



REPORT TO JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, JUNE 17, 2014

SUBJECT PROPOSED AMENDMENTS TO THE COMPREHENSIVE COMMUNITY DEVELOPMENT PLAN FOR PORT RENFREW, BYLAW NO. 1, 2003 (AMENDMENT BYLAW NO. 3897)

ISSUE

Amendments to the Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 3109, are proposed to clarify the definitions of community water system and community sewage system as they relate to minimum lot size for subdivision and to define zoning categories.

BACKGROUND

The Community Residential One (CR-1), Tourist Commercial One (TC-1), Tourist Commercial Two (TC-2) and Industrial (IND) zones in Bylaw No. 3109 permit smaller minimum parcel sizes when the parcels are connected to both a community sewage system and a community water system. The definitions do not specifically reference the local CRD service areas for sewer and water. Therefore, private engineered water and sewer systems serving more than two parcels or buildings on a parcel is sufficient to permit the smaller minimum parcel size for subdivision. The definitions of community sewer system and community water system in the bylaw state:

COMMUNITY SEWAGE SYSTEM means a system of sewage collection and disposal serving two or more parcels or two or more principal buildings on a parcel of land.

COMMUNITY WATER SYSTEM means a system for the distribution of fresh potable water serving two or more parcels or two or more principal buildings on a parcel of land.

These definitions are consistent with the *Local Services Act*. As the CRD owns and operates the Port Renfrew local water and sewer services, staff recommend amending the bylaw to clarify that the smaller minimum parcel size for subdivision provisions apply to parcels connected to the CRD services as defined in the service establishment bylaws, Bylaw Nos. 1747, 1744, 3646 and 3644. On-site engineered community sewage and water systems would still be permitted but would not trigger the smaller parcel size for subdivision.

Other administrative amendments included in proposed Bylaw No. 3897 involve defining residential and commercial zone categories to address wording in the IND zone.

ALTERNATIVES

1. Recommend to the Capital Regional District (CRD) Board that proposed Bylaw No. 3897, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 5, 2014" be referred to relevant CRD departments and agencies for comment.
2. Recommend that the CRD Board not refer proposed Bylaw No. 3897, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 5, 2014".
3. Request more information be provided by staff.

LEGISLATIVE IMPLICATIONS

Pursuant to Section 879 of the *Local Government Act (LGA)*, an amendment to a zoning bylaw requires that the local government provide one or more opportunities for consultation it considers appropriate to the persons, organizations and authorities the local government considers may be affected by the adoption, repeal or amendment of a zoning bylaw.

Pursuant to Section 881 of the *LGA*, a proposed amendment to a zoning bylaw must be referred to the school district. Where an amendment or new land use and subdivision bylaw will apply to land within 800 m of a controlled access highway, the bylaw must be referred to the Ministry of Transportation and Infrastructure.

PUBLIC CONSULTATION IMPLICATIONS

The Advisory Planning Commissions were established to make recommendations to the Land Use Committee (LUC) on land use planning matters referred to them relating to Part 26 of the *LGA*; however, the Port Renfrew Advisory Planning Commission is inactive. Staff proposes holding a public information meeting to obtain community comments.

Should the amendment to the Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 3109, proceed, it will be considered pursuant to the bylaw amendment process outlined in the Juan de Fuca Electoral Area Development Procedures Bylaw, Bylaw No. 3110. A public hearing pursuant to Section 890 of the *LGA* would be required subsequent to the amendments passing second reading by the CRD Board. A notice of the proposed bylaw amendment will be advertised in the local paper, on the website and provided to Port Renfrew residents through an unaddressed mail drop.

REGIONAL GROWTH STRATEGY AND OFFICIAL COMMUNITY PLAN IMPLICATIONS

In the evaluation of a zoning amendment, consideration must be given to the CRD's Regional Growth Strategy (RGS) Bylaw No. 2952 and Comprehensive Community Development Plan (CCDP) for Port Renfrew, Bylaw No. 3109. The RGS designates Port Renfrew as Renewable Resource Lands which does not reflect the existing settlement, despite recognition of the community as a residential policy area within the CCDP and being included within CRD local sewer and water servicing areas.

