

SHIRLEY/JORDAN RIVER ADVISORY PLANNING COMMISSION

Notice of Meeting on Wednesday, **December 9, 2020 at 7 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

AGENDA

1. Elections
2. Approval of Agenda
3. Approval of the Supplementary Agenda
4. Adoption of Minutes of November 7, 2018
5. Planner's Report
6. Rezoning Application
 - a) RZ000270 - Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)
7. Adjournment

Please note that during the COVID-19 situation, the public may attend the meeting in-person or electronically through video or teleconference. Since in-person capacity is limited, should you wish to attend the meeting in-person, please contact the Juan de Fuca Community Planning Office at 250.642.8100 or by email at jdfinfo@crd.bc.ca. Should you wish to attend electronically, please contact us by email at jdfinfo@crd.bc.ca so that staff may forward meeting details. Written submissions continue to be accepted.



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**Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission
Held November 7, 2018, at the Shirley Community Hall,
2795 Sheringham Point Road, Shirley, BC**

PRESENT: Pascale Knoglinger (Chair), Dominique Bernardet, Sonja De Wit, Fiona McDannold,
Staff: Emma Taylor, Planner; Wendy Miller, Recorder
ABSENT: Brenda Mark
PUBLIC: 18

The meeting was called to order at 7:00 p.m.

1. Elections

Emma Taylor called for nominations for the position of Chair of the Shirley/Jordan River Advisory Planning Commission (APC) for 2018 and Pascale Knoglinger's name was put forward. Emma Taylor called a second and third time for further nominations and, as there were none, Pascale Knoglinger was acclaimed Chair.

The Chair called for nominations for the position of Vice Chair of the Shirley/Jordan River APC for 2018 and Fiona McDannold's name was put forward. The Chair called a second and third time for further nominations and, as there were none, Fiona McDannold was acclaimed Vice Chair.

2. Approval of the Agenda

MOVED by Dominique Bernardet, **SECONDED** by Fiona McDannold that the agenda be approved. **CARRIED**

3. Approval of the Supplementary Agenda

MOVED by Fiona McDannold, **SECONDED** by Dominique Bernardet that the supplementary agenda be approved. **CARRIED**

4. Adoption of the Minutes of August 2, 2017

MOVED by Sonja De Wit, **SECONDED** by Dominique Bernardet that the minutes of August 2, 2017, be adopted. **CARRIED**

5. Planner's Report

- a) A thank you was extended to the membership for their work over the last four years. Attention was directed to the certificates of appreciation issued to the membership by the CRD Board Chair.
- b) The CRD Board adopted the Regional Growth Strategy Bylaw, Bylaw No. 4017, at its March 14, 2018 meeting.
- c) The CRD Board adopted the Shirley – Jordan River Official Community Plan (OCP), Bylaw No. 4001, at its July 11, 2018.

- d) The CRD Board adopted Bylaw No. 4188 at its meeting of March 14, 2018, rezoning lands in Jordan River to the Restricted Development – Flood Hazard Area (RD-1) zone. At the APC's request, Director Hicks met with residents in Jordan River prior to first reading of the bylaw. Also at the APC's request, the retail sales use for the RD-1 zone does not include gas bars, gas stations, or bulk fuel sales, auto repair and car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*. The OCP also reflects the APC's request that the lands be designated Commercial and included in the Commercial and Industrial Development Permit Area.
- e) Proposed Bylaw No. 4179, which would have added agriculture as a permitted use in the Forestry (AF) zone, was withdrawn by the CRD Board at its meeting of March 18, 2018, due to comments received through the public consultation process and at the public hearing. At the time of the bylaw's review, there was public support for considering small-scale agricultural operations, on a case-by-case basis, on smaller AF zoned parcels used for residential purposes.

6. Rezoning Application

a) RZ000259 - That Part of Lot 2, Section 90, Renfrew District, VIP6764 Lying to the North of the 66 Foot Road Dedicated by Said Plan (9330 Invermuir Road)

Emma Taylor spoke to the staff report and the request to rezone the property from the Rural (A) and Forestry (AF) zones to Agricultural (AG) for the purpose of permitting farming.

Emma Taylor confirmed that the applicant and agent were present.

Attention was directed to the supplementary submission from Curtis Helgesen, Shirley, stating concern regarding the impact of agricultural zoning on his drinking water licence on Killiecrankie Creek. The Chair confirmed that the writer was not present.

The applicant responded to questions from the APC regarding the proposed farming use and water advising that:

- the intent of the application is to support a small, organic family farm
- agricultural will be small scale, not intensive
- products produced will be for market and restaurant sales
- livestock will include wool and meat sheep
- the property has been mined and logged
- approximately 50% of the property is covered by trees
- Scotch broom covers the rest of the property
- the intent is to clear the broom for farming
- the water licence referred to in the supplementary submission is on the adjacent property
- a biologist has done an assessment of the property to map the setbacks required under the *Riparian Areas Regulation (RAR)*
- a well will be constructed for domestic use and water collection will be used for farming

Emma Taylor confirmed that the Ministry of Forests, Lands and Natural Resource Operations and Rural Development has been advised of the application and the water licence located in the vicinity of the subject property. It was further advised that the Ministry has authority to respond to suspected water contamination or threats of water contamination.

