

Shirley/Jordan River Advisory Planning Commission
Date: Wednesday, August 2, 2017
Time: 7 pm
Place: Shirley Community Hall
2795 Sheringham Point Road, Shirley, BC

Public Hearing – Proposed Bylaw No. 4167
Date: Monday, August 14, 2017
Time: 6 pm
Place: Port Renfrew Community Centre
6638 Deering Road, Port Renfrew, BC

5. Rezoning Applications

a) RZ000246 - Lot 3, District Lot 17, Renfrew District, Plan VIP13240 and Lot A, District Lot 17, Renfrew District, Plan VIP54121 (Parkinson Road)

Iain Lawrence spoke to the staff report and the request 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. The LUC referred the proposal to the Port Renfrew Advisory Planning Commission and to agencies in February. A response was received from Pacheedaht First Nation advising that it operates Seafoam Seafoods on a property adjacent to Lot A and that it has an interest in 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.

The Chair confirmed that the applicant was present.

The applicant stated that the:

- intent of the application is to pursue subdivision to amalgamate the subject properties with the main resort property
- rezoning proposal will not impact access to the community dock
- resort offers in-house fish processing services

The Chair stated that Pacheedaht First Nation has a representative on the board for the Port Renfrew Community Dock Society.

MOVED by Roy McIntyre, **SECONDED** by Sandy Sinclair 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.

CARRIED

b) RZ000247 - Strata Lots 9, 21, 23 and 28, Section 16, Otter District, Plan VIS7096; and Lot A, Section 16, Otter District, Plan VIP89031, Except Part in Strata Plan VIS7096 (Butler Road – Sooke Business Park)

Iain Lawrence spoke to the staff report and the request to rezone five properties from the General Industrial (M-2) zone to a new Sooke Business Park Industrial (M-SBP) zone in order to clarify allowable uses, respond to market demand and permit licensed medical marihuana production facilities pursuant to Health Canada's *Marihuana for Medical Purposes Regulation (MMPR)*. Iain Lawrence outlined the uses permitted by the proposed zone. It was advised the prohibited uses were expanded to include the uses on the Prohibited Uses covenant registered on the title of all the lots within the Sooke Business Park.

The Chair confirmed that the applicant was present.

The applicant stated support for the expanded list of permitted uses proposed by the new zone, reporting that:

- two properties previously rezoned to General Industrial Medical Marihuana were sold to owners who did not wish to establish medical marihuana production facilities
- sale of a third property is pending
- the prospective buyer does not wish to establish a medical marihuana production facility
- a recent inquiry by a distillery highlighted market interest in other potential uses
- the proposed zone broadens the list of permitted uses while strengthening prohibited uses
- it is hoped the expanded list of uses will assist with property sales

The applicant responded to questions from the LUC advising that:

- the current zone and the proposed zone permit a caretaker unit accessory to the industrial use
- lots are serviced by rain water capture with water trucked in as required
- water use demand is low due to the uses permitted by the zones for the Sooke Business Park
- as West Coast Super Storage occupies multiple lots, more septic capacity is available than needed
- the Sooke Business Park is serviced by a fire protection pond
- water connection lines are installed on each lot, should CRD Integrated Water Services expand water services
- long term plans include completion of the access to Ramsden Road

The LUC stated support for amending proposed Bylaw No. 4187 to strike "gravel processing" from the list of permitted uses. The applicant stated no objection to the amendment.

MOVED by Sandy Sinclair, **SECONDED** by Art Wynans that staff be directed to refer proposed Bylaw No. 4187, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No.