



**REPORT TO THE CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, SEPTEMBER 11, 2019, 2019**

SUBJECT Public Hearing Report on Bylaw No. 4292, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 12, 2019”

ISSUE

To receive the Report of the Public Hearing held September 3, 2019, for proposed Bylaw No. 4292, and to consider Bylaw No. 4292 for third reading and adoption.

BACKGROUND

At its meeting on August 14, 2019, the Capital Regional District (CRD) Board gave first and second reading to Bylaw No. 4292, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 12, 2019” and passed a resolution to delegate authority to the Regional Director to hold a public hearing with respect to Bylaw No. 4292.

Bylaw No. 4292 (Appendix 1) will amend Bylaw No. 3109, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003” by amending the Tourism Commercial - One (TC-1) zone as it applies specifically to Section 36, Renfrew District, Plan VIS5337 to permit a maximum residential density of three (3) dwelling units above a tourist commercial or retail use.

On September 3, 2019, a public hearing was held for Bylaw No. 4292. There were six people in attendance. No submissions regarding the proposal were received prior to the hearing. One member of the public in attendance spoke in favour of the proposal. 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. 4292, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on September 3, 2019, for Bylaw No. 4292, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 12, 2019”, be received; and
- b) That Bylaw No. 4292 be read a third time and adopted.

Alternative 2

That the minutes that form the Report of the Public Hearing for Bylaw No. 4292, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on September 3, 2019, for Bylaw No. 4292, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 12, 2019”, be received.

LAND USE IMPLICATIONS AND PLANNING ANALYSIS

The Port Renfrew Comprehensive Community Development Plan designates the subject property as Tourism Commercial (TC). This designation’s 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 Tourism Commercial – One (TC-1) zone allows for residential, retail and tourist commercial uses, as well as supportive uses including staff accommodation and accessory dwelling units. Such accessory dwelling units are only permitted in conjunction with an existing retail use. It would be expected that accessory dwelling units would remain under the ownership and control of the owner of the primary retail use, and not granted individual title and ownership through the *Strata Property Act*.

The dwelling units above the retail store that are the subject of this application existed as a strata prior to adoption of the zoning bylaw for the area. Since each of the dwelling units has been granted individual title and would be considered a principal use, staff recommend a site specific amendment to the TC-1 zone to allow three dwelling units above a retail or tourist commercial use on the subject property.

Ongoing use of the land would remain unchanged and be in keeping with the use of land in this part of the Port Renfrew town site. Neighbouring uses include dwelling units, the Port Renfrew Community Centre, and a waste transfer station.

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 September 3, 2019, for Bylaw No. 4292, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 12, 2019”. The minutes are attached as the Report of the Public Hearing.

There were six people in attendance at the public hearing. No submissions regarding the proposal were received. One member of the public in attendance spoke in favour of the proposal.

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. 4292, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on September 3, 2019, for Bylaw No. 4292, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 12, 2019”, be received; and
- b) That Bylaw No. 4292 be read a third time and adopted.

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| Submitted by:: | Iain Lawrence, MCIP, RPP, Manager, Juan de Fuca Community 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. 4292

Appendix 2 – Report of the Public Hearing September 3, 2019