

Appendix 4: Referral Comments

Wendy Miller

From: McFarlane, Penny <Penny.Mcfarlane@bchydro.com>
Sent: Monday, April 08, 2019 1:24 PM
To: Design, SVI; Wendy Miller
Cc: Mann, Elaine
Subject: RE: Rezoning Application RZ000265 (17015 Parkinson Road) - CRD Referral

BC Hydro has no objections to the proposed rezoning, however; please check with BC Hydro ESCC/Design to confirm availability of potential servicing requirements. Thank you

Penny

Wendy Miller

From: Wilf Marquis
Sent: Friday, March 22, 2019 8:55 AM
To: Wendy Miller
Subject: RE: Rezoning Application RZ000265 (17015 Parkinson Road)

CRD Bylaw Enforcement Services has reviewed the staff report for rezoning application RZ000265 (Bylaw No. 4292) to amend the Tourism Commercial – One (TC-1) zone to bring the property into compliance with Bylaw No. 3109 and does not anticipate any significant bylaw enforcement implications as a result of this proposal.

Wilf MARQUIS
Senior Bylaw Officer

Bylaw and Animal Care Services
212-2780 Veterans Memorial Parkway, Victoria, BC, Canada V9B 3S6
Ph. 250.474.3351 ext. 22 \ Fax: 250.391.9727 \ TF: 800.665.7899
email: wmarquis@crd.bc.ca



TO: Iain Lawrence, Manager, Juan de Fuca Local Area Planning
FROM: Joseph Marr, Manager, Water Distribution Engineering and Planning
CRD FILE: 3360-20-PRENW-19-001
DATE: April 16, 2019
**SUBJECT: ZONING AMENDMENT APPLICATION FOR LOT D, SECTION 36,
RENFREW DISTRICT, PLAN VIS5337 (17015 PARKINSON ROAD)**

Thank you for the zoning amendment application referral received March 20, 2019, which requests that we examine the above referenced proposal with regard to the water supply regulations and policies of the Capital Regional District (CRD) Integrated Water Services as established for the Port Renfrew Utility Service Committee (PRUSC).

The existing property is presently serviced with water from the Port Renfrew water service area and is currently billed separately for one commercial and three one bedroom units.

If an increase in density (water use) is required then the Owner(s) will be required to provide details of the development to CRD IWS and the billing will be reassessed.

This memo is for the purpose of providing you with information regarding services available from CRDIWS, and should not be construed as either approval or rejection of the proposed zoning amendment application.

These conditions are valid for 180 days from date of writing. However, if at any time there is a change in legislation, regulations or CRD Bylaws, which would cause any of the above conditions to be non-conforming, then the CRD reserves the right to revise any or all of the conditions accordingly, at any time during the 180 day period.

Yours truly,

A handwritten signature in blue ink, appearing to read "Joe Marr", is positioned above the printed name of Joseph Marr.

Joseph Marr, P.Eng.
Manager, Water Distribution Engineering and Planning
Infrastructure Engineering
Integrated Water Services

Jm:eu

cc: Ian Jesney, Senior Manager, Infrastructure Engineering
Wendy Miller, Administrative Clerk, Juan de Fuca Local Area Planning

IWSS-1714139953-4072

Wendy Miller

From: Nicholas Deibler <ndeibler@sooke.ca>
Sent: Monday, April 08, 2019 1:55 PM
To: Wendy Miller
Subject: RE: Rezoning Application RZ000265 (17015 Parkinson Road) - CRD Referral

Hi Wendy,

Thanks for sharing this referral regarding proposed rezoning application RZ000265 (Bylaw No. 4292), received by the District of Sooke on March 20, 2019.

The District has no objections to the proposed amendment to the TC-1 zone in order to permit a mix of commercial and residential uses. Port Renfrew is well outside of our boundaries.

Regards,

Nicholas Deibler
Planner 1
District of Sooke
2205 Otter Point Rd
Sooke BC, V9Z 1J2
250-642-1645



RESPONSE SUMMARY – REZONING APPLICATION RZ000265

☒ Interest Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Comments:

Development must be in compliance with the

Municipal Wastewater Regulation.