PLANNING ANALYSIS

The Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Bylaw No. 1747, established the local service area boundary for the CRD water supply system in Port Renfrew. The service area was expanded by amending Bylaw No. 3032 in 2003 and by amending Bylaw No. 3316 in 2006. As part of the Memorandum Of Understanding (MOU) between the CRD and property owner of portions of Sections 36 and 97, an additional water service area was established by the Port Renfrew Water Service No. 3, Establishment Bylaw No. 1, 2009, Bylaw No. 3646; however, no infrastructure has been constructed to serve these parcels as a development proposal for the affected lands has not been submitted.

The Port Renfrew Sewer Local Service Establishment Bylaw No. 1, 1989, Bylaw No. 1744, established the local service area boundary for the CRD sewer supply system in Port Renfrew. The service area was expanded by amending Bylaw No. 3739 in 2011. Also as part of the MOU, an additional sewer service area was established by the Port Renfrew Wastewater Service No. 2, Establishment Bylaw No. 1, 2009, Bylaw No. 3644; to date, no infrastructure has been constructed to serve these parcels as a development proposal has not been submitted.

Given that there is a Port Renfrew sewer and water system, the minimum parcel size for subdivision should be increased for parcels serviced by on-site engineered community systems. For the CR-1 zone the proposed amendment would permit a minimum parcel size of 1 ha when there is no connection to the Port Renfrew sewer or water system and a minimum parcel size of 0.1 ha for parcels connected to both the Port Renfrew sewer and water systems as defined in Bylaw Nos. 1747, 1744, 3646 and 3644. For the TC-1 zone, the proposed amendment permits a minimum parcel size of 4 ha for parcels not connected to the Port Renfrew sewer or water system, a minimum parcel size of 0.4 ha for parcels connected to either the Port Renfrew sewer or water system and establishes a minimum parcel size to 0.1 ha for parcels connected to both the Port Renfrew sewer and water systems. For the TC-2 zone, the proposed amendment permits a minimum parcel size of 4 ha for parcels not connected to the Port Renfrew sewer or

water system, a minimum parcel size of 1.2 ha for parcels connected to either the Port Renfrew sewer or water system and establishes a minimum parcel size to 0.1 ha for parcels connected to both the Port Renfrew sewer and water systems. The proposed amendment also clarifies minimum parcel size provisions for the IND zone of 4 ha when there is no connection to Port Renfrew sewer or water, 2 ha when there is either Port Renfrew sewer or water, and 1.2 ha when there is a connection to both.

Additional proposed amendments to Bylaw No. 3109 include changing the words “dwelling unit” to “residential” under the permitted uses sections of the zones and defining residential, community use, industrial and marine and commercial zoning districts.

Staff recommends referring Bylaw No. 3897 to agencies and to a public information meeting for comment.

CONCLUSION

The purpose of this zoning amendment is to clarify the definitions of community water system and community sewage system and to define zoning categories.

RECOMMENDATION

That the Land Use Committee recommends to the CRD Board that:

1. Proposed Bylaw No. 3897, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 5, 2014”, as included in Appendix 1, be referred to a public information meeting, appropriate CRD departments and the following agencies for comment: Cowichan Valley Regional District, District of Sooke, Ministry of Transportation & Infrastructure, Port Renfrew Fire Department, Port Renfrew Utilities Commission, and School District #62.

