

Appendix F: Referral Comments

Wendy Miller

From: Wilf Marquis
Sent: Wednesday, October 17, 2018 10:10 AM
To: Wendy Miller
Subject: RE: Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina - Port Renfrew)

CRD Bylaw Enforcement Services has reviewed the staff report for Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina - Port Renfrew) 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-18-003
DATE: December 13, 2018

SUBJECT: ZONING AMENDMENT APPLICATION – PACIFIC GATEWAY MARINA

Thank you for the zoning amendment application referral received September 21, 2018, 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).

If the CRD receives an appropriate application to supply water, and if the Owner(s) is prepared to meet the conditions of CRD Bylaw No. 1792, and pay the necessary costs and fees as authorized under CRD Bylaw No. 3847, community piped water can be supplied to this proposed development subject to the following:

- 1) Confirmation that all proposed lots to be serviced by CRD water are within the Port Renfrew water service area.
- 2) The proposed additional storage tank for the Port Renfrew Water Service area has been installed and commissioned.
- 3) The water service(s) must comply with all relevant bylaws and applicable codes for servicing (CRD land use approvals, Building Code, MOTI, etc).
- 4) The Owner(s) provides an amenity contribution of \$8,000 per Single Family Equivalent Unit for future water system upgrades. There are currently 32 Single Family Equivalent Units proposed to be reserved in lieu of payment due to a cost share of the proposed storage tank.
- 5) The Owner(s) pays for all applicable fees, applications, process review, including parcel taxes and/or user fees as required.
- 6) The Owner(s) provides engineering design drawings for the development showing the proposed water servicing and an associated design brief.
- 7) The Owner(s) provides metering and appropriate back flow prevention device(s) at the property line(s) to service the proposed lots.
- 8) The Owner(s) needs to provide confirmation that all approvals have been met for the proposed sewer system.

IWSS-1714139953-3960

Iain Lawrence – December 13, 2018
Zoning Amendment – Pacific Gateway Marina

2

- 9) If a service connection is required for a 'Common Property' disposal field(s), then the Owner(s) pays all applicable connection fees and must install an approved backflow prevention device at his/her own expense. The device is to be tested annually by a certified technician of cross connection control devices and the test results, including repairs performed, are to be submitted to the CRD.

The subject property 6598 Baird Road is located within the Port Renfrew water service area, property 17110 Parkinson Road is not located in the water service area.

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

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,



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

Jm:eu

Attachments: Report to the Juan De Fuca Land Use Committee – September 18, 2018

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

IWSS-1714139953-3960

RESPONSE SUMMARY
COMPREHENSIVE COMMUNITY PLAN AMENDMENT APPLICATION RZ000242

- ☒ Interest Affected by Proposal for Reasons Outlined Below
☐ Interest Unaffected by Proposal

Comments:

too remote from CVRD for an impact.
Best wishes,

M. Juppitt
Signed
2018/10/16
Date

MANAGER COMM. PLANNING
Title
CVRD
Agency

Wendy Miller

From: Gravelle, Kristin <Kristin.Gravelle@dfo-mpo.gc.ca>
Sent: Tuesday, September 25, 2018 10:36 AM
To: Wendy Miller
Subject: RE: Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina - Port Renfrew) - CRD Referral

Hello Wendy,

The role of the DFO's Fisheries Protection Program (FPP) is to protect and conserve fish and fish habitat in support of Canada's coastal and inland fisheries resources, and to make regulatory decisions under the fisheries protection provisions of the Fisheries Act. The FPP is specifically responsible for reviewing projects for which a s.35(2) Fisheries Act Authorization is required.

DFO does not have a regulatory role related to RZ000242 (Pacific Gateway Marina - Port Renfrew) Proposed Bylaw No. 4096 because it does not directly propose works, undertakings or activities that may result in serious harm to fish.

DFO's Projects Near Water website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) includes information for proponents on how to comply with the *Fisheries Act*, request a DFO review of a project, and request a *Fisheries Act* authorization.

If you have any further questions about DFO's regulatory process or need general information, contact DFO's Fisheries Protection Program toll free: 1-866-845-6776 or email: EnquiriesPacific@dfo-mpo.gc.ca.

