

SHIRLEY/JORDAN RIVER ADVISORY PLANNING COMMISSION

Notice of Meeting on Tuesday, **April 6, 2021 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 December 9, 2020
5. Planner's Report
6. Zoning Amendment Application
 - a) RZ000271 – PID: 006-452-230 (9662 West Coast Road)
7. Adjournment

Please note that during the COVID-19 situation, the public may attend the meeting electronically through video or teleconference. Should you wish to attend, please contact us by email at jdfinfo@crd.bc.ca so that staff may forward meeting details. Written submissions continue to be accepted.

**Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission
Held December 9, 2020, at Juan de Fuca Local Area Services Building, 3-7450 Butler Road,
Otter Point, BC**

PRESENT: Fiona McDannold (Chair) (EP), Vivi Curutchet (EP), Blair Hughes (EP),
Melody Kimmel (EP), Brenda Mark (EP)
Staff: Iain Lawrence, Manager, Community Planning (EP);
Emma Taylor, Planner (EP); Wendy Miller, Recorder (EP)
PUBLIC: Approximately 18 (EP)

EP – Electronic Participation

The meeting was called to order at 7:08 pm.

1. Elections

At this time, Iain Lawrence introduced the members of the Shirley/Jordan River Advisory Planning Commission (APC). It was advised that this is the first meeting of the APC since 2018. It was further advised that the role of the APC is to provide input to the Juan de Fuca Land Use Committee (LUC) on land use decisions.

Iain Lawrence called for nominations for the position of Chair of the Shirley/Jordan River APC 2020 and Fiona McDannold's name was put forward. Iain Lawrence called two times for further nominations and, as there were none, Fiona McDannold was acclaimed Chair. Noting that this will be the first and last meeting of the APC in 2020, the election for the position of Vice Chair was not held.

2. Approval of the Agenda

MOVED by Fiona McDannold, **SECONDED** by Brenda Mark that the agenda be approved.
CARRIED

3. Approval of the Supplementary Agenda

MOVED by Melody Kimmel, **SECONDED** by Vivi Curutchet that the supplementary agenda be approved.
CARRIED

4. Adoption of the Minutes of November 7, 2018

MOVED by Brenda Mark, **SECONDED** by Vivi Curutchet that the minutes of November 7, 2018, be adopted.
CARRIED

5. Planner's Report

Noting that all attendees are participating electronically, Iain Lawrence suggested that consideration of the application start with staff overview of the proposal followed by comments/questions from the APC for the Planner and the applicant, followed by comments/questions from the public. Iain Lawrence advised that at the close of discussion, a recommendation from the APC is requested for consideration by the LUC.

The Chair extended support for the proposed meeting format.

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)

Emma Taylor spoke to the staff report and the request to amend the Wildwood Terrace Neighbourhood Commercial C-1A zone to add *food and beverage processing* in order to permit a brewery and accessory service and sales on the subject property.

Emma Taylor confirmed that the LUC considered the application at its meeting of November 17, 2020, and recommended that the proposal be referred to agencies and to a meeting of Shirley/Jordan River APC. At that same meeting, the LUC supported the applicant's request to increase the Total Floor Area permitted by the C-1A zone from 1,000 m² to 4,000 m².

Emma Taylor directed attention to proposed 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 endorsements under the *Liquor Control and Licensing Act*.

Emma Taylor directed attention to the development proposal and preliminary site plans, as provided by the applicant. It was confirmed that a development permit for the form and character of commercial buildings will be required for the brewery. It was further confirmed that the applicants were in attendance.

The Chair requested comment from the applicants.

One of the applicants responded to comments received from the public, as included in the supplementary agenda, noting that:

- non-alcoholic beverages/food will be provided to support a more inclusive environment
- the operation will not be a bar/pub
- the operation will be a manufacturing facility with a focus on off-sale/wholesale
- a local brewery will promote local consumption, potentially reducing travel into Sooke/traffic risk
- there are options to address concerns regarding the location of the school bus stop and hours of operation
- access to the brewery site will be from an interior road

The Chair requested comment from the APC.

