

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **March 17, 2026, at 7 pm**

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

AGENDA

1. Territorial Acknowledgment
2. Approval of Agenda
3. Adoption of Minutes of February 17, 2026
4. Chair's Report
5. Planner's Report
6. Development Variance Permit Application
 - a) VA000167 – Lot 16, Section 10, Otter District, Plan VIP77477 (2196 Otter Ridge Drive)
7. Zoning Amendment Application
 - a) RZ000291 – That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW (9260 Invermuir Road)
8. Comprehensive Community Development Plan Amendment Application
 - a) RZ000290 – Lot 6, District Lot 17, Renfrew District, Plan VIP57304, Except Part in VIP61187 (6545 Cerantes Road)
9. Adjournment

PLEASE NOTE: The public may attend the meeting in-person or electronically through video or teleconference. To attend electronically, please contact us by email at jdfinfo@crd.bc.ca so that staff may forward meeting details.



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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, February 17, 2026, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Director Al Wickheim (Chair), Les Herring, Vern McConnell (EP), Roy McIntyre, Ron Ramsay, Dale Risvold (EP), Anna Russell
Staff: Iain Lawrence, Senior Manager, Juan de Fuca Administration; Darren Lucas, Planner, Wendy Miller, Recorder
PUBLIC: 2 in-person; 3 EP

EP – Electronic Participation

The meeting was called to order at 7:00 pm.

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgement.

2. Approval of the Agenda

MOVED by Roy McIntyre, **SECONDED** by Anna Russell that the agenda be approved.

CARRIED

3. Adoption of Minutes of January 20, 2026

MOVED by Anna Russell, **SECONDED** by Roy McIntyre that the minutes from the meeting of January 20, 2026, be adopted.

CARRIED

4. Chair's Report

The Chair thanked Anna Russell for presiding as Vice Chair at the January meeting.

The Chair stated that tonight's agenda item provides an opportunity to continue the discussion regarding an application that proposes a location in Shirley for the community to purchase and sell local food and goods.

5. Planner's Report

It was reported that the consultant for the Juan de Fuca Electoral Area Official Community Plan (OCP) Consolidation and Willis Point OCP/Local Area Plan (LAP) Update project, Stantec Consulting Ltd., is analyzing background information and preparing an engagement plan. Interest in volunteering on the Advisory Group for the Willis Point OCP update has closed. Final selection of the members is at the discretion of the Electoral Area Director.

6. Zoning and Official Community Plan Amendment Application

a) RZ000289 - Lot A, District Lot 87, Renfrew District, Plan VIP85195 (9730 West Coast Road)

Darren Lucas spoke to the application to amend the Shirley-Jordan River Official Community Plan, Bylaw No. 4001, by redesignating a 0.5 ha portion of the subject property from Coastal Uplands (CU) to Commercial (CO), and the remaining 3.5 ha portion from CU to Pacific Acreage (PA) and to amend the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, by rezoning a 0.5 ha portion of the subject property from the Forestry (AF) zone to a new Commercial Rural Market (C-2) zone, and the remaining 3.5 ha portion from the AF zone to the Rural Residential 3 (RR-3) zone.

The application was initially considered by the LUC at its meeting of September 16, 2025. At that meeting, the LUC directed that the application be referred to CRD departments, external agencies, First Nations and to the Shirley-Jordan River Advisory Planning Commission.

The property location, site plan, conceptual drawing, and a comparison of existing and proposed zoning and land use designations were highlighted.

It was confirmed that applicant was present.

Public attendees stated support for the proposal. Further support was stated for a pedestrian-controlled crosswalk on Highway 14 to ensure safe passage between the proposed commercial development, nearby residential areas, and the established commercial and civic hub.

MOVED by Roy McIntyre, **SECONDED** by Ron Ramsay that the Juan de Fuca Land Use Committee recommends to the Capital Regional District:

1. That the referral of proposed Bylaw No. 4705, "Shirley - Jordan River Official Community Plan Bylaw No. 5, 2018, Amendment Bylaw No. 3, 2025"; and proposed Bylaw No. 4706, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 168, 2025"; to the Shirley-Jordan River Advisory Planning Commission; paa?ciid?atx (Pacheedaht) First Nation; T'Sou-ke First Nation; CRD departments; BC Hydro; BC Parks; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Land, Water and Resource Stewardship; Ministry of Transportation & Transit; RCMP; and Sooke School District # 62 be approved and comments be received;
2. That proposed Bylaw No. 4705 be read a first and second time;
3. That proposed Bylaw No. 4706 be read a first and second time;
4. That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director of the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4705 and Bylaw No. 4706;
5. That prior to the adoption of proposed Bylaw No. 4706, the landowner provides an amenity contribution in the form of a statutory right-of-way adjacent to West Coast Road in favour of the Capital Regional District for the purpose of establishing a public trail; and that staff be directed to ensure that all conditions are satisfied towards completion and registration.

CARRIED

7. Adjournment

MOVED by Anna Russell, **SECONDED** by Vern McConnell that the meeting be adjourned at 7:23 pm.

Chair



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**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, MARCH 17, 2026**

SUBJECT **Development Variance Permit for Lot 16, Section 10, Otter District, Plan
VIP77477 – 2196 Otter Ridge Drive**

ISSUE SUMMARY

A request has been made for a development variance permit to reduce the requirement that ten percent of the perimeter of the lot front onto a public highway in order to authorize a two-lot subdivision.

BACKGROUND

The 0.6 ha property is located at 2196 Otter Ridge Drive and is zoned Rural Residential 2 (RR-2) in the Juan de Fuca Land Use Bylaw No. 2040 (Appendix A). The subject property is bordered by Rural Residential 3 (RR-3) zoned parcels to the east, RR-2 zoned parcels to the west, fronts onto Otter Ridge Drive, and is adjacent to a mix of RR-2 and RR-3 parcels to the south. There is a single-family dwelling accessed by an existing driveway located near the parcel's northern frontage along the cul-de-sac. The property is serviced by the Kemp Lake Waterworks District and an onsite septic system.

The applicant has applied for a two-lot fee-simple subdivision under Section 514 (Subdivision for a Relative) of the *Local Government Act (LGA)* (SU000758) (Appendix B). The RR-2 zone requires an average minimum lot size of one hectare (ha); however, since this application was made under Section 514 and Bylaw No. 2040 does not specify a minimum parcel size with respect to that section, the approving officer may approve subdivision lots that do not meet the minimum parcel size specified by the RR-2 zone. Including the panhandle, proposed lot B has an area of 0.38 ha, and the remainder parcel has an area of 0.25 ha.

Ten percent of the perimeter of proposed Lot B is approximately 24.8 m; however, due to the configuration of the parcel, the lot provides only 3.8% frontage (9.5 m). As a result, the applicant has requested a variance to reduce the frontage requirement in Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, Part 1, Section 3.10(4)(a).

ALTERNATIVES

Alternative 1

The Land Use Committee recommends to the CRD Board:

That Development Variance Permit VA000167 for Lot 16, Section 10, Otter District, Plan VIP77477 to vary the Juan de Fuca Land use Bylaw, Bylaw No. 2040, Part 1, Section 3.10(4)(a), by reducing the minimum frontage requirement from 10% to 3.8% for proposed Lot B, as shown on the Proposed Subdivision plan, prepared by West Coast Design and Development Services, dated December 7, 2022, for the purpose of permitting a two-lot subdivision, be approved.

Alternative 2

That the Development Permit with Variance VA000167 be denied.

IMPLICATIONS

Legislative Implications

Juan de Fuca Land Use Bylaw 1992, Bylaw No. 2040, Part 1, Section 3.10(4)(a), specifies that road frontage shall be a minimum of 10% of the perimeter of a parcel. A variance to reduce the minimum required frontage has been requested for proposed Lot B for the purpose of permitting a two-lot subdivision.

Public Consultation Implications

Pursuant to Section 499 of the LGA, if a local government is proposing to pass a resolution to issue a development variance permit, it must give notice to each resident/tenant within a given distance as specified by bylaw. Juan de Fuca Development Fees and Procedures Bylaw No. 3885, states that the Board at any time may refer an application to an agency or organization for their comment. In addition, it states that a notice of intent must be mailed to adjacent property owners within a distance of not more than 500 metres. JdF Community Planning will provide notice accordingly. Any responses received from the public will be circulated to the Land Use Committee in advance of its March 17, 2026, meeting.

Land Use Implications

The Juan de Fuca Land Use Bylaw requires that where a lot being created by subdivision fronts on a public highway, the minimum frontage on the highway shall be one-tenth of the perimeter of the lot. The applicant has proposed to reduce the minimum frontage requirement from 10% (24.8 m) to 3.8% (9.5 m) for proposed Lot B.

The proposed lot boundaries are not oriented at right angles to the road; however, the panhandle configuration is considered conforming on a cul-de-sac and the proposed panhandle complies with the 6 m access strip width required by Bylaw No. 2040. The resulting parcel would remain subject to the zone's maximum lot coverage of 25%.

Since each parcel will be less than 1 ha, they will need to be approved by the environmental health officer. It is noted that the subject property is located within the Kemp Lake Waterworks District and that each parcel would be connected to a community water system.

The subdivision would create one additional parcel, and this scale of development is not expected to result in significant impacts on the public road network or adjacent properties. Permitted uses on the lot support a single-family dwelling and associated accessory uses, including one secondary suite, subject to applicable regulations

Staff recommend Alternative 1 subject to consideration of comments from neighboring residents.

CONCLUSION

The applicant has submitted a two-lot subdivision application and is requesting a reduction of the minimum frontage requirement for proposed Lot B from 10% of the lot perimeter (24.8 m) to 3.8% of the lot perimeter (9.5 m). Staff recommend approval of the development variance permit VA000167 (Appendix C), subject to public notification. If the variance is approved by the Board, the Corporate Officer will proceed to issue the Development Variance Permit and register a Notice of Permit on Title.

RECOMMENDATION

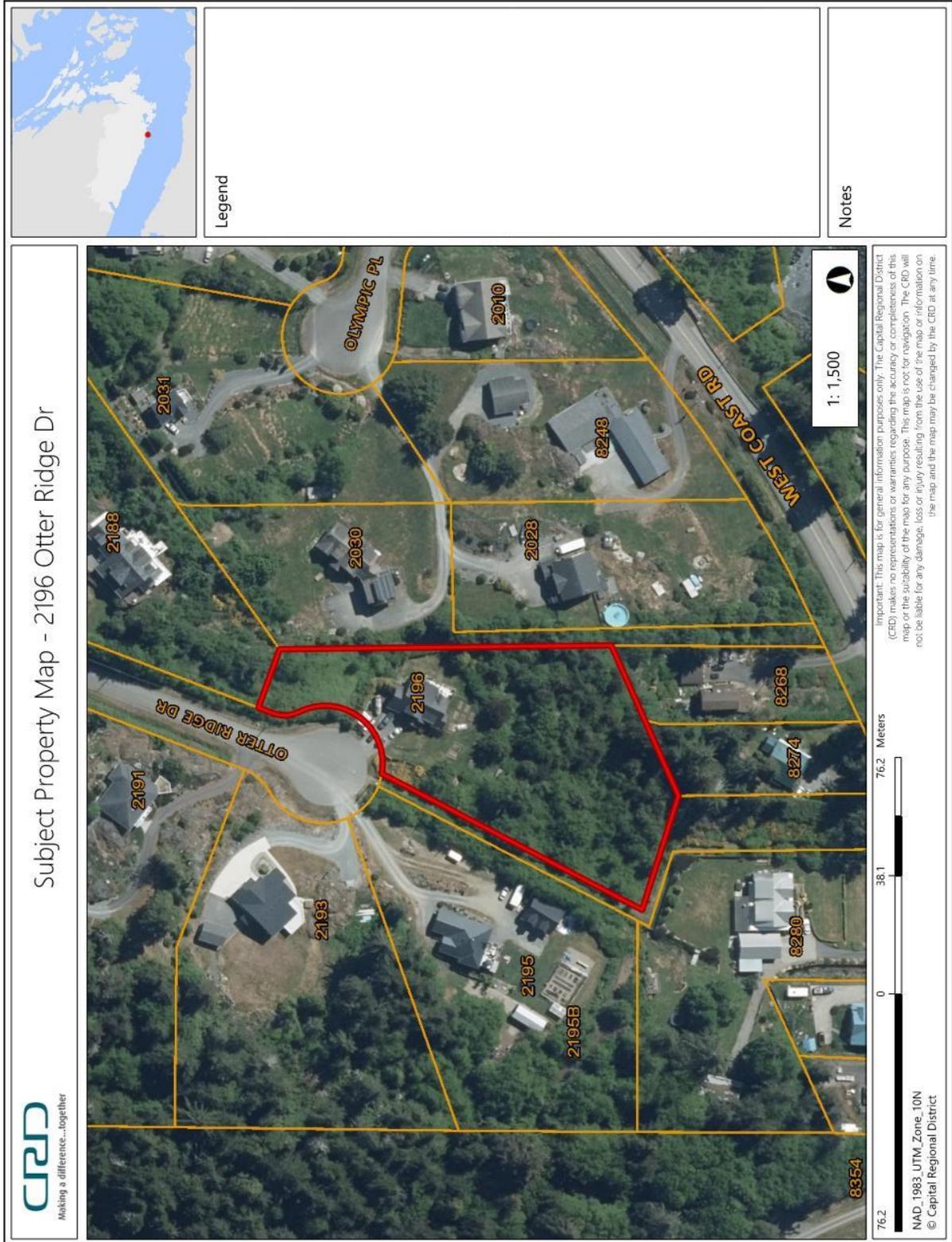
The Land Use Committee recommends to the Capital Regional District Board:
That Development Variance Permit VA000167 for Lot 16, Section 10, Otter District, Plan VIP77477 to vary the Juan de Fuca Land use Bylaw, Bylaw No. 2040, Part 1, Section 3.10(4)(a), by reducing the minimum frontage requirement from 10% to 3.8% for proposed Lot B, as shown on the Proposed Subdivision plan, prepared by West Coast Design and Development Services, dated December 7, 2022, for the purpose of permitting a two-lot subdivision, be approved.

Submitted by:	Iain Lawrence, MCIP, RPP, Senior Manager, JdF Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng., B.Sc., General Manager, Electoral Area Services
Concurrence:	Ted Robbins, B.Sc., C. Tech., Chief Administrative Officer

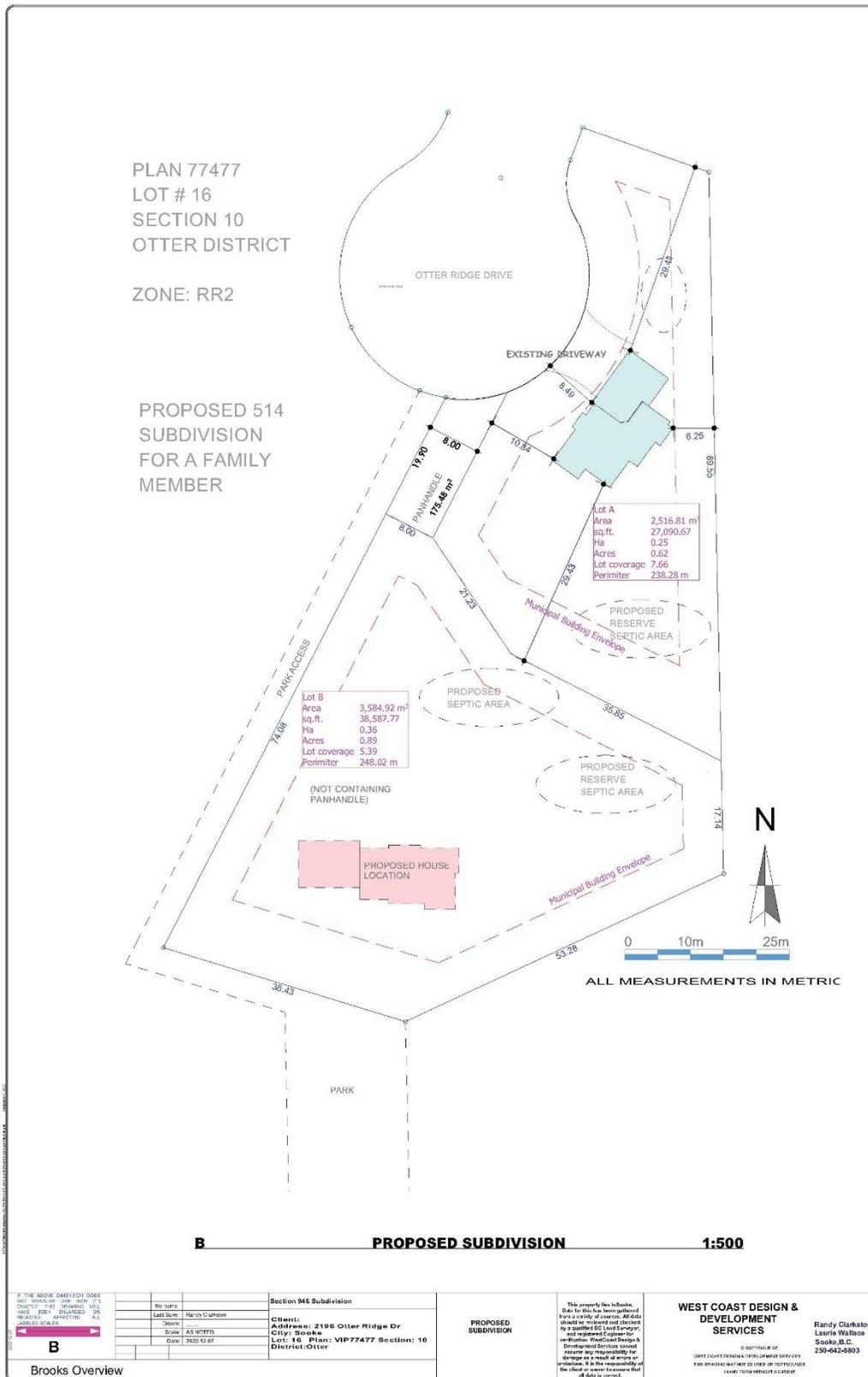
ATTACHMENTS

- Appendix A: Subject Property Map
- Appendix B: Proposed Subdivision Plan – West Coast Design and Development Services, December 7, 2022
- Appendix C: Development Variance Permit VA000167

Appendix A: Subject Property Map



Appendix B: Proposed Subdivision Plan





CAPITAL REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT NO. VA000167

1. This Development Variance Permit is issued under the authority of Section 498 of the *Local Government Act* and subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically authorized by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below (legal description), and any and all buildings, structures, and other development thereon:

PID: 026-023-148;
Legal Description: Lot 16, Section 10, Otter District, Plan VIP77477
3. The Capital Regional District's **Bylaw No. 2040, Schedule A, Part 1, Section 3.10 (4)(a)** is varied under Section 498 of the *Local Government Act* as follows:
 - a. by reducing the minimum frontage requirement from 10% to 3.8% for proposed Lot B, as shown on the Proposed Subdivision plan, prepared by West Coast Design and Development Services, dated December 7, 2022, for the purpose of permitting a two-lot subdivision.
4. Notice of this Permit shall be filed in the Land Title Office at Victoria as required by Section 503 of the *Local Government Act*, and the terms of this Permit (VA0000167) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
5. If the holder of a permit does not substantially start any construction permitted by this Permit within 2 years of the date it is issued, the permit lapses.
5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.
6. The following plans and specifications are attached:
 - a) Proposed Subdivision Plan prepared by West Coast Design and Development Services, dated December 7, 2022
7. This Permit is NOT a Building Permit.

