



Making a difference...together

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **March 19, 2013, 2013 at 7:00 p.m.**

Juan de Fuca Electoral Area Office, #2 – 6868 West Coast Road, Sooke, BC

SUPPLEMENTARY AGENDA

1. Receipt of Draft Otter Point Advisory Planning Commission Minutes of March 11, 2013
2. Correspondence received to be dealt with under the following agenda items:
 - a) Agenda Item 9 a) TUP-04-13 - Plan 344R, Section 97, Renfrew District and District Water Lot 751, Block A and B (Three Point Properties)
 - Scott Phillips, Port Renfrew
 - Maurissa Tremblay-Kuzman, Port Renfrew
 - Anne Tremblay, Port Renfrew
 - Monty Smith, Port Renfrew
 - Billie and Emilio Fossa, Port Renfrew
 - Wanda Baird, Shawnigan Lake/Port Renfrew
 - Ralph Regan, Port Renfrew
 - Melissa Hahn, Port Renfrew
 - Mike Conlin, Port Renfrew
 - Maurice Tremblay, Port Renfrew
 - Jon Cash, Port Renfrew
 - Kara Bruinsma, Port Renfrew
 - Tomizina Smith, Port Renfrew
 - Wayne Smith, Port Renfrew
 - Lynne Conlin, Port Renfrew
 - Don Proudlove, Port Renfrew



Making a difference...together

**Minutes of a Meeting of the Otter Point Advisory Planning Commission
Held March 11, 2013 at Otter Point Fire Hall, 3727 Otter Point Road, Otter Point, BC**

PRESENT: Sid Jorna, (Chair), Bud Gibbons, Anne Miller, Sandy Sinclair, Al Wickheim
Staff: June Klassen, Local Area Planning Manager; Wendy Miller, Recording Secretary

PUBLIC: Approximatley 15

The meeting was called to order at 7:00 p.m.

1. Approval of the Agenda

MOVED by Sandy Sinclair, **SECONDED** by Bud Gibbons that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

MOVED by Anne Miller, **SECONDED** by Al Wickheim that the supplementary agenda be approved.

CARRIED

3. Adoption of the Minutes of June 20, 2012

MOVED by Anne Miller, **SECONDED** by Bud Gibbons that the minutes of the meeting of June 20, 2012 be adopted.

CARRIED

4. Adoption of the Minutes of January 7, 2013

MOVED by Sandy Sinclair, **SECONDED** by Al Wickheim that the minutes of the meeting of January 7, 2013 be adopted.

CARRIED

5. Planner's Report

June Klassen advised that a report regarding policy changes related to the Otter Point Official Community Plan (OCP) update (Settlement Area change/provision of water) and a report outlining a dispute resolution process to address Regional Growth Strategy (RGS) consistency disputes were considered and supported by the Planning, Transportation & Protective Services Committee on February 27. The reports will be considered by the CRD Board on March 13.

It was advised that the Otter Point Citizens' Committee will be meeting on March 18 (to be continued on March 25 and April 2 if required) at the Otter Point fire hall at 7:00 p.m. to review the second draft of the Otter Point OCP. The draft and an addendum related to section 1.8 and the recent provincial agreement to transfer lands to the T'Sou-ke First Nation are available from the CRD website and in hardcopy.

June Klassen responded to a question directed through the Chair confirming that Settlement Area Policies will be updated to reflect that the alternative to building strata development on Rural A zoned parcels (rezoning to subdivide – 1 parcel per ha up to 4 ha and 1 parcel per 2 ha for each additional 2 ha) will now only apply to the Rural Lands designation.

6. Rezoning Application

a) Z-04-12 - Lot 1, Section 31, Otter District, Plan 25582 Except Part in Plan VIP63956 (Young - 2276 Kemp Lake Road)

June Klassen spoke to the staff report advising that the applicants are proposing to rezone the 4.66 ha property from RR-3 to a new Rural Residential 3 Kennel (RR-3K) zone to legalize an existing dog breeding kennel. It was advised that the bylaw enforcement complaint which prompted the rezoning application was made by a resident from outside the Juan de Fuca Electoral Area. June Klassen directed attention to the supplementary submission from Shirley and Ron O'Brien, Otter Point, stating no support for the application. It was confirmed that the O'Brien property is approximately 850 m away from the subject property.

