



**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, FEBRUARY 21, 2017**

SUBJECT **Zoning Amendment Application for Lot 3, District Lot 17, Renfrew District, Plan VIP13240 and Lot A, District Lot 17, Renfrew District, Plan VIP54121**

ISSUE

The applicant proposes to re-designate two properties from Residential (R) to Tourism Commercial (TC), and to rezone the parcels from Community Residential – One (CR-1) to Tourism Commercial - One (TC-1), in order to expand the Trailhead Resort in Port Renfrew.

BACKGROUND

The 0.13 ha and 0.16 ha subject properties are located in Port Renfrew adjacent to the Trailhead Resort at 17268 Parkinson Road (Appendices 1, 2 and 3). The properties are designated as Residential (R) under Schedule 'A' (OCP) of the Comprehensive Development Plan for Port Renfrew, Bylaw No. 3109, and zoned CR-1 under Schedule 'B' (Zoning) of the bylaw. The parcels are also adjacent to TC-1 zoned parcels across Parkinson Road to the west and south, and to CR-1 zoned parcels to the north and east.

The parcel referenced as Rezone #1 does not have a sewage disposal system and is currently used for storage. The parcel referenced as Rezone #2 has an on-site septic system that is connected to a single-family dwelling and a cabin, both of which are used for staff accommodation in conjunction with Trailhead Resort. Both properties are serviced by the Port Renfrew community water system and are located within the Port Renfrew fire protection service area. Access to the parcels is off Parkinson Road.

It is the intention of the owner to amalgamate the two subject properties with the current Trailhead Resort property and expand the resort operation. The requested TC-1 zone will allow for one single-family dwelling, bed and breakfast, home based business, retail establishments, tourist facilities and an accessory building for staff accommodation.

Staff have prepared Bylaw No. 4167, which would re-designate the subject properties from Residential (R) to Tourism Commercial (TC), and rezone the parcels from Community Residential - One (CR-1) to Tourism Commercial - One (TC-1) (Appendix 4).

ALTERNATIVES

1. That staff be directed to refer proposed Bylaw No. 4167, "Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 8, 2017" to the Port Renfrew Advisory Planning Commission, to appropriate CRD departments and the following external agencies for comment.

BC Hydro	Island Health	RCMP
Cowichan Valley Regional District	Ministry of Transportation and Infrastructure	Sooke School District #62
District of Sooke	Pacheedaht First Nation	

2. That proposed Bylaw No. 4167 not be referred.
3. That more information be provided by staff.

LEGISLATIVE IMPLICATIONS

Pursuant to Section 475 of the *Local Government Act (LGA)*, an amendment to an OCP requires that local governments provide one or more opportunities for consultation it considers appropriate to persons, organizations and authorities the local government considers may be affected by the adoption, repeal or amendment of an OCP.

Specific consideration must be given to referring the proposed amendment to the adjacent regional districts or municipalities, and First Nations. Consideration should also be given to referring the proposed amendment to improvement districts and applicable provincial and federal agencies. Pursuant to Section 476 of the *LGA*, a proposed amendment to an OCP must also be referred to the School District.

Pursuant to Section 477 of the *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.

Consultation under the above noted sections of the *LGA* must occur prior to the requirement under Section 477 to hold a public hearing as part of the amendment process. In this case, the comments will be received prior to proceeding to first reading of the bylaw.

PUBLIC CONSULTATION IMPLICATIONS

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them relating to Part 14 of the *LGA*. Therefore, staff recommend referring the proposed amendment bylaw to the Port Renfrew APC.

REGIONAL GROWTH STRATEGY IMPLICATIONS

Section 445 of the *LGA* requires that all bylaws adopted by a regional district board after the board has adopted a Regional Growth Strategy (RGS) be consistent with the RGS. The proposed amendment bylaw shall be referred to the CRD Board for a determination of consistency with the RGS prior to first reading of the bylaw.

PLANNING ANALYSIS

The Port Renfrew Comprehensive Community Development Plan designates the subject property as Residential (R). This designation's focus is to ensure the housing stock in the plan area meets the needs and requirements of the market place for at least five years. The Residential (R) designation identifies mixed residential/commercial uses as viable activities for economic development within the residential designation; however, expansion of the operation strictly as a tourist commercial enterprise requires a change in the land use designation from Residential (R) to Tourism Commercial (TC).

The Tourism Commercial (TC) designation is intended to provide for a wide range of services to the travelling public and local residents. The primary focus is on a mix of commercial activities including: recreational vehicle storage, pubs, restaurants, hotels and motels, vacation sites, guest cabins, residential uses and various other commercial activities that cater to visitors. Developments under this designation must be designed to minimize potential land use conflict with adjacent uses.

