

Appendix 5: Referral Comments

**Wendy Miller**

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**From:** Reidy, Drew <Drew.Reidy@bchydro.com>  
**Sent:** Wednesday, September 19, 2018 11:46 AM  
**To:** Wendy Miller  
**Subject:** RE: Rezoning Application RZ000256 (5480, 5488 & 5494 Mt. Matheson Road) - CRD Referral

Hello

I am not able to type comments on the referral form.

BCH would not have any concerns with the rezoning application.

BCH would want to respond to the actual 3 lot subdivision as we have an existing powerline on the property.

BCH would be concerned with subdivisions and any planned construction or alterations to a site which may impact existing or future BCH works.

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**Andrew Reidy, RI, SRWA | Property Representative 2**

Property Rights Services

**BC Hydro**

400 Madsen Road,

Nanaimo, BC, V9R 5M3

P 250 755 4704

M 250 713 0875

E [drew.reidy@bchydro.com](mailto:drew.reidy@bchydro.com)

**Wendy Miller**

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**From:** Wendy Miller  
**Sent:** Thursday, October 11, 2018 8:35 AM  
**To:** Wendy Miller  
**Subject:** Rezoning Application RZ000256 (5480, 5488 & 5494 Mt. Matheson Road)

**From:** Wilf Marquis

**Sent:** Thursday, October 11, 2018 8:24 AM

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

**Subject:** RE: Rezoning Application RZ000256 (5480, 5488 & 5494 Mt. Matheson Road)

CRD Bylaw Enforcement Services has reviewed the staff report for rezoning application RZ000256 (Bylaw No. 4257 and does not anticipate any bylaw enforcement implications as a result of this proposal.

**Wilf MARQUIS**

Senior Bylaw Officer

Bylaw and Animal Care Services

212-2780 Veterans Memorial Parkway, Victoria, BC, Canada V9B 3S6

Ph. 250.474.3351 ext. 22 \ Fax: 250.391.9727 \ TF: 800.665.7899

email: [wmarquis@crd.bc.ca](mailto:wmarquis@crd.bc.ca)



**SUBDIVISION OR REZONING/DEVELOPMENT VARIANCE APPLICATION**

June 1, 2018

Nikki Berube  
Ministry of Transportation and Infrastructure  
4460 Chatterton Way  
Victoria, BC V8X J2

Our File: 04/18  
Your File: 2018-01357

Dear Ms Berube:

**Re: Proposed 3 Lot Bare Land Strata of Lot 1, Section 128, Sooke District, Plan VIP58851  
5488 Mt. Matheson Road, East Sooke**

Soil conditions are adequate for sewerage systems. This office has no objections to the proposed 3 lot subdivision provided individual wells are used to provide domestic potable water to each dwelling in each lot.

Feel free to contact this office at 250.519.3655 if you have any questions or concerns.

Yours truly,

Kazuhiro Takeuchi  
Environmental Health Officer

c.c.:

[REDACTED]  
Joanne Lum, Senior Environmental Health Officer, Gateway Office  
Rory Beise, Land Use/Drinking Water Consultant, Gateway Office

KT/jj

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Gateway Office

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7

Tel: 250-519-3401 | Fax: 250-519-3402

*Excellent care, for everyone, everywhere, every time.*

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**Wendy Miller**

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**From:** Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>  
**Sent:** Wednesday, September 19, 2018 11:37 AM  
**To:** Wendy Miller  
**Subject:** RE: Rezoning Application RZ000256 (5480, 5488 & 5494 Mt. Matheson Road) - CRD Referral

Hello Wendy,

Thank you for your referral regarding proposed rezoning of 5480, 5488 & 5494 Mt. Matheson Road, PID 018741690, L 1 SEC 128 SOOKE DISTRICT PL VIP58851. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (e.g., addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials.

An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists ([www.bcapa.ca](http://www.bcapa.ca)) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential (brown/orange areas). If this does not represent the property listed in the data request please contact me.

Kind regards,

Diana



**Diana Cooper** | Archaeologist/Archaeological Site Inventory Information and Data Administrator

**Archaeology Branch** | Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3  
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>



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**Wendy Miller**

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**From:** Schneider, Nikki TRAN:EX <Nikki.Schneider@gov.bc.ca>  
**Sent:** Friday, September 21, 2018 11:04 AM  
**To:** Wendy Miller  
**Subject:** RE: Rezoning Application RZ000256 (5480, 5488 & 5494 Mt. Matheson Road) - CRD Referral

Good Morning Wendy,

Please accept this as official response from the Ministry of Transportation and Infrastructure in regards to the proposed rezoning of the subject properties; Ministry File 2018-05413.

The Ministry has no objection to the proposed rezoning of the subject property.  
In regards to the subdivision application, the CRD should be made aware that the applicant has asked the Ministry to place their application on hold until further notice. **The file is not currently being reviewed until notification has been provided by the applicant.**  
Conditions will be provided as part of the subdivision application should it proceed.

If you have any questions or concerns please let me know.

Thank you,

Nikki Schneider  
District Development Technician

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**Wendy Miller**

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**From:** Pete Godau <pgodau@sd62.bc.ca>  
**Sent:** Wednesday, September 19, 2018 11:45 AM  
**To:** Wendy Miller  
**Cc:** Scott Stinson; Harold Cull; Joanne Kimm  
**Subject:** FW: Rezoning Application RZ000256 (5480, 5488 & 5494 Mt. Matheson Road) - CRD Referral  
**Attachments:** PPS-JDF-2018-09-18-LUC-REFERRAL-RZ000256.pdf; REFFERAL-FORM-AGENCIES-RZ000256.pdf

Hello again Wendy,

At this time the school district does not have any concerns with this referral. The catchment schools are Saseenos Elementary, Journey Middle and Edward Milne Secondary.

Thank you,

Pete

**Peter Godau**  
Director of Facilities | School District # 62  
P (250)474-9840 Ext 203 | C (250)361-7330 | [pgodau@sd62.bc.ca](mailto:pgodau@sd62.bc.ca)  
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