RESOLUTION PASSED BY THE BOARD, THE ___ th day of _____, 2026.

ISSUED this _____ day of _____, 2026

Corporate Officer
Kristen Morley



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**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, MARCH 17, 2026**

SUBJECT **Zoning Amendment Application for That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW – 9260 Invermuir Road**

ISSUE SUMMARY

The applicant has applied to rezone the subject property (Appendix A) from the Rural (A) and Forestry (AF) zones (Appendix B) to the Rural 2 (RU2) zone (Appendix C) to facilitate a two-lot subdivision (Appendix D) and permit agriculture and farm buildings.

BACKGROUND

The 13.7 ha property is located at 9260 Invermuir Road in Shirley. The property is split-zoned Rural (A) and Forestry (AF) under the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040. There is an RU2 zoned parcel to the west, a Resource Land (RL) zoned parcel to the northeast, and Rural (A) zoned parcels to the east and across Invermuir Road to the south.

The property is designated Coastal Upland (CU) in the Shirley – Jordan Official Community Plan (OCP), Bylaw No. 4001, and portions of the property are designated as Riparian and Sensitive Ecosystem Development Permit (DP) areas. The parcel is within the Shirley Fire Protection Service Area, but outside a community water service area.

There is an existing dwelling on the parcel that was completed in 2023. Upon completion of the rezoning and subdivision, the dwelling would be located on proposed Lot B.

At its meeting of November 18, 2025, the Juan de Fuca Land Use Committee recommended referral of proposed Bylaw No. 4716 (Appendix E) to the Shirley–Jordan Advisory Planning Commission and to appropriate CRD departments, First Nations and agencies. Comments have been received and are included in Appendix F.

ALTERNATIVES

Alternative 1

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4716, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 169, 2025", to the Shirley-Jordan Advisory Planning Commission, First Nations, CRD departments and external agencies be approved and the comments received.
2. That proposed Bylaw No. 4716 be introduced and read a first, second and third time; and
3. That proposed Bylaw No. 4716 be adopted.

Alternative 2

That the CRD not proceed with proposed Bylaw No. 4716.

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 related to Part 14 of the *Local Government Act* (LGA). The Shirley–Jordan APC considered the application at its meeting on January 13, 2026.

Pursuant to Section 464(3) of the LGA, if 1) an official community plan is in effect for the area that is the subject of the zoning bylaw, 2) the bylaw is consistent with the OCP, and 3) the sole purpose of the bylaw is to permit a development that is entirely a residential development, the CRD must not hold a public hearing with respect to the bylaw.

Since the development proposal meets all three conditions, the CRD must not hold a public hearing with respect to the bylaw. Notice of the proposed bylaw amendment advising of the date of first reading will be

provided in accordance with Sections 466 and 467 of the *LGA*. Upon receipt of referral comments, the LUC may consider a recommendation for all bylaw readings and adoption at the same meeting.

First Nations Implications

The subject property is located within the asserted traditional territory of the Pacheedaht and T'Sou-ke First Nations. Each Nation was invited to participate in an application review process with staff and the applicant to better inform consideration of the proposal.

Pacheedaht First Nation confirmed that the subject property is outside their asserted traditional territory and that their interests were unaffected.

T'Sou-ke First Nation requested the opportunity to be onsite during any excavation and noted that existing chance-find procedures are inadequate. The Nation also requested that appropriate protection measures be in place to prevent erosion and the spread of invasive plant species.

Referral Comments

Referrals were sent to 10 agencies, CRD departments, and to the Shirley-Jordan APC. Comments received are summarized below and included in Appendix F.

CRD Bylaw Enforcement commented that the subject property is no longer classified as Managed Forest under the *Private Managed Forest Land Act* and, as such, forestry activities would be subject to the guidelines set out in the Noise Suppression Bylaw. Given the location of the subject property and proposed density, Bylaw Enforcement does not anticipate any concerns with the rezoning.

CRD First Nations Relations advised that the property is not located within or immediately adjacent to a protected archaeological site and that a permit is not required to undertake work unless archaeological materials are exposed or impacted during land-altering activities.

BC Hydro stated no objection and that no building encroachment is permitted within its right-of-way. BC Hydro may have additional comments at the time of subdivision.

District of Sooke stated that they had no comment regarding the proposed rezoning.

Ministry of Agriculture and Food stated that it supports the rezoning application as agriculture and associated farm buildings will be permitted on the subject property if the bylaw is approved.

Ministry of Forests – Archaeology Branch advised that there are no known archaeological sites recorded on the subject property and that archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

Ministry of Water, Land and Resource Stewardship – Ecosystem Section stated that while the rezoning would represent a permanent ecosystem change, it considers the rezoning to be low risk. The Ministry provided resources related to bat best management practices and nesting bird window regulations, as well as requirements under the *Riparian Area Protection Regulation* and the *Water Sustainability Act* if any wetlands or streams are encountered.

Ministry of Transportation and Transit had no objection to the zoning bylaw amendment and noted that approval of the bylaw pursuant to Section 52 of the *Transportation Act* is not required. The Ministry advised that no storm drainage from the property may be directed into Ministry ditches.

A Public Information Meeting was held in the community and the Shirley–Jordan APC considered the application on January 13, 2026. Two application representatives attended; no members of the public attended. Following the Public Information Meeting, the APC passed the following motion with respect to Bylaw No. 4716:

MOVED by Fiona McDannold, **SECONDED** by Melody Kimmel that having considered the proposed bylaw, the Shirley–Jordan Advisory Planning Commission supports Zoning Amendment Application RZ000291 for That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW, as presented.

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 OCP area is consistent with the OCP, it does not proceed to the CRD Board for a determination of consistency with the RGS. Staff are of the opinion that the proposed amendment is consistent with the policies of the Shirley – Jordan OCP.

Official Community Plan Implications

The subject property is designated Coastal Uplands (CU) in the Shirley – Jordan OCP which supports the continued use of these lands for forestry purposes. However, if lands are removed from PMFL, then uses such as low-impact recreation, low-impact tourism, community parks, single-family residential and agriculture are also supported. The CU designation supports a density of one parcel per 4 ha and one dwelling and one accessory dwelling unit per parcel. The proposal to rezone the property to RU2 is consistent with Coastal Uplands designation.

Land Use Implications

The property is split-zoned Forestry (AF) and Rural (A) under Bylaw No. 2040. The zone boundary has been in place since the adoption of Bylaw No. 282, 1976; however, there is no obvious rationale for this divide. The AF zoned portion of the parcel is 12.6 ha, and the A zoned portion is 1.1 ha. While the total parcel area is 13.7 ha and the minimum parcel size of both the AF and A zones is 4 ha, the location of the zone boundary precludes subdivision.

The property is partially designated as Riparian and Sensitive Ecosystem DP areas in Bylaw No. 4001. A development permit is required prior to any land alteration, subdivision or building construction in those areas.

The BC Groundwater Wells and Aquifers database has a record of two wells on the existing property, both located within Aquifer 449 and exceed the requirements specified by Bylaw No. 2040. Proof of potable water and adequate septic will be confirmed as a condition of subdivision.

Based on the referral comments received and the policies of the Shirley – Jordan River OCP, staff recommend that proposed Bylaw No. 4716 be read a first, second and third time, and that Bylaw No. 4716 be adopted.

CONCLUSION

The purpose of this zoning bylaw amendment application is to rezone the 13.7 ha property on Invermuir Road from the Rural (A) and Forestry (AF) zones to the Rural 2 (RU2) zone to facilitate a two-lot subdivision and permit agriculture and farm buildings. Since the proposal meets the criteria specified by Section 464(3) of the LGA, the CRD must not hold a public hearing with respect to the bylaw. Based on the information provided and the referral comments received, staff recommend that referral of the bylaw be approved and referral comments be received, that Bylaw No. 4716 be read a first, second and third time, and that Bylaw No. 4716 be adopted.

RECOMMENDATION

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

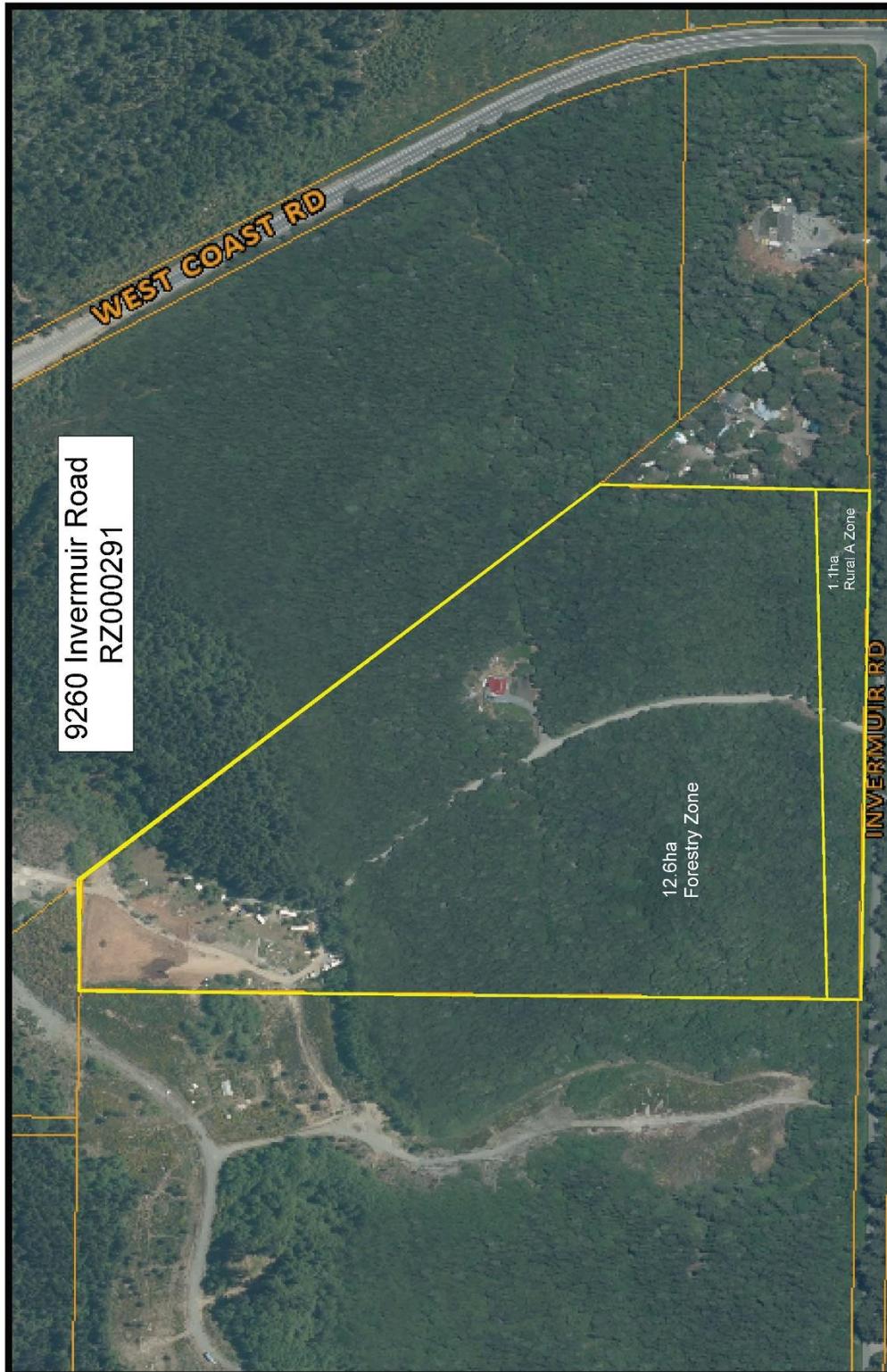
1. That the referral of proposed Bylaw No. 4716, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 169, 2025", to the Shirley-Jordan Advisory Planning Commission, First Nations, CRD departments and external agencies be approved and the comments received.
2. That proposed Bylaw No. 4716 be introduced and read a first, second and third time; and
3. That proposed Bylaw No. 4716 be adopted.

Submitted by:	Iain Lawrence, RPP, MCIP, Senior Manager, Juan de Fuca Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng., B.Sc., General Manager, Electoral Area Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: Subject Property Map
- Appendix B: Forestry (AF) and Rural (A) Zone Regulations
- Appendix C: Rural 2 (RU2) Zone Regulations
- Appendix D: Proposed Plan of Subdivision
- Appendix E: Proposed Bylaw No. 4716
- Appendix F: Referral Comments

Appendix A: Subject Property Map



Appendix B: Forestry (AF) and Rural (A) Zone Regulations

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*
- (h) Portable sawmill accessory to a principal residential use 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. *Bylaw 4407*

3.02 Minimum Parcel Size for Subdivision Purposes The minimum lot size is 4ha;

3.03 Density

- a) One one-family dwelling per lot;
- b) One secondary suite or one detached accessory suite per lot;
- c) The maximum area devoted to an accessory portable sawmill use shall be 0.5 ha. *Bylaws 3849 4407*

3.04 Height Maximum height shall be 11 m.

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 418 m², 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.

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

3.07 Yard Requirements

- a) The front, side, rear and flanking yards for an accessory portable sawmill use 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 15 m.

Bylaws 3849, 4407

3.08 Screening

- a) A vegetative screen, consisting of coniferous vegetation native to the region that is not less than 2 m high and 5 m deep and spaced no less than 2 m apart, or a solid fence, at least 2.5 m in height, shall be located and maintained around the perimeter of the portable sawmill operation.

Bylaw 4407

3.09 Portable Sawmill

- a) Persons employed at a portable sawmill operation are limited to persons normally resident in the dwelling unit to which it is incidental plus up to three non-resident employees;
- b) A portable sawmill shall operate between the hours of 9 am and 3 pm, Monday to Friday, excluding statutory holidays;
- c) In addition to the hours specified in paragraph 3.09(b), sales from a portable sawmill shall be permitted on Saturdays between the hours of 9 am and 5 pm, excluding statutory holidays;
- d) Notwithstanding Part 1, Section 4.01(2)(c), the maximum total floor area of buildings and structures devoted to an accessory portable sawmill use shall be 60 m²;
- e) Portable sawmill and related operations shall not create noise that exceeds a level of 55 dB when measured at the property line.

Bylaw 4407

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

2.0 RURAL ZONE - A

2.01 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 Rural A Zone:

- (a) Agriculture;
- (b) Intensive Agriculture, except that sites for piggeries, fur farming and other similar agricultural, horticultural and animal raising activities in which the intensity and nature of the use would be materially more offensive by reason of noise, odour or appearance shall be located at least 150m from the nearest Residential or Multiple Family Residential Zone;
- (c) Silviculture;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) One-family dwelling;
- (f) Two-family dwelling;
- (g) Animal Hospitals;
- (h) Veterinary Clinics;
- (i) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (j) Two Boarders or Lodgers;
- (k) Accessory uses such as on-site logging, and pole- or post- or shake-cutting from trees grown on-site;
- (l) Finfish culture, land-based;
- (m) One secondary suite per lot pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (n) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

2.02 Minimum Parcel Size for Subdivision Purposes

The minimum lot size shall be 4.0ha.