Emma Taylor responded to the comments received from the APC, advising that:

- there is no record of building permits for the existing structures on the subject property
- the C-1A permits Convenience Store, Retail Store and Civic Uses as principal uses
- review of current uses/structures will be reviewed as part of the referral process
- prior to the subject area being zoned to C-1A, the property was not zoned
- there may be an aspect of historical use which may account for the gravel operation
- parking proposed by Bylaw No. 4381 is to address the food and beverage processing use
- the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, already stipulates parking requirements for licensed premises
- the proposed food and beverage processing scale is in keeping with a commercial zone as opposed to an industrial zone

The Chair requested comment from the applicants regarding the increase in Total Floor Area from 1,000 m² to 4,000 m².

An applicant stated that:

- there are existing structures on the C-1A zoned portion of the property
- the proposed brewery use would exceed the current total floor area allowance due to the existing structures
- it is hoped that the brewery site could act as a community hub, replacing what was lost at the town site
- although the full buildout is not known at this time, the increase in Total Floor Area would accommodate additional structures without having to pursue rezoning in future

APC comments included:

- the idea that offering alcohol in the community will reduce drinking and driving is misguided
- aspects of the proposal, including the amount of product to be produced, are unclear
- it is unclear as to whether the subject area is Private Managed Forest Land (PMFL)
- it is unclear as to whether the applicants will be pursuing subdivision in future
- it is unclear as to whether the increase in Total Floor Area is required
- "lounge" is not defined by Bylaw No. 2040

An applicant stated that the C-1A zoned portion of the property cannot be subdivided further.

Staff advised that:

- the proposal was referred to CRD Building Inspection to make comment on existing structures/future structures
- local government bylaws cannot restrict/regulate forestry activities on lands classified as PMFL
- the provincial manufacturer licence (brewery licence) permits sales for distribution, marketing/promotion, product sampling and guided tours
- a lounge endorsement application requires additional public consultation and local government/First Nation approval
- potential endorsements include an onsite store, picnic area, lounge and special events
- a lounge would include indoor seating and food services

The Chair requested comment from the public.

Wayne Jackaman, Jordan River, questioned the brewery's water source, anticipated water use and waste management plans.

Emma Taylor confirmed that:

- a license is required for non-domestic groundwater use pursuant to the *Water Sustainability Act*
- the proposal was referred to the provincial Water Stewardship Division for comment
- the Shirley – Jordan River Official Community Plan (OCP), Bylaw No. 4001, provides policies for water use and protection

The applicants stated that:

- rainwater collection may also be considered in addition to well water
- there is opportunity to repurpose/recycle barley waste offsite
- water use requirements remain under review as production demand will increase water usage
- hours of operation also remain under review

Emma Taylor confirmed that hours of operation for endorsement applications are regulated by the Province.

Tannis Dukart, Jordan River, stated that:

- the Jordan River community is growing
- the community lacks infrastructure to support this growth
- the community lacks road shoulders/road crossings for safe walking
- the community does not have garbage service
- police, fire and ambulance services are not located in Jordan River
- she has concerns regarding the brewery's ingress/egress, impact on the environment and impact on water supply
- plans for the gravel operation are not known
- Pacheedaht First Nation's plans for their Jordan River lands are not known
- does not support the development proposal as it appears it will encourage parties
- small community success does not start with a brewery

An applicant acknowledged:

- the community association's efforts to bring the community together
- the community's interest in establishing a meeting place and fire hall

The same applicant stated that:

- a meeting place and fire hall cost money
- the brewery will provide a tax base
- the brewery can act as community gathering place
- the applicants do not support Jordan River becoming a destination for parties

Jay Evans, Shirley, stated concern regarding water and fire protection.

Burlin Phillips, Jordan River, stated that he does not believe that a local brewery will reduce drinking and driving in the community as the brewery will attract visitors from outside of the area.