- The Health Protection and Environmental Services (HPES) department in Island Health have a regulatory role in food premises from construction to operation. Any changes to an existing food premises and the possible construction of a new food premises must be undertaken with the appropriate construction and operating permits.

Kazuhiro Takeuchi

Signed

Environmental Health Officer

Title

April 12, 2019

Date

Island Health

Agency

Wendy Miller

From: Schneider, Nikki TRAN:EX <Nikki.Schneider@gov.bc.ca>
Sent: Thursday, March 21, 2019 4:29 PM
To: Wendy Miller
Subject: RE: Rezoning Application RZ000265 (17015 Parkinson Road) - CRD Referral

Good Afternoon Wendy,

Please accept this as official response from the Ministry of Transportation and Infrastructure in regards to the above noted rezoning application; Ministry File 2019-01432.

The Ministry has no objections to the proposed rezoning and there are no conditions to be met at this time.

Should you have any questions or concerns, please do not hesitate to contact me.

Have a great day,

Nikki Schneider

Senior District Development Technician
Ministry of Transportation and Infrastructure – Vancouver Island District
Ph: 778-974-2633
Fx: 250-952-4508

RESPONSE SUMMARY – REZONING APPLICATION RZ000265

☐ Interest Affected by Proposal for Reasons Outlined Below

☒ Interest Unaffected by Proposal

Comments: AT THIS TIME THE SCHOOL DISTRICT
DOES NOT HAVE ANY CONCERNS WITH THIS ~~REZONING~~
REZONING APPLICATION.

T. Godwin
Signed

DIRECTOR OF FACILITIES
Title

MARCH 20, 2019
Date

SD 62 (Sooke)
Agency

Wendy Miller

From: Jeffrey McArthur <Jeff.MCARTHUR@rcmp-grc.gc.ca>
Sent: Thursday, March 21, 2019 8:48 AM
To: Wendy Miller
Subject: Re: Rezoning Application RZ000265 (17015 Parkinson Road) - CRD Referral

Hi Wendy - no objection to either application from the RCMP.

Jeff

Jeff McArthur, S/Sgt.
NCO i/c
Sooke RCMP Detachment
(250)642-5241 office
(250)642-3247 fax



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Notes from a Public Information Meeting
Held May 29, 2019 at the Port Renfrew Community Centre, 6638 Deering Road,
Port Renfrew, BC

SUBJECT: Rezoning Application RZ000265 - Lot D, Section 36, Renfrew District, Plan VIS5337 (17015 Parkinson Road)

Proposed Bylaw No. 4266, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 11, 2019" (Port Renfrew Development Permit Areas and Development Approval Information)

PRESENT: Director Mike Hicks
Staff: Iain Lawrence, Manager, Community Planning; Wendy Miller, Recorder

PUBLIC: 15

The meeting was called to order at 8:06 pm

1. Rezoning Application

a) RZ000265 - Lot D, Section 36, Renfrew District, Plan VIS5337 (17015 Parkinson Road)

Iain Lawrence spoke to the staff report and the request to amend the Tourism Commercial - One (TC-1) zone in order to permit an existing mix of commercial and residential uses on the site of the General Store. It was confirmed that the building strata, granting individual title to the ground-floor retail space and each of the three dwelling units above was registered in April 2003 prior to the adoption of a zoning bylaw for Port Renfrew in August 2004. As the use has been ongoing since that time, the property is considered legal non-conforming for use in accordance with Section 528 of the *Local Government Act*. It was further confirmed that the bylaw amendment was prompted by the applicant as part of the process to purchase one of the dwelling units.

Janice Hiles stated support for the application.

Dan Quigley stated support for the application.

The Director advised that, as there is not an active Advisory Planning Commission (APC) for Port Renfrew, the proposal is being considered by the community at a public information meeting. The comments received at this meeting will be presented to the Juan de Fuca Land Use Committee for recommendation that the application proceed to the CRD Board for direction that the proposal (Bylaw No. 4292) proceed to public hearing.