The Community Residential – One (CR-1) zone allows for residential and retail uses; however, it does not permit expanded tourism commercial uses; therefore, an amendment to rezone the subject properties to Tourist Commercial – One (TC-1) is required. Use of the land as a tourism commercial operation would be in keeping with the use of land in this part of the Port Renfrew town site. Neighbouring businesses include a pub, restaurant, motel, RV camping and fish processing. A subsequent subdivision application to amalgamate the two subject properties with the parcel that is currently the main site of the Trailhead Resort would create a parcel that meets the minimum lot size specified by the TC-1 zone given the current level of servicing.

Staff recommend referral of proposed Bylaw No 4167 to the Port Renfrew APC, to appropriate CRD departments and to external agencies for comment.

CONCLUSION

The purpose of this Comprehensive Community Development Plan (OCP and zoning) amendment application is to allow the expansion of the Trailhead Resort. Staff recommend referring the proposed bylaw to the Port Renfrew APC, to appropriate CRD departments and to external agencies for comment.

RECOMMENDATION

That staff be directed to refer proposed Bylaw No. 4167, "Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 8, 2017" to the Port Renfrew Advisory Planning Commission, to appropriate CRD departments and the following external agencies for comment.

BC Hydro	Island Health	RCMP
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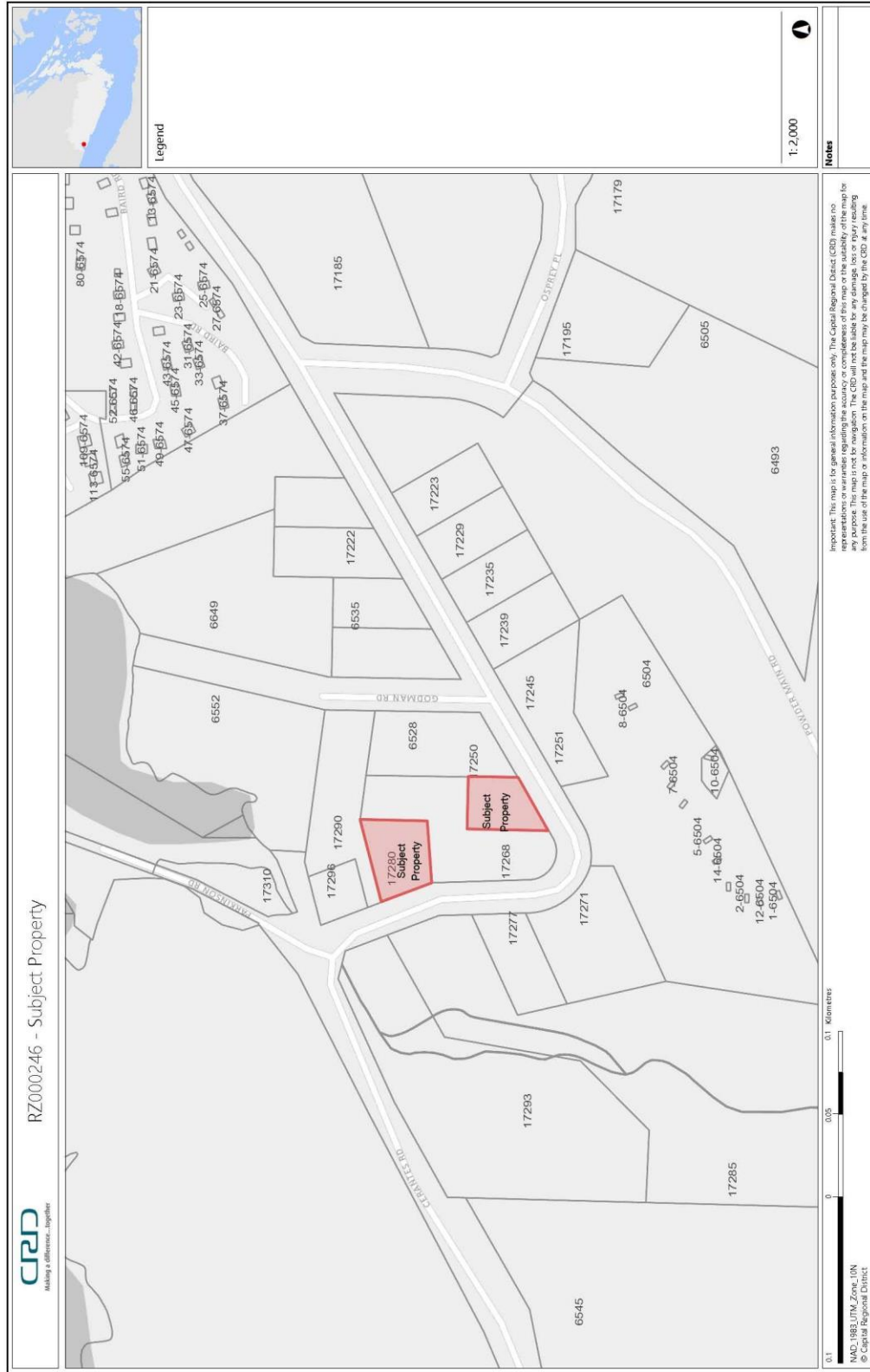
Submitted by:	Iain Lawrence, MCIP, RPP, Manager, Local Area Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services

