



2205 Otter Point Road, Sooke, British Columbia, Canada V9Z 1J2

Phone: (250) 642-1634  
email: info@sooke.ca

Fax: (250) 642-0541  
website: www.sooke.ca

## **SUPPLEMENTAL INFORMATION COMMITTEE OF THE WHOLE MEETING**

April 26, 2011 at 6:00 p.m.

Council Chamber, 2225 Otter Point Road, Sooke, BC

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### ***District of Sooke Zoning Bylaw 2011***

#### **Consultants Report:**

- Remove and replace consultant report 1

#### **Sooke Zoning Bylaw Part 1:**

- Remove and replace page 16 of 61 (definition of grade) 27
- Remove and replace page 33 of 61 (density bonus provision) 28

# Memo

**To:** District of Sooke Committee of the Whole

**From:** Bev Suderman, Chris Hall & Michael Kelly  
Island Planning Services Consortium

**Date:** April 18, 2011

**Re:** Sooke Zoning Bylaw Project 2011: Public Consultation Process

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## Consultant Report

The purpose of this report is to update the District of Sooke's Committee of the Whole as to:

1. The results of the public consultation process;
2. Recommended changes to the draft Zoning Bylaw as a result of the public consultation;
3. A list of policy areas and individual property requests that need Council direction; and
4. A recommendation for moving the draft Sooke Zoning Bylaw to the stage of formal agency review and legal review by Sooke legal counsel.

Please note that members of the consulting team will be present at the April 26 meeting of the Committee of the Whole, and will be able to elaborate on the key points of this memo at that time. Please note also that this report builds on the previous report.

## Public Consultation Process

The public consultation process launched on March 28 with an online survey, which was announced in newspapers and other media. The online survey ran for just over 2 weeks, closing on April 14, although it was scheduled to close on April 11. In total, 9 on-line responses were received.

A questionnaire, with questions very similar to the on-line survey questions, was also made available at the District of Sooke's counter, and at open houses. Although a significant number of questionnaires were picked up along with other handouts at the open houses, only one (1) completed questionnaire was returned to the District of Sooke. It was consolidated with the on-line survey responses to permit easy analysis and a consolidated set of responses.

Based on the results of the public consultation, the following changes to the draft Zoning Bylaw are recommended:

Zoning Bylaw Section	Original Text from Public Consultation version of the draft Zoning Bylaw	Recommended Revisions	Rationale
Grade definition	<p><b>GRADE</b> means the elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property lines, or when the property line is more than 3 m from the building, between the building and a line 3 m from the building. Localized depressions such as for vehicle or pedestrian entrances need not be considered in determining levels of finished ground. Alternatively, grade may be set by obtaining an approved grading plan from the District of Sooke;</p>	<p><b>GRADE</b> means the elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property lines, or when the property line is more than 3 m from the building, between the building and a line 3 m from the building. Localized depressions such as for vehicle or pedestrian entrances need not be considered in determining levels of finished ground. <del>Alternatively, grade may be set by obtaining an approved grading plan from the District of Sooke;</del></p>	The District of Sooke does not provide or approve grading plans.
20 a) Density Bonus Provisions	<p>a) For each unit of affordable housing or special needs housing constructed, one additional residential unit may be constructed. Lot coverage may be increased up to 10% and/or building height up to one storey to accommodate these additional units.</p>	<p>a) <del>For each unit of affordable housing or special needs housing constructed, one additional residential unit may be constructed. Lot coverage may be increased up to 10% and/or building height up to one storey to accommodate these additional units.</del></p>	Part (a) complicates the application of the amenity contribution policy. Density bonusing provisions for affordable housing should be incorporated once a full affordable housing policy is developed by the District of Sooke
20 b) Density Bonus Provisions	<p>b) Where 80% or more of the on-site parking spaces are provided underground or concealed within the building, lot coverage may be</p>	<p>b) Where 80% or more of the on-site parking spaces are provided underground or concealed within the building, <u>the maximum number of multiple family residential units may be</u></p>	Part (b) – inadvertent omission of the density increase by units.