****ORIGINAL SIGNED****

Emma Taylor, MA
Planner, Local Area Planning

June Klassen, MCIP, RPP
Manager, Local Area Planning
Concurrence

Kevin Lorette, P.Eng., MBA
General Manager,
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Concurrence

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Concurrence

Appendix 1: Proposed Bylaw No. 3897
Appendix 2: Track Changes to Bylaw No. 3107

CAPITAL REGIONAL DISTRICT
BYLAW NO. 3897

A BYLAW TO AMEND BYLAW NO. 3109, THE "COMPREHENSIVE COMMUNITY PLAN FOR
PORT RENFREW, 2003"

The Regional Board of the Capital Regional District, in open meeting assembled, enacts as follows:

1. Bylaw No. 3109 being the "Comprehensive Community Plan for Port Renfrew" is hereby amended:
 - A. **SCHEDULE B, PART 1, SECTION 1, DEFINITIONS**
 - (a) By adding the definition of "COMMERCIAL ZONE" after the definition of "CARETAKER'S QUARTERS" as follows:

"COMMERCIAL ZONE means the TC-1 and TC-2 zones;"
 - (b) By adding the definition of "COMMUNITY USE ZONE" after the definition of "COMMUNITY USE SERVICE" as follows:

"COMMUNITY USE ZONE means the CU and CU-1 zones;"
 - (c) By adding the definition of "INDUSTRIAL ZONE" after the definition of "HOUSEHOLD" as follows:

"INDUSTRIAL ZONE means the IND zone;"
 - (d) By adding the definition of "MARINE ZONE" after the definition of "MANUFACTURING FACILITIES" as follows:

"MARINE ZONE means the M zone;"
 - (e) By adding the definition of "PORT RENFREW COMMUNITY SEWER SYSTEM" after the definition of "PARCEL" as follows:

"PORT RENFREW COMMUNITY SEWER SYSTEM means the local service area established by the Port Renfrew Sewer Local Service Establishment Bylaw No. 1, 1989 and the Port Renfrew Wastewater Service No. 2, Establishment Bylaw No. 1, 2009;"
 - (f) By adding the definition of "PORT RENFREW COMMUNITY WATER SYSTEM" before the definition of "PRINCIPAL USE" as follows:

"PORT RENFREW COMMUNITY WATER SYSTEM means the local service area established by the Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989 and the Port Renfrew Water Service No. 3, Establishment Bylaw No. 1, 2009;"
 - (g) By adding the definition of "RESIDENTIAL" after the definition of "RETAIL ESTABLISHMENTS" as follows:

"RESIDENTIAL means the occupancy or use of a building or part thereof as a dwelling unit;"
 - (h) By adding the definition of "RESIDENTIAL ZONE" before the definition of "SCREENING" as follows:

"RESIDENTIAL ZONE means the CR-1 zone;"

CRD Bylaw No. 3897

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B. SCHEDULE B, PART IV, SECTION 22, CR-1 (COMMUNITY RESIDENTIAL – ONE) ZONE

(a) By deleting the words "dwelling unit" from Section 22, 1a) and replacing with the word "Residential".

(b) By deleting Section 22, 2a) and 2b) in its entirety and replacing with the following:

"a) The minimum parcel size is 1.0 Ha (2.5 acres) where a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.

b) The minimum parcel size is 0.1 Ha (0.25 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System."

C. SCHEDULE B, PART IV, SECTION 23, TC-1 (TOURISM COMMERCIAL – ONE) ZONE

(a) By deleting the words "dwelling unit" from Section 23, 1a) and replacing with the word "Residential".

(b) By deleting Section 23, 2a) and 2b) in its entirety and replacing with the following:

"a) The minimum parcel size is 4.0 Ha (10 acres) when a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.

b) The minimum parcel size is 0.4 Ha (1 acre) when a parcel is connected to the Port Renfrew Community Sewer System or the Port Renfrew Community Water System.

c) The minimum parcel size is 0.1 Ha (0.25 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System."

D. SCHEDULE B, PART IV, SECTION 24, TC-2 (TOURISM COMMERCIAL – TWO) ZONE

(a) By deleting the words "dwelling unit" from Section 24, 1a) and replacing with the word "Residential".