2.03 Number of Dwelling Units

The maximum density for residential buildings (comprised of one- and/or two-family dwellings) shall not exceed the following:

- (a) On lots of 0.4ha or less, one one-family dwelling;
- (b) On lots of more than 0.4ha and less than 0.8ha, not more than two one-family or one two-family dwelling;
- (c) On lots of more than 0.8ha and less than 4ha, not more than three one-family dwellings or three dwelling units;
- (d) On lots of more than 4ha and less than 16ha, not more than four one-family dwellings or four dwelling units;
- (e) On lots of more than 16ha and less than 32ha, not more than five one-family dwellings or five dwelling units;
- (f) On lots of more than 32ha, not more than eight one-family dwellings or eight dwelling units.

2.04 Height

The maximum height permitted shall be 11m.

2.05 Lot Coverage

The maximum lot coverage permitted shall be 15 percent.

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

- 2.06 Maximum Size of Residential Buildings** Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral:
- Bylaw 3705*
- (a) 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;
 - (b) On lots of 1ha or more in size, residential buildings and structure shall not exceed a Floor Area Ratio of 0.45.
- Bylaw 3705*
- 2.07 Yard Requirements for Residential Buildings**
- (a) Front yards shall be a minimum of 7.5m;
 - (b) Side yards shall be a minimum of 6m except for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15 m each side;
 - (c) Flanking yards shall be a minimum of 6m CTS;
 - (d) Rear yards shall be a minimum of 11m.
- 2.08 Yard Requirements for Farm Buildings**
- (a) Front yards shall be a minimum of 30m;
 - (b) Side, flanking and rear yards shall be a minimum of 15m.
- 2.09 Yard Requirements for Finfish Culture, Land-Based Uses and Structures** Front, side, flanking and rear yards shall be a minimum of 30m.
- 2.10 Yard Requirements for Intensive Agriculture Uses and Buildings**
- (a) Front yards shall be a minimum of 30 m;
 - (b) Side, rear and flanking yards shall be a minimum of 30m.
- Bylaw 2103*

Appendix C: Rural 2 (RU2) Zone Regulations

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

3A.0 RURAL 2 ZONE – RU2

Bylaw 4259

3A.01 Permitted Principal Uses & Buildings

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 by the Rural 2 RU2 Zone:

- (a) Agriculture;
- (b) Farm Buildings on Farms;
- (c) Residential;
- (d) One-family Dwelling.

3A.02 Permitted Accessory Uses

- (a) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (b) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (c) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (d) Home Based Business Categories One, Two and Three;
- (e) Two Boarders or Lodgers;
- (f) One recreation vehicle may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (g) Composting of waste generated on-site.

3A.03 Minimum Parcel Size for Subdivision Purposes

- (a) The minimum lot size is 4 ha.

3A.04 Density

- (a) One one-family dwelling per lot is permitted.
- (b) One secondary suite or one detached accessory suite per lot is permitted.
- (c) Farm buildings and structures shall not exceed a total floor area 1,000m².
- (d) Residential buildings and structures shall not exceed a total floor area of 418 m².

3A.05 Height

- (a) The maximum height of principal buildings is 11 m.

3A.06 Lot Coverage

- (a) The maximum lot coverage shall be 10%.

3A.07 Yard Requirements

- (a) Residential buildings and structures shall be set back a minimum of:
 - a. 7.5 m from the front lot line;
 - b. 6 m from side lot lines;
 - c. 10 m from the rear lot line; and
 - d. 6 m CTS from flanking lot lines.
- (b) Except for grazing of livestock and growing of agricultural crops, agricultural uses and farm buildings shall be set back a minimum of:
 - a. 30 m from the front lot line;
 - b. 15 m from side, rear and flanking lot lines.

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

3A.08 Watercourse Setbacks

- (a) Agricultural uses and farm buildings and structures shall be a minimum of 15 m from the natural boundary of a watercourse.

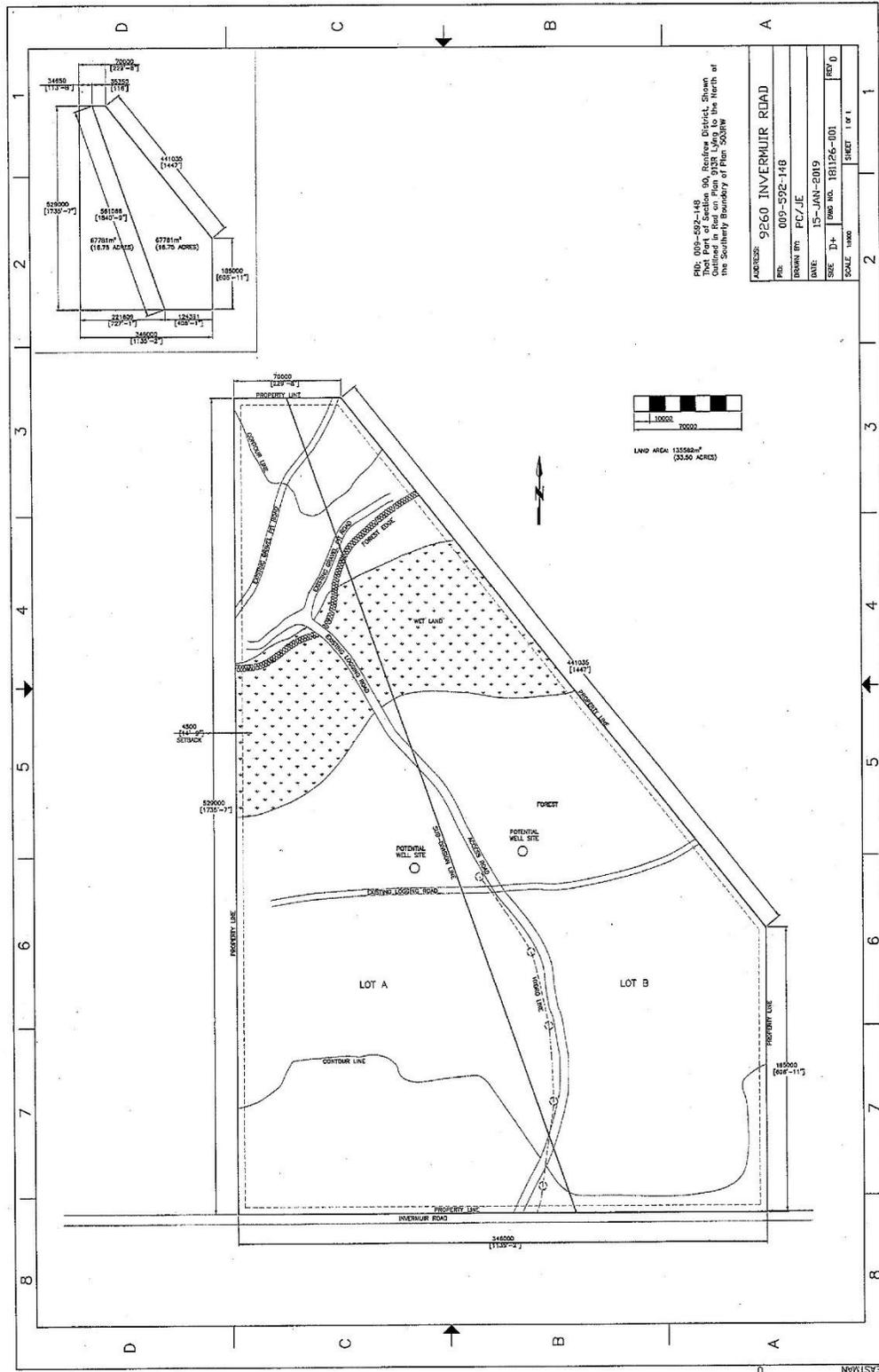
3A.09 Definitions

- (a) For the purpose of the RURAL 2 zone – RU2, the following definitions apply:

Agriculture means the growing, rearing, producing or harvesting agricultural crops or livestock; apiculture; horticulture; silviculture; the use and storage of associated farm machinery, implements and agricultural supplies; includes the ancillary sale, storage and processing on a parcel of the primary products harvested, reared or produced on that parcel; excludes intensive agriculture, intensive agriculture – medical marihuana, licenced cannabis production pursuant to the *Cannabis Act*, kennels, aquaculture, growing of mushrooms within a building and the permanent confinement of livestock or animals of any kind within a building.

Farm Building means a structure which does not contain a residential occupancy and is: i) associated with and located on land devoted to the practice of farming; and ii) used essentially for the housing of agricultural crops or equipment or livestock including storage and processing of agricultural products produced on site; but excludes abattoirs, indoor equestrian riding arenas, and buildings for the permanent confinement of livestock or animals of any kind.

Appendix D: Proposed Plan of Subdivision



**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4716**

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

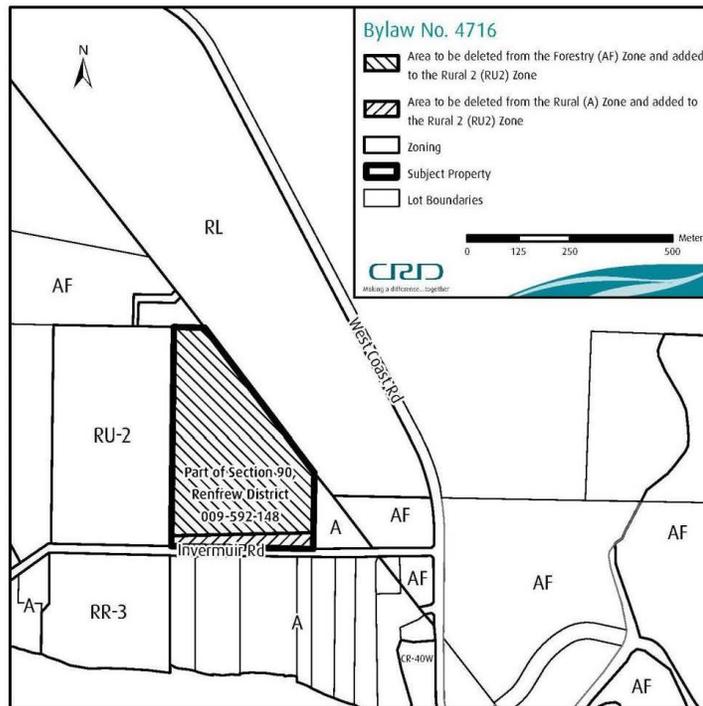
The Capital Regional District Board, in open meeting assembled, enacts as follows:

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

A. SCHEDULE B, MAP 3 – SHIRLEY – JORDAN RIVER ZONING MAP

- (a) By deleting That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW from the Rural (A) zone and from the Forestry (AF) zone, and adding said lot to the Rural 2 (RU2) zone, as shown on Plan No. 1.

Plan No. 1: Bylaw 4716, an amendment to Bylaw No. 2040



CRD Bylaw No. 4716 2

2. This bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 169, 2025".

READ A FIRST TIME THIS day of , 2026.

READ A SECOND TIME THIS day of , 2026.

READ A THIRD TIME THIS day of , 2026.

ADOPTED THIS day of , 2026.

CHAIR

CORPORATE OFFICER

Appendix F: Referral Comments



PO Box 307, Sooke B.C., V9Z 1G1
Ph.: 250 642-3957 Fax: 250 642-7808

1 December 2025

RE: Zoning Amendment Application RZ000291 - CRD Referral (Shirley)

File: RZ000291

Dear Iain Lawrence,

Thank you for providing the opportunity to review the application. T'Sou-ke Nation has the below comments which need to be addressed to ensure consultation is meaningful.

- Will there be a different referral just for the development permit sent to T'Sou-ke Nation?
- T'Sou-ke Nation will need to be apprised of any archaeological finds when construction starts on this property.
- There should also be opportunity for the guardians to be onsite when excavation is undertaken. Please notify T'Sou-ke Nation when construction begins.
- There is a possibility that undetermined archaeological resources may be uncovered.
- The lot needs some kind of archaeological survey completed if below ground excavation is being contemplated or trees are felled. Chance find procedures are not good enough.
- T'Sou-ke Nation recommends that the Capital Regional District start requiring archaeology assessments the same that they require geotechnical assessments.
- During construction, there needs to be sediment and erosion controls in place to prevent sediment reaching water courses on the property.
- All contractor vehicles should be clean before arriving on site to prevent the spread of invasive plants.
- Any spill reports or environmental incident reports should be provided to T'Sou-ke Nation within 10 days of occurrence.
- Standards and guidelines for handling concrete need to be employed on site.

Should you have any comments or questions following this review please correspond with the Lands Governance Director at landsmanager@tsoukenation.com or at 250-642-3957 ext. 227.

Sincerely,

Bonnie Hill

Bonnie Hill
Lands Governance Director, T'Sou-ke First Nation
250-642-3957; landsmanager@tsoukenation.com

Cc:

Michelle Thut, Administrator, T'Sou-ke First Nation

From: [Philip Williams](#)
To: [Wendy Miller](#)
Cc: [Mark Groulx](#); [Shayne Gorman](#)
Subject: Fw: Zoning Amendment Application RZ000291 - LUC Referral (Shirley)
Date: Thursday, November 20, 2025 3:02:26 PM
Attachments: [STAFFRPT-LUC-REFERRAL-RZ000291.pdf](#)
[Outlook-50clidba.png](#)

Good Afternoon

We have reviewed Zoning Amendment Application RZ000291 for 9260 Invermuir Rd in Shirley, BC.

It is acknowledged that the easement registered on title of the property allows Timberwest Forest Ltd. (Mosaic Forest Management) to continue to conduct various forestry related uses on the property; however, since the property will no longer be classified as Managed Forest under the Private Managed Forest Land Act (PMFL), the forestry activities will now be subject to the guidelines set out in *Noise Suppression Bylaw (Juan de Fuca) No. 1, 2007*.

That being said, because of the isolated location of the lot and minimal proposed increase in allowable density, Bylaw Enforcement does not anticipate any concerns with the re-zoning application at this time.

Regards,

Phil Williams

Senior Bylaw Officer (Western Division) | Bylaw and Animal Care Services
212-2780 Veterans Memorial Parkway, Victoria, B.C. V9B 3S6
T: 250.478.0624 | F: 250.391.9727 | E: pwilliams@crd.bc.ca



CAPITAL REGIONAL DISTRICT

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From: [Shauna Huculak](#)
To: [Wendy Miller](#)
Cc: [Sandra Allen](#); [Caitlyn Vernon](#); [Pamela Nall](#)
Subject: Re: Zoning Amendment Application RZ000291 - LUC Referral (Shirley)
Date: Monday, December 08, 2025 1:16:24 PM

Hi Wendy, pls see below Re: Archaeology:

A search of the *Remote Access to Archaeological Data* (RAAD) managed by the BC Archaeology Branch (Ministry of Forests) was conducted on 08-12-2025. The search indicates that the property is not located within or immediately adjacent to a registered *Heritage Conservation Act* (HCA) protected archaeological site. However, there is no record of an archaeological assessment having occurred on the property. In terms of modelled archaeological potential, the provincial archaeological overview assessment model is not available for the property - the model coverage does not include the Shirley area.

Given that there is no registered archaeological site on the property, a Provincial *Heritage Conservation Act* permit is not required to undertake ground altering work. However, a Provincial *Heritage Conservation Act* permit will be required if archaeological deposits, features or materials are exposed and/or encountered during land-altering activities that includes tree felling. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays and potential costs.

All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the HCA (S.13) this includes culturally modified trees. Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The *Heritage Conservation Act* does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests).

shauna

[shauna huculak, M.A., RPCA](#) (they/them)

Manager, Archaeology

Capital Regional District

T: 250.360.3622 | 236.638.1453

From: [Mann, Elaine](#)
To: [Wendy Miller](#)
Cc: [Design, NVI](#)
Subject: 9260 Invermuir Rd, Shirley - Subdivision-Zoning Amendment Application RZ000291 - CRD Referral (Shirley)
Date: Thursday, November 20, 2025 2:28:44 PM
Attachments: [STAFFRPT-LUC-REFERRAL-RZ000291.pdf](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy

Thank you for your email. BC Hydro Property Rights Services Department has no objection to the proposed subdivision, as there is no road dedication involved.

In the event that the BC Hydro, North Vancouver Island, Distribution Design Department wishes to comment, their response will be provided to you under separate cover.

The following comments are for the property owner's information:

1. As you know, BC Hydro holds a right of way registered against title to the Property. Please be guided by the terms of such right of way agreement #CA8586959.
2. If the final version of the subdivision plan includes a road or park dedication, please submit a copy of such subdivision plan to our office. BC Hydro may have additional comments following a further review of the final subdivision plan when submitted. In such case, BC Hydro's signature is required before the subdivision plan can be registered.
3. The property owner will require separate written approval from this office for any intended use or development within the area of BC Hydro's right of way before construction takes place. Please submit any such applications to this office.
4. No building encroachment is permitted within BC Hydro's right of way.
5. BC Hydro requires that any open spaces or parks be assigned a lot number so that Hydro's registered rights are retained for such areas.

