

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.

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**SUBJECT:** **BYLAW NO. 4260**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 137, 2018”

**PRESENT:** **Director M. Hicks**, Chair by Resolution of the Capital Regional District Board on Wednesday, January 9, 2019

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

**PURPOSE OF THE HEARING:**

Bylaw No. 4260 will amend Bylaw No. 2040, “Juan de Fuca Land Use Bylaw, 1992”, by deleting Lot 2, Section 95, Sooke District, Plan VIP45068 from the Rural Residential 3 (RR-3) zone, and adding said lot to the Rural Residential 6A (RR-6A) zone to permit a 2-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 7:15 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. 4260 is for rezoning application RZ000258 and that three covenants will be registered on the title of the subject property to acknowledge that the lots were created through parcel averaging, preventing future subdivision; to require a 10 m leave-strip along the western boundary of the subject property to secure a buffer between the subject property and East Sooke Regional Park; and to require the provision of a pump test conducted by a qualified professional confirming that the supply well can provide each connection with a sustained flow rate of at least 1,400 litres/day prior to subdivision.

I. Lawrence reported that submissions supporting the proposal were received from John Constable, Dave Bigelow and R.K. Hill. A third submission was received from Dave DeFrane stating that he will be directly affected by the proposal.

The Chair called three times for further discussion on the bylaw and hearing none closed the Public Hearing on Bylaw No. 4260 at 7:20 p.m.

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CHAIR, Director M. Hicks

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RECORDER, W. Miller

**Wendy Miller**

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**From:** JC  
**Sent:** Friday, October 26, 2018 7:40 PM  
**To:** Wendy Miller  
**Cc:**  
**Subject:** 1021 Parkheights Drive, East Sooke BC

Attn: Wendy Miller, CRD Planning Department

I would like to let your office know that I am not opposed to their application to rezone their 5 acre property at 1021 Parkheights Drive in East Sooke according to the East Sooke Official Community Plan into 2 lots.  
I fully support their goals to build a new home.

Sincerely

John Constable

**jdf info**

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**From:**  
**Sent:** Tuesday, January 22, 2019 9:02 AM  
**To:** jdf info  
**Subject:** Bylaw #4260

Good morning,

I am sending this e-mail out of concern for the proposed bylaw for Lot 2 on Parkheights Dr. I have lived for the past 16 years, and will be affected by the change. It seems the public hearing is to be held on Jan 30th, and yet as I drive by the Lot, there has already begun to be a driveway of some type being built. Not sure what the public hearing is for if a decision has already been made. Thank-you.

Sincerely, Dave DeFrane,

Dave Bigelow

Jan 29/2019

SOOKE BC

TO CRD Planning Dept  
RE: REZONING APPLICATION RZ000258

I would like to have on record  
that I support

and ..... at

1021 Parkheights Dr

application for rezoning

their 5 acre lot

in two lots

As landowners one should  
be able to have the right  
to rezone within our our  
local zoning rules + bylaws

-Thank You



Jan 30<sup>th</sup> 2019

To CRD Planning Dept

RE. Appl RZ 000258

1021 Park Heights Dr.,

I support

with rezoning of their property at the  
above address.

R.K. Hill