The Chair confirmed that the applicant, Gary Young, was present.

June Klassen responded to questions advising that the CRD reviews kennel operations every two years. The CRD responds to dog complaints immediately.

John Brohman, Otter Point, stated:

- the property operates as breeding kennel, providing a different service than a boarding kennel
- many dog owners end up caring for large litters
- there has been no noise complaints
- full support for the proposal
- support for bylaws having more flexibility
- support for regular review of older bylaws

Heather Phillips, Otter Point, stated:

- Bylaw No. 1645 defines breeding kennel and boarding kennel
- that it is understood that a property cannot operate as a breeding kennel and a boarding kennel
- Property owners are not permitted more than four dogs over a certain age (four months) without holding a valid kennel licence
- subject property is similar in size to larger properties allowed to support intensive agriculture uses (kennel)

June Klassen responded to a question directed through the Chair advising that minimum parcel size for subdivision is 2 ha. Proposed new zone permits kennel use on parcels 4 ha or larger.

Trevor Welsh, Otter Point, stated:

- that he has general dog security, operation scale and noise concerns
- he has had no issue to date with the operation

APC member comments included:

- animal regulations are in place to monitor kennel operations
- operation is a local business fixture with no complaints
- no objection to the proposal but noted that rezoning is being pursued after the establishment of a use not permitted by the original zone

Dave Gollmer, Otter Point, stated

- that the property owners' interest evolved into a passion that evolved into a business
- no objection to the proposal

MOVED by Sandy Sinclair, **SECONDED** by Bud Gibbons that the APC support the rezoning of Lot 1, Section 31, Otter District, Plan 25582 except part in Plan VIP63956 from Rural Residential 3 (RR-3) to a new Rural Residential 3 Kennel (RR-3K) zone. **CARRIED**

b) Z-06-12 - Lot 28, Section 15, Otter District, Plan VIP87643 (Orza/Read - 3312 Otter Point Road)

June Klassen spoke to the staff report advising that the applicants are proposing to rezone the 1.01 ha property from RR-A to a new Rural Residential A Kennel (RR-AK) zone to legalize an existing kennel use. It was confirmed that the parcel is subject to a building scheme that prohibits dog kennels but the developer who has the authority to waive the disclosure statement and building scheme has provided written confirmation to waive this provision. It is understood the bylaw enforcement complaint which prompted the rezoning application was made by a resident from outside the Juan de Fuca Electoral Area.

The Chair confirmed that the applicant, Richard Read, was present. Richard Read confirmed that size of the operation is limited by the size of the property.

John Brohman stated:

- support for the proposal noting that the property owners are long term residents of the Sooke area that have committed funds to the operation, house and land
- subject property is adjacent to industrial zoned properties
- supports regular review of older bylaws to potentially eliminate time and process related to rezoning

Heather Phillips stated:

- operation is on a smaller lot
- proposal is more similar to a home based business
- road allowance at the rear of the property provides a buffer
- no complaints received from neighbours

APC member comments included:

- complaint prompting rezoning was from a resident outside of the electoral area
- operation provides training and daycare with limited bordering

Richard Read responded to a question advising that on site digesters are used for dog waste.

Dane Bugoy, Otter Point, stated:

- that the development has been tastefully done
- operation is an asset to the neighbourhood

Heather Phillips stated:

- regulations are in place for noise, breeding, animal keeping, etc.
- such regulations are needed
- any regulation related to a proposal needs to be reviewed
- the APCs and the Land Use Committee are in place to review such proposals

John Brohman stated:

- that the Chair did not formally correct an attendee when the attendee stated disagreement with a specific APC member
- a formal complaint will be forwarded regarding the Chair's conduct
- a request that the minute record reflect his comments

June Klassen advised that Planning staff do not seek out bylaw/regulation violations. Staff are charged with responding to bylaw/regulation complaints. Staff then assist property owners by providing processes to remedy the violation.

Jacklyn Orza, applicant, advised that she has pursued rezoning to adhere to the zoning bylaw and not as a result of a bylaw enforcement complaint.