(b) By deleting Section 24, 2a) and 2b) in its entirety and replacing with the following:

"a) The minimum parcel size is 4.0 Ha (10 acres) when a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.

b) The minimum parcel size is 1.2 Ha (3 acre) when a parcel is connected to the Port Renfrew Community Sewer System or the Port Renfrew Community Water System.

c) The minimum parcel size is 0.1 Ha (0.25 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System."

E. SCHEDULE B, PART IV, SECTION 26, IND (INDUSTRIAL) ZONE

(a) By deleting Section 26, 2a) and 2b) in its entirety and replacing with the following:

"a) The minimum parcel size is 4.0 Ha (10 acres) when a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.

b) The minimum parcel size is 2.0 Ha (5 acres) when a parcel is connected to the Port Renfrew Community Sewer System or the Port Renfrew Community Water System.

c) The minimum parcel size is 1.2 Ha (3 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System."

(b) By deleting the words "residential area" from Section 26, 2i) and replacing with the words "residential or commercial zone".

2. This bylaw may be cited as Bylaw No. 3897, "Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 5, 2014".

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READ A FIRST TIME THIS day of , 2014.

READ A SECOND TIME THIS day of , 2014.

READ A THIRD TIME THIS day of , 2014.

APPROVED by the Minister of Transportation and Infrastructure
THIS day of , 2014.

ADOPTED THIS day of , 2014.

Appendix 2: Track Changes to Bylaw No. 3109

Schedule "B" of
Capital Regional District Bylaw No. 3109

PART I ADMINISTRATION OF THE LAND USE REGULATIONS

This part of the bylaw constitutes the zoning and other regulations authorized by Division 7 of Part 26 of the *Local Government Act*.

SECTION 1 DEFINITIONS

In this bylaw, which includes Schedules A and B, unless the context otherwise requires:

ACCESSORY or ACCESSORY USE

means a use, building or structure that is incidental or subordinate to, and exclusively devoted to and located on the same parcel as a principal use, building or structure;

CARETAKER'S QUARTERS

means sleeping and cooking facilities that may be provided for the use of one person and their immediate family, who is provided security services for the site.

COMMERCIAL ZONE

means the TC-1 and TC-2 zones;

COMMUNITY SEWAGE SYSTEM

means a system of sewage collection and disposal serving two or more parcels or two or more principal buildings on a parcel of land;

COMMUNITY USE SERVICES

means the use of land, a building, a structure or facilities for one or more of the following:

- a) recreational and social activities for local community purposes;
- b) community sponsored and publicly funded educational activities;
- c) community safety or emergency response activities, including fire, police, ambulance and first responder services; and
- d) any government services.

COMMUNITY USE ZONE

means the CU and CU-1 zones;

COMMUNITY WATER SYSTEM

means a system for the distribution of fresh potable water serving two or more parcels or two or more principal buildings on a parcel of land;

BED AND BREAKFAST

means a home-based business that offers sleeping accommodation and a morning meal to the travelling public;

DAY CARE CENTRE

means a facility, which is licensed where required by law, that provides day and after school supervision with or without an educational program;

DERELICT VEHICLE

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means:

- a) a person, or
- b) two or more persons related by blood, marriage or adoption, or associated through foster care, or
- c) a group of not more than five persons including boarders, who are not related by blood, marriage adoption or associated through foster care; and
- d) in addition to the above, up to one housekeeper, nanny or other person who resides in the building in which the dwelling unit is located and who is employed for the purpose of providing services to the other members of the household or in relation to the residence itself,

INDUSTRIAL ZONE

means the IND zone;

INTERIOR SIDE PARCEL LINE

means a side parcel line that is not common to a highway other than a lane or walkway. (For illustrative purposes please see the Parcel Definition Diagram No. 1 on Page 34 and the Setback/Height Definition Diagram No. 2 on Page 35);

KENNEL

means a commercial establishment for the keeping, breeding, or training of domestic pets;

MANUFACTURING FACILITIES

means a building, structure or a parcel of land used for the making of articles or products by either physical labour or with machinery or a combination of the two;

MARINE ZONE

means the M zone;

