



**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE  
MEETING OF TUESDAY, JUNE 20, 2017**

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**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 rezone two properties 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. 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.

Lot 3 does not have a sewage disposal system and is currently used for storage. Lot A 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 rezone the subject properties from Community Residential - One (CR-1) to Tourism Commercial - One (TC-1) (Appendix A).

At their meeting of February 21, 2017, the Land Use Committee recommended referral of the proposed bylaw to the Port Renfrew Advisory Planning Commission (APC) and to the following agencies: BC Hydro, Cowichan Valley Regional District, District of Sooke, Island Health, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, RCMP and Sooke School District No. 62.

The proposed bylaw was considered by the Port Renfrew APC at a meeting held on April 10, 2017 (Appendix B). Comments were also received from BC Hydro, Cowichan Valley Regional District, District of Sooke, Island Health, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, Sooke School District No. 62, CRD Protective Services and CRD Regional and Strategic Planning (Appendix C).

**ALTERNATIVES**

That the Land Use Committee recommends to the CRD Board:

1. a) That the referral of proposed Bylaw No. 4167 directed by the Juan de Fuca Land Use Committee to the Port Renfrew Advisory Planning Commission, BC Hydro, Cowichan Valley Regional District, District of Sooke, Island Health, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, RCMP and Sooke School District No. 62 and appropriate CRD departments be approved and that the comments be received;
- b) That proposed Bylaw No. 4167, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 8, 2017" be introduced and read a first time and second time; and
- c) That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4167.

2. That the CRD Board not proceed with proposed Bylaw No. 4167.
3. That more information be provided by staff.

### **PUBLIC CONSULTATION IMPLICATIONS**

Should the proposal proceed, a public hearing pursuant to Part 14, Division 3 of the *Local Government Act (LGA)* will be required prior to third reading by the CRD Board. Property owners/tenants within 500 m of the subject property will be sent a notice of the proposed bylaw amendments and the hearing will be advertised in the local paper and on the CRD website.

### **LAND USE IMPLICATIONS**

#### **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. An earlier version of the proposed bylaw included an amendment to re-designate the lands from Residential to Tourism Commercial. However, since the proposed development includes a mix of residential accommodation for staff, as well as tourist commercial uses, a land use designation amendment is not required.

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.

#### **Referral Comments**

Referrals were sent to eight agencies and to the Port Renfrew APC. BC Hydro, Cowichan Valley Regional District, District of Sooke, Island Health, Ministry of Transportation and Infrastructure, Sooke School District No. 62 and CRD Protective Services responded to advise that either their interests were unaffected by the proposed bylaw, or that they had no objections or requirements for approval.

Pacheedaht First Nation responded to advise that it operates Seafoam Seafoods on a property adjacent to Lot A. Pacheedaht has an interest maintaining the long-term industrial use and zone on that property, as well as ensuring continued access to the Snuggery Cove Community Dock, as part of its future economic development.

CRD Regional Planning reviewed the revised proposed bylaw amendment and provided no comment. It is noted that in accordance with CRD Development Applications Procedures Bylaw No. 3110, zoning bylaw amendments that apply to land within the Port Renfrew Comprehensive Community Plan area do not proceed to the full CRD Board for a determination of consistency with the Regional Growth Strategy.

A meeting of the Port Renfrew APC was held on April 10, 2017, with four members of the public in attendance. The APC supports the proposed amendments to the Comprehensive Community Development Plan for Port Renfrew.

### **CONCLUSION**

The purpose of this Comprehensive Community Development Plan amendment application is to allow the expansion of the Trailhead Resort. Staff recommends proceeding with proposed Bylaw No. 4167 for first and second reading and proceeding to a public hearing.

## **RECOMMENDATION**

That the Land Use Committee recommends to the CRD Board:

- a) That the referral of proposed Bylaw No. 4167 directed by the Juan de Fuca Land Use Committee to the Port Renfrew Advisory Planning Commission, BC Hydro, Cowichan Valley Regional District, District of Sooke, Island Health, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, RCMP and Sooke School District No. 62 and appropriate CRD departments be approved and the comments be received;
- b) That proposed Bylaw No. 4167, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 8, 2017" be introduced and read a first time and second time; and
- c) That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4167.

Submitted by:	Iain Lawrence, MCIP, RPP, Manager, Local Area Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

IL:wm

Appendices:

- A. Proposed Bylaw No. 4167
- B. APC Draft Minutes Excerpt
- C. Referral Comments