				whether or not we are creating a problem for former RR1 and RR1-A zoned properties.
Schedule 201, Large Lot Residential (R1)	Minimum frontage for subdivision purposes – 30 m	Minimum frontage for subdivision purposes – 15 m		The proposed minimum frontage was found to be too wide.
Schedule 301, Manufactured Home Park (RM1)	Minimum lot size for subdivision purposes – 2 ha	Minimum lot size for subdivision purposes – 2 ha In the case of stratification of the <u>Manufactured Home Park, the minimum lot size for individual manufactured home site lots is 275 m<sup>2</sup>.</u>		To permit better land tenure and home ownership relationship, should the MHP residents wish to own the land beneath their homes.
Schedules 401, 402, 403, 404, 405, & 406, Commercial zones (C1, C2, C3, C4, CTC1 & CTC2)	Minimum frontage for subdivision purposes – 60 m	Minimum frontage for subdivision purposes – 15 m		To permit a wide variety of small scale commercial development.
Schedule 404, C4			Addition of certain permitted uses, formerly with the CM-1 zone Exception for lot coverage for BC Adventure College and related businesses at 5449 Sooke Road.	To prevent negative impacts on the development rights of former CM-1 zoned property.
Schedule 405 & 406, Commercial Town Centre zones			Addition of Apartment Buildings to permitted uses, together with statement that “Apartment buildings are subject to the provisions of the RM4 zone.”	To meet the intent of the Town Centre Plan re high density residential uses.

### Map Changes:

District of Sooke Zoning Bylaw Review:

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	Road						that the property is now on sewer.
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Please note that several individual property owners have not yet been contacted as to the proposed mapping changes, so further map changes may be requested. If so, these will be documented in the next consultant report to Committee of the Whole.

Please note also that a number of requests have come forward from property owners where it was proposed to change the zoning on former RU-3 parcels of 10+ ha to RU-1, to maintain their RU-3 status. These are being evaluated. A full report is not ready at time of writing.

**Section 52.1 re excess parking prohibition in commercial areas:** The consultants wish to draw Council's attention to the specific provision in Section 52.1 (d):

Parking spaces in excess of the requirement are prohibited in commercial and multi-family areas. Site areas not used for buildings, permitted storage areas, and required landscaped areas shall be left in a natural condition or landscaped.

This is a very strong statement and change in direction from the previous Zoning Bylaw, section 17.3, which simply said that "If off-street parking spaces in excess of bylaw requirements are provided, the location, design and operation shall comply with the requirements of this bylaw."

The new regulation has been developed in response to the direction from the District of Sooke's Sustainability Strategy and Transportation Plan. The consultants request that Council confirm that it is comfortable with this regulation.

### **Next Steps:**

Next steps in the District of Sooke's Zoning Bylaw development process are as follows:

1. Agency referral and legal review, anticipated to occur over a 3-week period from May 2 – May 24;
2. Report back to Committee of the Whole – date TBD (late May);
3. Formal adoption process in June, which will include a further community meeting/open house and public hearing.

### **Recommendations:**

The consulting team recommends that:

1. The draft District of Sooke Zoning Bylaw be forwarded, as amended, for a three-week period of agency and legal review, to start no later than May 2, 2011 and end no later than May 24, 2011;
2. The Committee of the Whole meet to receive a report as to the results of the agency and legal review no later than May 31, 2011.