Brian Kenny, Jordan River, stated that:

- residents support establishment of a community gathering spot
- the applicants are not residents of Jordan River
- he did not move to Jordan River for a brewery or brewery traffic
- he has concerns regarding water and traffic

Sallie Pocock, Jordan River, stated that:

- she shares the concerns raised by other residents
- there is no need for a brewery
- Jordan River is already a destination for visitors from outside of the area

- there are limited washroom facilities for the current level of visitors that come to the community for recreation
- other community needs need to be addressed before a brewery is considered

Iain Lawrence responded to questions from the public and advised that:

- ambulance and RCMP services are located in Sooke
- the community of Jordan River is not within a fire protection service area
- the proposal was referred to the RCMP

APC comments included:

- the community has concerns regarding water supply
- the community has concerns regarding the increase in the Total Floor Area 1,000 m² to 4,000 m²
- letters of support still indicate concerns regarding fire protection
- the community has concerns regarding the potential for the brewery establishment to apply for further endorsements in accordance with the *Liquor Control and Licensing Act* and the overall scale of the proposal
- subject property is designated Pacific Acreage
- the Pacific Acreage land use designation supports home based businesses and small-scale commercial uses
- existing community businesses provide a good example of the commercial scale supported by the community
- existing businesses are owned by residents
- existing businesses fit the form and character of the community
- preliminary building designs provided by the applicant do not reflect the spirit of the community
- the applicants have not been able to confirm the scale of the brewery establishment or the amount of beer anticipated to be produced
- subject area is already zoned commercial so there will not be a decrease in residential use
- brewery traffic will not be routed through residential areas
- establishment of a brewery has the potential to provide economic benefit to the community
- the applicants are required to get a non-domestic groundwater license
- breweries are permitted as home based businesses on residential lots when a property's zone permits Home Based Business Category 3 and the property meets the home based business regulations
- home based businesses are established without community consultation, but the scale of home base business operations is much smaller
- proposal is not consistent with the community's OCP as the proposal is not small-scale and is not intended to meet community needs
- building and parking designs are not consistent with OCP's Commercial Development Permit Area guidelines
- proposal is not consistent with the OCP's objectives to reduce greenhouse gas
- it is too early to consider zoning to support additional endorsements
- the applicants did not pursue early consultation with the Jordan River community
- community lacks basic infrastructure such as water servicing, cell and internet services
- the community is divided on supporting the proposal based on the letters and comments received

Emma Taylor responded to a question from the APC confirming that existing water use/water availability is considered when a non-domestic groundwater license application is received.

MOVED by Brenda Mark, **SECONDED** by Fiona McDannold that the APC report to the Land Use Committee that the APC has reviewed proposed Bylaw No. 4381 and:

- a) That it recommends support for amending the C-1A zone to support food and beverage processing to permit a brewery;
- b) That it does not recommend support for amending the C-1A zone to support an onsite store, picnic area, lounge and special event area;
- c) That it does not recommend support for amending the C-1A zone to increase the Maximum Size of Principal Building from 1,000 m² to 4,000 m²;
- d) That it recommends support for amending Bylaw No. 2040 to address parking requirements for the food and beverage processing;
- e) That more information be provided by the applicant regarding the overall scale and design of the proposal in the form of a public information meeting for residents.

Prior to calling the vote, the Chair requested comment from staff regarding how the proposal will proceed after the APC meeting.

Iain Lawrence confirmed that:

- the proposal and the minutes from tonight's meeting, as well as the written submissions considered at this meeting, will be returned to a meeting of LUC for its consideration
- notice of that meeting will be mailed to owners and occupants within 500 m of the subject property
- notice of that meeting will also be sent to tonight's public attendees

The Chair called the vote on the motion.

Opposed: Blair Hughes
CARRIED

7. Adjournment

The meeting adjourned at 9:05 pm.

Chair



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REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE MEETING OF TUESDAY, MARCH 16, 2021

SUBJECT Zoning Amendment Application for 9662 West Coast Road –
(PID: 006-452-230)

ISSUE SUMMARY

The owners have applied to rezone the subject property to permit a sawmill operation.