MOVED by Bud Gibbons, **SECONDED** by Sandy Sinclair that the APC support the rezoning of Lot 28, Section 15, Otter District, Plan VIP87643 from Rural Residential A (RR-A) to a new Rural Residential A Kennel (RR-AK) zone. **CARRIED**

7. Proposed Bylaw

a) Proposed Bylaw No. 3857, Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 113, 2013

To zone:

- **Lot A, Block 70, District Lot 39, Malahat District, Plan 23590 (Anderson Road) from Bylaw No. 189 to Bylaw No. 2040, Forestry (AF) zone**
- **Parcel A, Blocks 69 & 70, Malahat District (Crown Parcel, Clark Road) from Bylaw No. 189 to Bylaw No. 2040 Forestry (AF) zone**
- **Section 12, Otter District except Plans 5502 and 29472; Lot 1, Section 12 Otter District, Plan 5502, except Plan 23399; and Section 53, Otter District (Camp Barnard) from Bylaw No. 2040 Community Facility (P-2) zone and Rural A zone to new Community Facility Camp Barnard (P2-CB) zone**

June Klassen spoke to the staff report outlining proposed revisions to the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, to zone two properties in Otter Point that are subject to Bylaw No. 189 and to rezone Camp Barnard. It was advised that proposed Bylaw No. 3857 addresses a total of five properties. June Klassen provided background on the three properties in Otter Point. It was advised that Camp Barnard consists of four parcels. The proposed Community Facility Camp Barnard (P-2CB) zone encompasses three parcels. The fourth parcel will remain Agricultural (AG). June Klassen directed attention to the supplementary submission from Greg and Sheila Whincup supporting the new zone for Camp Barnard.

The Chair recognized Richard Druce, representative for Camp Barnard. Richard Druce stated that he has been working directly with June Klassen for over a year and that Scouts Canada is happy with the proposed bylaw. Although the zoning may

potentially reduce sales value, it was advised that there is no interest in selling the land or any portion of the land in the foreseeable future.

Arnie Campbell, Otter Point, spoke on behalf of the directors for the Otter Point and Shirley Residents and Ratepayers Association stating:

- that rezoning of the camp has been supported for over five years
- the new zone is in line with the OCP and its long term purpose for the lands
- that the camp generates significant economic activity throughout the year, bringing monies into the community with little environmental impact
- the camp sees approximately 10,000 – 12,000 campers a year with 2000 campers anticipated to attend the Pacific Jamboree (July 2015)

June Klasen responded to questions confirming the number of dwelling units and total floor area for all buildings and structures (3,715 m²).

Zac Doeding, East Sooke, stated:

- that he questioned the number of dwelling units and total floor area as the current zone allows the potential of over 600 parcels

Dane Bugoy stated:

- no support for the rezoning proposal
- that the land owner is giving up rights
- support for the camp receiving compensation or benefit of some kind

The Chair noted that compensation/benefit falls outside of the purview of the APC.

Richard Druce responded to questions from the APC advising that:

- the initial parcel and house was bequeathed to Scouts Canada by Senator Barnard
- the original house has been expanded and additional land acquired
- no compensation is being sought by Scouts Canada
- zoning was pursued to reflect Scout camp uses
- the adventure program in Victoria support fire/police training
- as a non-profit society, the camp is exempt from income tax and property tax

APC member comments included:

- camp is a designated reception area in the event of a significant disaster
- camp has resources to assist in a disaster (kitchen/lodging)
- rezoning strengthens camp's position in the community

MOVED by Bud Gibbons, **SECONDED** by Anne Miller that the APC support the zoning of Lot A, Block 70, District Lot 39, Malahat District, Plan 23590 which is partially zoned Forestry (AF) and partially subject to Bylaw No. 189 to Forestry (AF).

CARRIED

MOVED by Bud Gibbons, **SECONDED** by Al Wickheim that the APC support the zoning of Parcel A, Block 69 & 70, Malahat District, which is only subject to Bylaw No. 189 to Forestry (AF).