The agent stated that:

- the applicant is aware of concerns related to water contamination as the applicant farmed in Colorado where there are known water contamination issues
- the applicant recognizes the importance of protecting water resources
- there are zoning setback requirements from the property line and Ministry of Agriculture setback requirements relative to watercourses
- water collected will be rain water

The applicant responded to questions from attendees confirming that, at any time of the year, there will be 20 – 40 sheep. Other animals will be limited to personal use such a cow or chickens. No animal processing will be done on site.

A member of the public stated support for the scale proposed by the applicant but noted that the Rural A zoning permits limited intensive agricultural uses and that rezoning to permit intensive agriculture would allow a future owner to pursue this use.

Emma Taylor confirmed that a small portion of the subject property is zoned Rural A and that rezoning to Rural A is not supported by the OCP.

Emma Taylor responded to the APC confirming that the APC can recommend the creation of a site specific zone for the property or that specific restrictions apply or request a covenant to limit uses.

The APC acknowledged that unique zones have been created for properties in Shirley and Jordan River and that non-conforming properties have been rezoned to bring properties into conformity.

A member of the public stated support for retaining intensive agriculture as a permitted use on the subject property even though it is not feasible as the land cannot support a greater amount of livestock.

The agent stated that:

- the property cannot be organic and intensive
- intensive farming is normally one concentrated use
- the organic designation establishes a certain market for property re-sale
- the seller of an organic farm would want to pass on their work
- it is understood that a provincial Environmental Farm Plan is becoming a best practice, although not currently a legal requirement

The APC stated that the Rural A intensive agricultural use, which states exceptions, could be applied to the subject property.

The APC asked if there are other mechanisms to control the scale of agriculture on the property.

Emma Taylor responded advising that:

- the APC can recommend to the Land Use Committee that more information be provided by the applicant
- the APC can recommend to the Land Use Committee that a restrictive covenant be registered on title

APC comments included:

- sometimes the zone category is too broad
- sometimes creation of a site specific zone is more appropriate
- there is opportunity to rezone at a later date to add uses
- support for striking intensive agriculture and intensive agriculture – medical marihuana production as these uses are not proposed by the applicant

The agent stated that the AG zone is appropriate and that zoning is the clearest method of regulating use of land as opposed to a covenant.

The owner stated that the land carrying capacity limits use and that there are regulatory safeguards and recourse for nuisance properties.

The APC noted that there are limited enforcement resources available in the community.

A member of the public noted that there is community support for small scale agriculture but that the majority of large parcels are zoned AF and that there are a limited number large Rural A zoned properties.

Emma Taylor noted that there are AG zoned properties in the community and that the AG zone has generally been applied to properties in the Agricultural Land Reserve.

A member of the public stated support for the proposal noting the property has been mined and is now covered in Scotch broom. Development to improve the health of the land is welcomed.

MOVED by Sonja De Wit, **SECONDED** by Dominique Bernardet that the APC recommends to the Land Use Committee that the rezoning application be approved with 4.01 (b) Intensive Agriculture and 4.01 (c) Intensive Agriculture Medical Marihuana Production on lands within the Agricultural Land Reserve being removed as permitted uses on the subject property. **CARRIED**

7. Adjournment

The meeting adjourned at 7:55 p.m.

Chair



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**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, NOVEMBER 17, 2020**

SUBJECT **Zoning Amendment Application for Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 – 12036 West Coast Road**

ISSUE SUMMARY

The owner has applied to rezone a portion of the subject property to permit a micro-brewery.

BACKGROUND

The approximately 145 hectare (ha) subject property is located at 12036 West Coast Road in Jordan River (Appendix A). A 3.3 ha portion of the property is zoned Wildwood Terrace Neighbourhood Commercial (C-1A) (Appendix B) and the remainder of the property is zoned Wildwood Terrace 4 (WT-4) (Appendix C) in the Juan de Fuca Land Use Bylaw No. 2040.

The subject parcel has been altered through a series of subdivision applications in the vicinity of Trailhead Drive since 2005. A subdivision application for 14 bareland strata parcels is currently under review for the western portion of the subject property in accordance with the development potential permitted in the WT-4 zone (SU000728 and SU000729). Statutory park dedication requirements have already been met for the lands.

The property is designated as Pacific Acreage in the Shirley-Jordan River Official Community, Bylaw No. 4001. Portions of the property are designated as development permit areas for Steep Slopes, Riparian, Sensitive Ecosystem, Commercial and Industrial areas, and is within the Development Approval Information Area specified in Bylaw No. 4001. The parcel is outside a fire protection area and would be serviced by on-site wells and septic.

