

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4096**

**A BYLAW TO AMEND BYLAW NO. 3109,
THE "COMPREHENSIVE COMMUNITY PLAN FOR PORT RENFREW, BYLAW NO. 1, 2003"**

The Capital Regional District Board, in open meeting assembled, enacts as follows:

1. Bylaw No. 3109 being the "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003" is hereby amended:

A. SCHEDULE A, SECTION 4.0 DEVELOPMENT POLICIES

- (a) By inserting a new Section 4.5 "Pacific Gateway Marina (PGM) Policies" after Section 4.4, to be read as follows:

4.5. Pacific Gateway Marina (PGM) Policies

Objective

The objective of the PGM designation is to provide a mix of community uses, year-round residential accommodation, vacation properties, and commercial tourism, recreation and marina services to the general public. Development within the PGM designation should support the economic, social and cultural well-being of the Port Renfrew community.

4.5.1. Development (PGM) Policies

- 1) In order to facilitate the increased level of use supported by the PGM designation the following services should be constructed and bylaws adopted prior to development:
 - a) Installation of a second water reservoir to expand the capacity of the Port Renfrew Water Supply System to the satisfaction of the Capital Regional District.
 - b) Adoption of an amendment to the Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Bylaw No. 1747, to include all those lands and the surface of the water within the PGM land use designation.
 - c) Adoption of an amendment to the Port Renfrew Fire Protection Local Service Establishment Bylaw, 1989, Bylaw No. 1743, to include all those lands and the surface of the water within the PGM land use designation.
- 2) The following amenity is of interest to the community and should be completed in accordance with the requirements specified by the Pacific Gateway Marina Comprehensive Development (PGM-CD) zone:
 - a) Construction of a public trail and staircase providing connectivity between the Juan de Fuca Electoral Area Community Parks and Recreation trail on Lot 64, Plan VIP24755, and Baird Road. The route provided by this trail and staircase should be protected by a statutory right-of-way in favour of the CRD.

- 3) Areas of known archaeological significance that are located within the area under the PGM designation are to be protected in accordance with Provincial legislation.

and renumbering Section 4 accordingly.

B. SCHEDULE B, PART I, SECTION 1 DEFINITIONS

- (a) By inserting a new definition for “COMMERCIAL MARINA” before the words “COMMUNITY SEWAGE SYSTEM”, as follows:

“COMMERCIAL MARINA means a facility providing moorage for commercial vessels and private pleasure craft, as well as offices, food service establishments, fuel sales, recreation, boat trailer parking and boat storage.”

- (b) By inserting a new definition for “CONFERENCE CENTRE” before the words “BED AND BREAKFAST”, as follows:

“CONFERENCE CENTRE means an establishment used for the holding of conventions, seminars, workshops or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities.”

C. SCHEDULE B, PART IV ZONES

- (a) By inserting a new “Pacific Gateway Marina Comprehensive Development (PGM-CD)” zone after Section 27, to be read as follows:

28.0 Pacific Gateway Marina Comprehensive Development (PGM-CD) Zone

Purpose

The purpose of this zone is to implement the Pacific Gateway Marina (PGM) land use designation in order to provide a mix of community uses, year-round residential accommodation, vacation properties, and commercial tourism, recreation and marina services to the general public.

The PGM-CD zone is divided into Development Areas A – F, which are shown in Section 28.06. Development within each Development Area is to occur in accordance with the regulations indicated below.

Except where otherwise provided for in this Bylaw, only the specified list of permitted uses may be carried out on the parcels within the PGM-CD zone.

28.01 PGM-CD Zone – General Regulations

- (a) Permitted uses:
 - (i) Single-family residential
 - (ii) Accessory buildings and structures
- (b) Maximum density:
 - (i) One single-family dwelling
- (c) Where the following services and amenities are provided, the permitted uses, densities and regulations of Development Areas A-F, as specified in Sections 28.02 to 28.06, shall apply:
 - (i) Connection to the Port Renfrew Water Supply System to the satisfaction of the Capital Regional District.
 - (ii) Connection to a community sewer system to the satisfaction of Island Health where total daily flows are less than 22,700 L/day, and to the satisfaction of the Ministry of Environment where total daily flows exceed 22,700 L/day.
 - (iii) Provision of a public trail constructed in a location and to a standard approved by Juan de Fuca Electoral Area Community Parks and Recreation, connecting Development Area A with Development Areas B and C. The trail is to be protected for public use via statutory right-of-way and maintenance agreement in favour of the Capital Regional District.