CARRIED

MOVED by Sandy Sinclair, **SECONDED** by Anne Miller that the APC support the rezoning of Camp Barnard (Section 12, Otter District except Plans 5502 and 29472; and Lot 1, Section 12, Otter District, Plan 5502, except Plan 23399) from Community Facility (P-2); and (Section 53) from Rural A, to a new zone Community Facility Camp Barnard (P-2CB). **CARRIED**

8. Adjournment

MOVED by Bud Gibbons, **SECONDED** by Sandy Sinclair that the meeting adjourn.

CARRIED

The meeting adjourned at 8:05 p.m.

Chair

Wendy Miller

From: June Klassen
Sent: Friday, March 15, 2013 8:21 AM
To: Wendy Miller
Subject: FW: opposition to temporary use application meeting
Attachments: my letter to CRD.doc

For supplementary – both email and letter

From: Scott Phillips
Sent: Thursday, March 14, 2013 9:27 PM
To: directorjdf; June Klassen
Subject: opposition to temporary use application meeting

Hello electorials.

I wish to advise you that i strongly oppose the "temporary use application" as my letter states "to permit the operation of a comercial marina in the Community Resiential -One (CR-1) and Marine (M) Zone" withn in the town of Port Renfrew, this meeting the application for a "temporary or seasonal use of Tsonogua Drive" for access is to be heard, which is to be presented at a meeting at the Juan de Fuca Electoral Area Planing Office on March 19th at 7 pm.

I strongly feel that ths "meeting or reading of the application" should be postponed and be re-scheduled to a near future date and be held in the Port Renfrew Recreation Center or Community Gym at the school, this would clearly allow the real "voice of the people affected to be heard"

This is a very important applicaton and the "committee" (electorial Juan de Fuca) should travel to Port Renfrew and listen to the residents.

Everyone i have spoken to in the last few days is strongly opposed to this application, however many do not have access to email and there is not time to submit letters by mail i they so do choose.

This application MUST be heard and read in Port Renfrew.

I patiently wait for your prompt reply.

Truly
Scott Phillips

To: June Klassen

March 14, 2013

Manager Local Area Planning

Ref: Temporary Use Permit Application / File: TUP -04-13

Part Section 97, Renfrew District, Plan 344R, and Blocks A and B, district Lot 751, Renfrew District.

To permit the operation of a commercial marina in the community residential – one (cr-1) and marina zones.

As a co-owner of a property in Beach Camp, on Tsonoqua Drive I am strongly opposed to this “Temporary Use Application” by the developer (Three Point Properties) and owners of the Pacific Gateway Marina.

My reasons are as follows;

1. Lower Beach Camp is a residential area and Tsonoqua Drive is a residential road, this road is narrow and with the community “Park” located near the western end it is a hub of pedestrian activity during more during the summer months by local children and families and the many tourists who venture to the “Park” and immediate surrounding beaches, many tourists park their vehicles along Tsonoqua Drive along with the many residents who also park along Tsonoqua Drive, in short it is very congested during the holiday season.
2. There is currently an existing access road to the marina, located off of Parkinson Drive, it is my **understanding that** this road (built 2010) was designed to gain access to the **“proposed marina” at that time**, it was never designed to accommodate the large boats that are trailer there and numerous other delivery vehicles. The current access road is gravel / shale mix and has two switchbacks; therefore it is difficult to get traction for large vehicles. (So pave it for better traction or design and build it to proper standards).
3. I doubt the current access road meets Transport Canada Standards, then it is up to the developer and the owners of the marina to “fix their problem” and it is not up to the residents of Tsonoqua Drive to suffer undo hardship because of their mistake in not making a proper access road, even if it is “temporary in nature”. **If the current access needs to be fixed, then “FIX IT”.**
4. Fishing BC website (Port Renfrew) has a lot of information on the Pacific Gateway Marina, (marina), it is obvious that the existing marina on the Gordon River is limited to tides for access, and new (marina) is limited in capacity as in referenced to the existing road, curved boat launch, and limited parking, by granting a “temporary use application” I can clearly see that Tsonoqua Drive (west end) will no doubt become a hub of parked trucks and trailers in the future and Tsonoqua Drive will no doubt become a “temporary access” and be come a “seasonal access” to the (marina).