BACKGROUND

The approximately 3.5 ha subject property is located at 9662 West Coast Road in Shirley (Appendix A). The property is designated as Coastal Uplands in the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001, and is zoned Forestry (AF) in the Juan de Fuca Land Use Bylaw No. 2040 (Appendix B). The parcel is within the Shirley Fire Protection Service Area and is serviced by on-site wells and septic. There are no development permit areas designated on the property. There is an existing mobile home and accessory buildings and an area currently being used for a portable sawmill operation under the Home Based Business regulations of Bylaw No. 2040 (Appendix C). A development variance permit (DVP-22-07) was approved in 2007 to increase the total floor area of accessory buildings from 250 m² to 808.7 m² and to reduce the side yard setback from 1 m to 0.89 m for an existing woodshed.

The owners have submitted a rezoning application to permit a sawmill operation in conjunction with the existing AF uses on the property (Appendix D). Staff have prepared Bylaw No. 4407 which would amend the AF zone to add sawmill with accessory log and lumber storage as site specific uses (Appendix E).

ALTERNATIVES

Alternative 1

That staff be directed to refer proposed Bylaw No. 4407, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 150, 2021” to the Shirley/Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies and First Nations for comment:

BC Hydro
District of Sooke
FLNR - Archaeology Branch
FLNR - Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Island Health
Ministry of Environment & Climate Change Strategy – Hazardous Waste and Forestry, Authorizations South
Ministry of Environment & Climate Change Strategy – Water Stewardship Division
Ministry of Transportation & Infrastructure
Pacheedaht First Nation
RCMP
Shirley Volunteer Fire Department
Sooke School District #62
T’Sou-ke First Nation

Alternative 2

That proposed Bylaw No. 4407 not be referred.

Alternative 3

That more information be provided.

LEGISLATIVE AND PUBLIC CONSULTATION IMPLICATIONS

Legislative Implications

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.

Sawmills are listed as a Schedule 2 activity in the *Contaminated Sites Regulation*. Since there is currently a portable sawmill use on the property, a site disclosure has been submitted pursuant to the *Environmental Management Act* as part of this application.

Section 6(2) of the *Environmental Management Act* applies to sawmills and prohibits the discharge of waste without a site specific discharge permit or registration under a regulation. Staff recommend referral to the provincial Hazardous Waste and Forestry Authorizations Division for comment.

Where groundwater is used for non-domestic purposes, a licence is required 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.

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 OCP area is consistent with the OCP, it does not proceed to the full CRD Board for a determination of consistency with the RGS. The proposed rezoning is consistent with the policies of the Shirley-Jordan River OCP.

LAND USE IMPLICATIONS

The Shirley-Jordan River OCP, Bylaw No. 4001, designates the subject property as Coastal Upland. The intent of this designation is to support the continued use of these lands for forestry. Section 484(S) supports industrial uses associated with forestry on lands designated Coastal Upland. In addition, Section 444(R) outlines that rezoning applications for resource processing related to forestry are to consider the potential impacts on neighbouring properties and that adequate setbacks and screening requirements are implemented.

The property is zoned AF in Bylaw No. 2040, which permits silviculture, residential and ancillary uses. Portable sawmills are permitted as a Home Industry subject to Part 1, Section 4.06 of Bylaw No 2040. Since the property is less than 4 ha in area, the following conditions apply:

- On lots of between 1 and 4ha, portable sawmills may be operated for a period of not more than 30 days in a 12-month period.
- Portable sawmills may only be operated from dawn to dusk, or from 8 a.m. to 8 p.m.,

whichever is less.

- Portable sawmills shall be located not less than 30 m from any lot line.
- The storage of raw materials, cut timber, and waste material shall be located not less than 30 m from any lot line, and shall be screened from view from the public road and adjacent properties.
- No equipment or process shall be used which creates noise, vibration, glare, fumes, odours, particulate matter, electrical interference or nuisance by any other means detectable to the normal senses of a person located off the lot. Materials or projects that are inflammable or explosive under ordinary or operating temperatures shall not be permitted.

The owner of the sawmill operation has requested to expand beyond the scope of the Home Industry regulations, as shown in Appendices C and D, by amending the AF zone to add the operation of a sawmill and associated log and lumber storage uses as a site specific permitted use on the subject property. Staff have prepared proposed Bylaw No. 4407 in for consideration (Appendix E).