It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working

clearances (Limits of Approach).

6. For a new electrical service connection, please contact 1-877-520-1355 or complete an online application form available at: <http://www.bchydro.com/youraccount>.

Regards,

Elaine Mann (She/Her) | Property Coordinator,
Property Rights Services
BC Hydro
Nanaimo, 2nd Floor
T 250-755-7169
E elaine.mann@bchydro.com

From: [Kyle McStravick](#)
To: [Wendy Miller](#)
Subject: RE: Zoning Amendment Application R.Z000291 - CRD Referral (Shirley)
Date: Tuesday, January 13, 2026 9:55:37 AM

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi again Wendy,

After reviewing the referral package, I can confirm that the District of Sooke has no comment on the proposed rezoning.

Thanks so much.

Kyle McStravick, M.C.P.
Senior Planner
telephone: 250-642-1634 Ext. 627
email: KMcStravick@sooke.ca



December 3, 2025

Iain Lawrence
Senior Manager
Capital Regional District - Juan de Fuca Administration

Sent by email

Dear Iain:

Re: File RZ000291 – Rezoning Application at 9260 Invermuir Road (PID: 009-592-148) – The Subject Property

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on File RZ000291 that proposes to rezone the 13.7 ha Subject Property for the purpose of facilitating a two-lot subdivision and permitting agriculture and farm buildings. From an agricultural perspective, Ministry staff offer the following comments:

- The Subject Property is not located within the Agricultural Land Reserve (ALR) nor does it border land in the ALR.
- The Subject Property is currently zoned Forestry (AF) and Rural (A) in the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040. The AF zone does not allow agriculture or farm buildings as a permitted use while the A zone does not allow farm buildings. The applicant proposes to rezone the Subject Property to Rural 2 (RU2) which allows both agriculture and farm buildings as permitted uses.
- Ministry staff support the rezoning application given that, if approved, agriculture and associated farm buildings will be permitted on the Subject Property.

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

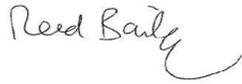
Ministry of Agriculture
and Food

Corporate Policy and
Priorities Branch

Mailing Address:
PO Box 9120, Stn Prov Gov
Victoria, BC V8W 9B4

-2-

Sincerely,

A handwritten signature in cursive script that reads "Reed Bailey".

Reed Bailey
Land Use Planner
BC Ministry of Agriculture and Food
778-698-3455
Reed.Bailey@gov.bc.ca

Cc: Agricultural Land Commission - ALC.Referrals@gov.bc.ca

From: [Cooper, Diana FOR:EX](#)
To: [Wendy Miller](#)
Subject: RE: Zoning Amendment Application RZ000291 - CRD Referral (Shirley)
Date: Wednesday, December 10, 2025 3:17:07 PM
Attachments: [image003.png](#)
[image005.png](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Wendy,

Thank you for your referral regarding 9260 Invermuir Road, Shirley, PID 009592148, THAT PART OF SECTION 90, RENFREW DISTRICT, SHOWN OUTLINED IN RED ON PLAN 913R LYING TO THE NORTH OF THE SOUTHERLY BOUNDARY OF PLAN 503RW. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral response.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

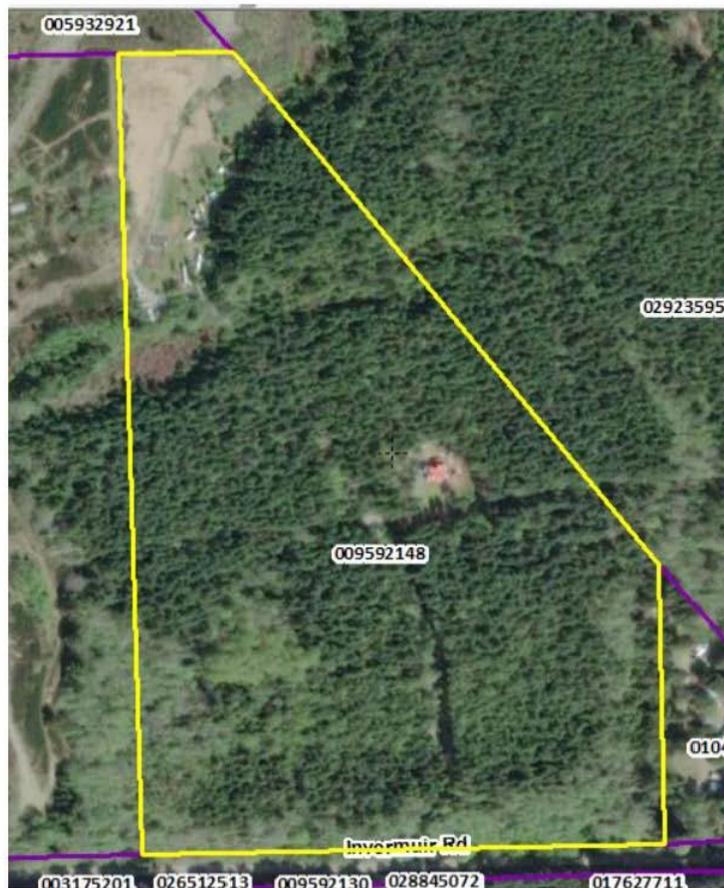
Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be

Diana Cooper
Archaeologist/Archaeological Information Specialist
Archaeology Branch|Ministry of Forests
Phone: (250) 953-3343|Email: diana.cooper@gov.bc.ca |Website www.gov.bc.ca/archaeology

From: [Upham-Mills, Emily WLRS:EX](#)
To: [Wendy Miller](#)
Cc: [Toews, Mary WLRS:EX](#)
Subject: RE: RD03 RZ000291 9260 Referral Request - BL 4716 Zoning Amdmt Appl
Date: Thursday, December 18, 2025 8:59:10 AM
Attachments: [image002.png](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy,

My colleague Mary conducted a review of this referral on behalf of the WLRS Ecosystems team and the following is a summary of her findings and recommendations:

As per your response summary form, we select “**Interest Affected by Proposal for Reasons Outlined Below**”.

Comments:

From our desktop analysis, we can see that the forest impacted by the rezoning request for the 13.7 ha property located at 9260 Invermuir Road in Shirley is comprised of a ~50-year old stand. The rezoning will transition the land designation from forestry/rural to agricultural/more rural, which would represent a permanent ecosystem change. However, the associated development would not cover a large footprint, and there is an agreement with Mosaic to continue to conduct some forestry on the parcel. Overall, we consider this a **low-risk** rezoning and recommend the following considerations for any activities/developments following rezoning:

- Based on our desktop assessment, critical habitat for both Northern Myotis and Little Brown Myotis (**species at risk bats**) overlaps with the parcel boundary, so please be aware of important bat habitat (i.e., roost sites in buildings, tree cavities/bark) on the property when planning forestry or development activities. Bat Best Management Practices can be found here: <https://a100.gov.bc.ca/pub/eirs/viewDocumentDetail.do?fromStatic=true&repository=BDP&documentId=12460>
- Be aware of the **nesting bird** windows when planning any vegetation removal or activities with prolonged or loud noise to avoid contravening the provincial *Wildlife Act* or the federal *Migratory Bird Convention Act*. The ECCC nesting window for most migratory birds on Vancouver Island is late March until mid-August and the window for earlier nesters (i.e., owls and eagles) is mid-January to mid-August.
- Have a Qualified Environmental Professional involved if any **wetlands or streams** are encountered on the property and be aware that minimum setbacks from riparian areas for agricultural activities would be 15 m. Wetland and stream protection is triggered under the *Riparian Area Protection Regulation* and the *Water Sustainability Act*.

Cheers,



Emily Upham-Mills, M.Sc., R.P.Bio. (she/her)

Senior Ecosystems Biologist

West Coast Region

Ministry of Water, Land and Resource Stewardship

2080 Labieux Road, Nanaimo BC V9T 6J9

Phone: 250-736-6974

Email: Emily.Upham-Mills@gov.bc.ca

I acknowledge with gratitude that I live, work, and play within the territory of the Snuneymuxw First Nations.

From: [Mikes, Anya TT:EX](#)
To: [Wendy Miller](#)
Subject: eDAS #2025-05589 - General Referral - MOTT Comments
Date: Wednesday, February 04, 2026 10:54:30 AM
Attachments: [image001.png](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good morning,

The Ministry of Transportation and Transit has reviewed your referral dated December 12, 2025, regarding the proposed rezoning of 9260 Invermuir Road from the Rural (A) and Forestry (AF) zones to the Rural 2 (RU2) zone to facilitate a two-lot subdivision.

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Transit formal approval.

The Ministry has no objection in principle to Bylaw No. 4716; however, we offer the following comments:

- The Ministry will not accept any collection or discharge of drainage water into our road drainage infrastructure.
- The applicant and the CRD should note that, under Section 505 of the *Local Government Act*, any future land use permit applications for this parcel proposing commercial or industrial buildings with a gross floor area exceeding 4,500 m² will require Ministry approval.

Thank you for the opportunity to comment.

Please let me know if you have any questions or comments.

Anya Mikes
Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Transit
Saanich Area Office
Suite 240- 4460 Chatterton Way
Victoria, BC V8X 5J2
(236)-478-0833



[APPLY FOR PERMIT](#)

[APPLY FOR BCeID](#)

[SUBDIVISION INFORMATION](#)



Making a difference...together

**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held January 13, 2026, at the Shirley Community Hall, 2795 Sheringham Point Road,
Shirley, BC**

PRESENT: Vivi Curutchet (Chair), Emily Anderson, Melody Kimmel, Fiona McDannold
Staff: Iain Lawrence, Senior Manager, Juan de Fuca Administration;
Wendy Miller, Recorder

PUBLIC: 2

The meeting was called to order at 7:00 pm.

A Territorial Acknowledgement was provided in the preceding meeting.

1. Elections

Iain Lawrence called for nominations for the position of Chair of the Shirley-Jordan River Advisory Planning Commission (APC) for 2026 and Vivi Curutchet's name was put forward. Iain Lawrence called two further times for nominations and, as there were none, Vivi Curutchet was acclaimed Chair.

The Chair called for nominations for the position of Vice Chair of the Shirley-Jordan River APC for 2026 and Emily Anderson's name was put forward. The Chair called two additional times for further nominations and, as there were none, Emily Anderson was acclaimed Vice Chair.

2. Approval of the Agenda

MOVED by Fiona McDannold, **SECONDED** by Emily Anderson that the agenda be approved. **CARRIED**

3. Adoption of the Minutes of December 2, 2025

MOVED by Melody Kimmel, **SECONDED** by Fiona McDannold that the minutes from the meeting of December 2, 2025, be adopted. **CARRIED**

4. Planner's Report

It was reported that the consultant for the Juan de Fuca Electoral Area Official Community Plan (OCP) Consolidation and Willis Point OCP/Local Area Plan (LAP) Update project is Stantec Consulting Ltd.

5. Zoning Amendment Application

a) **RZ000291 - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW (9260 Invermuir Road)**

The APC considered the proposal to amend the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, to rezone the subject property from the Rural (A) and Forestry (AF) zones to the Rural 2 (RU2) zone to facilitate a two-lot subdivision.

APC discussion ensued regarding the application information provided at the preceding public information meeting. It was noted that there appears to be increased interest in

PPSS-35010459-3643

Shirley-Jordan River Advisory Planning Commission Meeting Minutes
January 13, 2026

2

rezoning AF zoned parcels and that the parcels proposed by the two-lot subdivision plan are large.

Iain Lawrence stated that:

- the minimum parcel size of both the AF and A zones is 4 ha
- the 4 ha parcel size would remain unchanged, if the subject property is rezoned to RU2
- smaller AF zoned parcels along West Coast Road have been subdivided for the purpose of residential subdivision
- there has been increased interest in rezoning smaller AF zoned properties to support agricultural uses
- Crown land parcels and larger AF parcels designated Private Managed Forest Land continue to support forestry uses

MOVED by Fiona McDannold, **SECONDED** by Melody Kimmel that having considered the proposed bylaw, the Shirley-Jordan River Advisory Planning Commission supports Zoning Amendment Application RZ000291 for That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW, as presented.

CARRIED

6. Adjournment

The meeting adjourned at 7:16 pm.

Chair



Making a difference...together

**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, MARCH 17, 2026**

SUBJECT **Comprehensive Community Development Plan Amendment Application for Lot 6, District Lot 17, Renfrew District, Plan VIP57304, Except Part in VIP61187 – PID: 018-467-873**

ISSUE SUMMARY

An application has been made to re-designate a portion of the subject property (Appendix A) from Residential (R) to Tourism Commercial (TC); and to rezone the property from the Community Residential One (CR-1) zone to a new Multi-unit Dwelling One (MD-1) zone and the Tourist Commercial One (TC-1) zone (Appendix B).

BACKGROUND

The 2.9 ha subject property is located at 6545 Cerantes Road in Port Renfrew. The property is zoned Community Residential – One (CR-1) in Schedule ‘B’ (zoning) of the Port Renfrew Comprehensive Community Development Plan, 2003, Bylaw No. 3109.

The property is designated Residential (R) in Schedule ‘A’ (official community plan) of Bylaw No. 3109. Portions of the property are also designated as a Riparian Development Permit Area (DPA). The property is within the Port Renfrew Fire Protection Service Area, but outside community water and sewer service areas.

Provincial RAAD mapping does not identify any areas of high archaeological potential, but indicates that a known archaeological feature is located approximately 100 m from the property boundary.

An application has been received to rezone the northern 1.4 ha portion of the property from CR-1 to a new Multi-Unit Dwelling One (MD-1) zone, and the remaining 1.5 ha portion to the Tourism Commercial One (TC-1) zone (Appendix B). To support the proposed tourism uses on the 1.5 ha southern portion, an Official Community Plan (OCP) amendment to re-designate this portion from Residential to Tourism Commercial (TC) is required.

The proponent intends to develop 46 affordable, rental housing units, to a maximum of 80 units, on the MD-1 zoned portion and expand an adjacent resort to the east on the TC-1 zoned portion (Appendix C). The property is proposed to be serviced by a rainwater harvesting system and a wastewater treatment system located on the neighbouring property to the east. The application included concept plans, project overview and rationale (Appendix D) and a Riparian report (Appendix E).

Bylaw No. 4744 to amend schedules ‘A’ and ‘B’ of Bylaw No. 3109 (Appendix F) has been prepared for consideration.

ALTERNATIVES

Alternative 1

The Juan de Fuca Land Use Committee recommends to the CRD Board:

1. That proposed Bylaw No. 4744 not proceed; and
2. That in accordance with the Juan de Fuca Development Fees and Procedures Bylaw No. 3885, a new application for the same purpose in respect of the parcel shall not be made within a 12-month period from the date of the CRD Board’s refusal or upon adoption of the updated Official Community Plan for Port Renfrew and completion of the Port Renfrew Water and Wastewater Master Plan studies, whichever comes first.

Alternative 2

That the application be returned to staff and that the applicant provide the following additional information in accordance with section 4.13 in the Port Renfrew Official Community Plan, Schedule A of the Comprehensive Community Development Plan for Port Renfrew Bylaw No. 1, 2003, Bylaw No. 3109.

Alternative 3

That staff be directed to refer proposed Bylaw No. 4744, "Comprehensive Community Development Plan for Port Renfrew Bylaw No. 1, 2003, Amendment Bylaw No. 16, 2025, to the Port Renfrew community for a public information meeting, Pacheedaht First Nation, appropriate CRD departments and external agencies for comment.

IMPLICATIONS

Legislative Implications

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on matters respecting land use, community planning and proposed bylaws under Part 14 of the *Local Government Act (LGA)*. Since the APC for the Port Renfrew area is not active, a public information meeting (PIM) will be held in the community to receive collective input from residents if the Land Use Committee recommends that Bylaw No. 4744 be referred.

Should the proposed bylaw 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 amendments and a public hearing will be advertised in the local paper and on the CRD website.

First Nations Implications

The CRD places a high value on its relationship with First Nations and aims to improve engagement procedures that support reconciliation. The subject property is located within the traditional territory of the paaʔčiidʔatx (Pacheedaht) First Nation. Pacheedaht will be invited to participate in the land use review and referral process to inform them of the proposed development activity within their traditional territory and seek meaningful dialogue and comment.

There is a known archaeological site within 150 m of the subject property. Should the application proceed, referrals would be sent to the Heritage Branch and CRD First Nations Relations for comment and further consultation with Pacheedaht.

Regional Growth Strategy Implications

The Regional Growth Strategy (RGS) identifies the subject property as being located within the Urban Containment policy area. This area is intended to concentrate growth and lead to the development of complete communities. Sewer and water services are limited to areas within the Urban Containment policy area.

Section 445 of the *LGA* requires that all bylaws adopted by a regional district board after the board has adopted an RGS be consistent with the RGS. Since the proposal includes an amendment to the Port Renfrew OCP, the bylaws must be considered by the Planning and Protective Services Committee and the CRD Board for a determination of consistency with the RGS prior to first reading.