In closing;

Once again;

As a co-owner of a property in Beach Camp, on Tsonoqua Drive I am strongly opposed to this "Temporary Use Application" by the developer (Three Point Properties) and owners of the Pacific Gateway Marina.

I am not against development in Port Renfrew its going to happen no matter what, however proper planning must be implemented and clear consultation must occur to ensure the viability and enjoyment of those who live there seasonally and year round and to those who come to discover.

Scott Phillips
Port Renfrew

Wendy Miller

From: Missy Kuzman
Sent: Thursday, March 14, 2013 10:26 PM
To: jdf info

Maurissa Tremblay-Kuzman

Port Renfrew, BC,

March 13, 2013

CRD, Juan de Fuca Electoral Area Planning
2-6868 West Coast Road, Box 283
Sooke, BC, V9Z 0S9
250-642-1500 Local 206
jdfinfo@crd.bc.ca

Dear June Klassen,

RE: Proposed Temporary Seasonal Marina: Pacific Gateway Marina 2013-2015

I do not want the proposal to be approved. Beach Camp is too busy and unsafe already. They already have a road, they should use it or improve it if they can't. stay out of beach camp.

Thank you,

Maurissa Tremblay-Kuzman

Wendy Miller

From: Anne Tremblay
Sent: Thursday, March 14, 2013 10:08 PM
To: jdf info
Subject: Proposed Temporary Seasonal Marina: Pacific Gateway Marina 2013-2015

Anne Tremblay

Port Renfrew, BC, V0S 1K0

March 13, 2013

CRD, Juan de Fuca Electoral Area Planning
2-6868 West Coast Road, Box 283
Sooke, BC, V9Z 0S9
250-642-1500 Local 206
jdfinfo@crd.bc.ca

Dear June Klassen,

RE: Proposed Temporary Seasonal Marina: Pacific Gateway Marina 2013-2015

I am strongly opposed to access of any kind through Beach Camp. I insist that you refuse to support the temporary use permit application by Pacific Gateway Marina. As an owner and long time resident of Port Renfrew it directly impacts me and I do not want it.

Thank you,

Anne Tremblay

Wendy Miller

From: Monty Smith
Sent: Thursday, March 14, 2013 6:21 PM
To: jdf info
Subject: File: TUP-04-13

Hello June,

I have no objections to this temporary use permit, the only concern I do have is the traffic going to and from this marina. These are some very large boats making very large wakes going by our anchored boats and the Port Renfrew Dock Society Marina wide open and some damage has already occurred. I think the management of this Marina should put a speed limit in place or an alternate route going to and from.

Thanks
Monty Smith

Wendy Miller

From:
Sent: Sunday, March 17, 2013 2:25 PM
To: jdf info
Subject: re proposal of pacifi gateway marina 2013-2015

dear June Klassen;this is in regards to the proposal of the new marina access road at **Port Renfrew**; my husband and I are against the access road to the marina that is supposed to be controlled by lock and gate; I do not believe that the road will only be used for the water trucks and extremely large boat trailers as we have in the past had trouble with the road being misused.....the large trucks are having to pass our very open park that is used by small children and big trucks and trailers cannot always have full vision of the whole park and running children.....it is bad enough that the park is used by dogs as their dumping ground but large boat trailers have not followed speed requirements that parks demand.....so please put our vote down as a no...the people that own the property already have an access road at the other end.....sincerely Billie and Emilio Fossa.... ..Port Renfrew

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March 17,2013

Wanda Baird

Shawnigan Lake, B. C., VOR 2WO

Capital Regional District, Juan de Fuca Electoral Area Planning,

Box 283, Sooke, B.C., V9Z 0S9

Dear June,

File: TUP-04-13

Re: Notice of Intent /Temporary Use Permit application /Part Section 97, Renfrew District, Plan 344R; and Blocks A and B, District Lot 751, Renfrew District/TUP-04-13/To permit the operation of a commercial marina in the community Residential-One(CR-1) and Marine (M) zones.

