

Appendix 8: East Sooke APC Minutes

East Sooke Advisory Planning Commission Meeting Minutes
January 9, 2019

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6. Rezoning Application

- a) **RZ000260 - Lot 9, Section 129, Sooke District, Plan VIP67208 (590 Seedtree Road)**
Iain Lawrence spoke to the staff report and the request to rezone the subject property from Rural A to Rural Residential 6A (RR-6A) for the purpose of permitting a 4-lot bare land strata subdivision as an alternative to a building strata.

Iain Lawrence confirmed that the:

- Settlement Policy in the East Sooke Official Community Plan (OCP) supports consideration of rezoning applications to permit subdivision as an alternative to building strata development on Rural A zoned lands
- LUC supported referral of the proposal to the APC and the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission
- the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission resolved to consider park dedication at the time of subdivision
- applicant has submitted professional reports received to support the rezoning and requirement for future development permit applications during the subdivision application process

Iain Lawrence confirmed that the applicant was present.

The applicant stated that:

- there is currently one house on the property that is serviced by a groundwater well and on-site septic system
- remaining lots will be serviced by individual groundwater wells on proposed common property
- each well will have a separate power supply
- remaining lots will have individual septic fields
- should the new wells not provide sufficient water, the applicant would pursue a community water system (supply well)

Iain Lawrence confirmed that proof of potable water is determined as part of the subdivision process.

Julio Godoy, East Sooke, stated:

- support for an alternative to a building strata development
- concern that East Sooke residents have to truck in water
- concern that properties are being sold when water remains an issue
- support for extending CRD water within East Sooke

The APC stated support for consideration being given to requiring that proof of potable water be provided during the dry season.

Iain Lawrence reported that during the update of Juan de Fuca Land Use Bylaw, Bylaw No. 2040, subdivision serving standards will be reviewed, including requirements for potable water. Community review and input would form part of the update process, at which time options could be considered.

A member of the public stated:

- support for catchment reservoirs
- concern related to trucking water up steep driveways

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- lack of water for fire suppression

The applicant noted that the driveway for the proposed development requires approval from the East Sooke Fire Department and the finished slope of the driveway would be lower than what is currently constructed.

The APC noted that the CRD may consider user pay water servicing extensions and that individual property concerns related to fire suppression can be brought to the attention of the East Sooke Fire Department.

At the request of the APC, Iain Lawrence outlined the differences between a building strata development ("4 on 10") in accordance with the *Strata Property Act* (formerly the *Condominium Act*) and a bare land strata development created in accordance with the *Bare Land Strata Regulations*.

The APC noted that a strata development created in accordance with the old *Condominium Act* is considered one parcel. Accordingly, a "4 on 10" property can only have one suite and shares the allowable lot coverage and accessory building floor area.

Julio Godoy, East Sooke, questioned the insurance requirements for stratas.

The applicant stated that the strata owners would be responsible for managing and holding insurance for the lands held as common property including the driveway.

Iain Lawrence clarified that the subdivision layout has not been finalized.

A member of the public stated support for the subdivision layout as it complements the topography of the land, rather than trying to meet the frontage requirement for four fee simple lots.

MOVED by Zac Doeding, **SECONDED** by Rhonda Underwood that the APC supports the proposal and that the comments received from the applicant and public attendees be reported to the Juan de Fuca Land Use Committee.

CARRIED

7. Adjournment

MOVED by Rhonda Underwood, **SECONDED** by Zac Doeding that the meeting be adjourned.

The meeting adjourned at 7:45 p.m.

Chair