Thank you,

Kristin Gravelle

Fisheries Protection Biologist, Fisheries Protection Program
Fisheries and Oceans Canada/Government of Canada
Kristin.Gravelle@dfo-mpo.gc.ca/Tel: 250-756-7292

Biologiste de la protection des pêches, La protection des pêches Programme
Pêches et Océans Canada | Gouvernement du Canada
Kristin.Gravelle@dfo-mpo.gc.ca/Tél 250-756-7292

Wendy Miller

From: Nicholas Deibler <ndeibler@sooke.ca>
Sent: Friday, October 12, 2018 9:27 AM
To: Wendy Miller
Subject: RE: Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina - Port Renfrew) - CRD Referral

Good Morning Wendy,

Thank you for your development referral regarding the Comprehensive Community Plan Amendment Application for 17110 Parkinson Road and 6598 Baird Road, received by the District of Sooke on September 21.

The District of Sooke has no objections to the proposed Comprehensive Community Plan Amendment, as the subject properties are located well outside of our boundaries.

Regards,

Nicholas Deibler
Planner 1
District of Sooke
2205 Otter Point Rd
Sooke BC, V9Z 1J2
250-642-1634 ext. 627



Wendy Miller

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Friday, September 21, 2018 12:37 PM
To: Wendy Miller
Subject: RE: Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina Port Renfrew) - CRD Referral

Hello Wendy,

Thank you for your referral regarding a proposed Comprehensive Community Plan Amendment (Application RZ000242) for lands describes as:

- [REDACTED]

Provincial records indicate previously recorded archaeological site **DdSc-24** is recorded on [REDACTED] (see screenshot below). **DdSc-24** is recorded as a cave burial. The site is protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Additionally, the waterfront location and proximity to other nearby archaeological sites increases the potential for unknown/unrecorded archaeological deposits to be present.

Prior to any land-altering activities (e.g. addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be engaged to determine the steps in managing impacts to the archaeological site.

An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

If a permit is required, proponents should be advised that the permit application and issuance process takes approximately 8-10 weeks and should plan their development schedule accordingly.

If work is planned that is **outside of the red area** as shown in the screenshot below, the Archaeology Branch cannot require the proponent conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent. However, the Archaeology Branch strongly encourages engaging an archaeologist prior to development as the site may extend beyond the limits indicated on the attached screenshot.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be

in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

If you or your clients have questions, please visit the FAQ page at <http://www.for.gov.bc.ca/archaeology/faq.htm> and the Property Owners and Developers web page at http://www.for.gov.bc.ca/archaeology/property_owners_and_developers/index.htm.

If you or your clients have further questions regarding the permitting process, please contact Nathan Friesen (Supervisor, Archaeology Branch) at 250-953-3306 or Nathan.P.Friesen@gov.bc.ca.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological site (red area). If this is not the property as described in the data request, please contact me.

Please feel free to contact me should you have any questions regarding this referral response.

Kind regards,

Diana

RESPONSE SUMMARY
COMPREHENSIVE COMMUNITY PLAN AMENDMENT APPLICATION RZ000242

☐ Interest Affected by Proposal for Reasons Outlined Below

☒ Interest Unaffected by Proposal

Comments:

We have few concerns with the proposed rezoning, providing the following recommendations are followed during subsequent development:

- We recommend that vegetation clearing be minimized and occur outside the nesting period from March 1 to August 31 to reduce impacts on all bird species. A search for the nests of birds (eagles, peregrine falcons, gyrfalcon, ospreys and herons) protected under Section 34(b) of the *Wildlife Act* should be conducted before the start of vegetation clearing. Should the nest of a bird requiring protection under Section 34(b) of the *Wildlife Act* be located, please refer to the recommended buffer distances in Table 4.1 (Section 4) of *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014)* available at <https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/laws-policies-standards-guidance/best-management-practices/develop-with-care>.
- Follow other relevant best management practices in *Develop with Care*.
- The San Juan River and its estuary provide high value fish habitat and support important salmon spawning activity. It is essential that any future development in the Port Renfrew area does not adversely impact this resource. We recommend that a referral be sent to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, and Fisheries and Oceans Canada, for any proposed development that may impact fish habitat. This will provide an opportunity for government biologists to assess potential adverse impacts to fish and suggest mitigation measures.

Dr. Grant Bracher PAg, RPBio

DR. GRANT BRACHER

Signed

ECOSYSTEM BIOLOGIST
Title

SEPTEMBER 27, 2018
Date

ECOSYSTEMS SECTION
Agency FURNORD - WEST
COAST

Wendy Miller

From: Takeuchi, Kazuhiro <Kazuhiro.Takeuchi@VIHA.CA>
Sent: Friday, October 19, 2018 3:09 PM
To: Wendy Miller
Subject: RE: Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina - Port Renfrew) - CRD Referral