As one of many property owners in this area, I am hoping that it might be a good time to express concerns regarding the fish carcasses that have several negative effects on the shorelines of this area in past summers and implement a plan to stop this from happening before we move into the upcoming fishing season. Some of these effects are: the more than normal bear sightings which in turn either put children at risk in the area and the bears at risk to be trapped and/or euthanized. The large fish bones put dogs at risk if they try to eat these when they go to the beaches, not to mention the undesirable smell of left over's of the charter fishermen's' catch. The safety of the people and the bears, as well as the health and visual effects with regard to tourism will be better served if a solution to end this type of debris on the beach in our community was enforced. As this will be the second place on the same side of the harbor wishing to operate as a marina in our small community, it is important to start looking at the impact individual interests may present and try to avoid any unnecessary conflict by courteous awareness and respect for this beautiful harbor and its beaches and I am certain our fishermen would agree and are up to creating a solution that can work for everyone.

I would very much like this to be a major consideration when issuing any type of permit to operate a commercial marina at this site or for any site in San Juan Harbor or its' rivers.

Sincerely,

Wanda Baird

Wendy Miller

From: ralph regan
Sent: Tuesday, March 19, 2013 10:30 AM
To: jdf info
Subject: Pacific Gateway Marina Temp. use permit

Ralph Regan

Port Renfrew, BC V0S 1K0

March 19, 2013

CRD, Juan de Fuca Electoral Area Planning
2-6868 West Coast Road, Box 283
Sooke, BC, V9Z 0S9
250-642-1500 Local 206
jdfinfo@crd.bc.ca

Att. June Klassen,

I am a long time resident of Beach Camp. I do not want PMG to have access of any kind through my neighbourhood.
The tourists in summer drive through like crazy already, to add big trucks with heavy loads to wreck our road, make loud noise, and drive by our park were kids play is a BAD IDEA!
PGM has a road already they should use it.

Signed,
Ralph Regan

Wendy Miller

From: Melissa Hahn
Sent: Tuesday, March 19, 2013 10:51 AM
To: jdf info; jdf info
Subject: Pacific Gateway Marina 2013-2015 temporary access

Melissa Hahn

Port Renfrew, BC V0S 1K0

March, 19 2013

CRD, Juan de Fuca Electoral Area Planning
2-6868 West Coast Road, Box 283
Sooke, BC, V9Z 0S9
250-642-1500 Local 206
jdfinfo@crd.bc.ca

Att; June Klassen

To say I am strongly opposed to giving PMG access through Beach Camp is an UNDERSTATEMENT!! The very idea of this is unsafe. To allow large trucks down a very narrow road that runs beside a park where children play is an accident waiting to happen. Also the extra wear and tear on the road surface, dust and loud noise is not what I want.

PGM has a road and should use it, their lack of planning for the marina should NOT be the burden of Beach Camp residents.

Regards,
M. Hahn

Wendy Miller

From: mike
Sent: Tuesday, March 19, 2013 1:26 PM
To: jdf info
Subject: File TUP-04_13

In regards to the temporary use permit by 3 point motors; in regards to new temp buildings, item b and e in land use implications

does this include already existing buildings and would the cafe be inside or outside

it is stated water would be trucked in, what is going to be done with grey water and/or black water from cafe, washrooms and fish processing center?

I also believe that no access should be granted through beach camp.

This is a core residential area and also our childrens playground and park. Delivery of water tankers, fuel tankers and misc other items should use their access road from parkinson rd.

Mike Conlin

Wendy Miller

From: mike
Sent: Tuesday, March 19, 2013 1:34 PM
To: jdf info
Subject: file #TUP-04-13

Further question regarding temp use permit

Can a property owner who attains a temporary use permit, lease out the business they received the permit to operate?
This must be the case as Gateway is the operator of the marina, not 3 Point.
Mike Conlin

Wendy Miller

From: Maurice Tremblay
Sent: Tuesday, March 19, 2013 1:22 PM
To: jdf info
Subject: Proposed Temporary Seasonal Marina: Pacific Gateway Marina 2013-2015

Maurice Tremblay

Port Renfrew, BC, V0S 1K0

March 19, 2013

CRD, Juan de Fuca Electoral Area Planning
2-6868 West Coast Road, Box 283
Sooke, BC, V9Z 0S9
250-642-1500 Local 206
jdfinfo@crd.bc.ca

Dear June Klassen,

RE: Proposed Temporary Seasonal Marina: Pacific Gateway Marina 2013-2015

I am against Marina traffic in Beach Camp.

