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## REGULAR COUNCIL MEETING AGENDA

January 10, 2011

### APPROVAL OF THE AGENDA: Supplementary Information

<b>Item P-1:</b> Development Variance Permit – 2100 Otter Point Road <ul style="list-style-type: none"><li>Public Submission – Liza Dawson-Whisker</li></ul>	1
<b>Item P-2:</b> Development Variance permit – 2151 French Road <ul style="list-style-type: none"><li>Public Submission - Paul and Armand Corriveau</li><li>Public Submission – Gunter and Diana Rosinski</li></ul>	5 7

## Planner

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**From:** Liza [REDACTED]  
**Sent:** January-06-11 2:18 PM  
**To:** Planner  
**Subject:** RE 2100 OTTER POINT ROAD SUBDIVISION AND PLANS TO RE-ROUTE OTTER POINT ROAD

To Mayor and Council, District of Sooke

January 6<sup>th</sup> 2011

RE: SUBDIVISION PROPOSAL @ 2100 OTTER POINT ROAD, SOOKE

### MY SITUATION

I became widowed in 2007 and moved my family of 3 young children from Ontario to Sooke to be close to family here. I needed a house that would accommodate the family as they grew up as I did not want to be moving again. I found my home on Townsend Road and it was perfect for us. It had privacy, was not on a major road, was close to schools etc, had a lovely garden, a park at the back, and just one neighbour to the north side. I would need to build an extra bedroom for the 3<sup>rd</sup> child, but this was do-able, since it needed a new roof and could be done at the same time.

One thing I was QUITE certain about was that I did NOT want to find myself living next to a major development either to the side or to the back of me. To be quite certain of this I made enquiries from the local municipality what the status of the treed road allowance to the south of the house and the previous golf course to the back of the house was. I went to the office, told them the reason for my enquiry (that I was interested to purchase this property PROVIDING I was satisfied there was no chance of development) and was told....

a) Building was not permitted on the road allowance to the south of the house so I had no reason for concern about that.

b) While there were plans for a subdivision to be built on the west side of Otter Point Road, all the land on my side of Otter Point Road was to remain as parkland, so there was no reason for concern about building to the back of the house.

With that information from the Township Office itself, I proceeded to make an offer and purchased the house at top dollar for the time (closed 1st March 2008).

Little did I know that I had been LIED TO by the Township Office no less. What they SHOULD have informed me was that there were long-standing plans (although none concrete at that time) to develop the road allowance into an alternate main throughfare through Sooke. What they SHOULD have informed me was that the section of parkland directly behind the house in question was privately owned and potentially could be developed at a future date. Why was I not told those things? Who is accountable at the Office for incorrect information that is given in answer to an enquiry?

Personally I am DEVASTATED. Firstly it was at a meeting about a proposed church to be built across the road on Townsend Road, that I learned about the plans for developing the road allowance on the south of my property. How did this happen without any notification to me? That means there would be major construction to both the front (east) and to the side (south) of me that changes the whole nature of my property from being a hidden away house nestled in the trees, to fronting two busy roads on a corner lot. Townsend Road will no longer be a safe quiet residential street - with the increased traffic from the church and the junction with the new road it will soon be a very busy road itself. Now with this additional proposal of re-routing Otter Point Road to skim my back fence, I would have construction on 3 sides of me, be fronting 3 major roads and have zero privacy – not to mention the fact that I would be literally in the MIDDLE of a construction zone for YEARS – my quiet enjoyment of the property would be completely destroyed. I WILL NOT ALLOW THIS TO HAPPEN.

My children love where we live and do not want to move. They have been through a lot in the last few years in losing their father and uprooting from their home in Ontario and re-rooting here... and me too – moving is no light matter as a single parent with limited resources. I feel I did my homework before buying this house to ensure I was providing a home we would be happy to live in for many years. I feel I paid a price to reflect the property as I believed it would be for the duration of our occupation. I also recently spent a further \$100,000 in upgrading the property prior to discovering the above plans. This is my investment financially, in my family and our future and it is EVERYTHING to me. I could not continue to live in the house faced with years of construction on every side and the changes that it would bring in the long term.