Hi Wendy,

Thank you for the opportunity to comment on this Community Plan Amendment. The past few years have seen significant advances in linking urban planning with a variety of health outcomes. These include outcomes such as: the encouragement of physical activity, healthier eating, greater safety, cleaner air and healthier living environments, access to health services, food security, age friendly communities, and improved social interaction amongst other potential health criteria. There are a number of aspects from a *Healthy Built Environment* (HBE) perspective that is inclusive of these health outcomes, however we have some notable regulatory concerns we must bring forward prior to any HBE related comments:

- Drinking water - Under the Drinking Water Protection Act and Regulation, any construction, installation, alteration, or extension of (a) a water supply system, or (b) works, facilities, or equipment that are intended to be a water supply system or part of a water supply system, must be issued a construction permit from our Public Health Engineer. Consultation with our Drinking Water Officer will also be needed (<https://www.islandhealth.ca/index.php/learn-about-health/drinking-water/drinking-water-legislation-approval>) in light of the developments water needs and the second reservoir to expand capacity.
- Liquid waste – For wastewater systems servicing, under 22,700 L flow/day, this office has jurisdiction under the Sewerage System Regulation. For any new system or alteration to an existing septic system property owners must consult with an Authorized Person (as defined in the Regulation) and submit paperwork to this office. For wastewater systems servicing greater than 22,700 L flow/day, please refer to the Ministry of Environment.
- Food premises - The Health Protection and Environmental Services (HPES) department in Island Health has a regulatory role in food premises from construction to operation (under the Food Premises Regulation). Any changes to the existing food premises and the possible construction of new food premises must be undertaken with the appropriate construction and operating permits.
- Proposed spa may include recreational water, e.g. swimming pool and hot tub, and personal service establishment (PSE) amenities - These types of facilities, depending on public use and the nature of services offered, may be privy to the Pool Regulation and Regulated Activities Regulation respectively under the Public Health Act and overseen by Island Health HPES. Again, we would review these activities from construction to operation.
- HBE commentary - could zero in on public trails, diversity of housing access, greenspace/blue space, commercial space-mixed use, and climate change adaptability. Although, due to the above mentioned concerns (#'s 1-4) we have not provided a HBE lens to this rezoning. If however, after the above infrastructure/issues are addressed and your office would like to hear our comments in this regard, we'd be happy to provide them.

If you have any questions regarding the above information, please do not hesitate to contact me.

Sincerely,

Kazuhiro Takeuchi, B.Sc., B.Tech., CPHI(C)
Environmental Health Officer
Gateway Village Health Unit
Suite 201 – 771 Vernon Avenue, Victoria, BC. V8X 5A7
Phone: (250) 519-3401 Ext 33655
Email: Kazuhiro.Takeuchi@viha.ca

Wendy Miller

From: Schneider, Nikki TRAN:EX <Nikki.Schneider@gov.bc.ca>
Sent: Monday, October 22, 2018 10:48 AM
To: Wendy Miller
Subject: RE: Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina - Port Renfrew) - CRD Referral

Good Morning,

Please accept this as official response from the Ministry of Transportation and Infrastructure in regards to the Comprehensive Community Plan Amendment for Pacific Gateway in Port Renfrew; Ministry File 2018-05576.

The Ministry has no objections to the proposed Community Plan Amendment at this time. The Ministry will provide comments should the parcel be further subdivided.

Commercial Developments wishing to construct new access onto West Coast Road are required to apply for a commercial access permit through this office.

If you have any questions please do not hesitate to ask.

Thank you,

Nikki Schneider

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



Proud Member of the EAF
For employees, by employees



Pacheedaht First Nation
350 Kalaid Street
Port Renfrew, BC
V0S 1K0
Phone: (250) 647-5521
Fax: (250) 647-5561

May 14, 2019

Capital Regional District
Juan De Fuca Community Planning
3-7450 Butler Road
Sooke, BC V9Z 1N1

Attention: Iain Lawrence

Dear Sirs/Mesdames:

Re: Proposed Bylaw No. 4266 and Referral #RZ000242

Thank you for your efforts to inform Pacheedaht First Nation on the two files above as they relate to Pacheedaht territory and processes.

The proposed Bylaw # 4266 will help to update the parameters in Port Renfrew to bring development into compliance, as required in CRD's jurisdictions. PFN recommends it as an interim step to bring more oversight to hazardous conditions currently being challenged, including slope stability, geotechnical review, and compatible land uses with marine stewardship. The long term solution will still require an updating of the OCP, and therefore it is critical for CRD to implement a plan for the OCP to be updated, to reflect current land use and needs from both Pacheedaht and Port Renfrew Community.

Until such time, PFN would like to discuss the possibility of also integrating developmental considerations around heritage and archeological sites, to recognize Pacheedaht's strong rights and title central to Port Renfrew.

