



**REPORT TO THE CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, JULY 10, 2019, 2019**

SUBJECT **Public Hearing Report on Bylaw No. 4254, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 10, 2018”**

ISSUE

To receive the Report of the Public Hearing held May 29, 2019, for proposed Bylaw No. 4254, and to consider Bylaw No. 4254 for third reading and adoption.

BACKGROUND

At its meeting on May 8, 2019, the Capital Regional District (CRD) Board gave first and second reading to Bylaw No. 4254, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 10, 2018” and passed a resolution to delegate authority to the Regional Director to hold a public hearing with respect to Bylaw No. 4254.

Bylaw No. 4254 (Appendix 1) will amend Bylaw No. 3109, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003” by deleting Lot 1, District Lot 17, Renfrew District, Plan VIP57304 from the Residential (R) designation and adding said lot to the Tourism Commercial (TC) designation and by deleting Lot 1, District Lot 17, Renfrew District, Plan VIP57304 from the Community Residential – One (CR-1) zone and adding said lot to the Tourism Commercial – One (TC-1) zone, in order to provide guest accommodation in conjunction with an existing fishing guide business.

On May 29, 2019, a public hearing was held for Bylaw No. 4254. There were 15 people in attendance. No submissions regarding the proposal were received. The Report of the Public Hearing is attached (Appendix 2).

ALTERNATIVES

Alternative 1

- a) That the minutes that form the Report of the Public Hearing for Bylaw No. 4254, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on May 29, 2019, for Bylaw No. 4254, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 10, 2018”, be received; and
- b) That Bylaw No. 4254 be read a third time and adopted.

Alternative 2

That the minutes that form the Report of the Public Hearing for Bylaw No. 4254, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on May 29, 2019, for Bylaw No. 4254, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 10, 2018”, be received.

LAND USE IMPLICATIONS AND 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; however, use of the property strictly as a tourist commercial enterprise requires a change in the land use designation from Residential (R) to Tourism Commercial (TC).

The Tourism Commercial (TC) designation is intended to provide for a wide range of services to the travelling public and local residents. The primary focus is on a mix of commercial activities including: recreational vehicle storage, pubs, restaurants, hotels and motels, vacation sites, guest cabins, residential uses and various other commercial activities that cater to visitors. Developments under this designation must be designed to minimize potential land use conflict with adjacent uses.

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 to allow an expansion of the owner's guiding business. Use of the land as a tourism commercial operation would be in keeping with the majority of properties located on the west side of the Port Renfrew town site. Neighbouring businesses include a tourist cabin development, fishing lodge, restaurant, motel, RV camping and fish processing. While the full scope of the proposal is not yet known, the applicant operates a fishing guide business and the intent of this application is to allow expansion of that business by providing accommodation for clients. A dwelling for the business operator/owner would be located on the property and an additional accommodation unit for staff is permitted under the TC-1 zone. Residential zoned land in the Port Renfrew area is largely located to the east of the subject property and commercial centre in Beach Camp and south of Parkinson Road.

Section 445 of the *Local Government Act* requires that all bylaws adopted by a regional district board after the board has adopted a Regional Growth Strategy (RGS) be consistent with the RGS. Since the proposal includes an amendment to Schedule 'A' (Official Community Plan) of the Port Renfrew Comprehensive Community Development Plan, the CRD Board considered and deemed proposed Bylaw No. 4254 consistent with the 2018 RGS at its May 8, 2019 meeting.

Staff recommend Alternative 1 to receive the minutes and for the proposed bylaw to be given third reading and adopted.

CONCLUSION

A public hearing was held on May 29, 2019, for Bylaw No. 4254, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 10, 2018". The minutes are attached as the Report of the Public Hearing.

There were 15 people in attendance at the public hearing. No submissions regarding the proposal were received.

Staff recommend Alternative 1 to receive the minutes and for the proposed bylaw to be given third reading and adopted.

RECOMMENDATIONS

- a) That the minutes that form the Report of the Public Hearing for Bylaw No. 4254, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on May 29, 2019, for Bylaw No. 4254, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 10, 2018”, be received; and
- b) That Bylaw No. 4254 be read a third time and adopted.

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

Appendix 1 – Proposed Bylaw No. 4254

Appendix 2 – Report of the Public Hearing May 29, 2019