Official Community Plan Implications

The Port Renfrew OCP includes policies for land use, utility servicing, transportation, environmental protection, and the local economy to address impacts on existing services and provide guidance on assessing whether proposed development is consistent with the local community context and character.

Bylaw No. 3109 designates the subject property as Residential, which supports a range of residential uses intended to contribute to local housing supply. The Residential (R) designation allows for secondary uses that support economic development such as home-based businesses and residential-commercial/tourism mixed use developments. Staff are of the opinion that the proposed MD-1 zoned

northern portion generally aligns with the R designation as it is intended to permit new rental housing. However, the proposed TC-1 zoned southern portion would permit a full range of tourism commercial uses, which is not consistent with the R designation. An OCP amendment to redesignate the southern portion of the property from Residential to Tourism Commercial (TC) is required to support the TC-1 rezoning and permit the expansion of adjacent resort facilities.

Bylaw No. 3109 designates the entire Port Renfrew OCP area as a Development Approval Information Area. Proponents may be asked to provide information for rezoning applications that could affect the natural environment, traffic patterns where twenty or more parcels or units will be created, the provision of community and emergency services such as parks, schools, policing and health care, and local infrastructure.

The application included a Riparian report, which has been approved by the Province and addresses riparian and environmental considerations. The Report found that the proposed development will meet required riparian protection objectives if it proceeds in accordance with the recommended environmental measures.

Other than addressing riparian impacts, the application does not include supporting information to assess other potential impacts. This information is particularly important given the scale of the proposed increase in residential density and redesignation of lands to accommodate additional tourism commercial uses.

Port Renfrew has experienced significant change during the past two decades resulting in increased demand for affordable housing supply to meet the needs of residents and seasonal staff, increased pressure on aging infrastructure and local services, and heightened concern related to environmental conditions and heritage conservation.

The Port Renfrew OCP was adopted in 2004. At that time, there was no community sewer system planned for the area. The OCP is currently being updated and at the same time, CRD Infrastructure and Water Services is conducting a water and wastewater servicing master plan study for the community.

The OCP update and master plan studies are intended to provide relevant information, options and policy direction to address identified priority items, particularly in relation to proposed developments of this scale. The projects are being completed in partnership with Pacheedaht First Nation in order to provide a framework for collaboration on the provision of services and build a stronger relationship between the Pacheedaht and Port Renfrew communities. Projects such as the one proposed, should be informed by the updated OCP and accepted master plan studies.

The community reviewed and provided feedback on a draft OCP at a public meeting on February 4, 2026. The draft will be reviewed by the Port Renfrew Utility Services Committee and Pacheedaht leadership prior to a final draft being presented to the Land Use Committee as part of the formal OCP adoption process.

Zoning Implications

The subject property is currently zoned Community Residential One (CR-1), which permits 3 to 4 dwelling units, as well as accessory home-based business uses and retail. The CR-1 zone establishes a minimum lot size of 1.0 ha for properties with no community sewer and water connection and 0.1 ha for properties fully serviced by community water and sewer. The CR-1 zone also specifies a maximum building height of 9.75 m, maximum lot coverage of 40%, and setbacks of 6.0 m from the front and rear lot lines, and 1.5 m from interior side lot lines. Based on the current level of servicing, the property could be subdivided to create one additional parcel to allow a total of up to 6 to 8 dwelling units.

The application proposes to rezone the northern portion of the property from CR-1 to a new MD-1 zone. The new zone would specify similar permitted uses and setbacks to the CR-1 zone but increase the maximum density to 80 dwelling units per parcel. The proposed MD-1 zone establishes a minimum lot size of 1.0 ha for unserviced lots and 0.25 ha for parcels connected to both a community water and sewer system. The zone would include a reduced maximum lot coverage of 17% and specify a

maximum floor area ratio of 0.17 for principal buildings and 0.10 for accessory buildings. The maximum building height is proposed to be 12.0 m.

The southern portion of the property is proposed to be rezoned to TC-1, which would permit a full range of tourist-oriented commercial uses and limited residential uses, including 1 dwelling unit and staff accommodation. The TC-1 zone specifies a minimum lot size of 4.0 ha for unserviced parcels, 0.4 ha for parcels connected to either a community water or sewer system, but not both, and no minimum lot size for fully serviced properties. The setbacks and maximum building heights specified by the TC-1 zone are equivalent to those of the CR-1 zone; however, permitted lot coverage is 50%, inclusive of all buildings.

The proposed development may address some of the community's affordable housing needs; however, as discussed above, the OCP update and master plan studies will provide guidance on how a development of the proposed scale, which also requires an OCP amendment, could contribute to a wider range of interests, including sewer and water infrastructure, solid waste, emergency services, and environmental and heritage protection.

Therefore, staff recommend that further consideration of the application with withheld pending completion of the updated OCP and servicing master plan studies.

CONCLUSION

The purpose of Bylaw No. 4744 is to amend Schedule 'A' of Bylaw No. 3109 by redesignating a portion of the subject property from Residential to Tourism Commercial, and amend Schedule 'B' by rezoning the subject property from the Community Residential One (CR-1) zone to a new Multi-unit Dwelling One (MD-1) zone and the Tourist Commercial One (TC-1) zone. Proposed Bylaw No. 4744 has been prepared in accordance with the information submitted by the applicant. While the community has expressed the need for additional affordable housing units for residents and people working in the community, staff are of the opinion that this application should be considered upon completion of the Port Renfrew OCP update and the water and wastewater master plan studies.

RECOMMENDATION

The Juan de Fuca Land Use Committee recommends to the CRD Board:

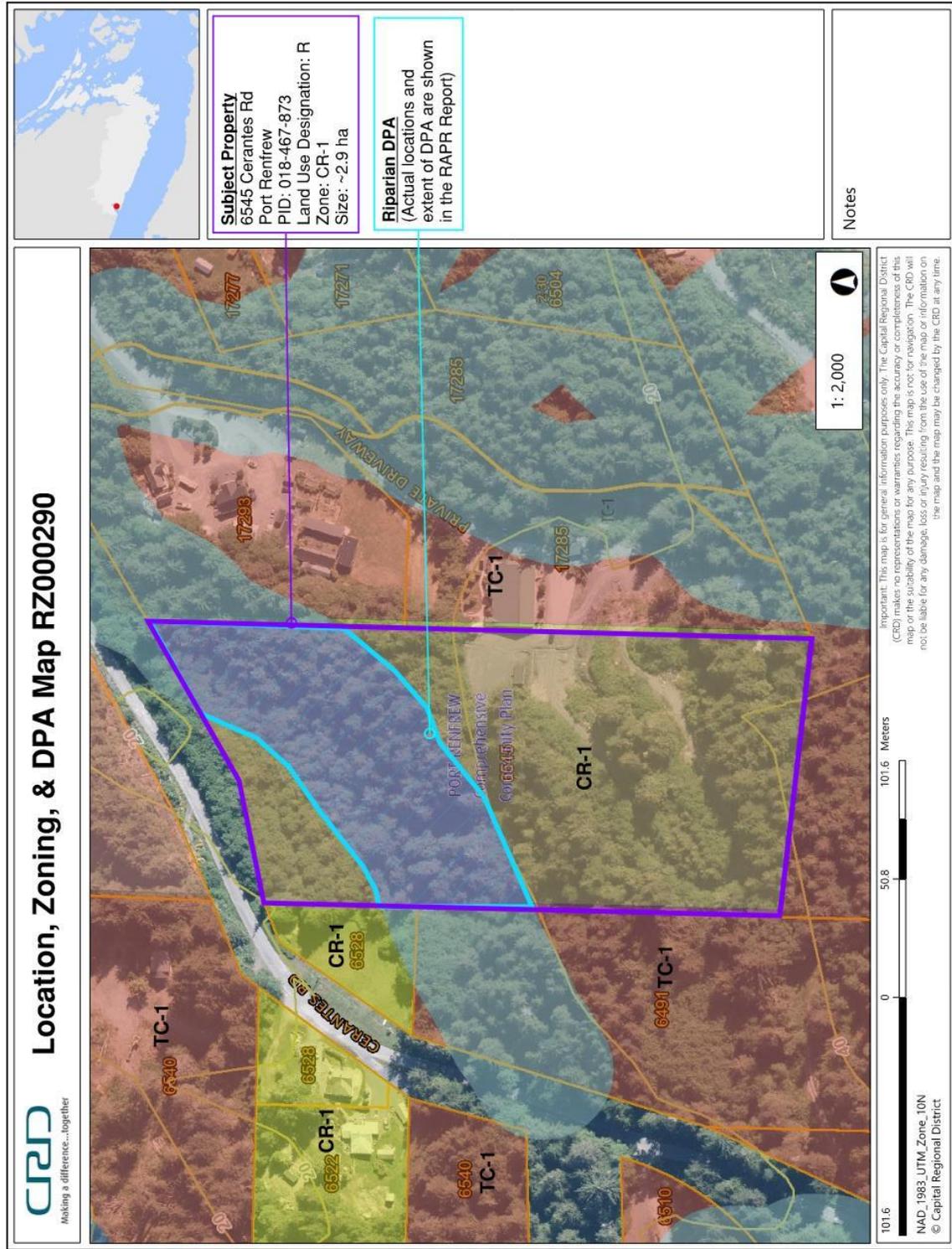
1. That proposed Bylaw No. 4744, not proceed; and
2. That in accordance with the Juan de Fuca Development Fees and Procedures Bylaw No. 3885, a new application for the same purpose in respect of the parcel shall not be made within a 12-month period from the date of the CRD Board's refusal or upon adoption of the updated Official Community Plan for Port Renfrew and completion of the Port Renfrew Water and Wastewater Master Plan studies, whichever comes first.

Submitted by:	Iain Lawrence, MCIP, RPP, Senior Manager, JdF Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng., B.Sc., General Manager, Electoral Area Services
Concurrence:	Ted Robbins, B.Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: Location, Zoning, & DPA Map
- Appendix B: Current CR-1 zone and Proposed MD-1 & TC-1 zones
- Appendix C: Proposed Zoning Site Plan
- Appendix D: Concept Plans & Project Rationale
- Appendix E: Riparian Areas Protection Regulation (RAPR) Report
- Appendix F: Proposed Draft Bylaw No. 4744

Appendix A: Location, Zoning, & DPA Map



Appendix B: Current CR-1 zone and Proposed MD-1 & TC-1 zones

Current CR-1 Zone

Schedule "B" of
Capital Regional District Bylaw No. 3109

PART IV ZONES

SECTION 22 CR-1 (Community Residential – One) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:

- a) Dwelling unit;
- b) Religious centres;
- c) Bed and breakfasts;
- d) Home based business;
- e) Retail establishments.

Permitted accessory uses and buildings on any parcel includes the following:

- f) Any accessory buildings or structures to any of the above listed uses, including one or more dwelling units in the rear of or above a retail establishment;
- g) One-cottage in conjunction with the above permitted uses, provided that the cottage does not exceed 83 square metres (900 square feet).

Regulations

2. On a parcel of land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) The minimum parcel size is 1.0 Ha (2.5 acres) when there is no community sewage or water system to hook into or the owner decides not to hook into both a community sewage and water system.
- b) The minimum parcel size is 0.1 Ha (0.25 acres) when the parcel is hooked up to a community sewer and water system.

Minimum Size of Accessory Dwelling Units and Cottage

- c) Not more than 30 percent (30%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.
- d) The accessory cottage must not exceed 83 square metres (900 square feet).

Number and Type of Dwelling Units Allowed

- e) Despite paragraph (d) above, not more than the following types of dwelling units, not contained within a retail establishment, are allowed on a parcel in this zone;
 - i. One (1) single-family dwelling unit;
 - ii. One (1) two-family dwelling unit, if there is no retail establishment on the parcel.

Schedule "B" of
Capital Regional District Bylaw No. 3109

Current CR-1 Zone

Height

- f) No principal building or structure shall exceed 9.75 metres (32 feet) in height. No accessory building or structure shall exceed 4.8 metres (16 feet) in height.

Setbacks

- g) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - i. 6 metres (20 ft) of a front parcel line;
 - ii. 1.5 metres (5 ft) of an interior side parcel line;
 - iii. 4.6 metres (15 ft) of an exterior side parcel line;
 - iv. 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- h) The total floor area of all accessory buildings must not exceed 10-percent (10%) of the parcel area;
- i) An accessory building must not be located within 1.5 metres (5 ft) of a rear parcel line.

Parcel Area Coverage

- j) The maximum permitted parcel area coverage of the principal building with all accessory buildings and structures is 40 percent (40%).

SECTION 29 MD-1 (MULTI-UNIT DWELLING ONE) ZONE

Permitted Uses

1. The following uses and no others are permitted in this zone:
 - a) Dwelling unit;
 - b) Religious centres;
2. Permitted accessory uses and buildings in this zone includes the following:
 - a) Home based business;
 - b) Retail establishments, which must be visible from a parcel line shared by a public right-of-way including a highway or road and must be on the storey below any dwelling units if located in a building that contains one or more dwelling units;
 - c) Any buildings, structures, or uses that are accessory to the permitted uses listed in Section 28.1 of this zone.

Density Regulations

3. Land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) The minimum parcel size is 1.0 ha when there is no community sewage or water system to hook into or the owner decides not to hook into both a community sewage and water system.
- b) The minimum parcel size is 0.25 ha when the parcel is hooked up to a community sewer and water system.

Number and Type of Dwelling Units Allowed

- c) Not more than 80 dwelling units are allow on a parcel in this zone;
- d) Not more than 10 dwelling units per principal building;

Maximum floor area

- e) The maximum total combined floor area for principal buildings, which includes dwelling unit floor area, must not exceed 17.0 percent of the area of a parcel that is in this zone, which is a floor area ratio of 0.17;
- f) The minimum floor area of an individual dwelling unit must not be less than 15.8 m²;
- g) The maximum floor area of an individual dwelling unit must not exceed 250.0 m²;
- h) The maximum floor area of an individual principal building must not exceed 450.0 m²;
- i) The maximum total combined floor area for accessory uses and buildings, must not exceed 10.0 percent of the area of a parcel that is in this zone, which is a floor area ratio of 0.10;
- j) The maximum floor area for accessory uses located in an individual principal building must not exceed 30 percent of that principal building's total floor area.

Development and Siting regulations

4. Land located in this zone:

Height

- a) No principal building or structure shall exceed 12.0 m in height;
- b) No accessory building or structure shall exceed 4.8 m in height.

Setbacks

- c) Except where a greater distance is required by a regulation of this bylaw, no principal or accessory building or structure shall be located within:
 - i. 6.0 m from a parcel line shared by a public right-of-way including a highway or road.
 - ii. 1.5 m from a parcel line shared by another parcel.
 - iii. 3.0 m clear to the sky from another principal or accessory building or structure;

Parcel Area Coverage

- d) The maximum permitted parcel area coverage of any and all buildings and structures is 17.0%

SECTION 23 TC-1 (Tourism Commercial-One) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:

- a) Dwelling unit;
- b) Bed and breakfast;
- c) Home based business;
- d) Retail establishments;
- e) Tourist facilities.

Permitted accessory uses and buildings on any parcel includes the following:

- f) Staff accommodations;
- g) Accessory buildings or structures to any of the above listed uses;
Bylaw No. 4292
- h) One or more dwelling units in the rear of or above a retail establishment.
Bylaw No. 4292

Regulations

2. On a parcel of land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) The minimum parcel size is 4.0 Ha (10 acres) where there is no community sewage or water system or the owner decides not to hook into both the community sewage and water system.
- b) If the parcel is connected to a community sewer and water system, then there is no minimum parcel size.
- c) If the parcel is connected to either a community water or sewer system, but not both, then the minimum parcel size is 0.4 Ha (1 acre).

Minimum Size of Accessory Dwelling Units and Staff Accommodations

- d) Notwithstanding paragraph "f", not more than 30 percent (30%) of the principal building shall be used for an accessory dwelling unit or units in a retail establishment.
Bylaw No. 4292
- e) The total floor space of the staff accommodations must not exceed 83 square metres (900 square feet).

Schedule "B" of
Capital Regional District Bylaw No. 3109

Proposed TC-1 Zone

Number and Type of Dwelling Units Allowed

- f) The total number and type of dwelling unit that is allowed on a parcel in this zone is as follows:
- (a) One (1) single-family dwelling unit;
 - (b) On Section 36, Renfrew District, Plan VIS5337, three (3) dwelling units above a retail store or tourist facility. *Bylaw No. 4292*

Height

- g) No principal building or structure shall exceed 9.75 metres (32 feet) in height. No accessory building or structure shall exceed 4.8 metres (16 feet) in height.

Setbacks

- h) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
- i. 6 metres (20 ft) of a front parcel line;
 - ii. 1.5 metres (5 ft) of an interior side parcel line;
 - iii. 4.6 metres (15 ft) of an exterior side parcel line;
 - iv. 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- i) No accessory building may be located closer than 1.5 metres (5 ft) to a rear parcel line.

