

Appendix 2: Report of the Public Hearing

REPORT OF PUBLIC HEARING
held at the East Sooke Community Hall
1397 Coppermine Road, East Sooke, BC
April 24, 2019 at 7:00 p.m.

SUBJECT: **BYLAW NO. 4265**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 138, 2018”

PRESENT: **Director M. Hicks**, Chair by Resolution of the Capital Regional District Board on Wednesday, March 13, 2019

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

PURPOSE OF THE HEARING:

Bylaw No. 4265 will amend Bylaw No. 2040, “Juan de Fuca Land Use Bylaw, 1992”, by deleting Lot 9, Section 129, Sooke District, Plan VIP67208 from the Rural A (A) zone, and adding said lot to the Rural Residential 6A (RR-6A) zone for the purpose of permitting a four-lot bare land strata subdivision as an alternative to a building strata development.

NOTICE: Notices were inserted in two (2) consecutive issues of the Sooke News Mirror appearing on April 10, 2019 and April 17, 2019.

ATTENDANCE: There were 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.

Dana Adams, East Sooke, spoke to her written submission stating that:

- she owns property adjacent to the subject property
- she is not opposed to the bare land strata subdivision proposal
- she has concerns regarding fire protection as it is understood that the East Sooke Fire Department would not be able to provide protection as the driveway appears to have a grade ranging between 20-25%
- she has concerns regarding water servicing and groundwater depletion as the proposed new wells are located close to her well
- the property be developed with the long-term results kept in mind

The Chair called three times for further discussion on the bylaw and hearing none closed the public hearing on Bylaw No. 4265 at 7:06 p.m.

CHAIR, Director M. Hicks

RECORDER, W. Miller

**Public Hearing. Proposed Rezoning Lot 9, Section 129, Sooke District Plan
VIP67208 - 590 Seedtree Road.**

My name is Dana Adams. I am one of the owners of _____ and have owned the property since 2000. _____ is immediately adjacent to 590 Seedtree Road which is on Lot 9 so we share the eastern property line with the subject property.

First I'd like to state that I am not opposed to the concept of a Bare Land Strata zoning for the property.

I do have concerns however related to the development of this property as it relates to fire protection and potable water.

Regarding fire protection - this requires a practical and reasonable access road to the strata lots on the property. Having owned the neighbouring property for almost 20 years we are very familiar with the topography of Lot 9 and having reviewed the location of the proposed road, the grades on sections of the proposed road will likely be in the 20% to 25% range. In speaking with the East Sooke Fire Department, they would be unable to provide fire protection services if that were the case. This of course is of great concern to me, given our property is right next door and would likely burn as well.

Regarding potable water - we have reviewed the proposed location of the new wells for the development and are concerned regarding their location. The wells are proposed to be drilled very close to the shared lot line between _____ and 9, which is very close to the location of our existing well. If the proposed wells are drilled as planned this would result in 4 wells drawing from the same underground source of water- depleting our source of potable water. I do not know the developers plans regarding the property but as in most cases, it will be a case of building and selling homes, and then moving on to the next property - not having to live with the long term results of the development and I want to ensure this property is developed with this in mind.

I have been embroiled in legal disputes regarding potable water on Seedtree Road for the past 19 years. I would not wish that on anyone, but at the same time I would not be willing to stand by and do nothing while our source of water is being depleted.

Thank you for consideration of my comments and concerns.