The property is currently enrolled in the provincial Private Managed Forest Land program. A processing facility is also permitted for gravel and rock material, as well as related shop/office and weigh scale facilities in accordance with the WT-4 zone provisions. The owner has submitted a rezoning application to permit a micro-brewery and accessory retail sales, on-site tasting and a lounge (Appendix D). Staff have prepared Bylaw No. 4381 which would amend the C-1A zone to add food and beverage processing as a permitted principal use and permit accessory service and sale of liquor subject to approval of a licence and endorsement under the *Liquor Control and Licensing Act* (Appendix E).

ALTERNATIVES

Alternative 1

That the staff be directed to refer proposed Bylaw No. 4381, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 149, 2020" to the Shirley/Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies for comment:

BC Hydro
District of Sooke
FLNR - Archaeology Branch
Island Health
Liquor and Cannabis Regulation Branch
Managed Forest Land Council
Ministry of Environment & Climate Change Strategy – Water Stewardship Division
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Ministry of Public Safety & Emergency Services – Wildfire Service
Ministry of Transportation & Infrastructure
Pacheedaht First Nation
RCMP
Sooke School District #62
T'Sou-ke First Nation

Alternative 2

That proposed Bylaw No. 4381 not be referred.

Alternative 3

That more information be provided.

LEGISLATIVE AND PUBLIC CONSULTATION IMPLICATIONS

Legislative Implications

Section 21 of the *Private Managed Forest Land Act* restricts local government authority regarding uses of private managed forest land so as not to have the effect of restricting a forest management activity. Staff recommend referring the proposal to the Managed Forest Land Council and the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for comment.

As the property has been used for industrial gravel pit and processing uses, as well as forestry, a site profile has been requested pursuant to the *Environmental Management Act*.

A license is required for non-domestic groundwater use pursuant to the *Water Sustainability Act*. This approval is issued by the Province and is not a precondition for rezoning. Staff recommend referral to the provincial Water Stewardship Division for comment.

The brewery use will require a manufacturer licence (brewery licence) in accordance with the *Liquor Control and Licensing Act*. Staff recommend referral of the proposal to the Liquor and Cannabis Regulation Branch.

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them relating to Part 14 of the *Local Government Act* (LGA). Therefore, staff recommend referring the proposed amendment bylaw to the Shirley/Jordan River APC.

Should the proposal proceed, a public hearing pursuant to Part 14, Division 3 of the LGA will be required subsequent to the amendment passing second reading by the CRD Board. Property owners within 500 m of the subject property will be sent notice of the proposed bylaw amendment and a public hearing will be advertised in the local paper and on the CRD website.

REGIONAL GROWTH STRATEGY IMPLICATIONS

Section 445 of the LGA requires that all bylaws adopted by a regional district board after the board has adopted a Regional Growth Strategy (RGS) be consistent with the RGS. In accordance with CRD policy, where a zoning bylaw amendment that applies to land within the Shirley-Jordan River Official Community Plan area is consistent with the OCP, it does not proceed to the full CRD Board for a determination of consistency with the RGS.

LAND USE IMPLICATIONS

The Shirley-Jordan River Official Community Plan, Bylaw No. 4001, designates the subject property as Pacific Acreage. The objectives of this designation are to support rural residential uses, as well as agriculture, home based business, small-scale neighbourhood commercial activities, small-scale tourism, community parks and civic uses, with an average density of one parcel per two hectares within a plan of subdivision. Pacific Acreage policies are supportive of small-scale commercial uses serving local needs.

The C-1A zone was established in 2013 for this 3.3 ha portion of the subject property to permit a convenience store and limited retail uses. There are no building permit records for the property on record; however, the property is actively being used as an industrial gravel operation.

The applicant is now proposing to add *food and beverage processing* as a permitted use in the C-1A zone for the purpose of establishing a micro-brewery facility with on-site tasting, lounge and retail sales, as outlined in Appendix D. The micro-brewery use will require a manufacturer licence (brewery licence) in accordance with the *Liquor Control and Licensing Act*. A manufacturer licence allows sale of products to licensees through an agreement with the Liquor Distribution Branch, marketing and promotion of products offsite to licensees and the public, serving of samples to patrons, and guided tours of the manufacturing facility, which may include service and sale of samples. Separate endorsement applications are available to manufacturing licence holders for an onsite store, picnic area, lounge and/or special event area. The serving of food is required in conjunction with a lounge endorsement. The picnic area, lounge and special

event endorsements are subject to additional local government, First Nation and public consultation.

Staff have prepared proposed Bylaw No. 4381 to add *food and beverage processing*, accessory onsite sales, picnic area, lounge and special event areas subject to the *Liquor Control and Licensing Act*, and associated parking requirements to the C-1A zone (Appendix E). The definition of *food and beverage processing* is defined in Bylaw No. 2040 as follows:

FOOD AND BEVERAGE PROCESSING means the use of a building or structure where food and beverages are processed or otherwise prepared for human consumption. Includes the production of beer, wine and spirits in accordance with all applicable Provincial regulations. Includes tasting and retail sales accessory to the principal food and beverage processing use. Includes catering operations, but does not include a restaurant use;

The construction of a brewery, retail and tasting facility will require issuance of a development permit for the form and character of commercial buildings, as outlined in Section 550 of Bylaw No. 4001. The proposed location for the brewery is outside of any DPAs established for protection of the environment or for protection from hazardous conditions.

