

The applicant provided information on building design and construction materials and advised that:

- the units will be rented
- the landscaping will be maintained by the building owner
- landscaping will be extended along Ramsden Road
- handicap parking spaces have not been designated
- access from the parking spaces to the building is at grade
- the fire access at Ramsden Road is currently locked, providing greater security
- there are three loading bays
- additional parking can be accommodated by the parking bays and by the flanking road

Iain Lawrence advised that the Ministry of Transportation and Infrastructure did not support parking spaces along Ramsden Road.

MOVED by Art Wynans, **SECONDED** by Roy McIntyre that the Land Use Committee recommends to the CRD Board:

That Development Permit with Variance DP000061 for Lot 28, Section 16, Otter District, Plan VIS7096, to authorize the construction of a 1,239 m² steel industrial building, and to vary the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, Part 3, Section 5.0, by reducing the required number of parking spaces from 30 to 21, be approved.

CARRIED

7. Subdivision Application – Provision of Park Land

a) S-03-14 - Lot 2, District Lot 17, Renfrew District, Plan 32241 (6649 Godman Road)

Iain Lawrence spoke to the staff report addressing the provision of 5% park land or cash-in-lieu pursuant to Section 510 of the *Local Government Act* for a proposed six-lot bare land strata subdivision.

Iain Lawrence provided background information confirming:

- that the subdivision was first considered by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission on September 23, 2014
- the Commission recommended cash-in-lieu of park land
- the Commission's recommendation was supported by the Land Use Committee on October 21, 2014, and by the CRD Board on November 12, 2014
- a preliminary non-approval was issued by the Ministry of Transportation & Infrastructure for the subdivision in 2015 due to an unacceptable on-site sewage disposal system design
- the applicant has now provided an acceptable sewage system design and has requested consideration of preliminary layout approval
- the Commission reconsidered the application on September 25, 2018, at which time it rescinded its previous motion, and stated interest in receiving park land for a trail connection

Iain Lawrence responded to questions from the LUC confirming that:

- there have been changes to the local context for parks in Port Renfrew since the recent completion of the Port Renfrew Tourism Trail, which connects Parkinson Road to Beach Camp
- the Commission supports opportunities to further extend the Tourism Trail to Snuggery Cove
- trail location is negotiated between the applicant and the CRD

- based on the existing property's 2018 assessed land value, cash-in-lieu would be approximately \$20,350

The Chair confirmed that cash-in-lieu funds can only be utilized to purchase park land.

MOVED by Ron Ramsay, **SECONDED** by Roy McIntyre that the Land Use Committee recommends to the CRD Board:

- a) That the Board motion of November 12, 2014, requesting cash in-lieu of land for subdivision application S-03-14, for Lot 2, District Lot 17, Renfrew District, Plan 32241, be rescinded.
- b) That 5% park land dedication be requested pursuant to Section 510 of the *Local Government Act* for the proposed subdivision of Lot 2, District Lot 17, Renfrew District, Plan 32241 pursuant to securing dedication of land for a trail connection.

CARRIED

8. Temporary Use Permit Application

a) TP000009 - Lot 4, Section 47, Otter District, Plan VIP52344 (7861 Tugwell Road)

Iain Lawrence spoke to the staff report and the request for a temporary use permit to allow the expansion of a home based microbrewery in the Rural Residential 2 (RR-2) zone.

Iain Lawrence confirmed that:

- the microbrewery is currently operating in accordance with the Home Based Business Category 3 (Home Industry) regulations
- the Home Based Business regulations limit the area devoted to the home industry to 60 m² (645 sq. ft.) or 40% of the area of the dwelling, whichever is less
- current operation occupies an indoor floor area of 59.4 m² (640 sq. ft.) within an accessory building
- the applicant proposes to increase the indoor floor area to 96.7 m² (1,040 sq. ft.), and create 82 m² (884 sq. ft.) of covered, outdoor storage
- no complaints have been received to date regarding noise, odour or traffic related to the existing use

The Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC advising that:

- the expansion is an addition to an existing building
- the addition would provide clients coverage from the weather
- the expansion is proposed to support the production of more product rather than more on site clients
- maximum one time capacity was 30 clients and 8 cars
- in the course of one day, visits average 25 – 30 cars
- he does not wish to rezone as, should current demand continue, the operation will need to be moved off site within the next three years
- the operation is located off the main road
- current hours are Wednesday – Sunday from 12:00 to 6:00 p.m.

Iain Lawrence advised that a temporary use permit can be issued for less than three years and that the permit can specify conditions, such as operating hours.