ 606, approximately 8 km northwest of the subject property. There is not enough data recorded at OW 443 to produce a long-term groundwater level trend analysis however, the annual minimum groundwater levels measured in OW 443 have decreased by a total of approximately 17.5 m since the well was first added to the PGOWN system in 2018. This decrease in annual minimum groundwater levels may suggest increased stress on the aquifer over time. Aquifer 606 was flagged in 2019 with Aquifer Notation NO198052 due to "Possible Water Shortage and/or Saline Intrusion Issues". Increased groundwater extraction in the area may exacerbate current groundwater availability issues, increase potential for saltwater intrusion, and impact the water supply to other wells in the area.



Based on the Groundwater Wells Database (GWELLS <https://apps.nrs.gov.bc.ca/gwells>) there are 53 registered wells completed in the 1 km radius surrounding the subject property; 47 wells were completed in AQ 606. The median finished well depth of the wells completed in AQ 606 was 134 m. The subject property elevation ranges from 30 to 50 meters above sea level (masl) therefore, it is likely that wells completed on the property would have finished well depths below sea level. Based on the anticipated depths of potential water supply wells and the proximity of the subject property to the ocean shoreline (approximately 300-400 m), the saltwater intrusion risk is increased. We recommend, because of the increased saltwater intrusion risk, that during drilling and testing of new water supply wells, the water quality (e.g., electrical conductivity) be monitored to provide warning of potential saltwater intrusion impacts to the well water.

The nearest surface water body, Caffery Creek, is located on the northeastern portion of the subject lot. There are no points of diversions or notations associated with Caffery Creek. The next nearest surface water body to the site is Barnes Creek, located approximately 170 m west from the subject property. There are three points of diversion associated with Barnes Creek (F123676, F123677, F123734) and no notations. For more information on water licensing and rights refer to: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights>.

Aquifer 606 is classified as having an overall high vulnerability to contaminants introduced at the land surface because of the inconsistent till layer overlying the aquifer. Intrinsic vulnerability mapping (<https://catalogue.data.gov.bc.ca/dataset/drastic-aquifer-intrinsic-vulnerability>) indicates that aquifer vulnerability to contamination in the area of the subject parcel is considered high. Animal grazing areas, septic fields, and locations of manure storage can be sources of nutrient and bacterial contamination of surface and groundwater sources, therefore adequate (minimum 30 m) setbacks of these contaminant source from wells and surface water sources is required (in accordance with *Public Health Act*, Health Hazard Regulation [https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/216\\_2011](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/216_2011)), and agricultural best practices (Code of Practice for Agricultural Environmental Management) [https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/8\\_2019](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/8_2019)) to reduce runoff of contaminants are recommended to be employed.

No additional concerns are noted with respect to the proposed bylaw.

Jennifer Veitch Signed	Groundwater Technician Title
Jessica Doyle Reviewed by	Groundwater Authorizations Section Head Title
April 29, 2025 Date	Ministry of Water, Land, and Resource Stewardship Agency

Ministry of Water, Land, and Resource Stewardship  
Ecosystems

**From:** [Stefanyk, Michael WLRS:EX](#)  
**To:** [Wendy Miller](#)  
**Subject:** RE: Rezoning Application RZ000287 - CRD Referral Rural A to RR-6A - East Sooke  
**Date:** Friday, May 02, 2025 2:05:35 PM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Afternoon,

Thanks for the opportunity to review the referral for rezoning application RZ000287. Based on the information provided we have no objection to approval of the application.

Kind Regards,

**Mike Stefanyk** (he/him)  
Ecosystems Biologist  
Ministry of Water, Land and Resource Stewardship  
**Phone:** 250-739-8642

**Email:** [Michael.Stefanyk@gov.bc.ca](mailto:Michael.Stefanyk@gov.bc.ca)

I acknowledge with gratitude and respect, the Ləkʷəŋən peoples known today as the the Songhees and Esquimalt Nations on whose territory I live and work.

MOTT

**From:** [Thompson, Gilbert TT:EX](#)  
**To:** [Wendy Miller](#)  
**Subject:** MOTT File# 2025-02254 Rezoning Application RZ000287 - CRD Referral (Rural A to RR-6A - East Sooke)  
**Date:** Monday, May 12, 2025 1:32:50 PM  
**Attachments:** [image002.png](#)  
[MoTI Online eDAS Application Guide.docx](#)

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Good afternoon Wendy,

The Ministry of Transportation and Transit has received subject referral package. It has been inputted into our approval system, and assigned File# 2025-02254. The Ministry would like to offer the following feedback...

*As no part of this parcel is located within 800m of a controlled access highway intersection, the proposed rezoning does not require Ministry approval under section 52 of the Transportation Act to proceed.*

*No storm drainage from the property may be directed into Ministry ditches, and must be handled entirely on the property.*

*Connection of the proposed common property access road to East Sooke Road must be approved under a Ministry of Transportation and Transit residential access permit.*

*Please be advised that the Ministry of Transportation and Transit is in receipt of an application for subdivision for this parcel, MOTT File# 2023-04901*

Please also be advised that beginning June 1<sup>st</sup>, 2025 the Ministry will no longer be accepting referrals, or permit/subdivision applications that are submitted via email or post. All referrals, permit and subdivision applications must be submitted by the applicant through our online portal, eDAS. To access the portal you will need to obtain a BCeID if the CRD does not already have one. A business BCeID is recommended, as this allows multiple agency staff to work within a larger business account, which can be managed by a department head or other appropriate authority.

Please utilize the following for any BCeID troubleshooting that may be required.

- Helpline: 1-888-356-2741
- Help Form: [https://www.bceid.ca/help\\_request/default.aspx?referrer=R%2fBUS%2fGS%2f11](https://www.bceid.ca/help_request/default.aspx?referrer=R%2fBUS%2fGS%2f11)

Attached is an eDAS Application Guide for submitting referrals, permits, etc. to the Ministry. When submitting applications, your MoT office will be Southern Vancouver Island. The various application types related to Municipal activities (zoning bylaw updates, development permits, bylaw text amendments etc.) are located in the Apply for Approval tab. Please ensure you fill out the required fields including contact information, location, and upload any relevant documentation to the application.

MOTT

Once your application is received it will be assigned to the appropriate Development Services Officer. The Ministry appreciates your efforts to utilize eDAS as this will eliminate the need for MOTT staff to manually enter every referral, permit, etc. into eDAS and will improve initial response times.

If you have any questions, feel free to reach out.

Regards,

Gilbert Thompson (He/Him)  
Development Services Officer  
Ministry of Transportation & Transit – Southern Vancouver Island Area Office,  
Suite 240 – 4460 Chatterton Way,  
Victoria, BC V8X 5J2

Office: (250) 739 - 8691 | Email: [Gilbert.Thompson@gov.bc.ca](mailto:Gilbert.Thompson@gov.bc.ca)

[APPLY FOR A PERMIT OR APPROVAL](#)

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Ministry of  
Transportation  
and Transit

*I recognize and respectfully acknowledge the Snuneymuxw First Nation, on whose traditional territory I live and work.*

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**Notes from a Public Information Meeting**

**Held Monday, May 5, 2025, at the at the East Sooke Community Hall, 1397 Coppermine Road, East Sooke, BC**

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**SUBJECT:** Zoning Amendment Application RZ000287 – Lot 3, Sections 84 and 88, Sooke District, Plan VIP72026 (5700 Block of East Sooke Road)

**PRESENT:** Director Al Wickheim  
East Sooke Advisory Planning Commission Members: Zac Doeding,  
Vicki Graham, Tim Marks, Janice St. John  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services;  
Wendy Miller, Recorder

**PUBLIC:** 10

The meeting was called to order at 6:34 pm.

Director Wickheim welcomed everyone to the meeting and provided a Territorial Acknowledgement.