IL:wm

Appendices:

1. Subject Property Map
2. Orthophoto Plan
3. Site Map
4. Proposed Bylaw No. 4167

Appendix 1: Subject Property Map



CRD
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RZ000246 - Orthophoto Plan

Legend
Plan and Lot Labels < 1:10,000

Notes
Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no warranty or representation as to the accuracy or completeness of the information. The CRD will not be liable for any damages, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

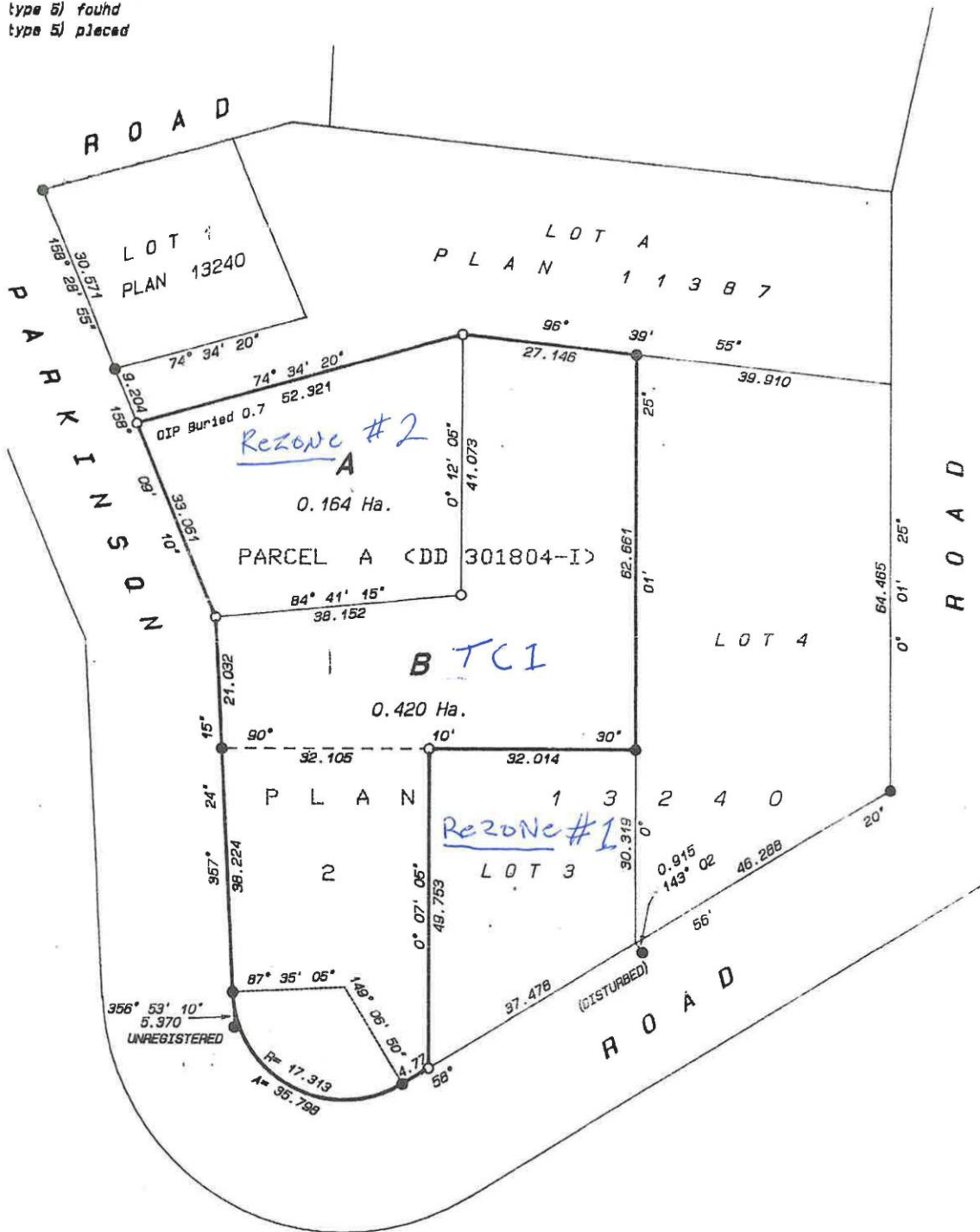