PFN is completing the Land Use Plan for the territory and would like to be involved in CRD land use planning conversations to facilitate communication now; with Treaty negotiations progressing, it is important to facilitate this communication to enable both governments to work collaboratively in the region. In particular, any advances in the understanding of flood risks, tsunami risks, liquefaction, or sea level rise would be very helpful to learn from the CRD's perspective. We would be happy to discuss the initial Pacheedaht Land Use Plan when appropriate.

With respect to Referral #RZ000242, PFN has concerns regarding the high strength of claim and cultural values in the area of the application. The development area has

known archeological sites and undocumented sites, both of which are vitally importance to PFN.

The Nation also retains the water lot lease to the Southeast of the marina infrastructure and want to ensure the impacts from this application are better understood. Any infrastructure improvements relating to drainage, grey water, and sewage contemplated by the new zonation will need further conversation.

We look forward to being informed of the next steps for both files

Respectfully,

A handwritten signature in black ink, appearing to be 'KP' with a stylized flourish.

Kristine Pearson
Pacheedaht Referrals Coordinator

Wendy Miller

From: Pete Godau <pgodau@sd62.bc.ca>
Sent: Friday, September 21, 2018 9:44 AM
To: Wendy Miller
Cc: Scott Stinson; Harold Cull; Joanne Kimm
Subject: FW: Comprehensive Community Plan Amendment Application RZ000242 (Pacific Gateway Marina - Port Renfrew) - CRD Referral
Attachments: REFFERAL-FORM-AGENCIES-RZ000242.pdf; STAFFRPT-LUC-REFERRAL-RZ000242.pdf

Morning Wendy,

At this time the school district does not have any concerns with this development.

Thank you,

Pete

Peter Godau
Director of Facilities | School District # 62
P (250)474-9840 Ext 203 | C (250)361-7330 | pgodau@sd62.bc.ca
Shaping Tomorrow Today



Notes from a Public Information Meeting
Held December 11, 2018 at the Port Renfrew Community Centre, 6638 Deering Road,
Port Renfrew, BC

SUBJECT: Comprehensive Community Plan Amendment Application for:
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); and
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

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

PUBLIC: Approximately 38

The meeting was called to order at 6:05 p.m.

The Director welcomed everyone to the meeting and introduced staff and the application representatives. It was advised that since the Advisory Planning Commission for Port Renfrew is inactive, the proposal has been referred to a public information meeting to receive comments from the community. The information collected from the meeting and from referral agencies and First Nations will be presented to the Juan de Fuca Land Use Committee (LUC) for recommendation to the CRD Board. It was noted that the LUC representative for Port Renfrew, Roy McIntyre, was in attendance.

Iain Lawrence spoke to the staff report and the request to redesignate the subject properties from Marine Protection (M) and Residential (R) to a new Pacific Gateway Marina (PGM) designation, and to rezone the subject properties from Marine (M) and Community Residential – One (CR-1) to a new Pacific Gateway Marina Comprehensive Development (PGM-CD) zone, in order to permit a mix of community uses, year-round residential accommodation, vacation properties, commercial tourism, recreation and marina services to the general public. It was reported that the proposed PGM-CD zone includes six development areas and that each development area has specific regulations.

The planner for the application spoke to a visual presentation, outlining the six development areas proposed by the PGM-CD zone and the design elements intended to compliment the topography and natural environment and protect identified heritage areas.

The architect for the application spoke to the building layout plan advising that buildings will be sited to meet flood plain elevations and that buffering used to stabilize steep slope areas will be used as a walkway to a proposed waterfront trail. Buildings will generally be long, narrow and terraced to allow for views and solar capture. A natural colour palette will be used to highlight the natural environment. Roofing will be metal.

The planner for the application advised that as the development area does not have the capacity to accommodate onsite sewer infrastructure, an easement has been secured to permit a land-based system on a property located to the south. The system, which will be able to accommodate 3-5 years of development, will need to be authorized by Island Health. Should the project exceed that capacity, the system will be converted into system authorized by the Ministry of Environment. The proposal includes funding a \$500,000 water tower, which will double the current water servicing capacity and

PPSS-35010459-1902

Public Information Meeting Notes
December 11, 2018

2

increase fire flow capacity. The development proposal will create jobs, provide a tourism boost, and expand the community trail networks.

Janice Hiles, Port Renfrew, referenced the 2003 Official Community Plan (OCP) for Port Renfrew and stated that the number one goal of the OCP is to protect and preserve the natural ecosystem and that the number one objective of the OCP is to preserve natural amenities including major watercourses and tributaries, wetland areas, steep hill sides and the marine foreshore.

