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SUPPLEMENTAL INFORMATION COMMITTEE OF THE WHOLE MEETING

July 4, 2011 at 7:00 p.m.

Council Chamber, 2225 Otter Point Road, Sooke, BC

District of Sooke Zoning Bylaw 2011

Consultants Report:

- Remove and replace page 7 (Page 9 of agenda package)
- Remove and replace page 10 (Page 12 of agenda package)

Zoning Bylaw Section	Comment	Discussion	Recommendation
Add Schedule 305	Make the RM4A subzone into a new, higher density residential zone.	<p>10,000 m². Prohibiting agriculture on lots of 1 ha seems contradictory to other provisions of the bylaw.</p> <p>The purpose of this change is to create a zone for the Town Centre that provides the developer with rights to almost the highest densities that Sooke is willing to contemplate, i.e. 6 storeys and 90 dwelling units/ha. Although there are currently two properties zoned RM4, it will be possible for the District of Sooke to negotiate amenity contributions according to their policy, at the time of rezoning for other properties.</p> <p>Implementing this change requires a re-allocation of zoning codes as follows:</p> <ul style="list-style-type: none"> • Former RM1 is now MHP- Manufactured Home Park (Schedule 301) • Former RM2 is now RM1- Low Density Multi-Family 1 (Schedule 302) • Former RM3 is now RM2 – Medium Density Multi-Family 2 (Schedule 303) • Former RM4 is now RM3 – High Density Multi-Family 3 (Schedule 304) • Former RM4A is now RM4 – High Density Multi-Family 4 (Schedule 305) 	Approve
Schedules 405 & 406: Town Centre Commercial	Make lot coverage 100%, rather than 85%.	<p>The concern has been expressed in response to the risk of the creation of small awkward areas on site through design, due to the 85% lot coverage restriction, that can lead to dangerous conditions. It also has the potential to create a situation where the desired vision of the Town Centre could not be built out. This change has an impact on the proposed density bonus provisions (Section 20), which may require tweaking to still be effective in the Town Centre areas.</p>	Not Approve

Property Owner/Location	Zoning	Request	Discussion	Recommendation
			<p>in discussions with the ILMB regarding upgrading the terms of their lease to permit group use of the private dock, but to keep it non-commercial at this time. However, they wish to keep the W3 zoning so that if they ever wish to develop the property for commercial uses, the zoning will be in place to do so.</p>	
<p>Sun River Park PID: 025-686-054 Lot #, Plan VIP75447</p>	<p>P1 current RU3 proposed</p>	<p>P1</p>	<p>The zoning on this property is proposed to be changed from P1 to RU3 in response to concerns by the ALC because the park is in the ALR. Community members are concerned because it appears that the District of Sooke is divesting itself of a park without going through a public process. However, parks are a permitted use in every zone, and the land use is not changing. A further concern is that the RU3 zoning permits residential uses, so in future the land use could be converted. It is felt that the change in zoning does not protect the property as a park.</p>	<p>Not approve – However, within the RU3 zone description, add a “notwithstanding” clause which specifies that the only permitted uses on this property are agriculture and park.</p>
<p>Butler property Edward Milne Road</p>	<p>M2</p>	<p>M2/M3 split zone</p>	<p>Split zoning is proposed to accommodate an existing asphalt plant use on a partial area of existing M2 zoned property. The asphalt plant is operated by Island Paving who lease the site from Butler Brothers. Apparently Island Paving has all of the required permits from Ministry of Energy, Mines & Petroleum Resources and the Ministry of Environment and/or their successors. The plant appears to comply with provincial setback requirements related to adjacent uses – school, residential and other uses; it is located +/- 500 m away from the school in accordance to requirements from MOE. The use has been illegal for 2 years. Rezoning should have been sought</p>	<p>Approve – Gerard discussion with COW about how to proceed: 3 options.</p>