

Planning and Protective Services Committee for their April 25 meeting.
Submitted April 18, 2018

To Directors on the Committee

Re: RGS in relationship to East Sooke OCP .

I am deeply concerned about any potential changes to the current CRD Bylaw 3718. The East Sooke OCP CRD Bylaw 4000, as proposed, with one hectare parcel sizes and maybe two dwellings each creates too great a density. The OCP only needs to provide planning to accommodate residential use for the next five years, whereas the RGS is providing for 20 or more years. The parcel sizes permitted within the Settlement Area should be limited to or remain at 2 ha. where they are at present.

This position matches the Juan de Fuca Electoral Area's argument that land use planning and zoning will limit growth. The JdF Director has argued that restricting access to community water supplies is not an appropriate means of limiting growth. Therefore, planning and zoning must be used to achieve the goals of the RGS to limit sprawl.

If this is not the case then I would recommend restricting access to community water be used as a backup to ensure that the RGS is upheld.

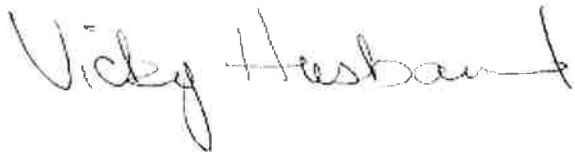
Another serious concern is that with community water access comes the expense of laying water lines and the demand for greater density and development to keep individual costs down. Coming in from the back door.

I would strongly recommend that the CRD Board keep the Settlement Area designation the same as it is in the current bylaw, CRD Bylaw 3718, so that there won't be any change in the number of new parcels.

My overriding concern is for the RGS to be consistent with controlling

sprawl in rural areas and in municipalities.

Yours sincerely,

A handwritten signature in black ink that reads "Vicky Husband". The signature is written in a cursive style with a horizontal line extending from the end of the word "Husband".

Vicky Husband
301 Ross Durrance Rd,
Victoria, V9E 2A3
250 478-0388