

**AMENDED SUPPLEMENTARY REPORT TO
JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, SEPTEMBER 15, 2020**

SUBJECT **Comprehensive Community Development 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**

ISSUE SUMMARY

This report provides further supplementary information and a revised bylaw for the Report tabled by the Juan de Fuca Land Use Committee (LUC) on June 16, 2020, and the supplementary report provided as part of the September 15, 2020, Land Use Committee meeting agenda package in response to correspondence received from Pacheedaht First Nation on September 8, 2020.

BACKGROUND

Subsequent to concerns raised by Pacheedaht First Nation in their correspondence of June 16, 2020, receipt by JdF Planning of additional information from the applicant, and the writing of a supplementary report to the September 15, 2020, JdF Land Use Committee meeting, further correspondence dated September 8, 2020, (Appendix A) was received from Pacheedaht expressing remaining concerns related to areas of cultural and archaeological significance within the subject properties and providing three potential solutions.

In response to those remaining concerns, the applicant has agreed to remove the property, known colloquially as “Little Renfrew” (legally described as That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R; PID: 009-575-006) from the application. JdF Planning staff have amended Bylaw No. 4096 accordingly by removing said property from the amendments to the Land Use Designation and Zoning maps of the Port Renfrew Comprehensive Community Development Plan, Bylaw No. 3109, and by removing Development Areas E and F from proposed Bylaw No. 4096 (Appendix B).

CONCLUSION

In response to the September 8, 2020, correspondence from Pacheedaht First Nation, and at the applicant's request, JdF Planning staff have amended proposed Bylaw No. 4096. Staff recommend that original recommendation from the September 15, 2020, Land Use Committee report remain unchanged, but that the amended version of the bylaw be considered for first and second reading.

RECOMMENDATION

That the Land Use Committee recommends to the Capital Regional District (CRD) Board:

- a) That the referral of proposed Bylaw No. 4096, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 13, 2020” to a Public Information Meeting in Port Renfrew, the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission; CRD departments; BC Hydro; Cowichan Valley Regional District; Department of Fisheries and Oceans; District of Sooke; Island Health; Ministry of Environment and Climate

Change Strategy; Ministry of Forests, Lands and Natural Resource Operations; Ministry of Transportation and Infrastructure; Pacheedaht First Nation; RCMP; Sooke School District #62 be approved and the comments received;

- b) That proposed Bylaw No. 4096, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 13, 2020” be introduced and read a first time and read a second time;
- c) That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a public hearing with respect to Bylaw No. 4096; and
- d) That prior to adoption of the bylaws, the applicant:
 - i. Register a covenant on the title of the lands pursuant to Section 219 of the *Land Title Act* in favour of the CRD securing the Archaeological Impact Assessment prepared by Duncan McLaren, PhD, dated July 31, 2018, and the geotechnical report prepared by Bruce Dagg, P.Eng., dated November 19, 2015.

Submitted by:	Iain Lawrence, MCIP, RPP, Manager, Juan de Fuca Community Planning
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ATTACHMENT:

Appendix A: Correspondence from Pacheedaht First Nation, September 8, 2020

Appendix B: Bylaw No. 4096