Section 414 of Bylaw No. 4001 outlines policies for water use and protection. Policy 414B states that in consideration of a development proposal, the protection of aquifers and water resources from contamination and depletion will be ensured. Policy H indicates that industrial or commercial uses proposed for areas with aquifers at high risk of contamination will provide a hydrological assessment. Provincial groundwater data included in Map 3 in Bylaw No. 4001, identifies the subject property as having high intrinsic aquifer vulnerability. Since the non-domestic use of groundwater will require a provincial license, staff recommend referral to the Ministry of Environment - Water Stewardship Division for comment. Section 414, also includes policies regarding rainwater collection and the use of water-efficient fixtures, as well as improvements to ensure there is adequate water capacity to handle fire-fighting efforts (Policies K, L and N).

Section 434 of the OCP outlines the location and type of desired parks and trails in the community. Statutory park dedication has been provided for the subject property as part of previous subdivision developments. Section 454 of the OCP indicates that as part of a rezoning proposal, routes and facilities for alternative transit options such as walking and cycling will be taken into consideration and that increased connectivity between neighbourhoods for walking and cycling be considered. Establishment of neighbourhood commercial uses is noted in section 493 as a means of reducing greenhouse gas emissions from vehicles by providing goods within the community. Also, Policy 464 K identifies the need for a local site for meetings and activities, which could occur on the subject property as the C-1A zone permits Civic uses. Proposed Bylaw No. 4381 has been prepared to include on-site parking requirements for the brewery use. As the Ministry of Transportation & Infrastructure regulates commercial access requirements in the Electoral Area, staff recommend referring the application to that agency for comment.

The subject property is outside of a local fire protection service area and is not serviced by community water or sewage. Staff recommend referral to Island Health and the Ministry of Public Safety & Emergency Services – Wildfire Service for comment. The referral will also include CRD Building Inspection and Protective Services.

Based on the information provided by the applicant and the policies of the Shirley-Jordan River OCP, staff recommend referral of the rezoning application to the Shirley/Jordan River APC, appropriate CRD departments and external agencies for comment.

CONCLUSION

The purpose of this zoning bylaw amendment application is to amend the Wildwood Terrace Neighbourhood Commercial C-1A zone to add food and beverage processing in order to permit a micro-brewery and accessory service and sales. Staff have prepared proposed Bylaw No. 4381 and recommend referral to the Shirley/Jordan River Advisory Planning Commission, First Nations, CRD departments and agencies for comment. All comments received will be brought back to the Land Use Committee. At that time, the Committee may consider a recommendation for first and second reading.

RECOMMENDATION

That the staff be directed to refer proposed Bylaw No. 4381, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 149, 2020” to the Shirley/Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies for comment:

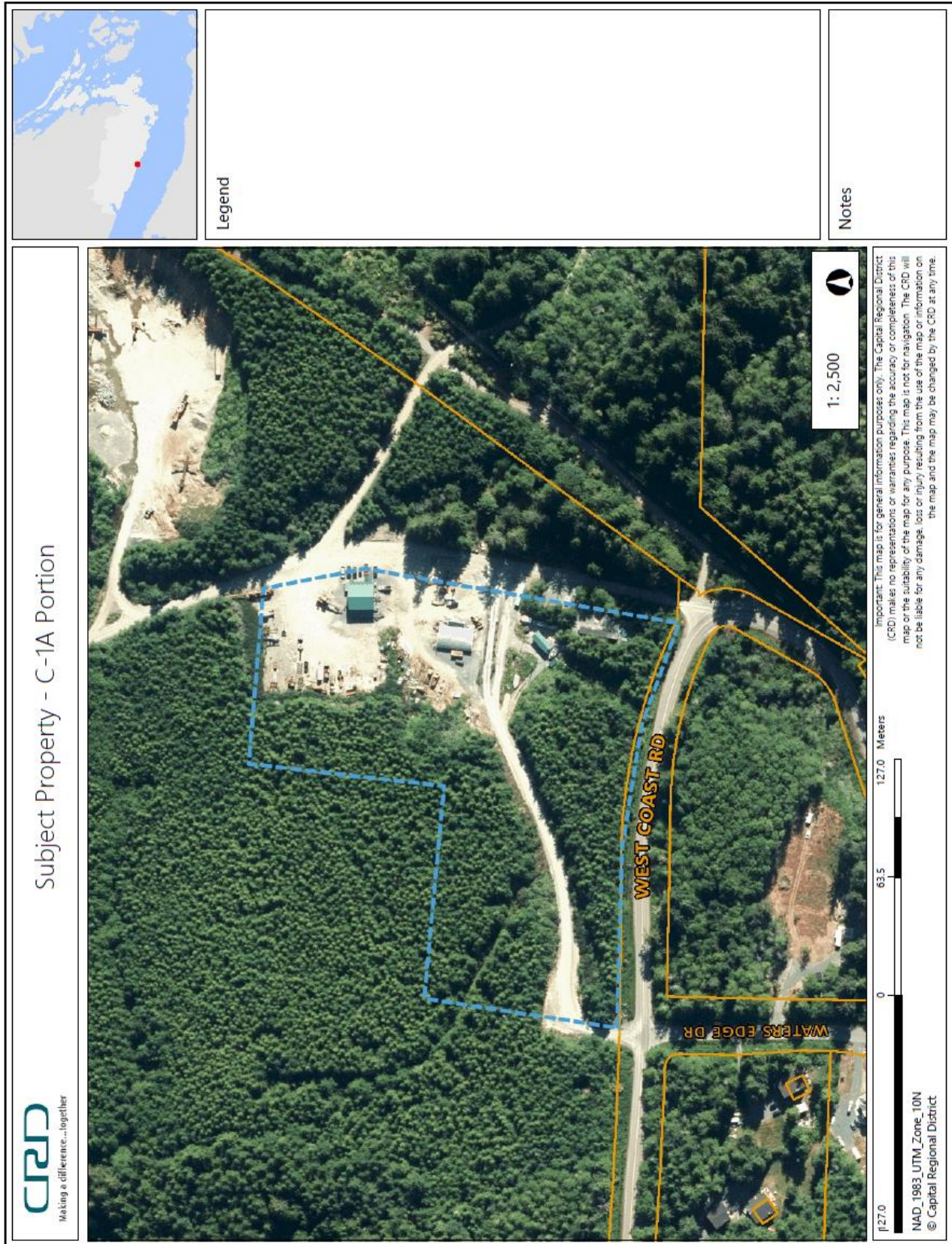
BC Hydro
District of Sooke
FLNR - Archaeology Branch
Island Health
Liquor and Cannabis Regulation Branch
Managed Forest Land Council
Ministry of Environment & Climate Change Strategy – Water Stewardship Division
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Ministry of Public Safety & Emergency Services – Wildfire Service
Ministry of Transportation & Infrastructure
Pacheedaht First Nation
RCMP
Sooke School District #62
T'Sou-ke First Nation