Iain Lawrence introduced the proposal considered by the Juan de Fuca Land Use Committee (LUC) at its meeting of April 15, 2025, to rezone part of the subject property from the Rural (A) zone to the Rural Residential 6A (RR-6A) zone to facilitate subdivision. At that meeting, the LUC recommended that the proposal be referred to agencies and to the East Sooke Advisory Planning Commission (APC).

It was advised that a meeting of the APC will follow the close of the public information meeting. It was further advised that the application agent and proponent were present and the agent was invited to speak to the application.

The agent stated that:

- the application is supplemented by an Agricultural Land Reserve (ALR) Buffer Report, a Riparian Areas Regulation Report, and a letter from a well drilling company
- current zoning permits a building strata development
- the proponent is proposing a bare land strata through concurrent subdivision application SU000762, which would reduce common property ownership and require provision of park land
- the proponent proposes to provide cash-in-lieu of park dedication
- lots would be accessed from a common property driveway and serviced by individual well and septic
- the property to the east holds an easement over the property to the west and the subject property
- the property owner to the east has been granted egress over the subject property driveway

Public comment included:

- support for formalizing the egress through the development application process
- reconsideration of the farmland buffer on the subject property considering the topography and use of the Agricultural Land Reserve property to the east and the west

PPSS-35010459-3527

**Public Information Meeting Minutes  
May 5, 2025**

**2**

Iain Lawrence advised that the Ministry of Transportation and Transit would review the road standard for the bare land strata and that a Qualified Professional report would make recommendations regarding conditions related to the Farmland Protection Development Permit Area as part of a development permit process required for subdivision. It was further advised that the application has been referred to the Agricultural Land Commission.

The meeting adjourned at 7:00 pm



**Minutes of a Meeting of the East Sooke Advisory Planning Commission**  
**Held Monday, May 5, 2025. at the East Sooke Community Hall, 1397 Coppermine Road,**  
**East Sooke, BC**

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**PRESENT:** Zac Doeding (Chair), Vicki Graham, Tim Marks, Janice St. John  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services;  
Wendy Miller, Recorder  
**ABSENT:** Shandelle Conrad  
**PUBLIC:** 9

The meeting was called to order at 7:02 pm

**1. Elections**

Iain Lawrence called for nominations for the position of Chair of the East Sooke Advisory Planning Commission (APC) for 2025 and Zac Doeding's name was put forward. Iain Lawrence called two additional times for further nominations and, as there were none, Zac Doeding was acclaimed Chair.

The Chair called for nominations for the position of Vice Chair of the East Sooke APC for 2025 and Tim Marks' name was put forward. The Chair called two additional times for further nominations and, as there were none, Tim Marks was acclaimed Vice Chair.

**2. Approval of the Agenda**

**MOVED** by Vicki Graham, **SECONDED** by Tim Marks that the agenda be approved.

**CARRIED**

**3. Adoption of the Minutes of November 7, 2022**

**MOVED** by Tim Marks, **SECONDED** by Vicki Graham that the minutes from the meeting of November 7, 2022, be adopted.

**CARRIED**

**4. Planner's Report**

No report.

**5. Zoning Amendment Application**

**a) RZ000287 – Lot 3, Sections 84 and 88, Sooke District, Plan VIP72026 (5700 Block East Sooke Road)**

The APC considered the proposal to rezone part of the subject property from the Rural (A) zone to the Rural Residential 6A (RR-6A) zone to facilitate subdivision, as well as the comments received at the preceding public information meeting.

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**MOVED** by Zac Doeding, **SECONDED** by Vicki Graham 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. 4657, to rezone a portion of the subject property from the Rural (A) zone to the Rural Residential 6A zone (RR-6A) and that it recommends provision of an adequate ingress/egress to service the proposed 4 bare land strata lots and reconsideration of the agricultural buffers on the subject property.

**CARRIED**

**6. Adjournment**

The meeting adjourned at 7:14 pm.

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Chair