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SPECIAL COUNCIL MEETING AGENDA

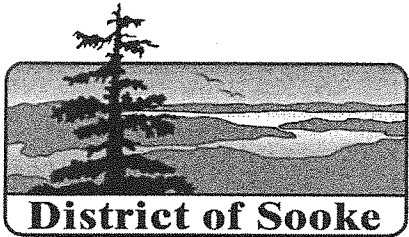
November 7, 2011

Immediately following the Public Hearing
at 7:00 p.m. in the Council Chamber
2225 Otter Point Road, Sooke, B.C.

CALL TO ORDER		
APPROVAL OF THE AGENDA		
BYLAWS		
B-1	Bylaw No. 500, Sooke Zoning Bylaw, 2011 <ul style="list-style-type: none">• Staff Report• Consider Amendment and Third Reading	1
MOTION TO CLOSE THE MEETING TO THE PUBLIC: <p>Motion to close the meeting to the public under the <i>Community Charter</i> to discuss:</p> <p>90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;</p> <p>90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.</p> <p>90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;</p>		
REPORT OF IN CAMERA RESOLUTIONS		
ADJOURNMENT		



Mayor or Corporate Officer



File No. 3360-20

REPORT FOR INFORMATION
Special Council Meeting
Meeting Date: November 7, 2011

To: Evan Parliament, Chief Administrative Officer
From: Gerard LeBlanc, Municipal Planner
Re: **District of Sooke Zoning Bylaw**

SUGGESTED ACTION:

THAT COUNCIL amend Bylaw No. 500, *Sooke Zoning Bylaw, 2011* as recommended in the staff report dated November 7, 2011;
AND give third reading to Bylaw No. 500, *Sooke Zoning Bylaw, 2011*.

1. Executive Summary:

On October 24th, 2011 Council gave 1st and 2nd reading to the draft Zoning Bylaw. As per Council direction on October 24, 2011, staff made the following amendments to the draft Zoning Bylaw:

- Section 203.2 e)(Page 60) was amended by adding the words **as per section 203.8 c)** following the word **single family dwelling**;
- All references to Charters Creek were changed to Charter River.

Concurrent with the November 7th, 2011 Public Hearing for the draft Zoning Bylaw, staff is presenting the following minor amendments for clarification, consistency and housekeeping purposes and all of which have been brought to staff attention after October 24th, 2011:

1. **BOAT RAMP** (Page 6) definition is proposed to be changed to read: "means a facility or structure located on a shoreline to accommodate vehicles or trailers for the purpose of launching and retrieving boats **from and with** a trailer"
2. **DUPLEX** (Page 8) definition is not clear on defining how many units determine a "duplex". The number of units in a duplex is two and the definition is proposed to be changed to read: "means a building in which **two** dwelling units are placed either one above the other or side by side and sharing a common wall"
3. **Section 3.21 ii** (Page 33) should be consistent with section 3.10 and is therefore proposed to be amended by changing the maximum height of a decorative fence to **2.5 m** from 2 m
4. **Section 4.1 b)** (Page 39). Correct typo to delete the word **of** between the words **lot** and **greater**

- 5. **Section 102.2, 201.2, 202.2 and 203.2** (Page 52, 58, 59, 60). For consistency, separate the principal uses of single family dwelling and duplex so that each use has their own line and subsection (subsections will have to be adjusted after this change) and delete any references to one, or and per lot.

Example: b) Single family dwelling
 c) Duplex

- 6. **Section 301.9** (Page 61). Correct typo to delete the word Lot because this section is for maximum coverage per manufactured home site. A "manufactured home site" has a different definition than a "lot" and the intent of this section is to apply to the "site", not the lot.
- 7. **Section 302.2 d), 303.2 d), 304.2 e), 305.2 e)** (Page 64, 65, 66, 67) needs clarification and staff is proposing to delete the words where three or more dwelling units are proposed after the word duplex.
- 8. **Section 504.1 Purpose** (Page 86) is proposed to be amended by adding the words and Sooke Basin between Harbour and :.
- 9. **Section 505.2 w)** (Page 87). Change Plant Nursery to Horticulture. One of the goals for the new Zoning Bylaw is to achieve consistent terminology. Section 505.2 w) uses the term Plant Nursery which is not defined in the Bylaw. The term that has been used instead of plant nursery throughout other zones is horticulture.

2. Legal Impacts

The Zoning Bylaw is consistent and meets the needs of the community's vision as contained in the Official Community Plan, 2010 (OCP) and other plans and studies, such as the Sooke Town Centre Plan and the Sooke Sustainability Strategy.

3. Strategic Relevance

The proposed rezoning meets with Council's strategic goals, including:

- o Well Planned, Sustainable Community, Action #7 and #8 (d).

Attachments:

- 1. Draft District of Sooke Zoning Bylaw (Oct 24, 2011) (Available on the District of Sooke website www.sooke.ca or upon request)

Respectfully Submitted,


 Gerard V. LeBlanc, MCIP
 Municipal Planner

Report prepared by:
 Tara Johnson, Planner II

Approved for Council Agenda

Engineering

Corp. Services

CAO