Submitted by:	Iain Lawrence, RPP, MCIP, Manager, Juan de Fuca Community Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services

ATTACHMENTS

Appendix A: Subject Property, Current Zoning and Application Area Map
Appendix B: Wildwood Terrace Neighbourhood Commercial C-1A Zone
Appendix C: Wildwood Terrace 4 Zone
Appendix D: Development Proposal
Appendix E: Proposed Bylaw No. 4381

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Appendix B: Wildwood Terrace Neighbourhood Commercial C-1A Zone

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

6G.0 WILDWOOD TERRACE NEIGHBOURHOOD COMMERCIAL ZONE - C-1A

Bylaw 3759

6G.01 Permitted Uses

In addition to the uses permitted in Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Wildwood Terrace Neighbourhood Commercial C-1A Zone:

Principal Uses:

- (a) Convenience Store;
- (b) Retail Store, excluding gas bars, gas stations or bulk fuel sales, auto repair or car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*;
- (c) Civic Uses;

Accessory Uses:

- (d) Residential;
- (e) Screened storage yard;
- (f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01.

6G.02 Minimum Parcel Size for Subdivision Purposes

For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, as shown on Map Nos. 1 and 2, one 3.3 ha parcel is permitted.

6G.03 Density Provisions

One dwelling unit in conjunction with a principal use.

6G.04 Height

No principal building or structure shall exceed 9 m in height.

6G.05 Parcel Coverage

Maximum parcel coverage shall be 25%.

6G.06 Minimum Frontage for Subdivision Purposes

Minimum frontage on a highway shall be 16 m.

6G.07 Maximum Size of Principal Buildings

The maximum size of all buildings and structures shall not exceed a Total Floor Area of 1000 m².

6G.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be 6 m;
- (c) Rear yards shall be 10 m;
- (d) Where a permitted use in this zone is proposed adjacent to a Rural Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.

Appendix C: Wildwood Terrace 4 Zone

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

6E.0 WILDWOOD TERRACE 4 ZONE - WT-4

Bylaw 3759

6E.01 Permitted Uses

In addition to the uses permitted in Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Wildwood Terrace 4 WT-4 Zone:

Principal Uses:

- (a) Residential;
- (b) Resource Extraction;
- (c) Processing Facility for gravel and rock material including related shop/office and weigh scale facilities;

Accessory Uses:

- (d) Home Based Business Categories One, Two and Three;
- (e) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- (f) Secondary suite pursuant to Part 1, Subsection 4.19.

6E.02 Minimum Parcel Size for Subdivision Purposes

- (a) For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, PID:009-573-356, as shown on Map No. 3, an average parcel size is 2 ha with no parcel being less than 1 ha, to a maximum number of 54 parcels;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

6E.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary suite;
- (c) On Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549 and VIP82411, PID: 009-573-356, one processing facility is permitted in conjunction with a valid permit issued in compliance with the Ministry of Forests, Mines and Lands and CRD Bylaw No. 3297, A Bylaw to Regulate the Removal or Deposit of Soil on Lands within the Juan de Fuca Electoral Area.

6E.04 Height

Maximum height of principal buildings shall be 9 m.