The proposed amendment would permit the operation of an *industrial sawmill* with accessory log and lumber storage on a 0.5 ha portion of the subject property, provided that the activity occurs at least 30 m from the parcel boundaries, is screened by vegetation or a solid fence, and that the total floor area for buildings and structures related to the use is no greater than 1,000 m². The definition for *industrial sawmill* was recently added to Bylaw No. 2040 and reads as follows:

INDUSTRIAL SAWMILL means a building, structure or area where timber is cut, sawn, or planed, either to finished lumber or as an intermediary step, and may include facilities for the kiln drying of lumber, and may include the distribution of such products on a wholesale or retail basis, subject to the *Environmental Management Act*.

Section 414 of the Shirley-Jordan River OCP outlines policies for water use and protection. Policy 414(B) states that in consideration of a development proposal, the protection of aquifers and water resources from contamination and depletion will be ensured. Since the non-domestic use of groundwater will require a provincial licence, staff recommend referral to the Ministry of Environment - Water Stewardship Division for comment. Section 414, also includes policies to ensure there is adequate water capacity to handle fire-fighting efforts; therefore staff recommend referral to CRD Protective Services division and the Shirley Volunteer Fire Department. The referral will also include CRD Building Inspection.

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, external agencies and First Nations for comment.

CONCLUSION

The purpose of this zoning bylaw amendment application is to amend the Forestry (AF) zone to add a site specific provision to permit an industrial sawmill and associated log and lumber storage uses on the subject property. Staff have prepared proposed Bylaw No. 4407 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 staff be directed to refer proposed Bylaw No. 4407, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 150, 2021” to the Shirley/Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies and First Nations for comment:

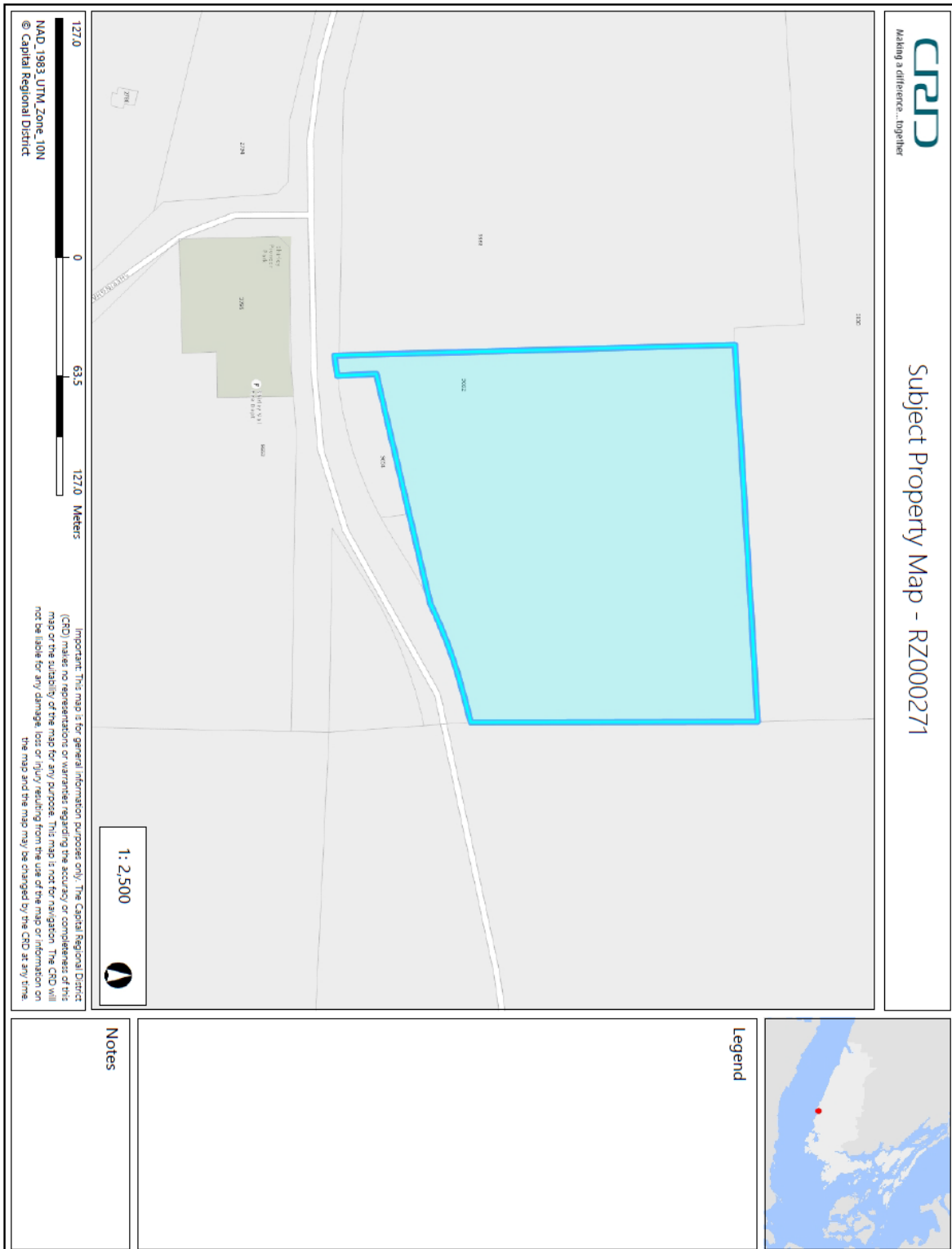
BC Hydro
District of Sooke
FLNR - Archaeology Branch
FLNR - Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Island Health
Ministry of Environment & Climate Change Strategy – Hazardous Waste and Forestry, Authorizations South
Ministry of Environment & Climate Change Strategy – Water Stewardship Division
Ministry of Transportation & Infrastructure
Pacheedaht First Nation
RCMP
Shirley Volunteer Fire Department
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
Appendix B: Forestry AF Zone
Appendix C: Site Plan
Appendix D: Development Proposal
Appendix E: Proposed Bylaw No. 4407