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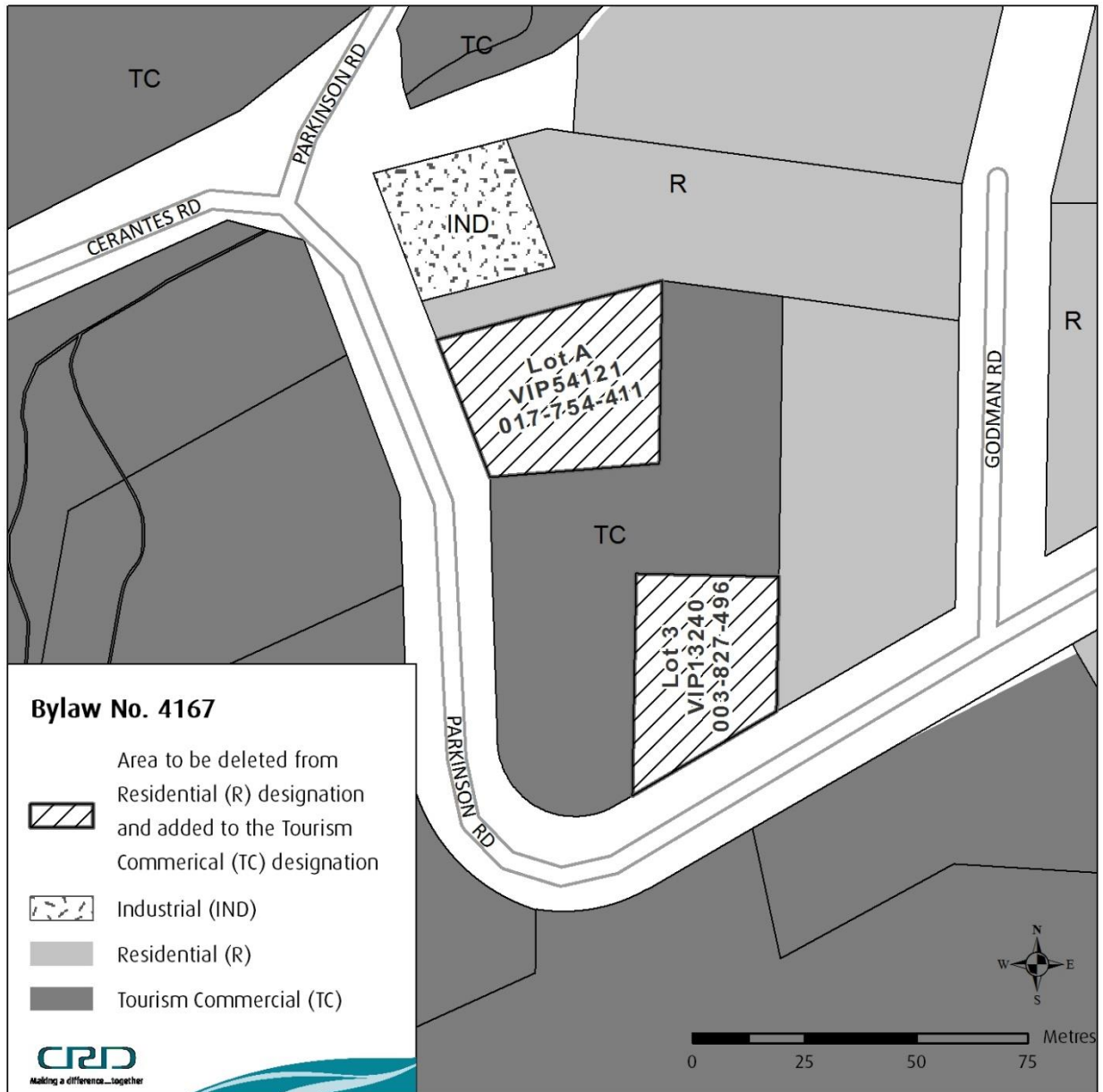
Appendix 3: Site Map

1 Plan 13240
type 5) found
type 5) placed



Plan No. 1 of Bylaw 4167, an amendment to Bylaw No. 3109

Lot 3, District Lot 17, Renfrew District, Plan VIP13240 and Lot A, District Lot 17, Renfrew District, Plan VIP54121 shown on this plan attached to and forming part of this bylaw.



Plan No. 2 of Bylaw 4167, an amendment to Bylaw No. 3109

Lot 3, District Lot 17, Renfrew District, Plan VIP13240 and Lot A, District Lot 17, Renfrew District, Plan VIP54121 shown on this plan attached to and forming part of this bylaw.

