

Appendix 7: Public Information Meeting Minutes



**Minutes from a Public Information Meeting
Held October 10, 2018 at the East Sooke Community Hall, 1397 Coppermine Road,
East Sooke, BC**

SUBJECT: Zoning Amendment Applications RZ000256 - Lot 1, Section 128, Sooke District, Plan VIP58851 (5480, 5488 & 5494 Mt. Matheson Road); and RZ000258 - Lot 2, Section 95, Sooke District, Plan 45068 (1021 Parkheights Drive)
PRESENT: Staff: Emma Taylor, Planner, Local Area Planning; Wendy Miller, Recorder
PUBLIC: 11

The meeting was called to order at 7:00 p.m.

Emma Taylor welcomed everyone to the meeting. It was advised that, as the Advisory Planning Commission for East Sooke is inactive, the zoning amendment applications have been referred to tonight's meeting to receive comments from the community. It was confirmed that both applicants were present.

1. Zoning Amendment Applications RZ000256 - Lot 1, Section 128, Sooke District, Plan VIP58851 (5480, 5488 & 5494 Mt. Matheson Road)

Emma Taylor spoke to the September 18, 2018 staff report to the Land Use Committee (LUC) and the request to rezone the subject property from Rural A to Rural Residential 8A (RR-8A) to permit a 3-lot subdivision for the purpose of granting individual title to each dwelling unit currently located on the property.

Emma Taylor outlined the geotechnical report submitted supporting the application and the environmental assessment report addressing Doerr Creek. It was confirmed that, should the proposal proceed, the professional reports will be secured to the development permit required as a condition of subdivision.

The applicant stated that there will be no visual change to the property as the dwellings on proposed strata Lot 1, 2 and 3 already exist and that there are no plans to develop the property further. The applicant advised that he is pursuing individual titles as he no longer wishes to be a landlord.

Emma Taylor directed attention to the submissions of support received from Susan Wilson, Ron and Carole Zilkie, Glen Ball, Martin Humphries, Zac Doeding and Janice St. John (Attachment 1).

Lorenzo Donato, East Sooke, stated that:

- the area is rural
- tonight's proposals increase density, increasing cars
- local roads and Sooke Road are not in good shape
- increased density increases demand on water resources

Emma Taylor clarified that the existing dwellings are serviced by individual wells and that each proposed lot is permitted either a secondary suite or a detached accessory suite. It was confirmed that the subdivision does not require the provision of park land.

Dana Livingstone, East Sooke, stated that she has received a preliminary report from the Ministry of Environment that indicates that drought is impacting water levels in the area.

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Attachment 1: Public Submissions for RZ000256

jdf info

From:
Sent: Wednesday, October 03, 2018 12:32 PM
To: jdf info
Subject: Rezoning Mt. Matheson

Hi,

We live at [redacted] and do not have any problem with the division of lots proposed at Mt. Matheson addresses being 5480, 5488 and 5494.

Should you have any questions please do not hesitate to contact me at [redacted]
Thanks
Susan Wilson

PPSS-35010459-1829

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jdf info

From: carole zilkie
Sent: Monday, October 08, 2018 1:28 PM
To: jdf info
Subject: Proposed bylaw No.4257

Attention Iain Lawrence

Please accept this email as our support for the Rezoning Application of the property owned by (5480-5488-5494 Mt. Matheson Rd).
We are owners of the neighbouring property at

Ron/Carole Zilkie

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Wendy Miller

From: Wendy Miller
Sent: Tuesday, October 09, 2018 9:00 AM
To: Wendy Miller
Subject: Re: rezoning application

From: Glen Bell (<mailto:>)
Sent: Sunday, October 07, 2018 6:40 PM
To: Iain Lawrence <ilawrence@crd.bc.ca>; Emma Taylor <etaylor@crd.bc.ca>
Subject: Re: rezoning application

Hi Iain/Emma
Just to let you know I support the rezoning application as it will have no negative effect on my property or the neighborhood.
Regards
Glen Ball

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Wendy Miller

From: Martin Humphries
Sent: Tuesday, October 09, 2018 10:05 AM
To: Wendy Miller
Subject: Rezoning of Lot 1, section 128, Sooke District, Plan VIP58851

I am the owner of the parcel directly across the road from the above rezoning application. The land on Mt. Matheson Road is not suitable for farming but very suitable for providing the much needed privately owned housing in the area. I fully support this rezoning application and can see no reason why it should not be approved. It is a far better alternative than the 4 in 1 approach where families can't get legal title and the landowner must therefore rent the houses, and far better then families being part of a strata development.

Regards,
Martin Humphries

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Wendy Miller

From: zachary doeding
Sent: Wednesday, October 10, 2018 12:14 PM
To: Wendy Miller
Subject: Rezoning Information Session, East Sooke

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Re: Rezoning Applications - Lot 1, Section 128, Sooke District, Plan VIP58851 (5480, 5488 & 5494 Mt. Matheson Road)

We support this rezoning application.

Converting Rural A zoned land to individual lots, in this case via bare land strata, is exactly what the revised East Sooke OCP is designed to facilitate. This proposal meets the criteria and reflects the wishes of the East Sooke community.

Zac Doeding and Janice St. John