Thank you,

Maurice Tremblay

SUBJECT TEMPORARY USE PERMIT APPLICATION FOR PLAN 334R, SECTION 97, RENFREW DISTRICT AND DISTRICT WATER LOT 751, BLOCK A AND B

ISSUE

Application for a temporary use permit for the operation of a commercial marina.

Comment

I believe there is a need for both a marina and the ability for mariners to purchase gasoline in Port Renfrew. I do have great concerns as to how this was done up to this point. Being a property development company one can only assume Three Point Properties were fully aware of the zoning of this property prior to being told by CRD officials (*From CRD Report - LAND USE IMPLICATIONS--As noted above, the commercial marina has been operated for the past two years; however, the use does not conform to the zoning for the land lots or the water lots. The owners were notified of this violation and are proceeding with a rezoning application..*) It would also concern me if rumors are true and hazardous materials were being sold and stored without sufficient safety measures or government approval in place. This would put the environment and safety of Port Renfrew at risk. Any clarification on this would be helpful. I would like to see greater communication with the community of Port Renfrew in Port Renfrew by Three Point Properties so all residents have a chance to participate in the future of their community.

Jon Cash

Port Renfrew, BC

VOS 1K0

Wendy Miller

From: Kara Bruinsma
Sent: Tuesday, March 19, 2013 3:22 PM
To: jdf info

Kara Bruinsma

Port Renfrew, BC, V0S 1K0

March 19, 2013

CRD, Juan de Fuca Electoral Area Planning
2-6868 West Coast Road, Box 283
Sooke, BC, V9Z 0S9
250-642-1500 Local 206
jdfinfo@crd.bc.ca

Dear June Klassen,

RE: Proposed Temporary Seasonal Marina: Pacific Gateway Marina 2013-2015

I don't want them to drive in beach camp.

Thank you,

Kara Bruinsma

Wendy Miller

From: Tomi Smith
Sent: Tuesday, March 19, 2013 3:48 PM
To: jdf info
Subject: Port Renfrew Gateway Marina ? Tree Point Properties

Reg: Temporary use Permit Application
Pacific Gateway Marina 2013-2015/ Three Point Properties

As A long term Resident, property owner of 3. ,Restaurant, owner & operator. all with in the 500 meters affected by the area in question. Pacific Gateway Marina/ Tree Point Properties.. I really hope that our, CDR planers keep in mind this is a Temporary Permit... Meaning just that(temporary).. this is Resadenuel land that should stay this way till, All permits with Minestrey of transportation, & Highway, ocean and fisheries , Enviromental Managment Act's , are all in place . all rezoning has to come to comunity meatings before getting sliped by on temporary permits.. I feel the Road that Pacific Gateway has put in.. should be to public standers and if this is the case . there should be no need to have lower Beach camp acess.. As the heavy equipment they have use preveasly has put stress on our road infrastructure. As for Fuel being on the docks..this should have to pass inspection of the(enviromental management Act.). as in the past year 2012 it was not.. .This Marina in Question Is not an Essential service to our area, as we have 4 Established marinas all ready.... I feel Pacific Gateway Marina/ Three Point Properties, Business practace's Track Record for most of thier projects to date in our community, have not been done by the book.IE: water, transpoting cabins,, all done with out permits, Hydro lines & telephone lines being pulled out, just to name a few..this they would have never got a way with in Sooke or surrounding CRD areas...their comunication skills with our community & First Nations.. has been little to none... their, just do it,, we will deal with the out come later,, additute is an insult to our community...Pls note we live here year round, our businesses we have built to benifit our community, not suck off the tourism season and shut down ..allowing Gate way Marina /Tree Point properties this temperay Permit should really have a big Caution, stamped on it.... Thank you for taking the time to read this letter
Tomizina Smith.
Port Renfrew BC.

Wendy Miller

From:
Sent: Tuesday, March 19, 2013 3:50 PM
To: jdf info
Subject: Gateway Marina / Tup-04-13

Regarding The Gateway Marina
From: Wayne Smith

I have property to the east side of the Marina within 500 meters in what we call Beach Camp. Gateway wants access to the road that goes through beach camp and I as a land owner do not want to give access to Gateway for the following reasons.