- (d) The Development Area boundaries, as shown in Section 28.06 shall be deemed to be lot boundaries for the purposes of determining applicable uses, densities and regulations.
- (e) Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion, the zoning and development area designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted area indicated in Section 28.06.
- (f) As a requirement of subdivision, each proposed parcel within the PGM-CD zone must be connected to a community sewer system to the satisfaction of Island Health or the Ministry of Environment, and to a community water system to the satisfaction of the Capital Regional District.

28.02 Development Area A – Specific Regulations

(1) Permitted uses	(a) Single-family residential (b) Duplex residential (c) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes	0.75 ha
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m
(7) Maximum floor area ratio of residential units shall be:	0.30
(8) Maximum lot coverage	40% of the parcel area
(9) Maximum principal building height	11.75 m
(10) Maximum accessory building height	6.0 m

28.03 Development Areas B, D and E – Specific Regulations

(1) Permitted uses	(a) Single-family residential (b) Duplex residential (c) Home based business (d) Staff accommodation (e) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes:	
(a) Development Area B	0.26 ha
(b) Development Area D	0.34 ha
(c) Development Area E	300 m ²
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m

(7) Maximum combined floor area ratio of residential, tourist accommodation and staff accommodation units	
(a) Development Area B	0.35
(b) Development Area D	0.25
(c) Development Area E	0.35
(8) Maximum lot coverage	40% of the parcel area
(9) Maximum principal building height	11.75 m
(10) Maximum accessory building height	6.0 m

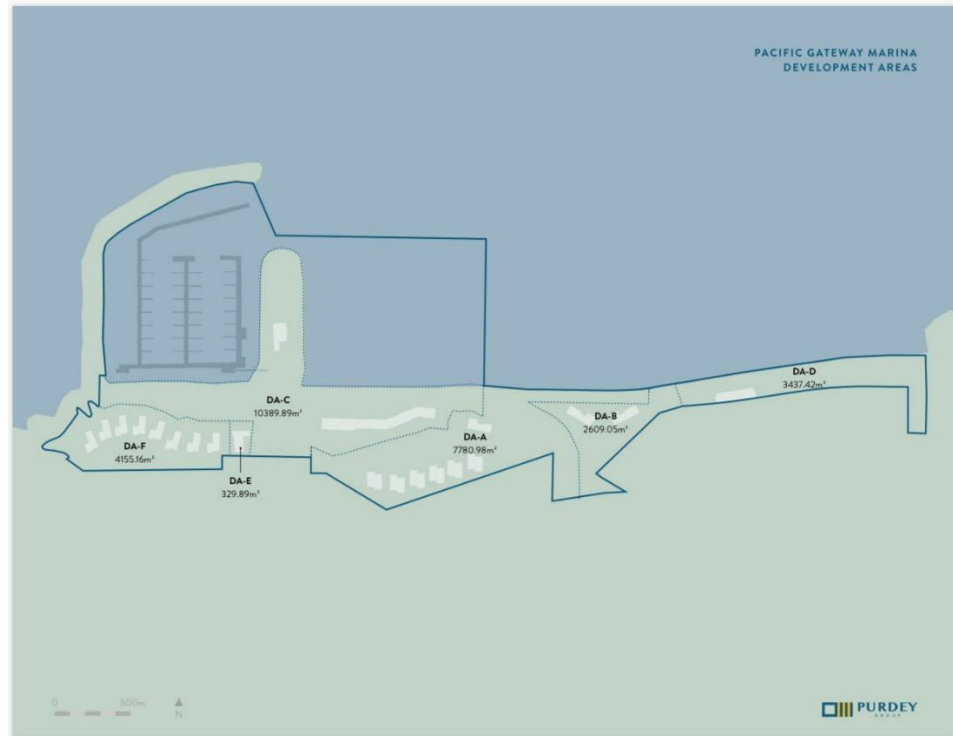
28.04 Development Area C – Specific Regulations