Parcel Area Coverage

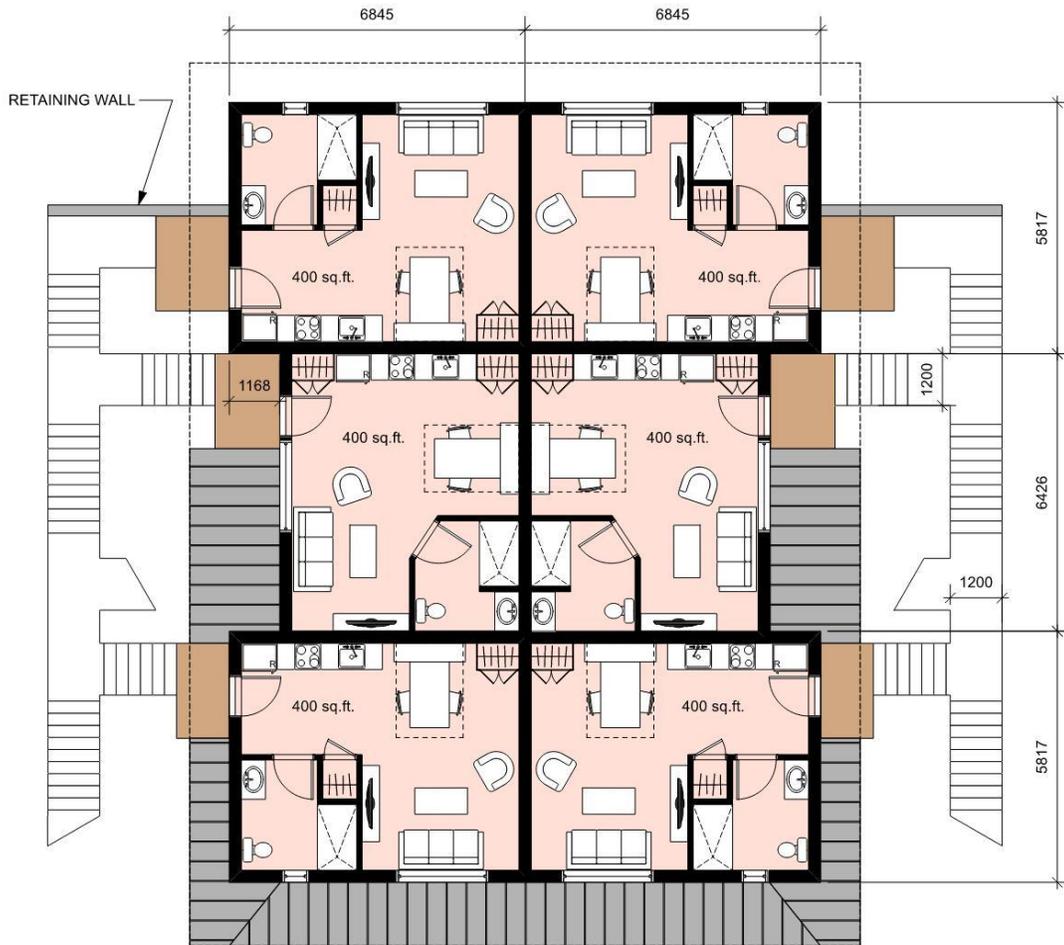
- j) The maximum permitted parcel area coverage of the principal building with all accessory buildings and structures is 50-percent (50%).

Additional Requirements

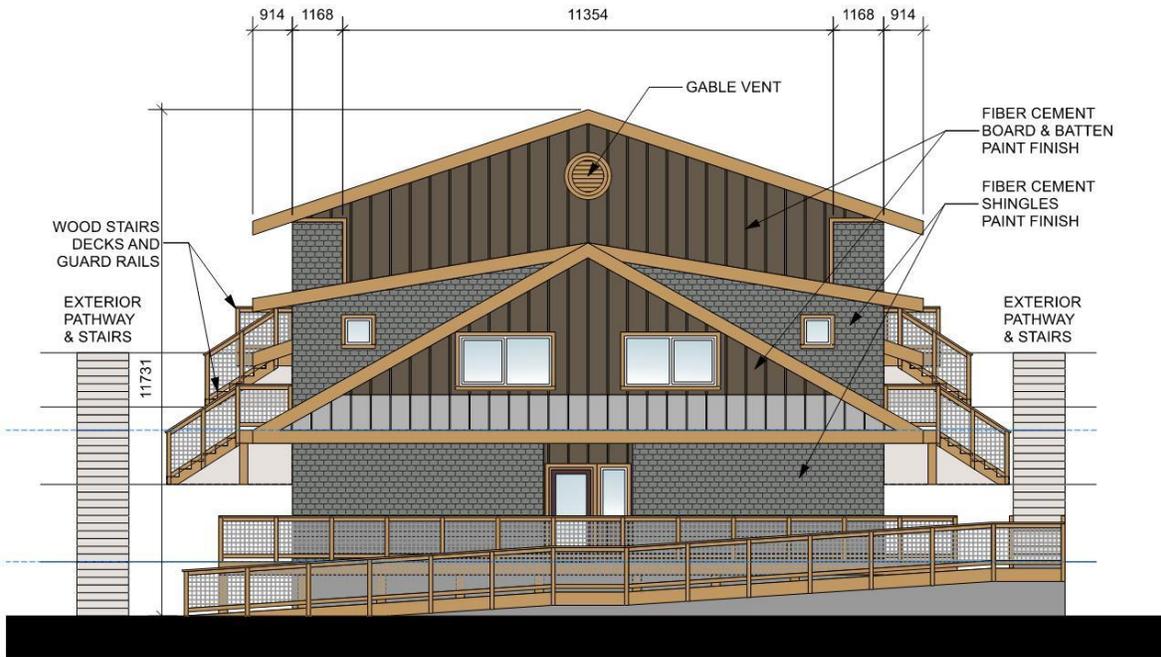
- k) Buildings or structures used for any part of a retail establishment must be a minimum of 4.5 metres (15 ft) from any parcel line that is used or zoned residential.



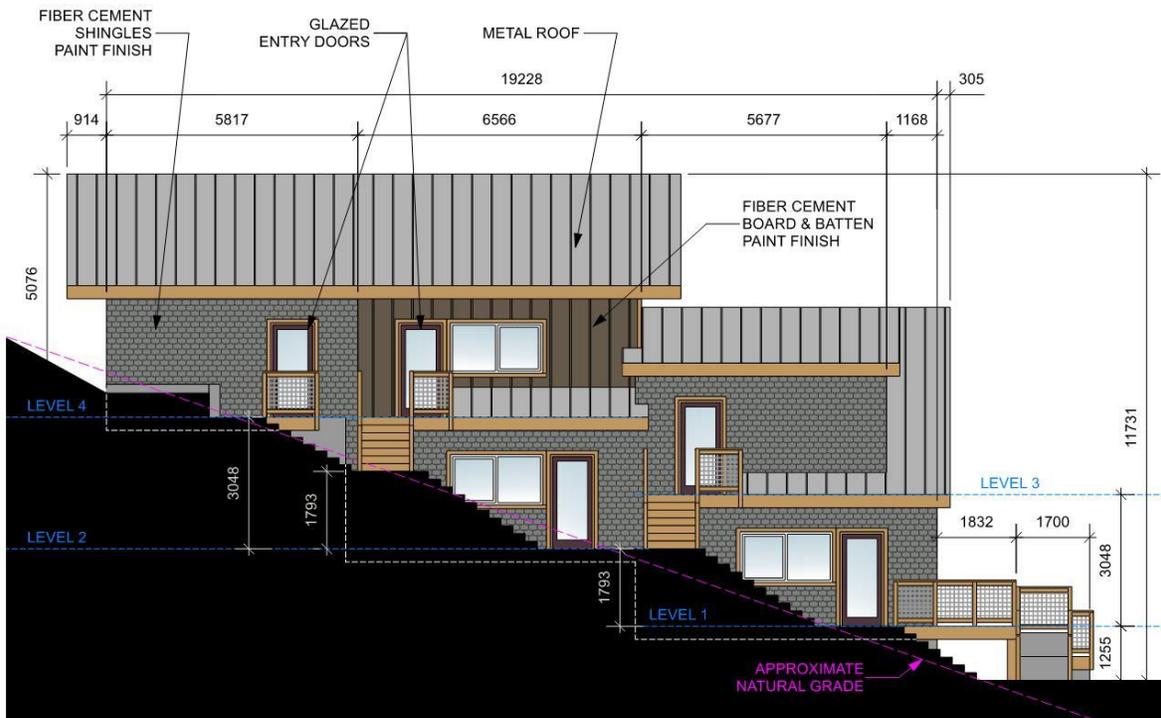
1,992 sq.ft. Lower Floor
 2,500 sq.ft. Upper Floor
4,492 sq.ft. Total Gross Floor Area



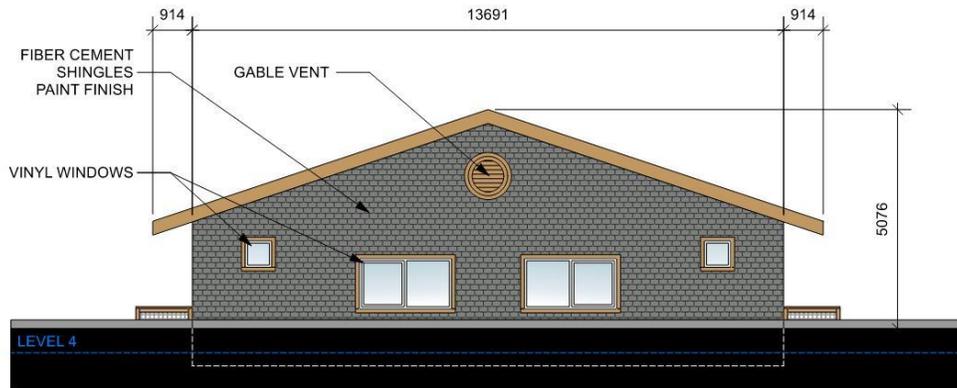
1,992 sq.ft. Lower Floor
2,500 sq.ft. Upper Floor
4,492 sq.ft. Total Gross Floor Area



Typical North Elevation

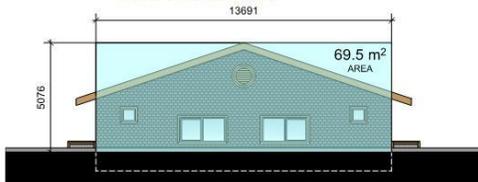


Typical Side Elevation

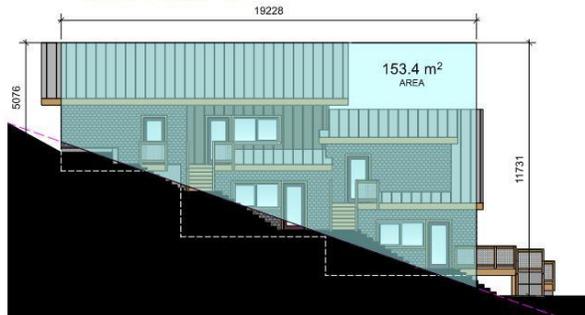


Typical South Elevation

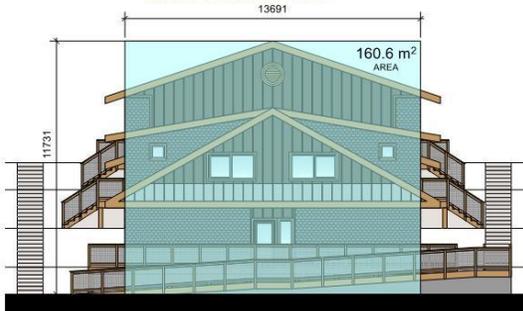
South Face Building Height Average
 $69.5\text{m}^2 / 13.69\text{m} = 5.1\text{m}$



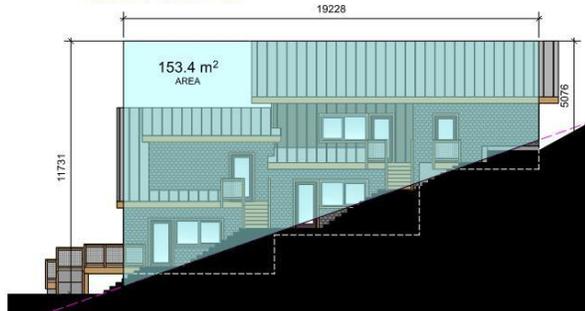
East Face Building Height Average
 $153.4\text{m}^2 / 19.23\text{m} = 8\text{m}$



North Face Building Height Average
 $160.6\text{m}^2 / 13.69\text{m} = 11.7\text{m}$



West Face Building Height Average
 $153.4\text{m}^2 / 19.23\text{m} = 8\text{m}$



Average Building Height Calculation
 $(5.1 + 8 + 11.7 + 8) / 4 = 8.2\text{m Average Height}$

To Whom it May Concern:

Land Use Committee: December 10, 2025

Regarding the rezoning proposal at 6545 Cerantes Road - Port Renfrew

The proposed rezoning on the 7.2 Acre parcel at 6545 Cerantes Road is incredibly important to bring rental housing and proper zoning for residential rental housing to Port Renfrew. Why it's critical...

- There is a lack of rental housing in Port Renfrew. I would argue there is zero rental housing. At present we own over 12 RV's we use for staff housing and rent spaces for RV's people use for housing. The demand for residential rental housing far outstrips the supply of residential rental housing.
- Port Renfrew is an expensive place to build. The remote location, lack of supplies and trades people make it a lot more expensive to build in this area.
- Therefore, it is critical to have multi family zoning to allow for CMHC financing. The CMHC financing programs only fund buildings with 5 or more units, over \$1m in value and on the proper multi-unit residential zoning. If you do not meet this criteria, you cannot qualify for the financing and if you do not qualify for this financing it is impossible to build multi-unit rentals in Port Renfrew without losing a staggering amount of money. This is why no one has done it yet. This type of financing is critical to getting residential units built. The lower rates and longer amortization periods (30 to 50 years) are critical to constructing rental housing.

We have been following the new OCP and drafted this rezoning proposal to match and follow the anticipated OCP working its way through the system now. As the OCP has not been adopted and we do not know when that will be and/or if there will be changes, we have chosen to move our proposal through now as we are in desperate need of the housing. Being one of the largest employers in Port Renfrew the lack of rental housing is causing us the following issues.

- Inability to attract and retain long-term staff due to the lack of staff housing. People do not want to live in RV's.
- Preventing our business from expanding as we don't have enough housing to add more staff. This shortens our hours and will start to limit our growth in the coming years if we don't get this done it will only get worse. This is why we are moving the project forward now as we cannot afford to wait.
- The lack of proper housing creates more staff turnover. Results in more costs and challenges retraining staff. This results in higher operations costs hurting the businesses further.

Benefits to the rental units:

- We would be over building our present demand, allowing us to rent the extra units to locals. Providing market rentals to Port Renfrew. Likely the first constructed purpose-built rental construction in many years. I have been working in the community for over 10 years and I am not aware of any.

Proponent's Letter of Rationale

- We could sell some of the local houses we have had to purchase to use for staff housing. This puts more housing back into the community. Buying houses is incredibly ineffective for us to do for staff housing. And it's not good for the housing market in Port Renfrew.
- We could move many people out of RV's and into proper custom build rental housing. A significant improvement for many people in the community.
- Building our project would inadvertently free up other rental housing we are using now back to the community.
- Port Renfrew has grown a lot in the last decade, but the housing has not kept pace at all. This is desperately needed.
- This property is touching our resort lands. Staff could walk to work and go home on breaks for lunch etc. The location is ideal for our staff, it is a large 7.2 acre piece that just needs the zoning to be amended to meet the CMHC criteria for financing and allowing us to build these units.

As part of the Wild Renfrew Resort and lands this rental housing is critical to the growth of the company and we will add a significant investment into rental housing in Port Renfrew. The largest rental project ever proposed in Port Renfrew. This should be a great story for the community. At Wild Renfrew we have plans to grow in the coming years adding more guest rooms. We by far do the most marketing in Port Renfrew. The thousands of tourists we attract to Port Renfrew annually from all over the world results in spin off spending to all the small businesses around the community that our guests help support spending tourist dollars in the community.

We want our staff to have nice rental housing and live in a nice home. We have the land and simply require the proper zoning to get the proper CMHC financing to allow us to construct the rental residential housing required. I hope you can support our proposal and see the significance of the request.

Sincerely,

Ian Laing

917 Burdett Ave

Victoria, BC, V8V3G6

Ph: (250) 883 7368

www.laing.co

www.wildrenfrew.com

Appendix E: Riparian Areas Protection Regulation (RAPR) Report

FORM 1
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

1

Riparian Areas Protection Regulation: Detailed Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

All revisions associated with REV 1 are shown in blue text and are referenced in **Requirement for REV 1 Assessment Report** below (Page 2).