Janice Hiles stated concern regarding enforcement of the conditions of the applicant's current temporary use permit, concern regarding the broad scope of the rezoning application, concern regarding the lack of related development permits and an independent environmental study, and concern for the development's overall impact on:

- sewerage
- water capacity
- drainage
- roads and road accesses and the community's one-way bridges
- the volunteer fire department

Janice Hiles noted the community's current level of internet and telephone service and lack of cell phone coverage, safe pedestrian routes, affordable housing and rental housing.

Peter Hovey, Port Renfrew, stated:

- support for development
- concern regarding the lack of parking proposed by the development scheme
- support for increased water system capacity

Iain Lawrence stated that a condition of the zoning application is the 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.

The Director stated that the second water reservoir will provide water capacity to allow development of properties outside of the subject application area.

Mike Conlin, Port Renfrew, stated that:

- the community has received assurances in the past from other developers that water system infrastructure will be improved
- there are properties currently located in the Port Renfrew Water Service Area that want to hook up to the system
- the proposed water tower will only be able to service low lying properties due to the proposed location of the tower
- the Beach Camp sewerage system will need to be replaced eventually
- developers should be approached regarding improving the Beach Camp sewerage system to pump effluent upland
- should the rezoning proposal proceed, the applicant's land value will increase substantially
- it is understood that written comment regarding the proposal will be submitted by the Pacheedaht First Nation

A member of the public stated support for having developers pay for infrastructure improvements as opposed to residential taxpayers.

The Director stated that there may be opportunity to utilize gas tax funding to provide a pump station to increase water pressure to upland properties and that sewerage grant opportunities are being monitored.

PPSS-35010459-1902

**Public Information Meeting Notes
December 11, 2018**

3

Iain Lawrence responded to a question from a member of the public confirming the location of the area to be deleted from the Marine Protection designation and added to the new Pacific Gateway Marina (PGM) designation.

A member of the public stated support for continued access to the waterfront trails historically used by the community.

The planner for the application outlined the proposed statutory right-of-way in favour of the CRD which would run from the stairway at Baird Road and along the waterfront to the stairway located at Lot 64.

A member of the public stated concern for the rocks placed in the ocean by the applicant (below proposed Development Area D). It was noted that rock replacement has increased the land base significantly and that campers have been using the land and depositing of greywater inappropriately.

Iain Lawrence reported that the licence of occupation issued by the Province permitted the placement of rock and that the licence required the submission of environmental reports.

A member of the public stated that Port Renfrew has seen a lot of environmental pressure over the years, that developments have started and stopped and that some developments have not been done well. The member of the public stated concern regarding sewerage running down to the foreshore, impacting the local ecosystem. Additional concern was stated regarding waste management for the fish processing proposed by the applicant. Support was forwarded for regular fecal coliform testing. Further support was forwarded for the continued enjoyment of the foreshore by residents and visitors.

Jack Julseth, Port Renfrew, stated that tonight's comments have focused on larger community concerns regarding servicing and the environment and that a separate informal community forum may be required to discuss opportunity to work together as a community to address these concerns. Jack Julseth stated support for providing options for accommodation and activities to draw tourists to the community.

A member of the public stated support for prioritizing tourism promotion after servicing infrastructure is in place to support increased tourism activity. The member of the public stated support for developers providing greater amenities and noted that the community cannot get excited over the prospect of another restaurant when the community does not have a grocery store.

Janice Hiles stated support for an OCP review.

Peter Hovey stated support for opportunities to allow residents to invest and work in the community that they live in.

The meeting adjourned at 7:20 p.m.

Hi I am Janice Hiles. My husband Ken and I have a residence in beach camp. We have always loved Port Renfrew.

If anyone would like a copy of my more technical speech that refers each of my points to the OCP please see me later.

We are here tonight to discuss bylaw 4096, the Pacific Gateway Marina policies. I do believe however that the additional 17 cabins that are listed on the PGM website are notable and apparently currently under a separate subdivision application as they do not require a rezone. I will refer to the upper 17 cabins or townhouses as the upland development.

I appreciate seeing folks out to this meeting 2 weeks before Christmas. I can see locals, business owners and cabin owners and summer residents all in attendance as well as members from the CRD. There are many people who care about this community.

In 2003 a group of Port Renfrew citizens along with planners from the Juan de Fuca Capital regional District created an official community plan for Port Renfrew which I will refer to as the OCP. The OCP is an official and legal document which lays out the land use management and planning.

That plan helps to guide services and their costs to residents, and to inform those in the plan area about the type of land use activities that are likely to occur in their neighbourhood.

This information allows residents of the planning area to play a role in determining how and when their community will develop or not.

