

Iain Lawrence responded to questions from the LUC advising that:

- the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission considered the application and recommends that park dedication be received in the form of cash in lieu
- the proposal does not require the subject property to be rezoned
- the proposal meets the minimum lot size permitted by the Tourism Commercial – One zone, if the parcel is connected to community water and community sewer
- the proposal intends to connect to the Port Renfrew Water System and a community sewer system in the form of a strata septic system approved by Island Health
- the Port Renfrew Comprehensive Community Development Plan (CCDP) does not speak to strata developments
- the Port Renfrew CCDP does not regulate form a tenure
- public input regarding the subdivision can be directed to the Approving Officer, Ministry of Transportation and Infrastructure
- the development permit required as part of the subdivision process will address the *Riparian Areas Protection Regulation*, and will need to demonstrate that there are building envelopes outside the Streamside Protection and Enhancement Areas

LUC comments included:

- the current lot layout crowds the riparian area
- support for reviewing the Official Community Plan relative to strata developments

The Chair advised that the LUC is being asked to consider provision of park land options this evening. The Chair advised that he and staff are available to receive public comment regarding the proposal. Public comments regarding the proposal will be considered as part of the broader application.

MOVED by Stan Jensen, **SECONDED** by Vern McConnell that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

That cash in lieu of park land dedication in the amount of 5% of the value of the land being subdivided be requested pursuant to Section 510 of the *Local Government Act* for the proposed subdivision of Lot A, District Lot 17, Renfrew District, Plan EPP10506.

CARRIED

b) SU000721 – Parcel A (DD 143426I) of Section 97, Renfrew District, Except that part in Plans 15462, VIP77871 and EPP24972 (17151 Parkinson 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 the four-lot bare land strata subdivision.

Iain Lawrence highlighted the proposed plan and trail network proposed by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission.

Iain Lawrence responded to questions from the LUC advising that:

- the parent parcel is being divided into 2-lots
- one lot is being divided into 4-lots which triggers the requirement for park dedication
- members of the Commission visited the subject property
- the Commission has identified the subject property as an area of interest to establish a trail network

MOVED by Sandy Sinclair, **SECONDED** by Stan Jensen that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

That 5% park land dedication be requested pursuant to Section 510 of the Local Government Act for the proposed subdivision of Parcel A (DD 1434261) of Section 97, Renfrew District, Except that part in Plans 15462, VIP77871 and EPP24972, except that a lesser amount may be acceptable where the owner agrees to dedicate that portion of the subject property required to locate a trail along Parkinson Road to JdF Community Parks and Recreation standards, and that the owner agrees to construct the trail prior to subdivision approval.

CARRIED

8. Zoning and Official Community Plan Amendment Application

a) RZ000267 - That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD437821) And Except Parts in Plans 3054 And 17721(3542 & 1-3542 Otter Point Road)

Iain Lawrence advised that the LUC first considered the proposal at its meeting of July 19, 2020. At that meeting the LUC recommended referral of the proposal to agencies. Since the time that referrals were circulated, the applicant has revised the application to rezone the front part of the property to permit six rural residential parcels along Otter Point Road and to rezone the rear portion to permit an industrial sawmill operation. An amendment to the Otter Point Official Community Plan (OCP) is also proposed to designate portions of the property as Watercourses & Wetland Areas and Commercial & Industrial development permit areas.

Iain Lawrence spoke to proposed Bylaw No. 4316, which would rezone the parcel for the requested uses, and to proposed Bylaw No. 4317, which would amend the OCP. It was advised that Bylaw No. 4316 restricts the sawmill parcel from being further subdivided. It was further advised that Bylaw No. 4316 provides the requirement for vegetative screening along the entire length of the sawmill parcel boundaries.

Iain Lawrence summarized the referral comments received, as well as the professional environmental report submitted as part of the application process, as included in the staff report.

Iain Lawrence reported that:

- should the rezoning be supported, the residential parcels will require proof of potable water as part of the subdivision process in the amount of 1,400 litres per day per lot
- the sawmill operation will require a provincial water licence
- discharge associated with the sawmill operation will require provincial authorization under the *Environmental Management Act*
- the Ministry of Transportation and Infrastructure has requested dedication of Weiland Road along the southern portion of the property, which would support establishment of a trail as recommended by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission
- the Otter Point Volunteer Fire Department has proposed that the applicant install water supply in the form of tanks (60,000 ga) to aid fire protection for the industrial sawmill use and the community
- in response, a covenant is recommended for fire protection works related to the sawmill operation prior to subdivision or further building construction