Appendix A: Subject Property



Appendix B: Forestry AF Zone

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

3.0 **FORESTRY ZONE - AF**

3.01 **Permitted Uses**

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Forestry AF Zone:

- (a) Silviculture except within 300m of a highway;
- (b) Offices, mechanical shops, fuel storage, and storage buildings accessory to mining or silviculture;
- (c) One-family dwelling;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) Two Boarders or lodgers;
- (f) Secondary Suite pursuant to Part 1, Subsection 4.19; *Bylaw 3849*
- (g) Detached Accessory Suite pursuant to Part 1, Subsection 4.20. *Bylaw 3849*

3.02 **Minimum Parcel Size for Subdivision Purposes**

The minimum lot size is 4ha;

3.03 **Density**

One one-family dwelling per lot is permitted.

One secondary suite or one detached accessory suite per lot is permitted. *Bylaw 3849*

3.04 **Height**

Maximum height shall be 11m.

3.05 **Lot Coverage**

Maximum lot coverage shall be 10 percent.

3.06 **Maximum Size of for Residential Buildings**

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral. *Bylaw 3705*

- (i) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
- (ii) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

3.07 **Yard Requirements**

For all structures, the front, side, rear and flanking yards shall be a minimum of 15m. *Bylaw 3849*

[illegible]

Appendix D: Development Proposal

9662 West Coast Road Rezoning Application

Average day

We (the partners ----- and ----- and the labourer) start the day with a safety meeting and game plan for the day. Then we head to the worksite and measure and cut logs to an appropriate length based on the wood order using a chainsaw. The logs are then sprayed down with the Pressure Washer or the hose in order to remove rocks and loosen bark. The bark is removed by hand with axes. The tractor then picks up the log and loads it onto the Head Rig mill. The log then gets milled into lumber. This process takes approximately 30 minutes to two hours depending on the number of cuts the log requires for the lumber order. The lumber may be loaded by hand on to the edger in order to smooth out the sides of the lumber. The lumber then is organized into piles to be ready for pick up by customers. This process is repeated throughout the workday. We average 3 to 5 lengths on the sawmill per day. While ----- runs the sawmill and the labourer cleans up the worksite, ----- works on sharpening the saw blades using the sharpener, makes phone calls, writes up quotes and bills and other office administration as necessary.