Bylaw 4096 being the amendment before us states that the PGM policies should support the economic, social and cultural well-being of the Port Renfrew community.

The desires and concerns of the resident's makeup much of the official community plan.

The number one goal listed in the OCP is protection and preservation of the natural eco-system, which impacts upon the special character of Port Renfrew.

The number one objective listed in this plan is to preserve the natural amenities of the major watercourse and their tributaries, wetland areas steep hill sides and the marine foreshore.

Clearly in 2003 long before climate change concerns, the people of Port Renfrew valued their environment. The residents that I know still value their beaches, the forests and streams and the beauty all around us here.

Infrastructure is a significant concern.

The development policies in the OCP state we should encourage growth and development based upon the capacity of the community's infrastructure capabilities. These are some of my concerns.

1) Sewage, and lack of any referral to it on this amendment.

- 2) Water, do we really have enough, what study proves this.
- 3) Drainage, and the lack of any referral to it in this amendment.
- 4) Roads, the accesses are on curves and sketchy.
- 5) Sidewalks, if you have ever walked with a child and your dog on Parkinson Road you know what I mean.
- 6) Fire Protection, how can our fire Department continue to have the volunteers to staff and service the area when the only housing we create is for tourists?
- 7) One way bridges
- 8) Internet, telephone and lack of cell phone coverage.
- 9) Affordable housing and rental housing.

This development further stresses our entire infrastructure!

Currently this Property is Zoned Community Residential One which would allow each property to have a duplex and a cabin. There appears to be only two buildable properties but because maps provided in this document are different from each other it is difficult to even know how many properties there are.

The amendment before us is not clear about what is intended. It states there will be year round accommodation, vacation properties, commercial tourism recreation and Marina services. This includes hotels, motels food services, fish plants, retail establishments, tourist facilities.

How can we really know what or how much construction is going to happen because it seems like they have covered their bases to do just about anything.

This amendment seems to provide two amenities. The first being increased water capacity. Clearly the development of this property needs that extra capacity to support its own growth.

The second is a path. Please note however that there is no mention of that path being along the waterfront.

Now I would like to speak to you about what has been done.

Pacific Gateway Marina was issued a temporary permit by the CRD in May of 2013.

These were the conditions of that permit.

- a. The impacts to any of the existing land uses are kept to a minimum.
- b. It does not involve the construction or erection of a new building.
- c. It does not involve numerous delivery trucks travelling to the site on a daily basis.
- d. The activity serves the needs of the community or is a part of the tourism sector.
- e. The activity will be carried out wholly within the principal building.

Clearly most of us know what this resulted in.

They have built an enclosed building with a year round restaurant, have had regular deliveries, the mountains were blown up and the vegetation decimated and they have erected numbered RV sites along the waterfront for camping.

In 2013 the people of Port Renfrew were invited to comment or attend a meeting in Sooke regarding this Temporary permit. 16 people wrote letters. That is nearly a tenth of the population who had concerns.

I must question why these contraventions of the temporary permit have not been addressed.

I would also like to bring attention to the fact that no development permit has been asked for in this amendment.

Our own OCP states the CRD will assist the applicable Provincial and Federal ministries in protecting the ecosystem along the foreshore area and estuaries in regards to:

- 1) Buildings in the foreshore area
- 2) Removal or addition of fill in the marine foreshore area
- 3) Retention of foreshore vegetation

A development permit would require an independent study by a qualified environmental professional. This study would look at the foreshore and the streams as well as the remaining vegetation and trees.

I would like to know why a development permit is not being required for both the Pacific Gateway lands and the upland lot.

To summarize I believe that the people of Port Renfrew and many businesses recognize the importance of our natural environment and want to preserve it as best we can. We have concerns about infrastructure, our roads, sewer, water, drainage.

The proposal before us seems to present an unknown amount of development, but most certainly a huge increase in density. The CRD has not held the Pacific Gateway accountable in regards to the terms of the temporary permit, and lastly they have not asked for an independent environmental study.

I have spent many hours studying these bylaws, amendments and zoning documents I cannot identify how amendment 4096 supports the economic, social and cultural wellbeing of this community.

People tell me you cannot fight big business. I am not asking for a fight. I am asking that the rules that were laid out in Port Renfrew's Official Community Plan be adhered to and that the CRD enforces them.

Thank you for listening.

jdf info

From: John Wells
Sent: Saturday, December 15, 2018 10:52 AM
To: jdf info
Subject: Pacific Gateway Project

I'm in full support of this development moving forward. This is great news for our community.

It's not just the employment opportunity's , but the social well being of this community I see the benefits of keeping our young people in town.