OFFICE USES

means the occupancy or use of a building for the purpose of carrying out business, financial or professional activities, and includes accessory retail; *Bylaw No. 3716*

PARCEL AREA

means the total area of a parcel of land taken in a horizontal line;

PARCEL

means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

PORT RENFREW COMMUNITY SEWER SYSTEM

means the local service area established by the Port Renfrew Sewer Local Service Establishment Bylaw No. 1, 1989 and the Port Renfrew Waste water Service No. 2, Establishment Bylaw No. 1, 2009;

PORT RENFREW COMMUNITY WATER SYSTEM

means the local service area established by the Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989 and the Port Renfrew Water Service No. 3, Establishment Bylaw No. 1, 2009;

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PRINCIPAL USE

means a use, building or structure, which occupies the major portion of a parcel and constitutes the primary purpose for which the parcel is used;

REAR PARCEL LINE

means the boundary of a parcel that lies the most opposite to and is not connected to the front parcel line. (For illustrative purposes please see the Parcel Definition Diagram No. 1 on Page 34 and the Setback/Height Definition Diagram No. 2 on Page 35);

REGIONAL BOARD

means the Capital Regional District Board;

RELIGIOUS CENTRE

means a building or structure whose use is dedicated to religious worship and may include accessory uses such as a day-care centre, an assembly hall, a library, arts and craft sales, communitysuppers, sales of pre-owned goods and an accessory dwelling unit for a caretaker;

RETAIL ESTABLISHMENTS

means an activity carried out within a building or structure, that provides goods to the public for financial gain, such as but not limited to:

- a) a convenience store,
- b) a farmer's market,
- c) a local grocery store,
- d) arts and craft shops,
- e) a thrift shop, and
- f) a laundromat;

Bylaw No. 3716

Bylaw No. 3716

RESIDENTIAL

means the occupancy or use of a building or part thereof as a dwelling unit.

RESIDENTIAL ZONE

means the CR-1 zone.

SCREENING

means a fence, wall, berm, vegetation or similar barriers or any combinations therefore, that effectively obstructs the view or denies physical access to a parcel or portion thereof;

SECONDARY SUITE

means an accessory dwelling located within the structure of a principal single-family detached dwelling;

SETBACK

means the minimum distance required under this Bylaw between a building or structure and a specified parcel line. (For illustrative purposes please see the Parcel Definition Diagram No. 1 on Page 34 and the Setback/Height Definition Diagram No. 2 on Page 35);

SIDE PARCEL LINE

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PART IV ZONES

SECTION 22 CR-1 (Community Residential – One) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:

- a) ~~Dwelling unit residential;~~
- b) Religious centres;
- c) Bed and breakfasts;
- d) Home based business;
- e) Retail establishments.

Permitted accessory uses and buildings on any parcel includes the following:

- f) Any accessory buildings or structures to any of the above listed uses, including one or more dwelling units in the rear of or above a retail establishment;
- g) One-cottage in conjunction with the above permitted uses, provided that the cottage does not exceed 83 square metres (900 square feet).

Regulations

2. On a parcel of land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) ~~The minimum parcel size is 1.0 Ha (2.5 acres) when there is no community sewage or water system to hook into or the owner decides not to hook into both the community sewage and water system. The minimum parcel size is 1.0 Ha (2.5 acres) when a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.~~
- b) ~~The minimum parcel size is 0.1 Ha (0.25 acres) when the parcel is hooked up to a community sewer and water system. The minimum parcel size is 0.1 Ha (0.25 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.~~

Minimum Size of Accessory Dwelling Units and Cottage

- c) Not more than 30 percent (30%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.
- d) The accessory cottage must not exceed 83 square metres (900 square feet).

Number and Type of Dwelling Units Allowed

- e) Despite paragraph (d) above, not more than the following types of dwelling units, not contained within a retail establishment, are allowed on a parcel in this zone:
 - i. One (1) single-family dwelling unit;

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- ii. One (1) two-family dwelling unit, if there is no retail establishment on the parcel.

Height

- f) No principal building or structure shall exceed 9.75 metres (32 feet) in height. No accessory building or structure shall exceed 4.8 metres (16 feet) in height.

Setbacks

- g) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - i. 6 metres (20 ft) of a front parcel line;
 - ii. 1.5 metres (5 ft) of an interior side parcel line;
 - iii. 4.6 metres (15 ft) of an exterior side parcel line;
 - iv. 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- h) The total floor area of all accessory buildings must not exceed 10-percent (10%) of the parcel area;
- i) An accessory building must not be located within 1.5 metres (5 ft) of a rear parcel line.

Parcel Area Coverage

- j) The maximum permitted parcel area coverage of the principal building with all accessory buildings and structures is 40 percent (40%).

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SECTION 23 TC-1 (Tourism Commercial-One) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:

- a) ~~Dwelling unit~~ Residential;
- b) Bed and breakfast;
- c) Home based business;
- d) Retail establishments;
- e) Tourist facilities.

Permitted accessory uses and buildings on any parcel includes the following:

- f) Staff accommodations;
- g) Any accessory buildings or structures to any of the above listed uses, including one or more dwelling units in the rear of or above a retail establishment.

Regulations

2. On a parcel of land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) ~~The minimum parcel size is 4.0 Ha (10 acres) where there is no community sewage or water system or the owner decides not to hook into both the community sewage and water systems.~~ The minimum parcel size is 4.0 Ha (10 acres) when a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.
- b) ~~If the parcel is connected to a community sewer and water system, then there is no minimum parcel size.~~ The minimum parcel size is 0.4 Ha (1 acre) when a parcel is connected to the Port Renfrew Community Sewer System or the Port Renfrew Community Water System.
- c) ~~If the parcel is connected to either a community water or sewer system, but not both, then the minimum parcel size is 0.4 Ha (1 acre).~~ The minimum parcel size is 0.1 Ha (0.25 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.

Minimum Size of Accessory Dwelling Units and Staff Accommodations

- d) Not more than 30 percent (30%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.
- e) The total floor space of the staff accommodations must not exceed 83 square metres (900 square feet).

Number and Type of Dwelling Units Allowed

- f) Despite paragraph (d) above the total number and type of dwelling unit that is allowed on a parcel in this zone is as follows;

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- i. One (1) single-family dwelling unit;

Height

- g) No principal building or structure shall exceed 9.75 metres (32 feet) in height. No accessory building or structure shall exceed 4.8 metres (16 feet) in height.

Setbacks

- h) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- i. 6 metres (20 ft) of a front parcel line;
ii. 1.5 metres (5 ft) of an interior side parcel line;
iii. 4.6 metres (15 ft) of an exterior side parcel line;
iv. 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- i) No accessory building may be located closer than 1.5 metres (5 ft) to a rear parcel line.

Parcel Area Coverage

- j) The maximum permitted parcel area coverage of the principal building with all accessory buildings and structures is 50-percent (50%).

Additional Requirements

- k) Buildings or structures used for any part of a retail establishment must be a minimum of 4.5 metres (15 ft) from any parcel line that is used or zoned residential.

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SECTION 24 TC-2 (Tourism Commercial-Two) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:

- a) ~~Dwelling-unit~~Residential;
- b) Hotels and motels;
- c) Bed and breakfast;
- d) Home based business;
- e) Retail establishment
- f) Tourist facilities and related amenities.

Permitted accessory uses and buildings on any parcel includes the following:

- g) Staff accommodations;
- h) Any accessory buildings or structures to any of the above listed uses, including one or more dwelling units in the rear of the above a retail establishment.

