

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4096**

**A BYLAW TO AMEND BYLAW NO. 3109,
THE "COMPREHENSIVE COMMUNITY PLAN FOR PORT RENFREW, BYLAW NO. 1, 2003"**

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

1. Bylaw No. 3109 being the "Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003" is hereby amended:

A. SCHEDULE A, SECTION 4.0 DEVELOPMENT POLICIES

- (a) By inserting a new Section 4.5 "Pacific Gateway Marina (PGM) Policies" after Section 4.4, to be read as follows:

4.5. Pacific Gateway Marina (PGM) Policies

Objective

The objective of the PGM designation is to provide a mix of community uses, year-round residential accommodation, vacation properties, and commercial tourism, recreation and marina services to the general public. Development within the PGM designation should support the economic, social and cultural well-being of the Port Renfrew community.

4.5.1. Development (PGM) Policies

- 1) Prior to any further development within the PGM designation the following services are to be constructed and bylaws adopted:
 - i. Installation of a second water reservoir to expand the capacity of the Port Renfrew Water Supply System to the satisfaction of the Capital Regional District.
 - ii. Adoption of an amendment to the Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Bylaw No. 1747, to include all those lands and the surface of the water within the PGM land use designation.
 - iii. Adoption of an amendment to the Port Renfrew Fire Protection Local Service Establishment Bylaw, 1989, Bylaw No. 1743, to include all those lands and the surface of the water within the PGM land use designation.
- 2) In addition to increasing the capacity of the existing Port Renfrew Water Supply system, the following amenities are of interest to the community and should be completed in accordance with the requirements specified by the Pacific Gateway Marina Comprehensive Development (PGM-CD) zone:
 - i. Construction of a public trail and staircase providing connectivity between the Juan de Fuca Electoral Area Community Parks and Recreation trail on Lot 64, Plan VIP24755, and Baird Road. The route provided by this trail and staircase should be protected by a statutory right-of-way in favour of the CRD.

and renumbering Section 4 accordingly.

B. SCHEDULE B, PART IV ZONES

- (a) By inserting a new “Pacific Gateway Marina Comprehensive Development (PGM-CD)” zone after Section 27, to be read as follows:

28.0 Pacific Gateway Marina Comprehensive Development (PGM-CD) Zone

Purpose

The purpose of this zone is to implement the Pacific Gateway Marina (PGM) land use designation in order to provide a mix of community uses, year-round residential accommodation, vacation properties, and commercial tourism, recreation and marina services to the general public.

The PGM-CD zone is divided into Development Areas A – F, which are shown in Section 28.06. Development within each Development Area is to occur in accordance with the regulations and specifications indicated below.

Except where otherwise provided for in this Bylaw, only the specified list of permitted uses may be carried out on the parcels within the PGM-CD zone.

28.01 PGM-CD Zone – General Regulations

- (a) Prior to the issuance of any building permit for any upland Development Area of the PGM-CD zone, the following services are to be constructed and bylaws adopted.
 - i. Construction of a second water reservoir to expand the capacity of the Port Renfrew Water Supply System in accordance with the Pacific Gateway Marina Master Development Agreement.
 - ii. Adoption of an amendment to the Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Bylaw No. 1747, to include all those lands and the surface of the water within the PGM-CD zone.
 - iii. Adoption of an amendment to the Port Renfrew Fire Protection Local Service Establishment Bylaw, 1989, Bylaw No. 1743, to include all those lands and the surface of the water within the PGM-CD zone.
- (b) As a requirement of subdivision, each proposed parcel within the PGM-CD zone must be connected to a community sewer system to the satisfaction of Island Health or the Ministry of Environment, and to a community water system to the satisfaction of the Capital Regional District.

28.02 Development Area A – Specific Regulations

(1) Permitted uses	(a) Single-family residential (b) Duplex residential (c) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes	0.75 ha
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m
(7) Minimum flood plain setback of the foundation of residential and staff	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood

accommodation buildings from the natural boundary of the sea	Hazard Area Land Use Management Guidelines.
(8) Minimum flood construction level of the underside of the floor system of residential and staff accommodation buildings above geodetic mean sea level	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood Hazard Area Land Use Management Guidelines.
(9) Maximum floor area ratio of residential units	0.075
(10) Maximum lot coverage	40% of the parcel area
(11) Maximum principal building height	11.75 m
(12) Maximum accessory building height	6.0 m
(13) Works and services to be constructed as a condition of issuance of a building permit	In addition to works and services required under Section 28.01: (a) Provision of a public walking trail constructed in a location and to a standard approved by Juan de Fuca Electoral Area Community Parks and Recreation, connecting Development Area A with Development Areas B and C.