The way to do this is supply employment & affordable property where those who wish to stay full time can. Ownership of your own property is a great motivator.

Pacific Gateway has shown to pay good wages, so those local young members can live here.

I understand we are short on local affordable housing.

I would like to work with CRD on helping to elevate this issue. I believe it's a team (town) effort to help.

For the future growth of our community and social well being this project is what's needed.

Thank you for your time

John Wells

jdf info

From: Ken and Janice Hiles
Sent: Monday, December 17, 2018 8:03 AM
To: jdf info
Subject: Fw: Port renfrew meeting.

Sent: Monday, December 17, 2018 8:00 AM

Thank you for the information meeting On December 11th.
I would like to voice some concerns I have.

- 1) there should be unit restrictions on each of the zones that the Purdy group has asked for.
- 2) they stated at the meeting that there would be no camping on part D but show it on their maps on their display boards as having camping.
- 3) they stated at the meeting that there would be a water front trail but this is not written or shown in any documentation.
- 4) they show no boat trailer parking so are the locals going to continue to be able to launch boats.
- 5) in Mill Bay the Purdy group promised to replace our boat launch when they destroyed the existing one when they developed but years later we still don't have one.
- 6) it is difficult to trust what this group says, we need everything we are willing to agree to extremely clearly written and examined by a number of professionals.

I believe this project should not move forward until we have a new OCP. This project along with the Purdy uplands seems to house about 90 living units. The residents and home owners in Port Renfrew deserve more of a say in the development of their community.

Wendy Miller

From: Wendy Miller
Sent: Tuesday, December 18, 2018 10:11 AM
To: Wendy Miller
Subject: FW: Purdy Group zoning amendment 2018

From: Ken Hiles [mailto:kjhiles@crd.bc.ca]
Sent: Monday, December 17, 2018 5:53 PM
To: Ken and Janice Hiles
Cc: jdf info <jdfinfo@crd.bc.ca>
Subject: Re: Purdy Group zoning amendment 2018

On Mon, Dec 17, 2018, 2:20 PM Ken Hiles wrote:

Hello I am writing this email in regard to the 2018 Pacific Gateway Marina rezone amendment. I feel that the PGM (Purdy Group) are not giving near enough amenities for the upgrade in zoning they are asking for. I own property in Beach Camp and I therefore would like to see the boat launch at the PGM property be covenanted to remain for public use and at no charge. I also have a home in Cobble Hill near in Mill Bay. When the Purdy Group (Mill Bay Marine Group) purchased the Mill Bay Marina in 2010 Andrew Purdy after removing the boat launch on the property promised that he would build a new boat launch and parking for public use if the CVRD gave him the go ahead on the marina and condo development. To this day Dec. 17 th 2018 ,no boat launch has been built and the area residents have no means to launch in this area. The nearest boat launch is 12 kilometers north of Mill Bay. Please don't let this happen in Port Renfrew. I would also like to see a covenanted trail along waters edge from the CRD property at the edge of Beach Camp and along the foreshore of the PGM property to the marina. This is where the residents of Port Renfrew have always been able to walk unrestricted.
Thank you for this consideration.
Ken Hiles

Wendy Miller

From: Wendy Miller
Sent: Friday, January 18, 2019 10:20 AM
To: Wendy Miller
Subject: Port Renfrew Pacific gateway proposal

From: Cam Hamilton
Sent: Thursday, January 17, 2019 12:36 PM
To: 'jdinfo@crd.bc.ca'
Cc:
Subject: Port Renfrew Pacific gateway proposal

To whom it may concern,

I am writing this letter for my concerns on the Pacific gateway proposal. I am a concerned home owner with a house in this area, and a volunteer firefighter with another small town ,my concern is with the expansion comes more people and not enough people that live in the town year round for fire fighters , they are hard to get volunteers when there is not enough people living there to pull from. My other concern is not enough water supply for fighting any fire which may arise from this expansion, there is fuel on site and wooden structures that would need protection and not enough water supply. I know they are stating they are going to donate\$ 500,000 dollars to help expand the water system but that is probably only half enough for these upgrades .

Yours Truly
Cam Hamilton
Deputy Chief Youbou Fire Dept.

This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited. Thank you. Please consider the environment before printing this email.

