

DISTRICT OF SOOKE
Committee of the Whole Minutes
Meeting held April 26, 2011 at 6:00 p.m.
Council Chamber, 2225 Otter Point Road

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Bev Berger
Councillor Ron Dumont
Councillor Herb Haldane
Councillor Maja Tait

STAFF PRESENT

Sue-Lin Tarnowski, Director of Finance
Bonnie Sprinkling, Corporate Officer
Elisabeth Nelson, Municipal Engineer
Gerard LeBlanc, Planner
Al Fontes, Manager of Operations
Steve Sorensen, Fire Chief
Lisa Urlacher, Corporate Assistant

1. **Call to Order**

The meeting was called to order at 6:00 p.m.

2. **Approval of Agenda**

MOVED to approve the agenda with the addition of supplemental information as to the District of Sooke Zoning Bylaw.

CARRIED

3. **District of Sooke Zoning Bylaw, 2011**

Chris Hall and Bev Suderman provided an overview of the proposed changes to the draft Sooke Zoning bylaw and a summary of the feedback received during the open houses and survey. The following is a summary of the recommended changes:

- Grade definition
- 20 a) Density Bonus Provisions
- 20 b) Density Bonus Provisions
- 22 c) Maximum fence height
- 42 e) Minimum lot area requirement for subdivision
- New section on Waterfront Uses, to minimize conflicts between the water lot and adjacent land uses
- Schedule 104, Rural Residential (RU4)
- Schedule 201, Large Lot Residential (R1)
- Schedule 301, Manufactured Home Park (RM1)
- Minimum frontage for subdivisions in commercial zones to permit a wide variety of small scale commercial development
- Addition of apartment building to meet the intent of the Town Centre Plan

Bev Suderman summarized the requested changes from individual property owners:

- CRD Parks lands, including Sooke Potholes and Camp Thunderbird
- 5449 Sooke Road
- 1836 Tomminny Road
- RU-3 parcels of 10 plus hectares to RU-1, to maintain their RU-3 status

A discussion ensued involving members of Council, staff and the consultants as to the recommended changes; the following is a summary of the discussion:

- Living fences on Sooke Road and within the District
- Universal flanking of 2m – it was noted that the consultants would look at that again
- Waterfront uses and commercial moorage – it was noted that they are currently being reviewed

The consultants explained that letters have been sent to approximately thirty affected property owners as to the proposed changes and have been asked to reply by May 24th.

Bev Suderman overviewed the areas where policy direction is best provided by Council:

- Living fences
- Recession plane
- Section 52.1 - excess parking prohibition in commercial areas

The consultants explained the rationale behind the parking prohibition relating to the Sustainability Strategy and Transportation Plan.

Council discussed:

- The need for parking in the Town Centre
- Restrictions within light industrial and no outside storage
- Grasscrete or other permeable surfaces for additional parking
- Heritage protection preservation policy
- Float Home Policy
- The need to stimulate rezoning was further clarified
- CRD Heritage Tree Bylaw
- Recession view and public view corridors
- Negotiated CD zones

The consultants clarified that the opportunity for further discussion and direction in regards to the policies from Council will be ongoing throughout the consultation process.

Public Input:

Randy Clarkston, resident commented that the intent of recession planes is to create view corridors. Mr. Clarkston stated that there is a need for residential zones in the Town Centre and additionally a new zone to facilitate an old age home .

Silvia Hallgren, resident, expressed opposition to the CD zone adjacent to her property and stated that her property should be rezoned equally to allow the same options. Ms. Hallgren stated that they have suffered a loss of business and invited Council to view the progress next door to understand her situation.

MOVED to recommend that Council forward, as amended the draft District of Sooke Bylaw No. 500, *Sooke Zoning Bylaw, 2011* 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;

AND direct staff to bring a report to an upcoming Committee of the Whole meeting as to the results of the agency and legal review no later than May 31, 2011.

CARRIED

4. **Adjournment**

The meeting was adjourned at 7:08 p.m.

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer