



REPORT TO JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, SEPTEMBER 16, 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, to revise the minimum parcel size for residential and tourist commercial zones, increase the percentage of residential use in a retail building, and to define zoning categories.

BACKGROUND

At their meeting of June 17, 2014, the Juan de Fuca Land Use Committee (LUC) considered proposed Bylaw No. 3897 to clarify the definition of community sewage system and a community water system and revise the minimum parcel size based on level of servicing.

At its meeting of July 9, 2014, the CRD Board considered the LUC recommendation and directed staff to refer proposed Bylaw No. 3897 to a public information meeting, to appropriate CRD departments and to the Cowichan Valley Regional District, District of Sooke, Ministry of Transportation & Infrastructure, Port Renfrew Fire Department, Port Renfrew Utilities Commission, and School District #62 for comment.

Comments were received from the Cowichan Valley Regional District, District of Sooke, Ministry of Transportation & Infrastructure, CRD Integrated Water Services and the proposed bylaw was also the subject of a public information meeting in Port Renfrew on July 22, 2014 (Appendix 1).

Proposed Bylaw No. 3897 has been revised to incorporate an additional amendments to the Port Renfrew Comprehensive Community Development Plan raised through the referral process. The additional amendments propose modifying the parcel sizes to 1 ha for parcels not connected to Port Renfrew water or sewer and increasing the percentage of residential use in a retail building (Appendix 2). To assist with the review of the proposed changes, Appendix 3 provides a tracked changes version of the Port Renfrew Comprehensive Community Development Plan. Due to the substantive changes to proposed Bylaw No. 3897, staff recommends that it be re-referred to the community and agencies for comments.

ALTERNATIVES

1. Recommend to the Capital Regional District (CRD) Board that revised 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 revised proposed Bylaw No. 3897.
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. Although the proposed amendment bylaw will not apply to land within 800 m of a controlled access highway, staff recommends referring the bylaw to the Ministry of Transportation & Utilities as the Ministry is the road authority for Port Renfrew.

PUBLIC CONSULTATION IMPLICATIONS

The Advisory Planning Commissions were established to make recommendations to the 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. As the proposed bylaw has been revised, staff proposes holding another 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 CRD 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 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 Comprehensive Community Development Plan and being included within CRD local sewer and water servicing areas. The proposed amendments do not impact the provisions of Schedule A, the Port Renfrew OCP nor the provisions of the RGS and they are not inconsistent with the OCP or RGS.

REFERRAL COMMENTS

The District of Sooke, the Ministry of Transportation and Infrastructure and the Cowichan Valley Regional District have no objections to the proposed amendments. CRD Integrated Water Services supports the proposed amendments and query whether Planning has calculated the potential build out with the existing zones as there are capacity issues with the existing water service. Full build out of the existing zoning is unlikely but if additional development were considered, a new water service area would need to be established which would address capacity issues. If there is insufficient system capacity in the existing service areas or outside the service areas, the development must be supported by private on-site water and septic service. The proposed amendment to the Port Renfrew Comprehensive Community Development Plan does not compromise future ability to deny access to CRD water if there is insufficient capacity.

At the public information meeting, it was suggested that the minimum parcel size for residential and tourism commercial parcels that rely on private on-site water and septic services be reduced from the existing 4.0 ha to 1.0 ha which is supported by Island Health subdivision standards.

PLANNING ANALYSIS

As outlined in the June 17, 2014 staff report, 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. 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.

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 1.0 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 1.0 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 1.0 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 of 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.

Other related administrative amendments included in proposed Bylaw No. 3897 involve defining residential and commercial zone categories to address wording in the IND zone, replacing the words “dwelling unit” to “residential” under the permitted uses sections of the zones, defining residential, community use, industrial and marine and commercial zoning districts.

This bylaw amendment also provided an opportunity to consider an amendment to the minimum size of accessory dwelling units in retail buildings in the CR-1, TC-1 and TC-2 zones. Section 22, subsection 2c), Section 23, subsection 2 d) and Section 24 subsection 2 d) of the Port Renfrew Comprehensive Community Development Plan state:

Not more than 30 percent (30%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.

This provision does not provide for a clear separation of uses in a two storey building with retail on the ground floor and the accessory dwelling units on the second floor. There is no compelling planning rationale for the 30% limitation on dwelling unit size. The proposed amendment increases the proportion of a retail building that can be used as a dwelling unit from 30% to 50%, and this revised proportion permits a clear separation of the retail and residential uses in most two storey building designs.

Due to the additional amendments proposed to Bylaw No. 3897, staff recommends re-referring revised Bylaw No. 3897 to agencies and to another public information meeting for comment.

CONCLUSION

The purpose of this bylaw amendment is to clarify the definitions of community water system and community sewage system, to revise the definition of height, revise the minimum parcels size for residential and tourist commercial zones, increase the height for accessory buildings, and increase the percentage of residential use in a retail building, and to define zoning categories. Due to the additional amendments proposed, staff recommends referring revised Bylaw No. 3897 to agencies and to a public information meeting for comment.

RECOMMENDATION

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

Revised 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****

June Klassen, MCIP, RPP
Manager, Local Area Planning

Kevin Lorette, P.Eng., MBA
General Manager,
Planning and Protective Services
Concurrence

Robert Lapham, MCIP, RPP
Chief Administrative Officer
Concurrence

Appendix 1: Referral Comments
Appendix 2: Proposed Bylaw No. 3897
Appendix 3: Track Changes to Bylaw No. 3107

Appendix 1: Referral Comments

Wendy Miller

From: Tara Johnson <tjohnson@sooke.ca>
Sent: Wednesday, July 30, 2014 3:57 PM
To: Wendy Miller
Cc: Gerard LeBlanc; Gord Howie
Subject: RE: CRD Referral - Bylaw No. 3897 (Port Renfrew Comprehensive Community Plan Amendment)

Hi Wendy,

Upon review of the proposed amendments to the Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 3109 staff have determined that the proposed bylaws do not affect the District's interests.

Thank you for providing the District of Sooke with the opportunity to comment on the proposed amendments to the Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 3109.

Please contact me if there are any further questions.

Regards,

Tara Johnson, MCIP, RPP
Planner II - District of Sooke
2205 Otter Point Road, Sooke BC V9Z 1J2
Email: tjohnson@sooke.ca
(250) 642-1628 Fax: (250) 642-0541

Wendy Miller

From: Derek Arthur
Sent: Thursday, July 24, 2014 1:54 PM
To: Wendy Miller
Cc: Scott Mason; Richard Edwards
Subject: FW: CRD Referral - Bylaw No. 3897 (Port Renfrew Comprehensive Community Plan Amendment)
Attachments: PPS-JDF-2014-06-17-BL3897-LUCReport-revised-WithoutSignatures.pdf; PPS-JDF-2014-07-10-BL3897-Referral-Agency.pdf

Wendy,

The proposed amendments to the Comprehensive Community Development Plan for Port Renfrew, as noted in the attached, were forwarded to Integrated Water Services Infrastructure Engineering for our review and comment. We have added the following comments:

- We are in agreement with the changes to reflect the Port Renfrew sewer and Port Renfrew water service areas and do away with the "Community systems" when designating the subdivision potential for the various Zones
- Have you calculated, with these changes, what the full build out at present zoning be (ie how many SFE's this could generate) as the water source is a finite entity and if you want to introduce further change in subdivision density now might be a time to address the issue of availability of water
- In Appendix 1 (page 5 of the staff report) where you are talking about changing Sections 22, 23, 24 & 26 you say delete 2a) 2b) in its entirety: We feel it should read delete 2a) 2b) 2c) in its entirety

If you require a more formal response, or if you have any questions please feel free to contact me.

Thanks,

Derek Arthur
Engineering Technologist, Development



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Capital Regional District
Integrated Water Services
479 Island Highway
Victoria, BC V9B 1H7
Ph: (250) 474-9607
Fax: (250) 474-4012

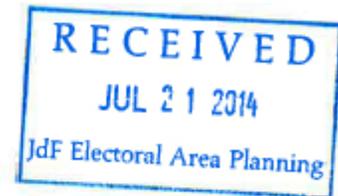


175 Ingram Street
Duncan, BC V9L 1N8
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Office: 250.746.2500
Fax: 250.746.2513
Toll Free: 1.800.665.3955

July 18, 2014

Juan de Fuca Electoral Area Planning
3-7450 Butler Road
SOOKE BC V9Z 1N1



Attention: June Klassen, Manager, Local Area Planning

Dear Ms. Klassen:

Re: Proposed Bylaw No. 3897

Thank you for providing the Cowichan Valley Regional District (CVRD) with an opportunity to comment on the proposed bylaw amendments to your Comprehensive Community Development Plan.

Our CVRD Community & Regional Planning Division staff have reviewed the proposed amendments and have no concerns as noted on the response form.

Kind Regards,

A handwritten signature in black ink, appearing to read "Ann Kjerulf".

Ann Kjerulf, RPP, MCIP
Senior Planner, Community & Regional Planning
Planning & Development Department

AK/lar

Attachment

Y:\CVRDSTORE1\HomeDir\robertson\Letters, Memos, Drafts\Letter 2014\Ann\CCDP_Bylaw_3897-letter.docx

Wendy Miller

From: Evanoff, Ryan TRAN:EX <Ryan.Evanoff@gov.bc.ca>
Sent: Friday, July 11, 2014 8:40 AM
To: Wendy Miller
Subject: RE: CRD Referral - Bylaw No. 3897 (Port Renfrew Comprehensive Community Plan Amendment)

Wendy,

Please accept this email as an official response to your bylaw referral below, Ministry file 2014-03353.

The Ministry has no objections to the proposed amendment of the Comprehensive Community Development Plan for Port Renfrew, and has no additional requirements for approval.

Certified bylaw adoption forms for this bylaw can be forwarded to this office for stamp/signature after third reading at your convenience.

If you need any additional documentation please feel free to contact myself directly.

Thank you,

RYAN EVANOFF | DISTRICT DEVELOPMENT TECHNICIAN | BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | VANCOUVER ISLAND DISTRICT | 240-4460 CHATTERTON WAY, VICTORIA, BC V8X 5J2 |

T: 250.952.4495 | F: 250.952.4508

WEBSITE FOR DEVELOPMENT APPROVALS:

www.th.gov.bc.ca/Development_Approvals/home.htm | MINISTRY WEBSITE: <http://tranbc.ca/>

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Notes from a Public Information Meeting
Held July 22, 2014 at the Port Renfrew Community Centre, 6638 Deering Road,
Port Renfrew, BC

PRESENT: Director Mike Hicks
Staff: June Klassen, Local Area Planning Manager; Wendy Miller, Recorder
PUBLIC: 9

The meeting was called to order at 2:00 p.m.

Director Hicks welcomed everyone to the meeting and advised that a public information meeting was scheduled in the absence of an active Advisory Planning Commission.

It was advised that the meeting was scheduled to provide information and obtain community comments regarding proposed Bylaw No. 3897, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 5, 2014". The bylaw proposes amendments to the Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 3109, 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.

Director Hicks advised that, as the current definitions for community sewage system and community water system do not reference the local CRD service areas for sewer and water, subdivisions with private engineered water and sewer systems serving more than two parcels or buildings on a parcel are permitted the smaller minimum parcel size for subdivision.

It was advised that the bylaw proposes to clarify that the community sewage and water systems are the Port Renfrew sewage and water systems.

Director Hicks noted that the average parcel supported by Island Health is 1 ha and that this desired parcel size is supported for parcels within the Settlement Containment Areas in the East Sooke Official Community Plan (OCP), the Shirley/Jordan River OCP and the pending Otter Point OCP (Settlement Area 1 and Settlement Area 2).

No public attendees objected to changing the minimum parcel size for subdivision to 1 ha for the TC-1 zone, the TC-2 zone or the IND zone.

It was clarified that smallest minimum parcels size outlined in each zone (CR-1, TC-1, TC-2 and IND) would only be supported if the parcel was serviced by the Port Renfrew sewage system and the Port Renfrew water system.

June Klassen stated that, although a parcel may meet minimum parcel size for subdivision, subdivision proposals must meet other requirements such as road frontage, water servicing, septic servicing, *Riparian Areas Regulations* and park dedication. It was advised that all subdivision proposals must be approved by Juan de Fuca Planning.

Public comments regarding the proposed bylaw included:

- proposed bylaw clarifies what the community thought was already in place, that community sewer and community water meant Port Renfrew community sewer and Port Renfrew community water
- existing users cannot afford to maintain the current systems

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Public Information Meeting Notes
July 22, 2014

2

- systems need to be funded by more users
- some support for metering
- some support for examining the water fee structure for commercial use versus residential use

June Klassen responded to questions regarding general development in Port Renfrew:

- the Memorandum of Understanding associated with the lands sold by Three Point Properties must be upheld by the new owners
- park dedication can be in the form of cash or land
- cash in lieu of park dedication can only be used to purchase park land
- cash in lieu of park dedication cannot be used to improve park or recreation facilities

Director Hicks stated that amenities can be requested at the time of rezoning. In response to public comment supporting upgrades to the tennis court, it was further stated that changes to gas tax funding are pending which will allow funds to support recreational facilities in addition to supporting community infrastructure projects.

Director Hicks responded to public comments regarding misuse of the Port Renfrew community water system stating that complaints and reports of illegal hook-ups should be reported to him or to the Port Renfrew Utilities Commission. Reports of misuse of the garbage facility can also be reported to Director Hicks.

The meeting adjourned at 2:55 p.m.

Appendix 2: Proposed Bylaw No. 3897

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;"

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), 2b), and 2c) in its entirety and replacing with the following:
 - “a) 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 a parcel is connected to the Port Renfrew Community Sewer System and the Port Renfrew Community Water System.
 - c) Not more than 50 percent (50%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.”

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), 2b), 2c), and 2d) in its entirety and replacing with the following:
 - “a) 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 0.4 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) Not more than 50 percent (50%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.”

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), 2b), 2c), and 2d) in its entirety and replacing with the following:
 - “a) 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 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.
 - d) Not more than 50 percent (50%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.”

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

- (a) By deleting Section 26, 2a), 2b) and 2c) 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”.

Appendix 3: Tracked Changes

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

means any vehicle which has not been licensed pursuant to the *Motor Vehicle Act* for a period of more than twelve (12) months and which is not housed in a garage or carport;

DWELLING UNIT

means one or more rooms, used or designed for use as a residence, which contains sleeping, cooking and sanitary facilities and has its own entrance from outside of the building or from a common hallway inside the building in which the dwelling unit is located;

ECOLOGICAL RESERVE

means land used or intended to be used for the preservation of the environment or for scientific research and education pertaining to studies in the inter-relationships between species and the behaviour of unique flora and fauna;

EXTERIOR SIDE PARCEL LINE

means a side parcel line that abuts a highway. (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);

FLOOR AREA

means the aggregate of the area of all floors in a building, measured between the inside surface of the exterior walls of the building, excluding any area used for parking vehicles;

FRONT PARCEL LINE

means a front parcel boundary that abuts a highway, and in respect of a corner parcel is the shortest parcel boundary abutting a highway. (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);

GOVERNMENT SERVICES

means the use of land, a building, structure, facilities or other works by a level of government, improvement district, a public utility regulated under the *Utilities Commission Act*, an incorporated non-profit society or by a corporation providing a service to a municipality or regional district pursuant to a partnering agreement under the *Local Government Act*;

HEIGHT - average

means the average vertical dimension of a building or structure calculated by averaging the vertical dimensions of the building or structure at each building elevation by dividing the area of all building surfaces shown on a drawing of the building elevations as being above the natural grade, by the greatest horizontal dimension of that elevation of the building. (For illustrative purposes please see the Setback/Height Definition Diagram No. 2 on Page 35);

HOME-BASED BUSINESS (Cottage Industries)

means an occupation or profession carried out in a dwelling unit, by the residents of the dwelling unit, where such occupation or profession is incidental or secondary to the residential use of the subject property;

HOUSEHOLD

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

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 Wastewater 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;

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, community suppers, 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;

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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

means a parcel line other than a front or rear 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);

STAFF ACCOMMODATION

means a building or structure that is used to house staff members for the retail establishment, that is located on the same parcel of land as the retail establishment;

TWO FAMILY DWELLING UNIT

means a dwelling unit commonly referred to as a duplex or a semidetached dwelling unit and designed for and occupied by two households;

TOURIST FACILITY

Means a building or structure that is used to supply goods and services to a visitor and includes any of the following or combination thereof:

- a) a recreational vehicle store area and park;
- b) a pub;
- c) a restaurant with or without a liquor licence;
- d) a hotel or motel;
- e) a vacation resort site;
- f) various commercial activities that caters to principally to visitors; or
- g) guest cabins or campgrounds;

but does not include a theme park;

VISITOR

means an individual who is taking a trip whereby the individual returns to their starting point or their primary place of resident, outside of Port Renfrew. This trip may be for business, pleasure or educational purposes during which one or more places are visited;

ZONE

means a zone established under this bylaw.

SECTION 2 APPLICATION

- 1. This Bylaw and Schedule applies to all of the land, buildings and structure within the boundaries of the Port Renfrew region as shown on Map No. 3, which is attached to and forms a part of this bylaw.

SECTION 3 CONFORMITY

- 1. Land shall not be used and buildings, structures and signs shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

SECTION 4 NON-CONFORMING USES

- 1. Non-conforming uses of land, buildings and structures, the current siting, size or dimensions of existing buildings or structures, off-street parking area and loading spaces shall be governed by the *Local Government Act*.
- 2. Lots in existence prior to the adoption of this bylaw do not have to comply with the minimum parcel size requirements.

SECTION 5 **ENFORCEMENT**

1. A Capital Regional District Bylaw Enforcement Officer and /or the Planner-Administrator is authorized at all reasonable times to enter onto real property that is subject to the bylaw to determine whether or not the regulations of this bylaw are being observed.

SECTION 6 **VIOLATION**

1. No person is to cause, suffer, or permit land to be used or any building or structure to be constructed, reconstructed, altered, moved, extended, or used in contravention of this bylaw and this Schedule or otherwise to contravene or fail to comply with this bylaw.
2. No person is to prevent or obstruct any official appointed under Section 5(1) from the carrying out his/her duties under this bylaw.

SECTION 7 **PENALTY**

1. A person who contravenes this bylaw is liable on summary conviction to a penalty of not less than \$200.00 and not more than the maximum prescribed under the *Offense Act* and to costs of prosecution.

SECTION 8 **METRIC UNITS**

1. Metric units are used for all measurements in this bylaw. The approximate equivalents of these units in imperial measure shown in brackets following each metric measurement are included for convenience only and do not form part of this bylaw.

PART II **GENERAL LAND USE ZONING REGULATIONS**

SECTION 9 **APPLICATION OF GENERAL REGULATIONS**

1. Except as otherwise stated in this schedule, Sections 9 to 20 apply to all zones established under this bylaw.

SECTION 10 **ACCESSORY BUILDINGS – PROXIMITY TO PRINCIPAL USE**

1. No accessory building or accessory structure shall be located within three (3) metres of any principal building on the same parcel.