Regulations

2. On a parcel of land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) ~~The minimum parcel size is 4.0 Ha (10 acres) where there is no community sewage or water system or the owner decides not to hook into both the community sewage and water system. The minimum parcel size is 4.0 Ha (10 acres) when a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.~~
- b) ~~If the parcel is connected to a community sewer and water system, then there is no minimum parcel size. The minimum parcel size is 1.2 Ha (3 acres) when a parcel is connected to the Port Renfrew Community Sewer System or the Port Renfrew Community Water System.~~
- c) ~~If the parcel is connected to either a community water or sewer system, but not both, then the minimum parcel size is 1.2 Ha (3 acres). The minimum parcel size is 0.1 Ha (0.25 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.~~

Minimum Size of Accessory Dwelling Units and Staff Accommodations

- d) Not more than 30 percent (30%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.
- e) The total floor space of the staff accommodations must not exceed 83 square metres (900 square feet).

Number and Type of Dwelling Units Allowed

- f) Despite paragraph (d) above the total number and type of dwelling unit that is allowed on a parcel in this zone is as follows;

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- ii. One (1) single-family dwelling unit.

Height

- g) No principal building or structure shall exceed 9.75 metres (32 feet) in height. No accessory building or structure shall exceed 4.8 metres (16 feet) in height.

Setbacks

- h) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - i. 6 metres (20 ft) of a front parcel line;
 - ii. 1.5 metres (5 ft) of an interior side parcel line;
 - iii. 4.6 metres (15 ft) of an exterior side parcel line;
 - iv. 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- i) No accessory building may be located closer than 1.5 metres (5 ft) to a rear parcel line.

Parcel Area Coverage

- j) The maximum permitted parcel area coverage of the principal building with all accessory buildings and structures is 50-percent (50%).

Additional Requirements

- k) Buildings or structures used for any part of a retail establishment must be a minimum of 4.5 metres (15 ft) from any parcel line that is used or zoned residential.

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SECTION 26 IND (Industrial) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:
 - a) Manufacturing facilities and storage areas for raw materials;
 - b) Care taker's quarters.

Permitted accessory uses and buildings on any parcel includes the following:

- c) Any accessory buildings or structures to any of the above uses.

Regulations

2. On a parcel of land located in this zone :

Minimum Parcel Size for Subdivision Purposes

- a) ~~The minimum parcel size is 4.0 Ha (10 acres) where there is no community sewer or water system or the owner decides not to hook into both the community sewer and water system. The minimum parcel size is 4.0 Ha (10 acres) when a parcel is not connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.~~
- b) ~~The minimum parcel size is 2.0 Ha (5 acres) when a parcel is connected to the Port Renfrew Community Sewer System or the Port Renfrew Community Water System. If the parcel is connected to a community sewer and water system, then the minimum parcel size is 1.2 Ha (3 acres).~~
- c) ~~The minimum parcel size is 1.2 Ha (3 acres) when a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System. If the parcel is connected to either a community water or sewer system, but not both, then the minimum parcel size is 2.0 Ha (5 acres).~~

Number and Type of Dwelling Units Allowed

- d) The only dwelling unit allowed on a parcel in this zone;
 - i. One (1) single-family dwelling unit, to be used as watchmen's caretaker's quarters.

Height

- e) No principal building or structure shall exceed 11.9 metres (50 feet) in height. No accessory building or structure shall exceed 5.9 metres (25 feet) in height.

Setbacks

- f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

Schedule "B" of
Capital Regional District Bylaw No. 3109

- i. 6 metres (20 ft) of a front parcel line;
- ii. 1.5 metres (5 ft) of an interior side parcel line;
- iii. 4.6 metres (15 ft) of an exterior side parcel line;
- iv. 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- g) No accessory building may be located closer than 1.5 metres (5 ft) to a rear parcel line.

Parcel Area Coverage

- h) The maximum permitted parcel area coverage of the principal building with all accessory buildings and structures is 70 percent (70%).

Additional Requirements

- i) All industrial areas that are adjacent to either a ~~residential area~~ residential or commercial zone or a highway must be screened by a solid fence or a vegetated landscaped berm that must not be less than 3 metres (10 ft) in height from the grade to the top of the berm or fence.