Date	Field Measurements Date [Note 1]	January 30, 2018 May 3, 2018 July 27, 2018 September 20, 2018 September 17, 2020 September 16, 2021
	Most Recent Field Review	February 17, 2025
	REV 0 Report Date	July 8, 2025
	REV 1 Report Date	September 9, 2025

I. Primary QEP Information

First Name	Duncan		Middle Name	
Last Name	Sutherland			
Designation	RPBio, QEP	Company	Sutherland Environmental Associates	
Registration #	1432	Email	dbsea@telus.net	
Address	4927 Jennings Place			
City	Ladysmith	Postal/Zip	V9G 1J6	Phone # (604) 815-3608
Prov/state	BC	Country	Canada	

II. Secondary QEP Information (use Form 2 for other QEPs)

First Name		Middle Name	
Last Name			
Designation		Company	
Registration #		Email	
Address			
City		Postal/Zip	Phone #
Prov/state		Country	

III. Developer Information

First Name	Ian	Middle Name	
Last Name	Laing		
Company	1031746 B.C. Ltd.		
Phone #	(250) 883-7368	Email	ian@laing.co
Address	Suite 311 185-911 Yates Street		
City	Victoria	Postal/Zip	V8E 2A6
Prov/state	BC	Country	Canada

IV. Development Information

Development Type	Construction: Construction: Medium Density Multi-family Residential (See Section 1.F.)			
Area of Development (ha)	Housing Unit 1 (m ²)	232	Riparian Length (m)	Upper Defiance Creek: 30
[Note 2]	Housing Unit 2 (m ²)	232	[Note 3]	Tributary 3: 225
	Housing Unit 3 (m ²)	232		Drainage Ditch D2: 20
	Three Staff Units (m ²)	144		Drainage Ditch D3: 30
	Gravel Parking (m ²)	80		Drainage Ditch D4: 40
	Total (ha)	~0.092		Total: 345
Lot Area (ha)	6545 Cerantes Road	~2.92	Nature of Development	New
Proposed Start Date [Note 4]	November 1, 2025		Proposed End Date	December 31, 2026

FORM 1

2

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

V. Location of Proposed Development

Street Address (or nearest town)	6545 Cerantes Road, Port Renfrew					
Local Government	Capital Regional District (CRD)	City	Port Renfrew			
Stream Name [Note 5]	Defiance Creek					
Legal Description (PID)	Lot 6; District Lot 17 PID No. 018 467 873 Plan VIP 57304 except Plan VIP 61187; Renfrew District			Region	Region 1 Vancouver Island	
Stream/River Type [Note 3]	Upper Defiance Creek Tributary 3	Ephemeral Ephemeral	DFO Area	South Coast		
	Drainage Ditch D2	Ephemeral				
	Drainage Ditch D3	Ephemeral				
	Drainage Ditch D4	Ephemeral				
Watershed Code	Defiance Creek: 930-054875 and connected tributaries					
Latitude [Note 6]	48°	33'	37" N	Longitude	124°	25' 33" W

- Note 1** Numerous field reviews after the assessment survey dates were undertaken (i.e., between 2018 and 2025). In part, these were done to confirm site conditions had not changed since field measurements were completed.
- Note 2** As well as three proposed 2-storey housing units, the Developer proposes to move three pre-existing staff units (portables from other locations), relocating them at the site. Each of these staff units has a footprint of approximately 48 m².
The proposed development incorporates the pre-existing gravel access alignment into the overall access plan to the development site. Thus, this pre-existing gravel access has not been factored into the area of the development footprint. However, a new gravel parking area is proposed. This proposed new parking area is included in the overall development footprint.
- Note 3** Only those watercourses within the subject property and / or within the RAA of any watercourse extending into the subject property are identified above, and addressed in this Assessment Report. Numerous other connected watercourses and drainages that are tributary to Defiance Creek, are located east of the subject property and any associated RAA (as shown in Appendix 1: Figure A). These watercourses are not subject to the RAPR for this subject property and are therefore not included in Section 2 of this Assessment Report. They have been previously addressed in other RAPR submissions of the adjacent properties owned by this Developer (i.e., Assessment Report No. 7353C, accepted on June 25, 2025).
The high water table creates numerous low lying, seasonal water filled depressions throughout the Riparian Assessment Area within the subject property. These interconnected depressions and channels are not connected by surface flows to Tributary 3 or Defiance Creek. Therefore, they are not subject to RAPR measurements. However, the QEP recognizes these depressions are likely to contribute to flows to Tributary 3 and Defiance Creek, and therefore has included them within the SPEA of adjacent tributary channels.
- Note 4** The start and end dates shown are flexible as these dates are contingent on (i) acceptance of this Assessment Report, (ii) obtaining requisite permits and approvals from the Local Government, (iii) finalizing design details, and (iv) construction scheduling. Therefore, accurate dates cannot be provided.
- Note 5** Defiance Creek is the primary stream. Tributary 3, Drainage Ditch D2, D3 and D4 are tributary watercourses flowing to Defiance Creek near the intersection of Parkinson Road and Cerantes Road.
- Note 6** Latitude / longitude at the Cerantes Road gravel road access to the subject property. Coordinates taken from Google Earth.

DEVELOPMENT CONTEXT INFORMATION FOR MINISTRY REVIEWER

The Developer also owns the adjacent properties at 17285 Parkinson Road (1031746 B.C. Ltd.) and 17293 Parkinson Road (1031748 B.C. Ltd.) (Appendix 1: Figure B). A stand-alone amended Assessment Report (No. 7353C; Revision 3), was prepared and submitted for the proposed development of these properties on May 15, 2025. This Assessment Report was subsequently accepted by the Ministry on June 25, 2025. Development plans for these adjoining properties are ongoing.

Requirement for REV 1 Assessment Report

This REV 1 Assessment Report is required to address the following Province REV 0 comments:

1. "Section 2.2.2 of the Technical Manual. A fish bearing status report is required for the ditches classified as non-fish bearing."
{Addressed in Section 1.C. (Fisheries Resource Values).}
2. "Section 21 of the RAPR. An individual must be in good standing with the regulatory body under that Act for the individuals profession. If Craig Barlow's RPBio status is retired then they cannot be listed as a QEP."

{Author's response: Mr. Barlow (retired QEP), has been removed as a QEP on Page 1. For your information, field work associated with this Assessment Report, was completed from 2018 to 2024 by Mr. Barlow, as a RPBio, QEP (prior to retirement). Also, the draft report (2025), was prepared by Mr. Barlow.

3. "Section 3.7 of the Technical Manual. Measures must provide a level of detail that takes into account that the assessment report provides direction to the landowner describing what is required to ensure SPEA protection from development.
 - o More detail is required for sediment and erosion control measures. Knowing this specific development and site, what sediment and erosion prescriptions should be made? Why is a silt fence not recommended?
 {Addressed in Sections 4.5, 4.6 (Measures – Encroachment, Sediment and Erosion Control), and Appendix 2 (Section L – Use of Silt Fencing).
 - o You've identified wetlands within the property. Is there anything that will be prescribed to prevent impacting the aquatic habitat there? Often a QEP will prescribe a buffer to prevent WSA infractions."
 {Addressed in revised Section 1.B. (General Drainage), and Section 4.5. (Measures – Encroachment).}

Table of Contents for Assessment Report

Section 1.	Description of Fisheries Resource Values and the Development Proposal	4
Section 2.	Results of Detailed Riparian Assessment (SPEA Width)	9
Section 3.	Site Plans and Site Plan Markups	13
Section 4.	Measures to Protect and Maintain SPEA	15
	1. Danger Trees	15
	2. Windthrow	15
	3. Slope Stability	15
	4. Protection of Trees	15
	5. Encroachment	15
	6. Sediment and Erosion Control	15
	7. Stormwater Management	15
	8. Floodplain Concerns (highly mobile channel)	16
Section 5.	Environmental Monitoring.....	17
Section 6.	Photographs	19
Section 7.	Assessment Report Professional Opinion	20
Appendix 1	Supporting Figures	21
Appendix 2	Erosion and Sediment Control Plan	25

Section 1. Description of Fisheries Resources Values and the Development Proposal

A. SITE LOCATION AND BIOPHYSICAL CHARACTERISTICS OVERVIEW

Site Location

The 2.94 ha subject property is located in Port Renfrew, BC. The property fronts on Cerantes Road. The Developer also owns adjoining properties fronting onto Parkinson Road (Appendix 1: Figures A and B).

Biophysical Characteristics Overview

The subject property is essentially undeveloped. A pre-existing small sinuous, one lane, gravel tote road (Photo 1), provides primary access off of Cerantes Road, connecting with the West Coast Trail Lodge site on the adjacent property (i.e., 17285 Parkinson Road). This tote road pre-existed the current Developer. It has existed unchanged in its current alignment, dimensions and condition since the author first reviewed the site in 2018.

A forested low lying zone (Photos 2 and 3), is confined by Cerantes Road, the gravel tote road and the developed portions of 17285 & 17293 Parkinson Road. It is characterized as a wet forest type ecosystem. This zone exhibits a gently undulating groundline. The soil is predominantly soft, loamy and organic, with no evidence of mineral soils at or near the surface. Numerous shallow depressions occur throughout this zone.

The upland zone is predominated by dry sloping ground. Vegetation is predominated by terrestrial overstorey and understorey species. The proposed development is almost entirely situated within the upland zone.

B. GENERAL DRAINAGE

The subject property includes two distinct drainage areas that are bisected by the elevated gravel tote road. The tote road elevation is slightly higher than the existing surrounding ground.

The drainage area on the east side of the tote road includes both elevated areas and low lying wet areas through which streams and excavated ditches flow. The existing vegetation and ground conditions within the low lying areas exhibit the characteristics of a predominantly wet and / or saturated condition.

During the rainy season, low lying depressions can fill with groundwater. Saturated or near saturated ground conditions persist in other areas throughout the rainy season. During the dry season, surface water from the high water table has not been observed. However, the ground retains moisture during these periods so it is typically moist.

Despite the high water table, there are no connecting surface channels in the low lying depressions flowing to either Tributary 3 or Defiance Creek.

The drainage area west of the tote road exhibits wetland like features. This area is identified as 'High Water Table Wetland Area' on Figures 1 and 2. During the winter months, limited standing water has been observed. During the dry summer months, this area is typically dry. There is no surface flow hydraulic connectivity (including cross culverts), between the east and west drainage areas.

C. FISHERIES RESOURCE VALUES

For information, the approximate locations and alignments of the streams described below are shown on Appendix 1: Figure A.

Lower Defiance Creek

For the purposes of this Assessment Report, Lower Defiance Creek is the channel segment downstream of the former dam and reservoir.

Defiance Creek is the parent watercourse of the subject watercourses addressed in this report (Photos 4 and 5). This stream is approximately 1,000 m in length, originating in the upland zone area south of the subject property, discharging to Port San Juan at Snuggery Cove, adjacent to the Port Renfrew Hotel.

It passes under the property driveway by way of approximately 1.0 m diameter twin corrugated steel pipe culverts. The functionality of these culverts is reduced by infilling of the culvert with gravel that has occurred over several years. Previous passive fish sampling in Tributary 1 associated with an earlier Assessment (Appendix 1: Figure A), was completed by the author on March 28-29, 2012. Sampling confirmed that Defiance Creek supports a population of Cutthroat trout. No other fish species were captured at that time.

These results verify fish presence in accessible segments of Defiance Creek and connected tributary channels. Therefore, potential fish presence is assumed for all tributaries to Defiance Creek.

Upper Defiance Creek

For the purposes of this report, Upper Defiance Creek is the channel segment upstream of the former dam and reservoir.

Upper Defiance Creek flows to the former dam reservoir (Appendix 1: Figure A). This stream originates from upslope areas south of the subject property, passing under an existing tote road by way of a crib log culvert. The channel segment reviewed exhibited steep gradients up to ~25%. Substrate ranged from sand and small gravel in deposition areas to cobble, large boulders and exposed bedrock in steeper segments.

There is a consistent lack of reliable and stable surface flows, and habitat suitable for fish, rendering this stream inaccessible and unusable for fish. The riparian corridor along the channel is stable and well established.

Tributary 3

Tributary 3 is approximately 225 m long. A segment of the watercourse flows along the east boundary of the subject property (Figure 2). The channel's uniform configuration suggests that it has been excavated. It originates from the area adjacent to a pre-existing engineered septic water system network. Tributary 3 discharges directly to Defiance Creek within the development site (including a portion of the Cerantes Road property).

This tributary is the parent stream for Drainage Ditches D1, D2, D3 and D4, discussed below and addressed in this Assessment Report. The tributary channel meanders through a low-lying area within the subject property. It is characterized as wet, exhibiting saturated or near saturated ground conditions. The stream banks, substrate and bank areas are predominated by sand and fine textured sediments. The stream terminates within the property.

Multiple reviews of tote road access through the Cerantes Road property have been done over multiple years and all seasons. These reviews confirmed there was no evidence of a cross culvert connecting the wet area on the west side of the Cerantes Road property tote road. The reviews also confirmed there was no connecting surface flow channel from any location along the tote road to Tributary 3. It is believed water impounded by the tote road percolates through the tote road ballast material.

Drainage Ditches (See also Section E., below)

Four drainage ditches (D1, D2, D3 and D4), occur on the adjacent property (i.e., 17293 Parkinson Road) (Figure 2). Previously, these ditches were purposefully excavated under an Island Health permit to provide drainage to the engineered water treatment facility (Photo 6). These ditches predate the author's initial 2012 site review of the adjacent development properties at 17285 and 17293 Parkinson Road.

Of the four drainage ditches, the D4 alignment (and the associated inline treatment ponds), is adjacent to the east boundary of the subject property. Drainage ditches D1, D2 and D3 are entirely outside of the property boundaries. Drainage Ditch D1 is outside of the limits of the site plan drawing (Figures 1 and 2), and therefore not shown.

Drainage Ditch D4 (Photo 7), discharges directly to Tributary 3. The alignment of Drainage D4 is almost entirely outside of the boundaries of the subject property. Drainage Ditch D4 is an approximately 30 m long excavated ditch. It provides positive outflow discharge from areas adjacent to a pre-existing engineered water treatment pond system. The channel is generally uniform in dimension, discharging directly to Tributary 3.

Drainage ditch D2 (Photo 8), discharges directly to Tributary 3. The alignment of ditch D2 is entirely outside of the boundaries of the subject property. Drainage Ditch D2 is an approximately 20 m long excavated ditch. It provides positive outflow discharge from areas adjacent to a pre-existing engineered water treatment pond system. The channel is generally uniform in dimension, discharging directly to Tributary 3.

Drainage Ditch D3 discharges directly to Tributary 3. The alignment of Drainage D3 is entirely outside of the boundaries of the subject property. Drainage Ditch D3 is an approximately 30 m long excavated ditch. It provides positive outflow discharge from areas adjacent to a pre-existing engineered water treatment pond system. The channel is generally uniform in dimension, discharging directly to Tributary 3.

Based on this field review, Drainage ditches D1-D4 are devoid of those requisite fish habitat elements to support fish during any life stage. This includes adequate water quality, reliable flows (water supplying these ditches originates primarily from septic fields and limited groundwater), water depth, habitat complexity, etc. (See *Fish-bearing Status Report*, below).

Wetland Area West of the Gravel Tote Road

This wet area is a humanmade feature that was created as a result of impounding runoff water associated with the construction of the tote road several decades ago. The tote road was already well established during the author's preliminary site reviews in 2012.

There is no surface flow connectivity between Defiance Creek or Tributary 3, and the wetland area west of the gravel tote road (Figure 1). For this reason, this drainage area is inaccessible to fish.

Fish-bearing Status Report – Tributary 3 and Connected Drainage Ditches D2, D3 and D4

Fish-bearing capabilities were evaluated based on the author’s more than 30 years of experience completing fish habitat assessments as a Fisheries Biologist.

Tributary 3 (and connected drainage ditches D2, D3 and D4), ultimately flow to Defiance Creek, a known fishbearing stream. These drainages have been observed by the author over several years during all seasonal flows. At no time were flows observed to provide sufficient volume (flows are routinely trickles), depth and complexity to support fish during any life stage. For example, water depth in Tributary 3 (to which all drainage ditches discharge), has not been observed to have more than a few centimeters of depth. Also, substrate is predominated by unconsolidated, fine textured sediments. For these reasons, there was no possibility to utilize fish sampling equipment (e.g., Gee minnow traps, pole seine or electrofisher), to effectively complete fish sampling.

In summary, Tributary 3 (and connected drainage ditches D2, D3 and D4), do not have the requisite viable habitat conditions to support fish during any life stage. These waterbodies:

- [1] exhibit unreliable year round water flows,
- [2] exhibit water depths throughout that are too shallow to support fish,
- [3] are completely devoid of clean, functional and stable spawning habitat,
- [4] have a lack of lateral sinuosity and pool-riffle sequencing, and
- [5] exhibit extremely uniform channel conditions characteristic of excavated drainages.

For these reasons, Tributary 3 and connected Drainage Ditches D2, D3 and D4 are determined to be non-fish bearing.

D. VEGETATION

The lowland portion of the subject property (i.e., east of the gravel access road), encompassing Tributary 3 is characterized as a wet forest area. The soil is predominantly soft, loamy and organic, with no evidence of mineral soils at or near the surface. Numerous shallow depressions occur throughout this zone. During the rainy season, these depressions can fill with groundwater. Saturated or near saturated ground conditions persist in other areas throughout the rainy season.

During the dry season, surface water from the high water table has not been observed. However, the ground retains moisture during these periods, so it is typically moist.

