

DISTRICT OF SOOKE
Committee of the Whole Minutes
Meeting held May 30, 2011 at 7:00 p.m.
Council Chamber, 2225 Otter Point Road

COUNCIL PRESENT

Mayor Janet Evans
Councillor Sheila Beech
Councillor David Bennett
Councillor Maja Tait
Councillor Ron Dumont

STAFF PRESENT

Sue-Lin Tarnowski, Director of Finance
Bonnie Sprinkling, Corporate Officer
Elisabeth Nelson, Municipal Engineer
Tara Johnson, Planner II
Nikki Lewers, Engineering Technologist
Lisa Urlacher, Corporate Assistant

ABSENT

Councillor Bev Berger
Councillor Herb Haldane

1. **Call to Order**

The meeting was called to order at 6:58 p.m.

2. **Approval of Agenda**

MOVED to approve the agenda with the addition of supplemental information.
CARRIED

Bev Suderman provided verbal clarification as to the change of item f) under General Commercial C2 – The Sooke River Hotel site lot coverage is too low for commercial neighbourhood at 30% and recommends the increase of 60% inside the Sewer Specified Area and outside 40% outside the Sooke Specified Area.

3. **Draft District of Sooke Zoning Bylaw**

Chris Hall and Bev Suderman provided an update on the legal and agency review process, the recommended changes to the draft zoning bylaw and Council policy direction. The following is a summary of the discussions:

Legal and Agency Review

Mr. Hall provided an overview of the comments received from agencies, legal council and individual property owners.

Recession Plane

Council discussed view corridors and suggested to remove the words “in the Town Centre” with the intent that it be unlimited - south of the highway.

MOVED to direct staff to remove the Town Centre component out and create a boundary on the south side of the highway for recession plane being everything south of the highway throughout the District of Sooke.

CARRIED

Parking Prohibition in Commercial Areas

Council discussed excess parking prohibitions in the commercial zones and agreed to the proposed regulation.

MOVED to maintain the existing proposed regulation as to Section 53.1 regarding excess parking prohibition in commercial areas.

CARRIED

Frontages

Council discussed the inclusion of frontage requirement pros and cons of status quo versus the inclusion of frontage requirements and agreed by consensus to the following:

MOVED to include frontage requirements within the zoning bylaw.

CARRIED

Development Permit Guidelines

Council discussed the different scenarios where a Development Permit is appropriate and agreed that the DP provisions be maintained within the schedules of the zoning bylaw.

Amenity Policy Refinement

It was noted that Council may direct staff to refine the amenity policy at a later date.

Proposed Changes

Chris Hall provided an overview of the proposed changes included within the schedules of the consultants report dated May 24, 2011.

The Committee asked that the upland zones match the water leases. It was noted that the property owners will receive notification.

Chris Hall provided an overview of the legal and agency comments received after the May 24, 2011 report. A table of recommended changes was submitted with the May 29, 2011 consultant's report.

Council discussed:

- Highway 14 and Sooke Road/West Coast Road
- Reference to music teachers as audible sound allowed – it was noted that the descriptor would be removed and rely on Bylaw Enforcement
- Removal of objectionable under light industrial – Bylaw Enforcement Officer
- Table of contents – Part 5 to have zones broken into page numbers
- Definition of gas bar? One parking space per pump
- Float house regulations and live aboard policy
- No dump zone policy
- P2 zones permit cemeteries

- Commercial development next to residential –buffer to be determined at DP stage

Public Input:

There were no comments.

MOVED to receive the Zoning Bylaw Consultants Memo dated May 24, 2011 with the results of the agency and legal review of the draft District of Sooke Bylaw No. 500, *Sooke Zoning Bylaw, 2011*;

AND to direct the Consultants and Staff to make final amendments to the Sooke Zoning Bylaw, 2011 as recommended and discussed.

CARRIED

MOVED to recommend that Council direct Staff to move appropriate subdivision provisions from the Sooke Zoning Bylaw, 2011 into Bylaw No. 65, *Subdivision and Development Standards Bylaw, 2003* when updating Bylaw No. 65.

CARRIED

MOVED to recommend that Council direct Staff to update Bylaw No. 261, *Parking Facility Reserve Fund Establishment Bylaw, 2006* to include the dollar amount required for cash-in-lieu contributions for Town Centre parking.

CARRIED

4. **Adjournment**

The meeting was adjourned at 9:05 p.m.

Certified Correct:

Janet Evans
Mayor

Bonnie Sprinkling
Corporate Officer