SECTION 11 **GARAGES ATTACHED TO A PRINCIPAL BUILDING**

1. A garage or carport attached to a principal building is deemed to be a portion of the principal building.

SECTION 12 **HEIGHT EXCEPTIONS**

1. No building, structure or structural feature shall exceed the height limitations set out in Part III of this bylaw except:
 - a) Flag poles;
 - b) Monuments, Church steeples and spires;
 - c) Chimneys;
 - d) Communication towers, antennas or masts for the reception of communication signals.

SECTION 13 **HOME-BASED BUSINESS**

1. Home-based businesses shall comply with all of the following regulations:
 - a) The sign advertising the business must not exceed one (1) square metre in area;
 - b) The floor area of the home occupation must not exceed 50 percent (50%) of the entire floor area of the entire dwelling unit;
 - c) A Bed and Breakfast home-based business must be carried on completely within the primary residence of the operator and not more than four bedrooms per residence shall be used in the business.

SECTION 14 **MINIMUM PARCEL SIZE EXCEPTIONS**

1. Despite any other provision of this schedule there shall be no minimum parcel size requirements for any of the following uses:
 - a) Ecological reserves;
 - b) Fish and wildlife habitat areas;
 - c) Watershed protection and erosion control areas;
 - d) Government services.

SECTION 15 **PERMITTED USE EXCEPTIONS**

1. Despite the regulations set out in Part IV and Sections 23 to 28 of this bylaw, the following uses are permitted in all Zones:
 - a) Community use services and municipal services;
 - b) Ecological reserves;
 - c) Fish and wildlife habitat;
 - d) Watershed protection and erosion control.

SECTION 16 **SECONDARY SUITES**

1. Notwithstanding the regulations set out in Part IV of this bylaw, a secondary suite is permitted on every parcel where a single-family dwelling unit is permitted, subject to the following conditions:
 - a) A secondary suite shall comply with all statutory and bylaw requirements, such as but not limited to approval from the agency having the jurisdiction for the proposed means of sewage disposal;
 - b) The secondary suite shall not exceed ninety (90) square metres or forty (40) percent of the area of the principal single-family dwelling unit;
 - c) No more than one secondary suite shall be located on a parcel of land.

SECTION 17 **SETBACK AREA EXCEPTIONS**

1. Notwithstanding the regulations set out in Part IV of this bylaw, no building, structure, or structural feature shall be located in a setback area except:
 - a) Eaves, cornices, sills, bay windows, steps, stairs, chimneys and other similar features, provided such constructions do not extend more than one (1) metre into the setback area;
 - b) Signs and fences;
 - c) Open porches or canopies over entrances to buildings, provided such projections do not extend more than one point five (1.5) metres into the setback area. These projections into the interior setback area shall be limited to not more than zero point six (0.6) metres;
 - d) Communication towers and antennas for the reception of radio and television;
 - e) A patio or terrace without a roof provided that the patio or terrace does not extend more than one (1) metre into the setback area;
 - f) A fire escape provided that the fire escape does not extend more than one (1) metre into the setback area;
 - g) A display yard, storage yard, parking spaces or loading spaces, provided that the display yard, storage yard, parking space or loading space is not located within one (1) metre of any parcel boundary.