6E.05 Parcel Coverage

Parcel coverage shall not exceed 25%.

6E.06 Maximum Size of Principal Buildings

Principal buildings and structures shall not exceed a Total Floor Area of 418 m².

6E.07 Yard Requirements

No principal building shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 6 m of a side parcel line; and
- (c) 10 m of a rear parcel line.

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

6E.08 Setbacks for Processing Facilities

Notwithstanding the above, setbacks for processing facilities are as follows:

- (a) 50 m from parcel boundaries;
- (b) 100 m from residential parcel boundaries.

Appendix D: Development Proposal

General Outline of Proposal for addition of FOOD AND BEVERAGE PROCESSING to C-1A

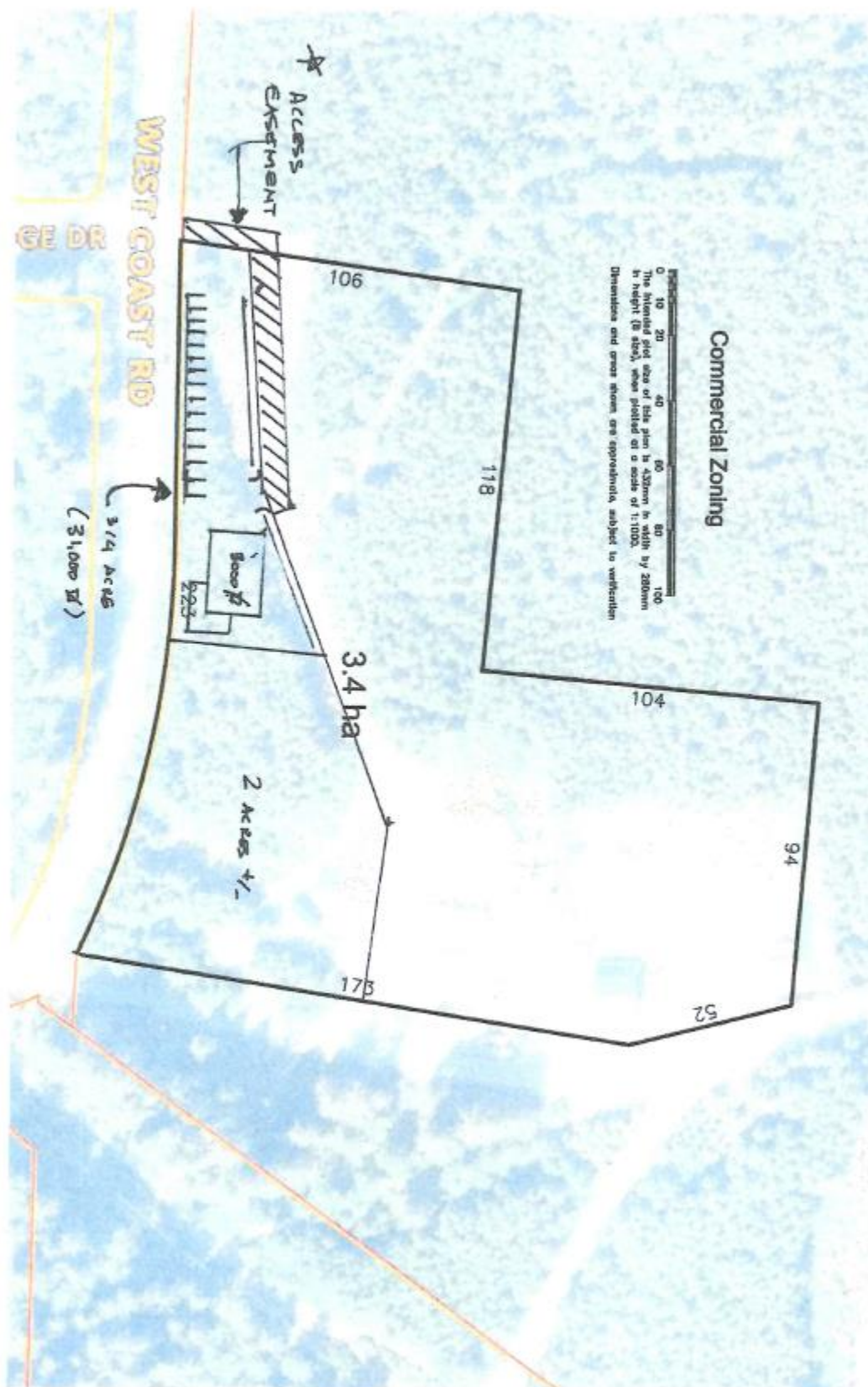
Site Area: 3/4-1acre; (sketch attached)