## Appendix A: Full list of comments with consultant responses

Monday, April 4, 2011: Seniors Open House (10 am – 2 pm)	
Comment	Response
Manufactured home parks are a good type of affordable housing	The Zoning Bylaw anticipates the possibility of more manufactured home parks being developed in Sooke. The new zone increases density for manufactured home parks and reduces the minimum pad size. These changes support this type of housing.
Permeable paving is hard on people in wheelchairs and people who are using walkers, as is the boardwalk with the gaps between the boards. The “bumpety-bump” hurts peoples’ arms.	This is important design information, but is outside of the scope of the Zoning Bylaw. The use of permeable pavers enables infiltration of moisture into the ground but is one of several options. Consideration should be given during the DP stage to what surface material is most suitable based on anticipated useage.
Where is the Technical Industrial Business Park supposed to go?	No location has yet been identified for the Technical Industrial Business Park, although the OCP suggested two areas.
The zoning for the Hospice property is OK.	Glad to hear it. No comment needed.
Overview of changes from RR1 to RU4.	Discussion re the need to apply for inclusion in the SSA to be able to subdivide.
Grant Road is the worst road in all of Vancouver Island. It needs to be upgraded.	This is important information, but is outside of the scope of the Zoning Bylaw.
Fences along Sooke Rd should be allowed to have a 6 foot fence along the road because it is loud and busy. Variances are permitted, so why not just change Section 22?	This idea will be considered as part of the Zoning Bylaw review. The consultants are recommending to Sooke’s Council that Section 22 be modified to permit residential properties on Sooke Rd for to build fences up to 6 m in height.
Objection to the Prestige development and (apparently) economic development incentives generally.	This comment is important for Council’s information, but is outside of the scope of the Zoning Bylaw.
Double-sewer costs for B&B’s	This comment is important for Council’s information, but is outside of the scope of the Zoning Bylaw.
Government Wharf should be public, not private.	The zoning is consistent with the use of the wharf and does not preclude public use. The federal government, as wharf owner, sets the terms for the users, and can make it available to private uses.
There should be more public access to the water.	This comment is important for Council’s information, but is outside of the scope of the Zoning Bylaw.
Is it possible, through the Zoning Bylaw process to pre-zone a particular property for seniors	Participant advised to put in a request by next Friday (April 15) so that it can be put forward for

<b>Comment</b>	<b>Response</b>
Concern that property valuations are being done by BC Assessment in light of the base density provisions of the OCP, rather than on zoning or on actual use of the property.	Thank you for the comment. Several people commented on this. The issue may exist more for larger undeveloped properties than for a built-out site. Council may wish to seek further information from staff. Situation is beyond the scope of the Zoning Bylaw exercise.
What does the Zoning Bylaw do?	The Zoning Bylaw provides zoning system that supports the implementation of the District of Sooke's Official Community Plan. It also establishes regulations for the use of land and buildings in the District of Sooke, and regulates the type, location and intensity of development.
Living fences – concern re sunlight. Access to sunlight should be maintained. However, deer might be kept out with a thick hedge.	<p>Living fences are very difficult to regulate, in part because there are many possible benefits to them. At the same time, there can be problems. The District of Sooke may wish to develop a "good neighbour" policy to assist neighbours with addressing their conflicts.</p> <p>The current draft Zoning Bylaw, Section 22, proposes that a living fence is not a fence, except when it is located in the sight triangle, and becomes a hazard to visibility. Then it is subject to fence height limitations.</p>
Interest in Jane Lunsen's farm re Cooperative and cluster housing (co-housing)	The proposed zoning bylaw does not anticipate co-housing situations because zoning is more about the use of land, and less about the ownership of it. A cooperative may be possible where there are multiple residences permitted under the zoning for the property. Depending on how the concept evolves, and as long as it is in conformance with the OCP and other Sooke plans, it may be possible to develop a zone, or modify an existing zone like RU2, to accommodate the needs of the project. A rezoning process will likely be required. If the farm is in the ALR, the approval of the Agricultural Land Commission will also be required.
Dislike 4 on 10's (RU2 zone) – messy.	Thank you for your comment.
Why can't chickens be in the front yard in residential areas?	Chicken coops are an accessory structure/building on the yard. Accessory structures are not permitted in front yards in the District of Sooke.
Why not more than 3 poultry on one property? Maybe 6 hens would be OK?	Thank you for the comment. Several people commented on this. Council may wish to seek further information from staff.
Hens don't lay forever. Transition of 2 or 3 more. We are more rural than Victoria.	See above response.