Juan de Fuca Electoral Area Parks and Recreation
Advisory Commission Meeting Minutes
January 29, 2019

2

6. Delegation – Juan de Fuca Community Planning

a) Comprehensive Community Plan Amendment Application - RZ000242

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) (17110 Parkinson Road);

That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006) (6598 Baird Road); and

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

Iain Lawrence spoke to staff report to the Juan de Fuca Land Use Committee and the request to redesignate the subject properties from Marine Protection (M) and Residential (R) to a new Pacific Gateway Marina (PGM) designation, and to rezone the subject properties from Marine (M) and Community Residential – One (CR-1) to a new Pacific Gateway Marina Comprehensive Development (PGM-CD) zone, in order to permit a mix of community uses, year-round residential accommodation, vacation properties, and commercial tourism, recreation and marina services to the general public. Iain Lawrence provided an overview of the six development areas proposed by the PGM-CD zone.

Iain Lawrence responded to questions from the Commission confirming that:

- the current marina is operated under a temporary use permit issued by the CRD
- Bylaw No. 4017, "Capital Regional District Regional Growth Strategy Bylaw No.1, 2016" (RGS) designates the marina properties as an Urban Containment Policy Area
- Section 445 of the *Local Government Act* requires that all bylaws adopted by a regional district board after the Board has adopted a RGS, be consistent with the RGS
- as the application proposes an amendment to the Port Renfrew Official Community Plan (Schedule A, Bylaw No. 3109, "Comprehensive Community Plan for Port Renfrew Bylaw No. 1, 2003"), the bylaw will be referred to the CRD Board for a determination of consistency prior to first reading
- the CRD is reviewing the sewer and water services proposed by Bylaw No. 4096

Iain Lawrence directed attention to Section 4.5.1 of Bylaw No. 4096 which proposes construction of a public trail and staircase providing connection between the Juan de Fuca Community Parks trail on Lot 64 and Baird Road.

Commission comments included:

- stairs at Baird Road are in poor condition
- concern for maintenance costs related to the staircase
- the development will want to keep the staircase in good condition as the focus of the proposal is to draw tourists to the community
- there is a roughed-in trail that has been used by residents that connects to Godman Road
- support for considering locating a trail with guard rails on higher land to avoid pedestrian and boat trailer conflicts
- a trail on the higher land would continue to provide water views

PREC-227576723-434

Juan de Fuca Electoral Area Parks and Recreation
Advisory Commission Meeting Minutes
January 29, 2019

3

- the buildings proposed by the application have not been built
- the proposed higher land trail may not have the same water views once these structures are built
- the dominant user of the waterfront trail may be limited to the users of the marina
- the public generally desires continued access to and along the waterfront

Iain Lawrence responded to a question from the Commission, confirming that the Commission previously considered park dedication requirements for the 6-lot bareland strata subdivision (SU000687) on Lot 1, Plan EPP24972. It was advised that the CRD Board supported the Commission's recommendation that parkland dedication be received in the form of cash-in-lieu for application SU000687 and that the trail and staircase proposed by Bylaw No. 4096 are amenity provisions.

In response to Commission concerns related to trail standards, Don Closson noted that staff will be working with the developer as proposed Bylaw No. 4096 outlines the requirement that provision of a public walking trail and staircase are to be constructed in a location and to a standard approved by Juan de Fuca Electoral Area Community Parks and Recreation.

MOVED by Commissioner Braunschweig, **SECONDED** by Commissioner Sloan that the Commission accept the amenity in the form of a continuous statutory right-of-way, trail and stairway from Lot 64 to Baird Road which is open to the public with the trail and staircase maintained by the development.

CARRIED

b) Subdivision Application SU000697 - Subdivision of Lot 93, Renfrew District, Except Part in Plan 23812 – West Coast Road

Regina Robinson spoke to staff memo to the Commission and the referral received from the Ministry of Transportation and Infrastructure (MoTI) for a proposed 3-lot subdivision of Lot 93 on West Coast Road. It was confirmed that no park dedication is required for the application; however, Section 75(c) of the *Land Title Act* requires that if land to be subdivided borders on a body of water, the bed of which is owned by the Crown, access must be given by highways 20 m wide to the body of water at distances not greater than 200 m between centre lines, or, in a rural area where the parcels into which the land is subdivided all exceed 0.5 ha, at distances not greater than 400 m between centre lines. A Memorandum of Understanding (MoU) between the CRD and the MoTI allows that subdivision applications that require access to water in accordance with Section 75 will be referred to the Commission prior to issuance of preliminary layout approval. It was further confirmed that the applicant submitted a request to the CRD and the MoTI to waive the statutory requirement to provide access to water.

Don Closson stated that:

- there is a provincial access to water to the east of Fossil Bay Resort, which is located between proposed Lot 1 and proposed Lot 2
- the subject property is steep and benched
- there is little sign of public historic use of the subject property
- should the waiver not be supported, the applicant has proposed that the water access be located at the west end of proposed Lot 2