The heavy traffic that they bring for example heavy lift cranes, dump trucks and low bed trucks that use Beach Camp are going to compromise our sewer and water infrastructure which is just under our road surface. You can already see the heaves in the pavement from last year.

As a resident and property owner we should not be subject to traffic of any matter, as there is no need as they have their own road off Parkinson Rd. The Ministry of Transportation & Highways should make Gateway fix their access and egress off their property. If we the community or CRD give Gateway access they will always have legal right to use the access way. If someone has a boat that is too big for their access they can launch at the Port Renfrew Marina or Pacheedaht Launch, which are much better & safer for launching .

Emergency vehicles - Fire & Ambulance have a much quicker response time if they use Gateway access egress as they are closer and they won't have to stop and open two gates.

Why as a permanent resident should we have our way of life diminished for their financial gain. It is not necessary and is just another slap in the face by an organization that does not respect our community in the first place.

For example no meetings with our Port Renfrew community - no meeting with First Nation until after the fact which is why they are applying for temporary permit.

Sincerely,
Wayne Smith

Wendy Miller

From:
Sent: Tuesday, March 19, 2013 3:54 PM
To: jdf info
Cc: Lynne
Subject: Temporary Permit for Plan 334R - Section 97, Renfrew District & District Water Lot 751, Bl Block A&B

Regarding: Temporary Permit for Plan 334R - Section 97, Renfrew District & District Water Lot 751, Bl Block A&B

As a resident of Port Renfrew within 500 Meters of the subject site I am not in favor of a temporary permit as requested.

I am not apposed to growth within our community but am apposed to development that proceeds without consideration to local bylaws, protection of our environment and consideration of concerns to our local community.

The temporary permit requested includes a list of services that did not exist last year (legally at least). We are all aware of the infractions the Marina incurred last season and ignored for their own financial benefit.

We currently have three marinas in Port Renfrew that provide moorage and one that provides both marine fuel and diesel. We have two fish processing facilities. I am concerned about having fuel services so close to our bay without environmental hazards taken under consideration as well as disposal of waste from processing facilities.

They have a current road that should be legal public access and should suffice for their commercial business needs. Any access through our residential community in Beach Camp is not acceptable even on a temporary basis. Emergency vehicles can access the Marina more effectively if their road is legal and up to standards.

Small retail & beverage services will require disposal of grey water and VIHA approval. This is not necessary as there are businesses that supply these services through the year. These businesses depend on the high season to make the revenue so they can be open all year to service both locals, workers and tourists.

If the Marina wants to develop their property as outlined they should proceed with all the legal approvals including community input on all aspects of their development. Once they have met all these obligations then they can proceed with their development to better our community and services.

Sincerely,
Lynne Conlin

Wendy Miller

From: June Klassen
Sent: Tuesday, March 19, 2013 3:56 PM
To: Wendy Miller
Subject: FW: (CRD Website Submission)

From: Don Proudlove Don
Sent: Tuesday, March 19, 2013 3:54 PM
To: June Klassen
Subject: (CRD Website Submission)

The following message was received through the contact form at www.crd.bc.ca. Neither the name or e-mail address can be confirmed as accurate.

.....

Your Name:
Don Proudlove Don

Your E-mail Address:

Subject:
new marina developement

Message:

Two major concerns:

- 1, I definely don, t want any additional traffic passing by the Park based on what we've seen in the pass(speeding vehicles and intoxicated drivers)
- 2, Additional traffic on the secondary road to the marina is going to cause major stress on the all to close Parkinson main road, there has all ready been "sluffing" happening and is very dangerous, should be inspected before someone gets hurt.

Submitted at: 3/19/2013 3:54:00 PM

Submitted via: <http://www.crd.bc.ca/contact/default.aspx?r=671>

User Agent: Mozilla/5.0 (Linux; U; Android 4.1.1; en-ca; GT-P5113 Build/JR003C)

AppleWebKit/534.30 (KHTML, like Gecko) Version/4.0 Safari/534.30

IP: 184.66.163.86