	be developed, in consultation with the District of Sooke.
Section 50 – New home-based business for child daycare not to accommodate more than 8 children.	This duplicates the provisions of Section 14, and will be removed. The limitation to 8 children is consistent with provincial legislation.
RU4 – Changing minimum lot size for subdivision from 1 ha to 2 ha – downzoning.	There might have been an impact on a number of formerly zoned RR1-B properties, so the minimum lot size has been changed to 1 ha for RU4 zoned properties in the proposed Zoning Bylaw.
R1 – Minimum lot size to subdivide is 1000 m <sup>2</sup> but lot frontage is 30 m (hardly any 30 m lots)	The proposed lot frontage was too wide. Has been changed to 15 m.
Maximum heights reduced from 13 m to 12 m	13 m was a very generous height for single family dwellings, and it was leading to confusion, because 13 m is enough height for 4-storeys. However, the Building Code does not anticipate single family residential dwellings being higher than 3-storeys. For higher buildings, a different development standard is applied. The purpose is to reduce confusion.
Side yards should be 1.5 m or 3 m only – too much variation in side yards.	The proposed zoning framework anticipates a wide variety of lot sizes within the Community Residential areas of Sooke, together with a variety of uses on those lots, including accessory structures that may or may not include suites. The variety in side yards attempts to recognize these differences, while respecting the privacy of neighbours.
R3 – no 3 stories allowed	Small lot sizes require smaller, shorter houses to prevent blocking sunlight and protect privacy on neighbouring lots.
Cannot have bylaws that do not conform with the OCP. Community plans want suites and duplexes in all zones.	Suites and duplexes are permitted in all rural and single-family residential zones.
What is the reason for the minimum lot frontage of 85 m in RU2?	This type of minimum lot frontage is consistent with rural zones in other parts of Vancouver Island.
Changes in CD zones should not be allowed as they specifically are contractual with the District of Sooke. Noted changes include: <ul style="list-style-type: none"> <li>• CD1 – adding 30m frontage of 350 m<sup>2</sup> minimum lot sizes</li> <li>• CD3 – Special use regulation (h) added</li> <li>• CD7 – Increased density part of line (b) has been removed.</li> </ul>	Agreed. In response to specific concerns: <p>CD1 – This was an error. Frontage has been changed to 11 m, to conform to R3 zone.</p> <p>CD3 – Special Use Regulations (section h) reflects the contents of the former 14.3.2 Special Use Regulations in Bylaw 270, as amended. No changes.</p> <p>CD7 – Section has been re-arranged to be easier to understand, so that the clause which was alleged to be deleted, actually starts the section. Compare proposed Zone CD7 section 9 to Zone CD7 14.7.6</p>
RM1 – Minimum lot size for subdivision purposes	Manufactured home parks (RM1) generally do not

	dwelling. The proposed Zoning bylaw does not specify where other types of staff housing could be permitted. They could be contained anywhere within the structure.
M2 – Bulk fuel sales has been removed as a permitted use.	Due to the dangers associated with the storage of bulk fuel, it is better to restrict this use to the Heavy Industrial zone.
M2 -- by including the word principal use to office or retail accessory it omits industrial warehousing.	All industrial uses permitted in M1 are permitted in M2. Warehousing is permitted in M1, as are light industrial uses.
M3 – Much more site specific for principal uses.	Heavy industrial uses have special requirements, and are not compatible with other types of industrial uses or other types of development. There has been some re-arranging of industrial uses between zones, to reduce the risk of conflict between Heavy Industry and other types of development in Sooke.
M5 – All new zone. Anyone who wishes to do an industrial park must rezone.	The OCP called for the development of a new zone for Technical Industrial Parks. No lands were pre-zoned for industrial development as part of the Zoning Bylaw process.
C1 – Conditions of use restricts the buildings sizes beyond what the zone lot coverage is. Certain uses are restricted to size.	Building sizes are governed by the maximum lot coverage, required parking and other considerations. Size restrictions are placed on specific types of commercial uses to respect the purpose of the zone which is “small-scale commercial uses in local neighbourhoods.” The intent of the zone is to allow a range of uses on a site. Uses are intended to appeal to a neighbourhood market only. Large facilities should locate within the town centre area.
C2 – Conditions of use restrict floor areas of uses.	The restriction allows for single use buildings larger than currently exist but will discourage big box developments in accordance with OCP policy.
C2 – One dwelling unit per lot omits rental housing above first floor. Contradiction to having a live-work community.	The limitation of one dwelling unit per lot only applies in the case of staff housing as an accessory use on the property. Residential above the first floor is a permitted principal use. The idea is to have ground floor commercial, with residential uses above.
C3 – Conditions of use restricts certain uses from previous.	The former CS1 Service Commercial zone has been focused to those uses which are automotive dependent. The only deleted use is “Household Equipment Repair Services” which may be more appropriate in a General Commercial zone, which is where that use is currently permitted. Car wash, parking lot/parkade and restaurant have been