SECTION 18 **PARKING REGULATIONS**

1. Each parcel must have on-site parking, in all the Zones. There must be no on-street parking for any new parcel of land created, after the adoption of this bylaw.
2. The on-site parking requirements are as follows: - **if more than one function is on the parcel then the combined sum of the parking requirements will be required:**

Class of Building/Use

Bed and Breakfast

Home Occupation

Retail Establishments

Campground

Home Occupation

Pub – liquor licensed premises

Restaurant – with or without a liquor licence

Industrial Uses

Required Number of Spaces

one space for every bedroom offered to patrons

one space for every 40 square metres (430 sq.ft.) of area used for the home occupation

one space for every 45 square metres (484 sq.ft.) of floor area

two spaces per proposed campsite

one space for every 40 square metres (430 sq.ft.) or area used for the home occupation

one space for every three seats for the patrons

one space for every three seats for the patrons

10-percent (10%) of the industrial parcel must be used for on-site parking and for on-site unloading facilities, if the site is 4.0 Ha (10 acres) or greater. If the site is less than 4.0 Ha (10 acres) then three parking stalls per employee and one on-site unloading space for the first 500 square metres (5,380 sq. ft.) of the total floor area of principal and all the accessory buildings or structures or fraction thereof is required.

3. Each off street parking site must not be less than 2.5 metres (8 ft.) wide and 5.5 metres (18 ft.) long. Each site must have a vertical clearance of not less than 2.5 metres (8 ft.) in height.
4. Each on-site loading space must have a vertical clearance of not less than 10 metres (33 feet) in height.

SECTION 19 **LAND RESERVE COMMISSION POLICIES**

– please see Map No. 2 and 3 for the location of this land

1. Any area of the community plan that is located within the Agricultural Land Reserve is subject to the terms, conditions, regulations and the pertinent Act under the jurisdiction of the Provincial Agricultural Land Commission. Any landowner or their agent within this area must first get approval from the Provincial Agricultural Land Commission and regardless of what is stated in this community plan the Provincial Agricultural Land Commission has the final authority on the use of land within their jurisdiction.
2. For land located within the Agricultural Land Reserve as outlined in Map 2 and 3, attached to and forming part of this bylaw, the bylaw is binding only insofar as it is not contrary to the *Agricultural Land Reserve Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation 171/2002*. All uses permitted in terms of Parts 2.2 (1) and 2.3 (4), (5) and (6) of regulation 171/2002 are expressly permitted and all uses falling under Part 2.3 (1) are prohibited.

PART III **CREATION OF ZONES**

SECTION 20 **DEFINITION OF ZONES**

1. Port Renfrew is divided into the Zones depicted on Map No. 3, which is attached to and forms a part of this bylaw and is known as the “Land Use Zones Map”.

SECTION 21 **LOCATIONS OF ZONES**

1. The location of each zone is defined on “Map No. 3 Land Use Zones Map” of Comprehensive Bylaw No. 3109.

2. Where a zone boundary is shown on “Map No. 3” as following a highway or watercourse, the centre line of the highway or watercourse shall be the zone boundary.

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 a 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 ~~30-50~~ percent (~~3050~~%) 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;
 - 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%).

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 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) ~~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~~50 percent (~~30~~50%) 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:
 - 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.

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 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) ~~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 ~~30-50~~ percent (~~3050~~%) 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:
 - 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.

SECTION 25 CU (Community Use) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:
- a) Community uses.
- Permitted accessory uses and buildings includes the following:
- b) 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) There is no minimum parcel size.

Parcel Area Coverage

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

Setbacks

- c) 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.

SECTION 25.1 CU-1 (Community Use One) Zone

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Permitted Uses

1. The following uses and no others are permitted in this zone:
- a) Community uses, including post office and library uses;
- b) Office uses;
- c) Retail establishments;
- Permitted accessory uses and buildings on any parcel include the following:
- d) Accessory uses to the permitted uses above;
- e) Any accessory buildings or structures to any of the above listed uses.

Regulations

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

Parcel Size for Subdivision Purposes

- a) There is no minimum parcel size.

Parcel Area Coverage

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

Size of Office and Retail Use

- c) Not more than 60 percent (60%) of the principal building shall be used for office and retail uses.

Setbacks

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

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) Caretaker'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 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) ~~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:
- 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.

SECTION 27 M (Marine) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:
 - a) Private boat docks.