28.03 Development Areas B, D and E – Specific Regulations

(1) Permitted uses	(a) Single-family residential (b) Duplex residential (c) Home based business (d) Staff accommodation (e) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes: (a) Development Area B (b) Development Area D (c) Development Area E	0.26 ha 0.34 ha 300 m ²
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m
(7) Minimum flood plain setback of the foundation of residential and staff accommodation buildings from the natural boundary of the sea	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood Hazard Area Land Use Management Guidelines.
(8) Minimum flood construction level of the underside of the floor system of residential and staff	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood

accommodation buildings above geodetic mean sea level	Hazard Area Land Use Management Guidelines.
(9) Maximum principal building height	11.75 m
(10) Maximum accessory building height	6.0 m
(11) Works and services to be constructed as a condition of issuance of a building permit	In addition to works and services required under Section 28.01: (a) Provision of a public walking trail and staircase constructed in a location and to a standard approved by Juan de Fuca Electoral Area Community Parks and Recreation, connecting Development Area C with Development Areas A and E.

28.04 Development Area C – Specific Regulations

(1) Permitted uses	(a) Commercial marina (b) Community uses (c) Conference centre (d) Fish processing (e) Food service establishments (f) Hotels and motels (g) Office uses (h) Retail establishments (i) Staff accommodation (j) Tourist facilities and related amenities (k) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes	1.0 ha
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m
(7) Minimum flood plain setback of the foundation of guest and staff accommodation buildings from the natural boundary of the sea	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood Hazard Area Land Use Management Guidelines.
(8) Minimum flood construction level of the underside of the floor system of residential and staff accommodation buildings above geodetic mean sea level	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood Hazard Area Land Use Management Guidelines.
(9) Maximum principal building height	12.0 m
(10) Maximum accessory building height	6.0 m

(11) Works and services to be constructed as a condition of issuance of a building permit	In addition to works and services required under Section 28.01: (a) Provision of a public walking trail constructed in a location and to a standard approved by Juan de Fuca Electoral Area Community Parks and Recreation, connecting Development Area A with Development Areas B and C.
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28.05 Development Area F – Specific Regulations

(1) Permitted uses	(a) Single-family residential (b) Duplex residential (c) Townhouse residential (d) Community uses (e) Conference centre (f) Food service establishments (g) Home based business (h) Hotels and motels (i) Office uses (j) Retail establishments (k) Staff accommodation (l) Tourist facilities and related amenities (m) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes	0.4 ha
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m
(7) Minimum flood plain setback of the foundation of residential, guest and staff accommodation buildings from the natural boundary of the sea	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood Hazard Area Land Use Management Guidelines.
(8) Minimum flood construction level of the underside of the floor system of residential, guest and staff accommodation buildings above geodetic mean sea level	As determined by a Qualified Professional experienced in coastal engineering following the BC Flood Hazard Area Land Use Management Guidelines.
(9) Maximum principal building height	12.0 m
(10) Maximum accessory building height	6.0 m