<p>discription regarding factory farming, ie' enclosed chicken farms, feed lots for cattle, nos in here as well as piggeries, with nos. over 3 per acre enclosed. for example</p>	<p>if a lot is smaller than 0.2 ha, the keeping of animals is limited. Intensive agriculture is only permitted in RU1 and RU2 zones.</p> <p>The definition of intensive agriculture has been clarified from ZB 270 (2006) to include a threshold for intensity, i.e. 10 animal units in a confined area. Pigeons, rabbits and pigs can be factory farmed, just like other animals. The definition of "intensive agriculture" does not apply to agriculture that involves smaller numbers of animals that are not confined.</p>
<p>Q2 comment: Only if the environment is the number one priority.</p>	<p>One way that the Zoning Bylaw can protect the environment from development is by preventing subdivision, and the development that goes with it.</p>
<p>Q2 comment: I would have to see each individual case. Do the owners of the land object or will they be comensated if it means a lower use for the land.</p>	<p>The land owners will be consulted to see if they object. Most of the affected parcels are in the ALR or owned by CRD Parks.</p>
<p>Q2 comment: in theory - it depends on what each bylaw allowed and doesn't allow in addition to the protection from subdivision.</p>	<p>The major difference between RU1 and RU3 zones is the minimum lot size for subdivision purposes. Smaller lots may have restrictions on the types of agriculture that can be done, based on ability to meet setbacks, and animal regulations.</p>
<p>Q2 comment: Five acres is large enough. we need to look at hay fields to have hay produced, but that needs to be something the farmer can afford so we cannot legislate something which is totally not viable and not likely to happen. The Agricultural plan should be put together with the farmers trying to eek out a living.</p>	<p>The proposed Agricultural Area Plan for Sooke should be able to identify ways to help support Sooke's farmers and local agriculture.</p>
<p>Q3 comment: The majority of people moviing to Sooke are looking for single family dwellings. there should not be suites in the small lots. Duplexes are too , not the answer. 1400 square foot houses on lots which can accomodate a garden if wanted and a place for children and families to grow. this is not about building for developers, this is about building for healthy families which in turn build healthy communities.</p>	<p>Thank you for your comment. The proposed Zoning Bylaw helps to ensure that there is a broad range of housing choices for people, to meet varied needs.</p>
<p>Q3 comment: in theory - what is the third zoning</p>	<p>Thank you for your comment. The RU3 zone is called "Small Scale Agriculture." It permits all the same uses as the RU1, but the minimum lot size for subdivision purposes in RU3 is 4 ha, instead of 10 ha, as is the case with RU1.</p>
<p>Q4 comment: But only if the residential zones that have a certain range are required to keep that range and not ask for variance or changes after the fact.</p>	<p>By making the differences between zones clearer, it is hoped that fewer requests for variances will be required.</p>
<p>Q4 comment: Small lot is too small. Encourage</p>	<p>Thank you for your comment. In addition to the</p>

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Public Consultation Report to Committee of the Whole, April 26, 2011.

