

Appendix 2: Report of the Public Hearing

REPORT OF PUBLIC HEARING
held at the East Sooke Community Hall
1397 Coppermine Road, East Sooke, BC
January 30, 2019 at 7:00 p.m.

SUBJECT: **BYLAW NO. 4246**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 134, 2018”

PRESENT: **Director M. Hicks**, Chair by Resolution of the Capital Regional District Board on Wednesday, November 14, 2018

CRD Staff: I. Lawrence, Manager, Local Area Planning; W. Miller, Recorder

PURPOSE OF THE HEARING:

Bylaw No. 4246 will amend will amend Bylaw No. 2040, “Juan de Fuca Land Use Bylaw, 1992”, by creating a new Rural Residential 6A (RR-6A) zone and by deleting Lot 2, Section 97, Sooke District, Plan 15036 from the Rural A (A) zone, and adding said lot to the (RR-6A) zone to permit a 9-lot subdivision.

NOTICE: Notices were inserted in two (2) consecutive issues of the Sooke News Mirror appearing on January 16, 2019 and January 23, 2019.

ATTENDANCE: There were thirty-four people in attendance.

The Chair declared the Public Hearing open at 7:00 p.m.

The guidelines and procedures of the Public Hearing and the Notice of Public Hearing were read to those present.

I. Lawrence confirmed that the Public Hearing for Bylaw No. 4246 is for rezoning application RZ000253 and that a corridor proposed for environmental protection on the subject property will be secured through a covenant registered on the land title pursuant to section 219 of the *Land Title Act* through the subdivision process.

Ray Bindig, East Sooke, stated:

- that the subject property is accessed off of a narrow portion of East Sooke Road
- that the access is on a hill, limiting site lines
- requested that consideration be given to creating a safe intersection

Brian White, East Sooke, stated:

- that the subject property has thin soils
- that the subject property receives south easterly winds
- support for protecting older second growth trees on the property
- concern for tree felling and windthrow
- support for edge feathering when felling

Mailo Paukkunen, East Sooke, questioned the change in lot coverage from 15% as required by the property's current zoning to 25% as proposed RR-6A zone.

Jane Hutchins, East Sooke, stated:

- the subject property is being spot zoned
- spot zoning sets a bad precedent

Gloria Snively, East Sooke, stated:

- concern regarding blasting impact on wildlife
- concern that the proposed wildlife corridor will not be protected for perpetuity
- that the Seagirt Ponds Preservation Society is concerned that runoff from the subject property will impact the ecosystem of Seagirt Ponds Park

Gloria Snively submitted a written submission from Charlotte Senay, East Sooke, which states:

- concern regarding the proposal's impact on Seagirt Ponds Park
- concern regarding flooding and water conservation, particularly to downhill areas
- objection to the 9-lot subdivision

Trevor West, East Sooke, stated:

- his property borders the subject property
- that he supports the proposal
- that he understands that the access off of East Sooke Road will be one driveway servicing two lots and that the remaining lots will be serviced off a secondary road accessed from Cole Road

The Chair called three times for further discussion on the bylaw and hearing none closed the Public Hearing on Bylaw No. 4246 at 7:12 p.m.

CHAIR, Director M. Hicks

RECORDER, W. Miller

Wednesday, January 30, 2019 at 4:07:21 PM Pacific Standard Time

Subject: Subdivision above Seagirt Ponds

Date: Wednesday, January 30, 2019 at 3:50:45 PM Pacific Standard Time

From:

To: Gloria Snively

To Whom it May Concern,

I have just heard about a proposed subdivision above Seagirt Ponds - 9 lots?

I am a member of the Seagirt Ponds Preservation Society, and passionate in my desire to preserve and protect this beautiful space. Putting 9 lots above ES Rd has to have an adverse impact on the fragile Ponds environment below. Obviously trees will be cut down to allow roads and building, and this impacts flooding and water conservation to surrounding areas, but especially areas downhill.

I cannot attend the meeting tonight, but wish to be clear about my objection to a 9 lot subdivision in this location.

Charlotte Senay

East Sooke.