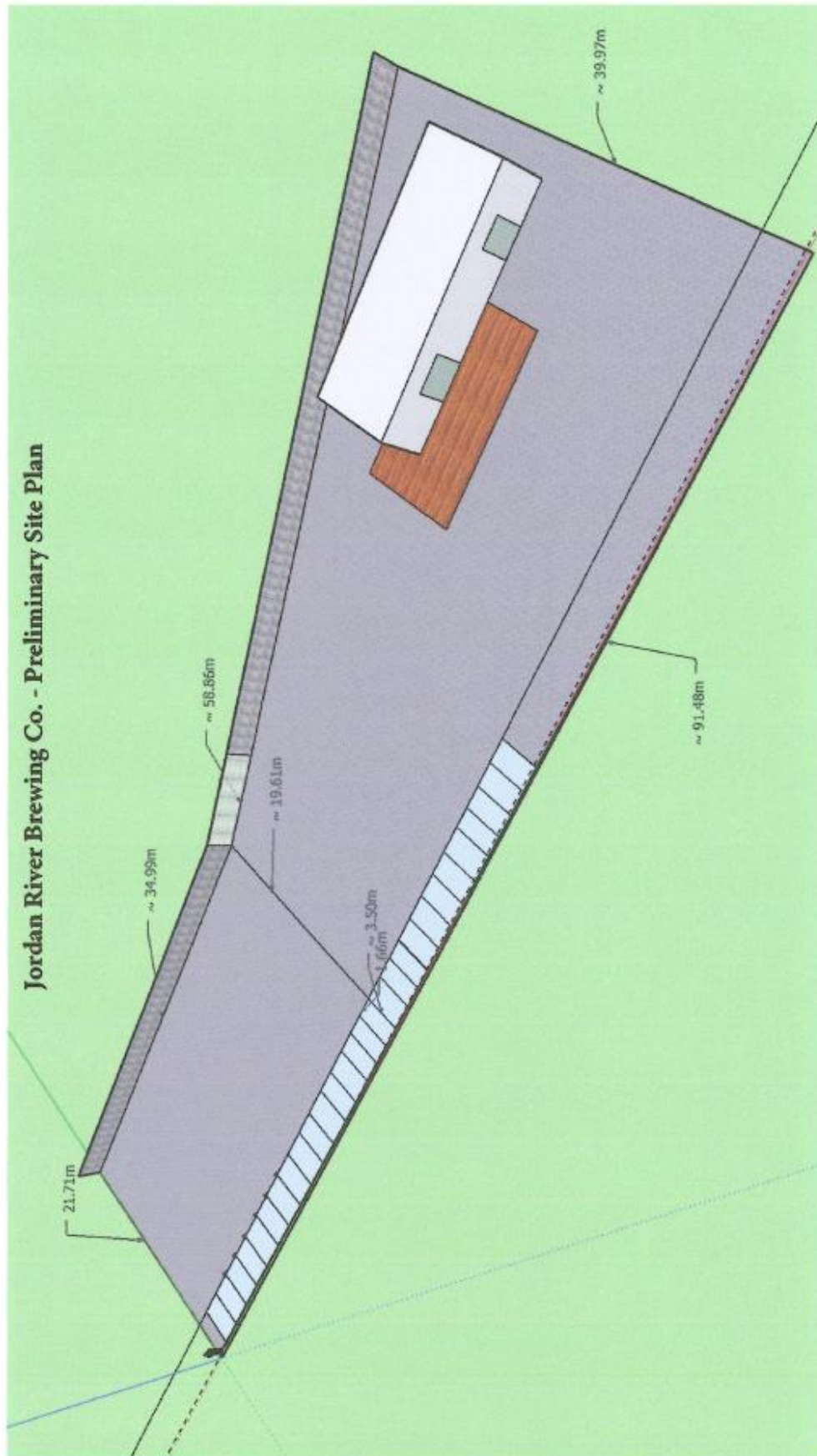
Brewery Building Area: 3000-4000 sq.ft. (expansion ability to 6000 sq.ft.);