28.06 PGM-CD Zone Development Areas Map

**C. SCHEDULE B, MAP NO. 2 – LAND USE DESIGNATIONS**

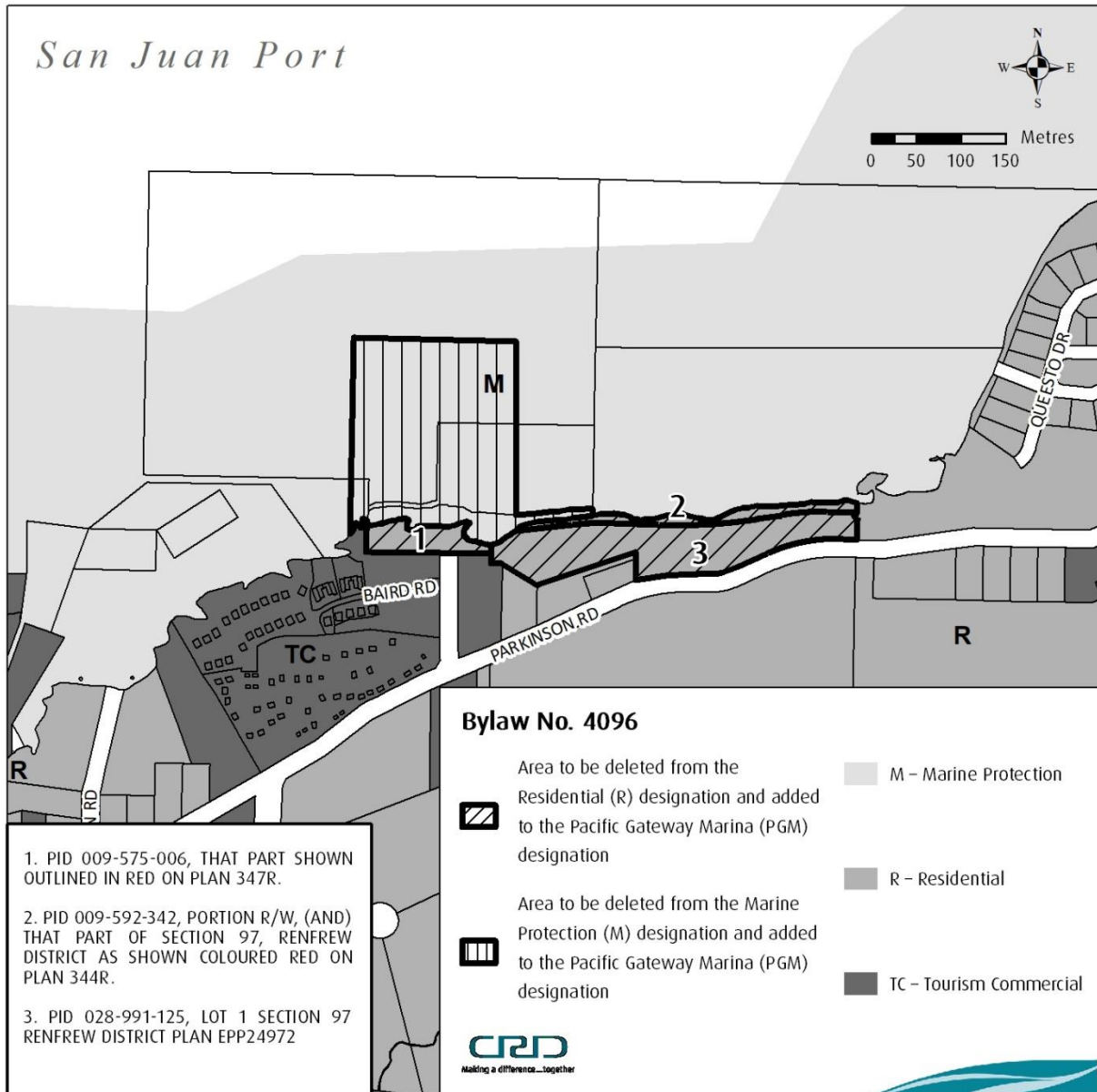
- (a) By deleting That Part of Section 97, Renfrew District as Shown Coloured Red on Plan 344R (PID: 009-592-342); Lot 1, Section 97, Renfrew District, Plan EPP24972 (PID: 028-991-125); and That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006) from the Residential (R) designation and adding said lots to the Pacific Gateway Marina (PGM) designation, as shown on Plan No. 1, attached to and forming part of this bylaw; and
- (b) By deleting Those Parts of Block A and B, District Lot 751, Together with Unsurveyed Crown Foreshore or Land Covered by Water Being Part of the Bed of Port San Juan, All Within Renfrew District, Shown Outlined in Red on Licence V905027, Containing 3.86 Hectares, More or Less from the Marine Protection (M) designation and adding said licence area to the Pacific Gateway Marina (PGM) designation, as shown on Plan No. 1, attached to and forming part of this bylaw.

D. SCHEDULE B, MAP NO. 3 – ZONING

- (a) By deleting That Part of Section 97, Renfrew District as Shown Coloured Red on Plan 344R (PID: 009-592-342); Lot 1, Section 97, Renfrew District, Plan EPP24972 (PID: 028-991-125); That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006) from the Community Residential – One (CR-1) zone and adding said lots to the Pacific Gateway Marina Comprehensive Development (PGM-CD) zone, as shown on Plan No. 2, attached to and forming part of this bylaw; and

Plan No. 1 of Bylaw 4096, an amendment to Bylaw No. 3109

That Part of Section 97, Renfrew District as Shown Coloured Red on Plan 344R (PID: 009-592-342); Lot 1, Section 97, Renfrew District, Plan EPP24972 (PID: 028-991-125); That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006); and Those Parts of Block A and B, District Lot 751, Together with Unsurveyed Crown Foreshore or Land Covered by Water Being Part of the Bed of Port San Juan, All Within Renfrew District, Shown Outlined in Red on Licence V905027, Containing 3.86 Hectares, More or Less shown on this plan attached to and forming part of this bylaw.



Plan No. 2 of Bylaw 4096, an amendment to Bylaw No. 3109

That Part of Section 97, Renfrew District as Shown Coloured Red on Plan 344R (PID: 009-592-342); Lot 1, Section 97, Renfrew District, Plan EPP24972 (PID: 028-991-125); That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006); and Those Parts of Block A and B, District Lot 751, Together with Unsurveyed Crown Foreshore or Land Covered by Water Being Part of the Bed of Port San Juan, All Within Renfrew District, Shown Outlined in Red on Licence V905027, Containing 3.86 Hectares, More or Less shown on this plan attached to and forming part of this bylaw.