Appendix A: Comments List

	within parks can also own the land underneath their homes.
Q6 comment: Home parks are affordable housing and with creativity can be quite attractive. One could include a space for a community park garden, and ditch the park acquisition or money in lieu. in favor of garden plots	Thank you for your comment. The residents' committee of the Manufactured Home Park can certainly choose to make part of their amenity areas into community gardens. The manufactured home park sites are also generous enough to permit small gardens.
Q6 comment: Possibly. It depends on how they are done. Woodside's extension has roadways that are too narrow to allow visitor parking along the sides, very little if any other visitor parking nor much motorhome/boat parking.	The Zoning Bylaw specifies parking requirements for a variety of types of development. Usually some of this required parking is set aside for visitor parking.
Q7 comment: What ever happened to the downtown revitalization plan and the form and design plan? there was a lot of money spent on consultants and a lot of input. Where are those plans? Why are we not using them.?	The plans are being used. The District of Sooke is in the process of negotiating rights-of-way for the new road network in the Town Centre. The new Zoning Bylaw has been developed to make sure that the Town Centre Plan can be implemented.
Q8 comment: Only if the rainwater infiltration mentioned above is included as a mandatory item and/or the proponent obtains a silver LEED or equivalent building standard.	These are very good goals. The change to a reduced lot coverage for industrial uses is to help with rainwater infiltration, perhaps as a first step towards improved design overall.
Q8 comment: allowing more green areas for natural runoff and for healthy living is what we need to be aware of always. don't pave it all over. be creative with parking material and use of plantings.	Thank you for your comment. It is hoped that reduced lot coverage will provide opportunities for better landscaping, which will reduce runoff. It may take awhile for the changes to be seen on the landscape.
Q9 comment: Live/work opportunities should be considered. Also, food services, laundry, exercise facilities. If you are trying to attract 'high tech' to Sooke – Software developers etc. Employees expect these types of services at their place of employment.	Live-work is a permitted use in the new Technical Industrial Business Park (M5) zone. Food related uses that are permitted include: bakery, commercial kitchen, micro brewery, and restaurant. Commercial laundries are permitted, as are Fitness facilities. It is hoped that when a developer comes along who wants to build a Technical Industrial Business Park, the zone will meet the need.
Q9 comment: big trucks/wide loads on Otter Point Rd going too fast	Thank you for your comment. These kind of traffic concerns are outside of the scope of the Zoning Bylaw.
Q9 comment: Will there be customers for this as many techy people work from their homes as a home based business? How big a park are we talking here and what kind of technology and would it be owned and operated by one technical institutie/	That is a good question ... for which there is no easy answer. Only market forces can decide that. At some point a developer may come along who wants to develop such a park ... As part of that process, market studies will be undertaken to determine the answers to the kinds of questions that you have raised.
Q10 comment: Float homes are not necessarily a health hazard. with all the technology we have now	While it is true that float homes are not necessarily an environmental health hazard, special

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Appendix A: Comments List

<p>year long or for a few short days , it shouldn't matter. You could have a campground full all year round with different campers and still have the same affect as having campers live year round on the campground. I think this is a nonsense bylaw and should be scrapped.</p>	
<p>Q13 comment: corridor views to the water need to be protected and also buildings should not raise straight up from sidewalks but slope in gradually so as to allow sunlight and daylight on the street. Building should be built into the hillsides , especially on the water side of the downtown core. they should not stick up straight in front of us and block our views and sunlight nor cause shadow affects on our neighbors, such as the hotel is affecting it's neighbors. no one wants to live , work and play in a dark,cold, wind tunnel. Build for the healthy community</p>	<p>Thank you for your comment.</p>
<p>Q14 comment: However, can the home sustain 5 vehicles for those 5 unrelated persons? Its tacky how residents are tearing up lawn/flower beds to make room for parking, or just parking on the grass. Boarding homes may be a solution for 'affordable housing', or those here on contract, vacationers, such may be a good fit for 'temporary housing'. May also be good for social housing? Not necessary to delete it, the issue is PARKING, or lack thereof.</p>	<p>Thank you for your comment. Parking can be a big issue, particularly in communities that are very reliant on their cars.</p>
<p>Q17 comment: To a point, there is still nothing that stops a developer from implying a style and price range in a subdivision to entice buyers with false promises who then changes to lower priced, lower quality homes. Where does the conserving of property values work here? I own a \$650,000 house and my neighbors are now \$299,000. ????</p>	<p>Thank you for your comment. The issue that you raise is an important one, but outside of the scope of the Zoning Bylaw to address.</p>
<p>Q17 comment: sooke's rural character is already destroyed because of Mariner;s village and also the too small lots and townhouses in the rural areas. definintions need redefining</p>	<p>You raise an important point. How should Sooke's rural character be defined? It seems that the plans that have been adopted identify Sooke's rural character as applying to those areas outside of the Town Centre and sewer specified area. Perhaps the Town Centre and surrounding residential areas should be called "small town" and "walkable community" rather than rural.</p>
<p>Q18 comment: Because 'green', sustainable developements have not been considered. Geo thermal, solar energy etc. Langford INSISTED that Westhills be Green, and look at how successful that development is now!</p>	<p>Thank you for your comment. It is likely that Langford developed a Comprehensive Development Zone to achieve the successes of the Westhills project. This option is available in Sooke as well.</p>
<p>Q18 comment: Too much emphasis is placed on the SSA. When the sewers expand to Kaltasin and beyond, every property owner along the way will want to develop. There needs to be measures</p>	<p>Thank you for your comment. Sewers are a factor in determining where density should go, both because septic systems take up a lot of land, and because sewers are expensive and require a</p>