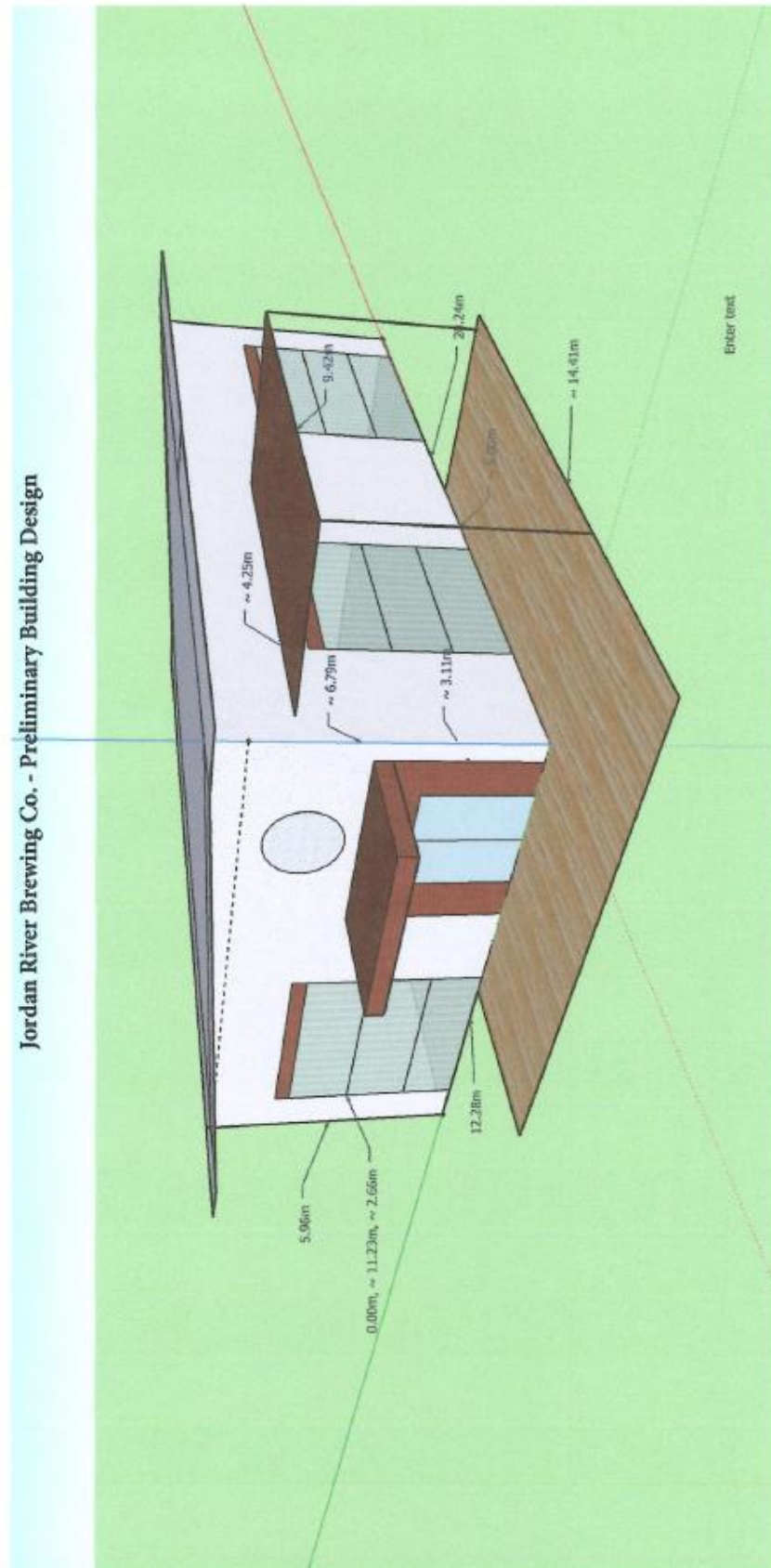
Site Structure and Development: Subject to DP, proposed metal building (18' clear interior), glass roll up doors (3) for deliveries / deck access, wood frame entrance, covered deck, rear fencing / landscaping, gravel parking area (see attached plan);

Interior: 2300 +/- sq.ft. brewing and processing area (10 BBL 3 vessel system), 1200 +/- sq.ft. sales / lounge and tasting area / merchandise sales (see attached plan);

Proposed Use: Micro-brewery for beer products. The facility will produce beer for offsite sales (growlers, kegs, cans and/or bottles), as well as retail distribution, onsite tasting / lounge operation as well as general merchandise sales.







**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4381**

A BYLAW TO AMEND BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

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

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:
 - A. **SCHEDULE A, PART 2, SECTION 6G.0 WILDWOOD TERRACE NEIGHBOURHOOD COMMERCIAL ZONE – C-1A**
 - (a) By amending section 6G.01 Permitted Uses by adding a new subsection under Principal Uses as follows:

"(d) food and beverage processing";
 - (b) By amending section 6G.01 Permitted Uses by adding a new subsection under Accessory Uses as follows:

"(g) Onsite store, picnic area, lounge and special event area accessory to a manufacturer liquor licence subject to the *Liquor Control and Licensing Act*."
 - B. **SCHEDULE A, PART 3 – PARKING AND LOADING REQUIREMENTS**
 - (a) By amending section 5.0 by inserting after "Equipment sales/Rentals" the following:

"Food and Beverage processing 1 per 2 employees".

This bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 149, 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

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4381**

A BYLAW TO AMEND BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

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

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

**A. SCHEDULE A, PART 2, SECTION 6G.0 WILDWOOD TERRACE NEIGHBOURHOOD
COMMERCIAL ZONE – C-1A**

- (a) By amending section 6G.01 Permitted Uses by adding a new subsection under Principal Uses as follows:
" (d) food and beverage processing";
- (b) By amending section 6G.01 Permitted Uses by adding a new subsection under Accessory Uses as follows:
" (g) Onsite store, picnic area, lounge and special event area accessory to a manufacturer liquor licence subject to the *Liquor Control and Licensing Act.*";
- (c) By amending section 6G.07 Maximum Size of Principal Buildings by deleting 1000 m² and replacing with 4000 m².

B. SCHEDULE A, PART 3 – PARKING AND LOADING REQUIREMENTS

- (a) By amending section 5.0 by inserting after "Equipment sales/Rentals" the following:
"Food and Beverage processing 1 per 2 employees".

This bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 149, 2020".

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CHAIR

CORPORATE OFFICER