Additionally I am astounded that you sent us notices of a meeting at such short notice and without disclosing what the particulars of the proposal are.. when the quality of our lives (and our children's lives) are so dramatically and profoundly affected. - it just does not seem fair or right.

## OBJECTIONS TO THE PROPOSED PLANS IN PARTICULAR

It appears that greed is the objective here. To reduce the size of the right of way from 14m to anything less is an issue of safety. With the density of traffic caused by such tightly packed houses, a decreased road allowance would cause safety issues particularly in inclement weather... and presumably these units are targeted towards young families. Please do not relax standards of safe - 2 - concern for the benefit of greedy developers.

This development promises to increase traffic congestion on Otter Point Road at the junction with Sooke Road. It also means re-routing the road via my back fence which is particularly offensive to me (particularly with the increased traffic) and cutting down all the trees that currently buffer the park from the already busy road. It promises to be an unsightly offensive addition to the downtown Sooke core that only serves to benefit the developer and the jobs it provides in building.

#### ALTERNATIVE THAT WOULD BE ACCEPTABLE TO ME

When I purchased my property I was told that development was planned for the greenspace on the west side of Otter Point Road. I would be fine with this providing the tree buffer that currently lines the street remains intact and the project is of reasonable proportions in keeping with the ascethics of Sooke - which to me means preseving the open space and parkland in the downtown core.

As the project is presented right now, I would be obliged to seek legal action to fight it if given a go ahead.

Yours sincerely,

Original signed by

Liza Dawson-Whisker

[REDACTED]

Sooke

[REDACTED]



██████████ PYRITE DRIVE, SOOKE BC ██████████

DATE: 07 January 2011

District of Sooke

JAN 07 2011

Received

TO: The District of Sooke

RE: Application for a Development Permit  
for 2151 French Road South - PLN00853 (DVP)

We wish to state that we are opposed to a variance being granted in relation to a proposed two-lot subdivision (Lot 3, Section 23, Sooke District Plan 16495) and specifically to the variance requested to the rear lot line setback of proposed Lot 1 from 4.5m to 3.0m.

Setbacks should be adhered to as no doubt these figures were carefully considered when adopted for the zoning bylaws for RS-1, and there was sound reasoning behind them. They should not be taken lightly, because allowing exceptions create precedents and buildings being squeezed in in an unsightly manner.

It appears to us that the present by-laws for lot size setbacks and height etc. in RS-1 zoning do not in many cases take into account the kind of housing in long-established neighbourhoods. In this instance the allowable height in particular does not conform with surrounding houses. Infills should reflect the character and look of established subdivisions and enhance the overall look of Sooke's residential areas.

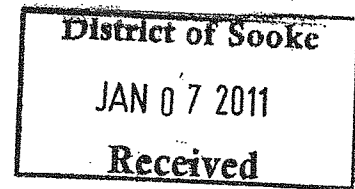
G. Rosinski

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D. Rosinski



January 6, 2011



To: The District of Sooke

Re: Application for a Development Variance Permit for 2151 French Road South- PLN00853(DVP)

As the homeowners most directly affected, we are adamantly opposed to the variance proposal.

A risk assessment of adjacent properties would likely show that the ground disturbance of construction and the burden of the weight of a house could severely compromise the structural integrity of existing retainer walls in the vicinity. We have a retainer wall that is 1.5 high and worry about its' future should heavy construction begin.

Permitting the variance to the rear lot line setback from 4.5m to 3m would open the door to construction that could cause significant damage for which council would be liable.

We would also like to voice our concern about the precedent of subdividing a mature lot and beginning a distressing trend towards overcrowded housing, the slumming down of neighbourhoods. With the marina and large scale resorts in Sookes' future, one would think preservation of the small town charm and its visual appeal would be a priority, rather than risk sending tourist dollars straight to Victoria.

Paula & Armand Corriveau

[REDACTED] Pyrite Drive, Sooke BC, [REDACTED]