Prospective buyers are expecting sustainable living in their homes, perhaps this is why some product in Sooke is not selling. You can lower lot size, coverage, build cheap duplexes, small lots, etc. It will not attract modern buyers.	possible, and based on the District's plans, the proposed Zoning Bylaw has integrated environmentally friendly technologies, and ideas associated with sustainability.
Q19 comment: Increase density in Town Centre. Increase height restrictions in Town Centre.	Thank you for your comment. The Zoning Bylaw has upgraded zones and integrated heights according to the District's plans.
Q19 comment: I own a MHP in Sooke and the majority of the sites are 4000 to 6000 sq ft in size with single wide homes and the typical size would be 12 X 60 or 720 sq ft. The new bylaw would only allow the owner a 144 sq ft addition in that case. Those that have upgraded will usually expand or add a bedroom and enlarge the living area and only allowing 144 sq ft would be very restrictive. Perhaps they would be better served if any additions could be restricted by the maximum lot coverage and not the floor area of the unit as the smaller units are the ones that need to expand more.	Thank you for your comment. We will take your comment into consideration, and modify the RM1 zone to accommodate your concerns.
Q19 comment: I am concerned that the influence of UN Agenda 21 have weakened our power of the local people to run their our affairs.	Thank you for your comment. The Zoning Bylaw has been modified based on plans made in Sooke, and subsequently adopted by the District of Sooke.
<b>Other Comments (received via e-mail)</b>	
<b>Comment</b>	<b>Response</b>
I own a business in Sooke, and have been a resident of Sooke, and the western communities all my life. Please remove the word "Park" from your draft land use proposal as this will affect my way of life and hundreds of other people I network with. This is not a good tactic and only increases public dissent, and disobedience, by law abiding citizens who vote! Take it off! Thanks	Thank you for your comment.
I am writing to object to Parks and Horse Trails being permitted in any Zone in the new Zoning Bylaw.	Thank you for your comment. Permitting parks in every zone is a new addition to the Zoning Bylaw. See response to earlier comment on this issue. Horse trails have been permitted in every zone since 2006, and have not caused an issue.

**FUNERAL HOME** – means buildings and structures used for the preparation of the deceased for burial and the display of the deceased and ceremonies therewith before burial and/or cremation; may include a crematorium, lounge, kitchen, worship room, and offices as accessory uses;

**GARAGE** means a building on a lot used for the purpose of parking motor vehicles;

**GAS BAR** means a use providing the retail sale of fuel for motor vehicles and may include accessory retail sales, but excludes auto repair;

**GOLF COURSE** means an area operated for the purpose of playing golf, and may include a par 3 golf course, club house, including licensed premises, and other recreational facilities, including driving ranges, pro-shop, accessory retail sales, and miniature golf courses;

**GRADE** means the elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property lines, or when the property line is more than 3 m from the building, between the building and a line 3 m from the building. Localized depressions such as for vehicle or pedestrian entrances need not be considered in determining levels of finished ground. ;

**GROUP HOME** means a facility licensed under the *Community Care and Assisted Living Act* for seven or less patrons;

**HEALTH SERVICES** means uses and buildings providing for physical and mental health services on an out-patient basis of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature; includes medical and dental clinics and offices, health clinics and counselling services; may include the sale and dispensing of prescriptions and other medications and other types of accessory retail sales;

**HEAVY EQUIPMENT SALES, RENTALS, STORAGE AND/OR CONTRACTING** means uses and buildings providing for the sale, rental or contracting out of heavy equipment or vehicles used in building, construction, excavation, or agriculture;

**HEIGHT** means the average vertical distance from the finished grade or natural grade, whichever is lower, measured from the outermost corners of a building or structure to the topmost point of the roof. Where buildings are located over water, height shall be measured from the surface of the water (see diagram);