Around two or three times a week, when an order is complete, a customer will come over and we will load their lumber into their vehicle.

Mechanical Equipment List

Large mill "Head Rig", 36' long: used for breaking down raw logs into more manageable sizes. Runs off a generator.

Small mill "Re-sawmill", 20' long: used for reducing large cants from the head rig into lumber. Runs on petrol.

Twin blade edger, 15' long: used for squaring up boards and removing the live edge

Band saw blade sharpener: used to sharpen mill blades

Generator: used for creating power for the head rig

Backhoe Tractor: used for loading logs on to the head rig and moving wood waste

Fork lift: used for unloading lumber

Chainsaw: used for making raw cuts and removing bark from raw logs.

Pressure washer: used to remove rocks and loosen bark off of raw logs.

*All items mentioned are "portable" however the Head Rig is somewhat hard wired to the generator (see drawing) and it rests on a 40'x8' cement slab.

Storage (see drawing for locations)

We have an outside zone large enough to store logs.

We store finished lumber on racks outside along the driveway to the worksite.

We have some fine grains stored in the barn where the mill operates.

Vehicles on the property

Backhoe Tractor

Forklift

Two pick up trucks (used for personal and work)

Trailer (used for lumber deliveries)

Average Business Traffic

Approximately once a day a client will drive onto property to order or pick up lumber.

Once a month a midsize delivery truck will come to pick larger orders to deliver to customers.

Every two months, a logging truck will deliver a load of logs.

Business Parking/Loading area

We have lots of parking on the worksite. Usually people are there to pick up lumber and then leave. They drive down to the worksite and the lumber gets loaded into their truck.

Wood Waste

Most of our waste (off cuts/ends) get turned into fire wood for the neighbourhood.

The saw dust is piled and gets used for chickens, gardens, around the yard. Occasionally it gets trucked away.







Appendix E: Proposed Bylaw No. 4407

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4407**

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 3.0 FORESTRY ZONE – AF

- (a) By amending section "3.0 Forestry Zone" by adding a new subsection "3.01A" after "3.01 Principal Uses" as follows:

"3.01A Site Specific Permitted Uses

The following uses are permitted on a site specific basis only:

- a) An industrial sawmill with accessory log and lumber storage on That Part of Lot 87, Renfrew District, Lying to the East of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending From a Point on the Northerly Boundary of Said Lot Distant 10 Chains from the North East Corner of Said Lot and to the South of the Northerly Boundary of Plan 109 RW, Except Part in Plan 16260, PID: 006-452-230.";
- (b) By amending section "3.03 Density" by adding "a)" before the words "One one-family dwelling..." and by adding "b)" before the words "One secondary suite...";
- (c) By amending section "3.03 Density" by adding the following:
"c) The maximum area devoted to an industrial sawmill and accessory log and lumber storage shall be 0.5 ha."
- (d) By amending section "3.06 Maximum Size of for Residential Buildings" by adding "a)" before the words "Provided applicants..." and by adding the following:
"b) Industrial sawmill buildings and structures shall not exceed a Total Floor Area of 1000m²."
- (e) By deleting section "3.07 Yard Requirements" and replacing it with the following:

"3.07 Yard Requirements

- a) The front, side, rear and flanking yards for an industrial sawmill with accessory log and lumber storage shall be a minimum of 30 m;
- b) For all other buildings and structures, the front, side, rear and flanking yards shall be a minimum of 15m."
- (f) By adding a new section "3.08 Screening" as follows:

"3.08 Screening

- a) A vegetative screen or solid fence shall be located and maintained around the perimeter of the portable sawmill operation;
- b) The minimum height of a solid fence shall be 1.8 m;
- c) A vegetative screen shall consist of coniferous vegetation native to the region that is not less than 2 m high, not less than 5 m deep and spaced not more than 2 m apart."

CRD Bylaw No. 4407

2

This bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 150, 2021".

READ A FIRST TIME THIS day of , 2021.

READ A SECOND TIME THIS day of , 2021.

READ A THIRD TIME THIS day of , 2021.

ADOPTED THIS day of , 2021.

CHAIR

CORPORATE OFFICER