(1) Permitted uses	<ul style="list-style-type: none"> (a) Commercial marina (b) Community uses (c) Conference centre (d) Fish processing (e) Food service establishments (f) Hotels and motels (g) Office uses (h) Retail establishments (i) Staff accommodation (j) Tourist facilities and related amenities (k) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes	1.0 ha
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m
(7) Maximum combined floor area ratio of tourist accommodation and staff accommodation units	0.60
(8) Maximum lot coverage	50% of the parcel area
(9) Maximum principal building height	12.0 m
(10) Maximum accessory building height	6.0 m

28.05 Development Area F – Specific Regulations

(1) Permitted uses	(a) Single-family residential (b) Duplex residential (c) Townhouse residential (d) Community uses (e) Conference centre (f) Food service establishments (g) Home based business (h) Hotels and motels (i) Office uses (j) Retail establishments (k) Staff accommodation (l) Tourist facilities and related amenities (m) Accessory buildings or structures to the above permitted uses
(2) Minimum lot size for subdivision purposes	0.4 ha
(3) Minimum front yard setback	6.0 m
(4) Minimum interior side yard setback	3.0 m
(5) Minimum exterior side yard setback	4.5 m
(6) Minimum rear yard setback	4.5 m
(7) Maximum combined floor area ratio of residential, tourist accommodation and staff accommodation units	0.35
(8) Maximum lot coverage	40% of the parcel area
(9) Maximum principal building height	12.0 m
(10) Maximum accessory building height	6.0 m

28.06 PGM-CD Zone Development Areas Map



D. SCHEDULE A, MAP NO. 2 – LAND USE DESIGNATIONS

- (a) By deleting That Part of Section 97, Renfrew District as Shown Coloured Red on Plan 344R (PID: 009-592-342); Lot 1, Section 97, Renfrew District, Plan EPP24972 (PID: 028-991-125); and That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006) from the Residential (R) designation and adding said lots to the Pacific Gateway Marina (PGM) designation, as shown on Plan No. 1, attached to and forming part of this bylaw; and
- (b) By deleting Those Parts of Block A and B, District Lot 751, Together with Unsurveyed Crown Foreshore or Land Covered by Water Being Part of the Bed of Port San Juan, All Within Renfrew District, Shown Outlined in Red on Licence V905027, Containing 3.86 Hectares, More or Less from the Marine Protection (M) designation and adding said licence area to the Pacific Gateway Marina (PGM) designation, as shown on Plan No. 1, attached to and forming part of this bylaw.

E. SCHEDULE B, MAP NO. 3 – ZONING

- (a) By deleting That Part of Section 97, Renfrew District as Shown Coloured Red on Plan 344R (PID: 009-592-342); Lot 1, Section 97, Renfrew District, Plan EPP24972 (PID: 028-991-125); That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006) from the Community Residential – One (CR-1) zone and adding said lots to the Pacific Gateway Marina Comprehensive Development (PGM-CD) zone, as shown on Plan No. 2, attached to and forming part of this bylaw; and
- (b) By deleting Those Parts of Block A and B, District Lot 751, Together with Unsurveyed Crown Foreshore or Land Covered by Water Being Part of the Bed of Port San Juan, All Within Renfrew District, Shown Outlined in Red on Licence V905027, Containing 3.86 Hectares, More or Less from the Marine (M) zone and adding said licence area to the Pacific Gateway Marina Comprehensive Development (PGM-CD) zone, as shown on Plan No. 2, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 13, 2020”.

READ A FIRST TIME THIS _____ day of _____, 2020.

READ A SECOND TIME THIS _____ day of _____, 2020.

READ A THIRD TIME THIS _____ day of _____, 2020.

ADOPTED THIS _____ day of _____, 2020.

CHAIR

CORPORATE OFFICER