



**REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, APRIL 17, 2019**

SUBJECT **Consideration of Regional Growth Strategy Consistency: Zoning Amendment Application for Lot 1, District Lot 17, Renfrew District, Plan VIP57304**

ISSUE

To consider whether the proposed amendment to re-designate the subject property from Residential (R) to Tourism Commercial (TC), and to rezone the land from Community Residential–One (CR-1) to Tourism Commercial-One (TC-1), in order to provide guest accommodation in conjunction with an existing fishing guide business is consistent with the 2018 Regional Growth Strategy (RGS).

BACKGROUND

Section 445 of the *Local Government Act* requires that all bylaws adopted by a regional district be consistent with its regional growth strategy.

An amendment to the Port Renfrew Comprehensive Community Development Plan including the Official Community Plan (OCP) is proposed to rezone and re-designate the subject property to provide guest accommodation in conjunction with an existing fishing guide business. Detailed information about the proposed Bylaw No. 4254, “Comprehensive Community Plan for Port Renfrew, Bylaw No.1, 2003, Amendment Bylaw No.10, 2018” is included in Appendix A.

ALTERNATIVES

Alternative 1:

That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the proposed Bylaw No. 4254, “Comprehensive Community Plan for Port Renfrew, Bylaw No.1, 2003, Amendment Bylaw No.10, 2018” as it relates to the 2018 Regional Growth Strategy (RGS) be reviewed and the proposed Bylaw No. 4254 be deemed consistent with the 2018 RGS.

Alternative 2:

That the report be referred back to staff for further review based on Committee direction.

IMPLICATIONS

RGS Consistency Implications

Appendix B evaluates the proposed amendments against the 2018 RGS. Alternative 1 would deem the proposed amendments consistent with the 2018 RGS.

CONCLUSION

Proposed changes to the Comprehensive Community Development Plan for Port Renfrew provide guest accommodation in conjunction with an existing fishing guide business. On balance, the proposed Bylaw aligns with the 2018 RGS policy.

RECOMMENDATION

That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the proposed Bylaw No. 4254, “Comprehensive Community Plan for Port Renfrew, Bylaw No.1, 2003, Amendment Bylaw No.10, 2018” as it relates to the 2018 Regional Growth Strategy (RGS) be reviewed and the proposed Bylaw No. 4254 be deemed consistent with the 2018 RGS.

Submitted by:	Jeff Weightman, MCIP, RPP, PMP, Planner, Regional & Strategic Planning
Concurrence:	Signe Bagh, MCIP, RPP, Senior Manager, Regional & Strategic Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager Planning & Protective Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

JW:sc

Attachments: Appendix A - Bylaw 4254 – Local Area Planning Staff Report to JdF LUC
Appendix B - RGS Evaluation Table – Bylaw 4254