Riparian Vegetation

The existing riparian zones within the subject property are comprised of, but not limited to, the following observed plant (common name), species:

Overstorey Species		Understorey Species	
Common Name	Latin Name	Common Name	Latin Name
Western redcedar	<i>Thuja plicata</i>	Sword fern	<i>Polystichum munitum</i>
Western hemlock	<i>Tsuga heterophylla</i>	Bracken fern	<i>Pteridium aquilinum</i>
Douglas-fir	<i>Pseudotsuga menziesii</i>	Salal	<i>Gaultheria shallon</i>
Red alder	<i>Alnus rubra</i>	Oceanspray	<i>Holodiscus discolor</i>
		Salmonberry	<i>Rubus spectabilis</i>
		Skunk cabbage	<i>Lysichiton americanus</i>
		Sedge	<i>Carex spp.</i>
		Himalayan blackberry (intro.)	<i>Rubus armeniacus</i>
		Scotch broom (intro.)	<i>Cytisus scoparius</i>

E. EXISTING ENGINEERED SEWAGE TREATMENT

Sewage Treatment Overview

An existing engineered treatment pond system was installed within the forested area generally along the property boundary between 17293 Parkinson Road and 6545 Cerantes Road. This system was designed and installed in 2006. Vancouver Island Health Authority (VIHA; now Island Health), issued a permit for the installation on May 3, 2006 (VIHA Filing No. GV06/102).

The configuration of the septic treatment facility includes the following components:

- [1] four excavated Drainage Ditches D1, D2, D3 and D4. These drain both the treatment pond and wet area (Figure 2). All discharge to Defiance Creek Tributary 3.
- [2] three partially buried storage tanks (Photo 6), and
- [3] four inline excavated treatment ponds that receive drainage from the septic field.

Increase Treated Water Discharge Capacity [ONGOING]

Additional capacity of the treatment system is required to accommodate development of the site. An upgrade to the existing septic treatment system is intended to service new and existing buildings described in this Assessment Report. This additional capacity will increase the daily discharge output of treated water to the adjacent forested areas (in the area that is currently permitted). Design of this treatment facility is in progress.

Treated water disposal will be by way of sinuous, surface placed dispersal lines such as weep drains. No excavation will be required to install this dispersal system. Also, no treated water will be released directly to any stream or SPEA, other than those purpose-built conveyances already permitted (i.e., Drainage Ditches D1 through D4). These weep drains will disperse treated water over a large area to avoid overwhelming one release point. Treated water release may be moved using a valve system.

Once the fully engineered design is completed, a permit application will be submitted by the Developer to BC Ministry of Environment (BCMOE).

Note on the Status of Sewage Treatment Upgrades

Construction or other upgrades to the existing sewage treatment, including those proposed upgrades within the RAA, have not yet been initiated.

F. DEVELOPMENT PROPOSAL

The Developer proposes to construct multiple residential units on the subject property (Figure 1). This includes:

- New construction of three 2-storey / 10 unit housing units. Each unit has a footprint of approximately 232 m² (total footprint approximately 696 m²). These units are connected by walkways, stairways and exterior pathways (Appendix 1: Figure C).
- Relocation to the site of three existing staff mobile housing units. Each unit has a footprint of approximately 48 m² (total footprint approximately 144 m²).
- New construction of gravel parking accommodating approximately 25 parking stalls.
- Upgrade of the pre-existing gravel road connecting the housing units to Cerantes Road, and

The total proposed number of housing units is 48. Based on the subject property area of 2.94 ha, this equates to approximately 16 housing units / ha.

For information, an area has also been allocated to accommodate a potential new building. This area is shown as 'Potential Future Building' on Figures 1 and 2. Since building is a future consideration, it is not factored into the overall development footprint.

COMMENTS

Measurement Equipment

Channel width measurements were taken using a metric tape measure. Distance measurements greater than 5 m were taken using a Bushnell Yardage Pro Sport 500 digital Rangefinder (accurate to +/- 0.5 m). Channel gradients were determined using a Suunto clinometer.

Proposed Start Date and Proposed End Date

Completion of the proposed works described in this report are contingent on acceptance of this Assessment Report by MFLNRORD and receiving pertinent permitting from the CRD. As such, accurate start and end dates cannot be provided. The proposed start and end dates provided on Page 1 are flexible.

FORM 1

8

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Survey Site Plan

Overall Property Site Plan

A site plan survey has been completed as part of the planning for this site (Figure 1). Also, high water mark flagging along Tributary 3 and the Drainage Ditches (addressed in Section 1.C.), was completed by others prior to the initiation of Assessment No. 7353C (i.e., before 2018). Subsequent field reviews completed by the QEP and author in the preparation of this Assessment (and Assessment 7353C), have verified the accuracy of the flagging.

Section 2. Results of Riparian Assessment (SPEA width)

Attach or insert the Form 3 or Form 4 assessment form(s). Use enough duplicates of the form to produce a complete riparian area assessment for the proposed development.

See also: Fish-bearing Status Report, provided in Section 1.C. (Fisheries Resource Values), of the Assessment Report.

Results of Detailed Riparian Assessment

Refer to Section 3 of Technical Manual

Date:

Description of Water bodies involved (number, type)	<input type="text" value="TRIBUTARY 3"/>
Stream	<input checked="" type="checkbox"/>
Wetland	<input type="checkbox"/>
Lake	<input type="checkbox"/>
Ditch	<input type="checkbox"/>
Number of reaches	<input type="text" value="1"/>
Reach #	<input type="text" value="1"/>

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

	Channel Width(m)	Gradient (%)
starting point	<input type="text" value="1.8"/>	<input type="text" value="<1"/>
upstream	<input type="text" value="1.9"/>	
	<input type="text" value="2.1"/>	
	<input type="text" value="1.8"/>	
downstream	<input type="text" value="2.0"/>	
	<input type="text" value="2.2"/>	
	<input type="text" value="2.7"/>	<input type="text" value="<1"/>
	<input type="text" value="1.6"/>	
	<input type="text" value="1.9"/>	
	<input type="text" value="4.3"/>	
	<input type="text" value="2.3"/>	
Total: minus high /low mean	<input type="text" value="21.6"/>	
	<input type="text" value="2.0"/>	<input type="text" value="<1"/>
	R/P	C/P
Channel Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I, Duncan Sutherland, RPBio, QEP, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer 1031746 B.C. Ltd.;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Site Potential Vegetation Type (SPVT)

SPVT Polygons	Yes	No
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I, Duncan Sutherland, RPBio, QEP, hereby certify that:

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d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Polygon No:	<input type="text" value="N/A"/>	Method employed if other than TR
	LC SH TR	
SPVT Type	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FORM 1
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10

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	Tributary 3	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	10.0				
Litter fall and insect drop ZOS (m)	10.0				
Shade ZOS (m) max	6.0	South bank	Yes	No	X
SPEA maximum	10.0	(For ditch use table3-7)			

Description of Water bodies involved (number, type)	DRAINAGE DITCH D2 (Non-Fish Bearing)
Stream	
Wetland	
Lake	
Ditch	X
Number of reaches	1
Reach #	1

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	Drainage Ditch D2	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	2.0				
Litter fall and insect drop ZOS (m)	2.0				
Shade ZOS (m) max	2.0	South bank	Yes	No	X
SPEA maximum	2.0	(For ditch use table3-7)			

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- I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Drainage Ditch D2 Notes Ditch D2 and its assigned non-fish bearing 2 m SPEA are entirely outside of the property boundary. Assessment results for this ditch are provided to demonstrate that this drainage was considered.

For information, Drainage Ditch D1 also flows to Tributary 3. However, this drainage is [1] outside of the boundaries of the subject property and is therefore [2] not shown on Figures 1 and 2, and [3] not influenced in any way on the subject property proposed development.

Description of Water bodies involved (number, type)	DRAINAGE DITCH D3 (Non-Fish Bearing)
Stream	
Wetland	
Lake	
Ditch	X
Number of reaches	1
Reach #	1

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	Drainage Ditch D3	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	2.0				
Litter fall and insect drop ZOS (m)	2.0				
Shade ZOS (m) max	2.0	South bank	Yes	No	X
SPEA maximum	2.0	(For ditch use table3-7)			

FORM 1
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

11

I, Duncan Sutherland, RPBio, QEP hereby certify that:
 a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
 b) I am qualified to carry out this part of the assessment of the development proposal made by the Developer 1031746 B.C. Ltd.;
 c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Drainage Ditch D3 Note Ditch D3 and its assigned non-fish bearing 2 m SPEA are entirely outside of the property boundary. Assessment results for this ditch are provided to demonstrate that this drainage was considered.

Description of Water bodies involved (number, type)	DRAINAGE DITCH D4 (Non-Fish Bearing)	
Stream		
Wetland		
Lake		
Ditch	X	
Number of reaches	1	
Reach #	1	

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	Drainage Ditch D4	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	2.0				
Litter fall and insect drop ZOS (m)	2.0				
Shade ZOS (m) max	2.0	South bank	Yes	No	X
SPEA maximum	2.0	(For ditch use table3-7)			

I, Duncan Sutherland, RPBio, QEP hereby certify that:
 a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
 b) I am qualified to carry out this part of the assessment of the development proposal made by the Developer 1031746 B.C. Ltd.;
 c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Drainage Ditch D4 Note Ditch D4 and its assigned non-fish bearing 2 m SPEA are entirely outside of the property boundary. Assessment results for this ditch are provided to demonstrate that this drainage was considered.

Description of Water bodies involved (number, type)	UPPER DEFIANCE CREEK (Upstream of former dam and reservoir)	
Stream	X	
Wetland		
Lake		
Ditch		
Number of reaches	2	
Reach #	2	

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

	Channel Width (m)	Gradient (%)	I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>1031746 B.C. Ltd.</u>
starting point upstream	3.6	25	
	2.1		
	2.0		
	1.9		
	1.8		
downstream	4.4		
	2.5	25	
	2.6		

FORM 1
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

12

Total: minus high /low [see Note 1 below] mean	2.5		c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.
	1.5		
	4.2		
	24.0		
	2.3	25	
Channel Type	R/P	C/P	S/P
			X

Site Potential Vegetation Type (SPVT)

	Yes	No
SPVT Polygons		X

I, Duncan Sutherland, RPBio, QEP, hereby certify that:
a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
b) I am qualified to carry out this part of the assessment of the development proposal made by the Developer 1031746 B.C. Ltd.;
c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Polygon No:

Method employed if other than TR

SPVT Type

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	Upper Defiance Creek	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	10.0				
Litter fall and insect drop ZOS (m)	10.0				
Shade ZOS (m) max	6.9	South bank	Yes	No	X
SPEA maximum	10.0	(For ditch use table3-7)			

Upper Defiance Creek Stream Assessment Note

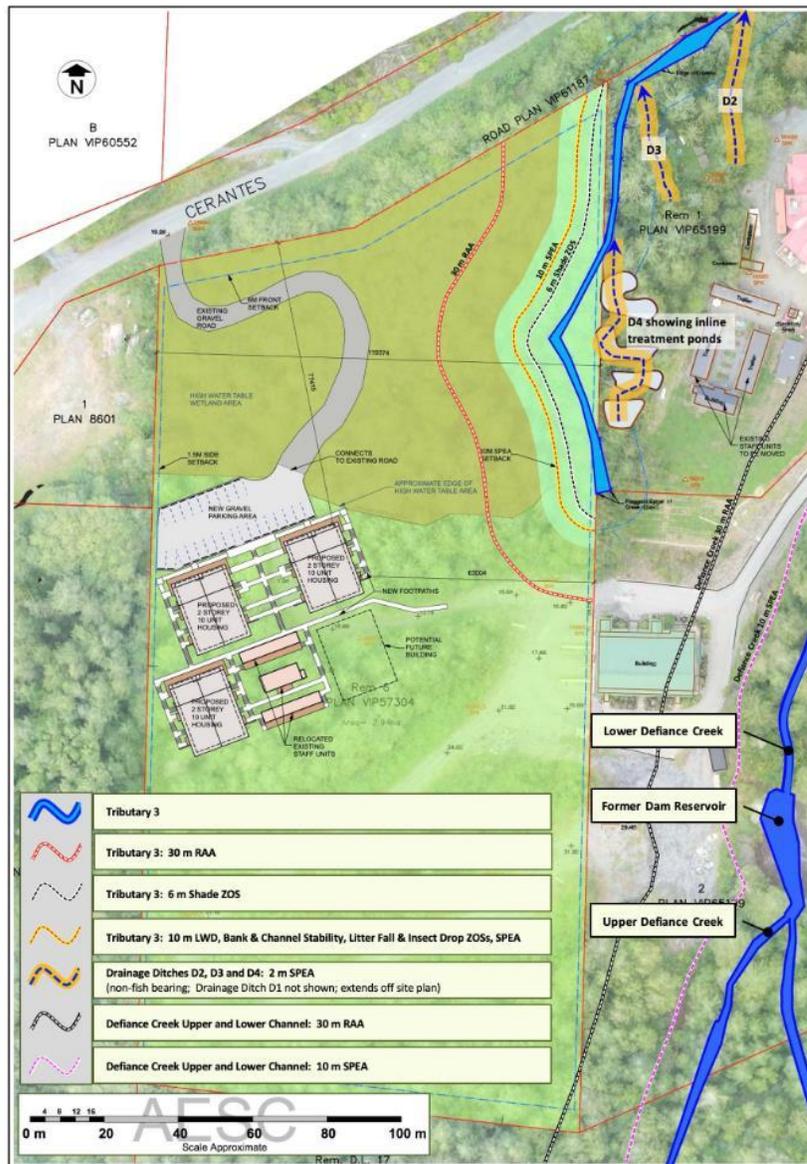
An extremely small portion of the Upper Defiance Creek RAA is within the subject property boundary (Figure 2). No portion of the Defiance Creek upper or lower channel is within the subject property.

Section 3. Site Plan



PROJECT	Riparian Areas Protection Regulation – Qualified Environmental Professional – Detailed Assessment Report (REV 1) 6545 Cerantes Road, Port Renfrew, BC	FIGURE No.	1
DESCRIPTION	Unaltered Survey Site Plan	DATE	September 9, 2025
IMAGE SOURCE	Number TEN Architectural Group Sheet A-00; June 10, 2025	PREPARED BY	Applied Ecological Solutions Corp. 

FORM 1
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



PROJECT	Riparian Areas Protection Regulation – Qualified Environmental Professional – Detailed Assessment Report (REV 1) 6545 Cerantes Road, Port Renfrew, BC	FIGURE No.	2
DESCRIPTION	Survey Site Plan Markup Showing [1] Tributary 3, [2] Tributary 3 Creek RAA, ZOSs, and SPEA, [3] Drainage Ditch alignments and SPEAs, and [4] Upper Defiance RAA	DATE	September 9, 2025
IMAGE SOURCE	Number TEN Architectural Group Sheet A-00; June 10, 2025	PREPARED BY	Applied Ecological Solutions Corp. 

Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as needed, for each element discussed in Part 4 of the RAPR. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your "return" button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

1. Danger Trees	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
2. Windthrow	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
3. Slope Stability	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
4. Protection of Trees	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
5. Encroachment	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
6. Sediment and Erosion Control	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
7. Stormwater Management	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	

8. Floodplain Concerns (highly mobile channel)	SEE BELOW
I, <u>Duncan Sutherland, RPBio, QEP</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the Developer <u>1031746 B.C. Ltd.</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	

1. DANGER TREES

There were no trees observed within the RAAs that are considered a safety or property risk hazard. As such, no Measures are recommended.

2. WINDTHROW

There were no trees observed within the assessment area that are considered vulnerable to windthrow. Those trees remaining within this and adjacent properties appear to be stable.

The closest proximity of the proposed structures to the Tributary 3 SPEA is greater than 50 m. Consequently, there is no plan to remove trees within the lowland area to accommodate the construction. For this reason, windthrow risk following housing building construction is not expected to change from the existing condition. As such, no Measures are recommended.

3. SLOPE STABILITY

The lowland area of the subject property (i.e., within the Tributary 3 RAA), does not have slopes vulnerable to instability. While the proposed building site exhibits a steeper grade when compared to the lowland area, the slopes do not exhibit any evidence of instability. As such, no Measures are recommended.

4. PROTECTION OF TREES

All development site stream and ditch SPEAs are shown on the survey site plan (Figure 2). The closest proximity of the proposed housing buildings to the Tributary 3 SPEA is over 50 m. As such, there will be no impact on the SPEA associated with the construction of these buildings.

The site plan will also be registered with the Capital Regional District (by receipt of this Assessment Report), as a tool with which to audit future work on the site.

For information to consider as site planning and development activities advance, the following recommendations are provided to protect trees within the SPEA:

- i) No trees within the SPEAs (including shrub vegetation), will be removed unless required for safety or other permitted reason, such as those evaluated by a certified Danger Tree Assessor to be high risk trees which require removal.
Root networks for those trees within the Tributary SPEAs will not be impacted by any proposed housing building construction. The trees adjacent to housing buildings will be an integral part of the forest experience.
- ii) Do not undertake any digging, placement of fill or other similar activities within 2X the diameter of tree drip lines that are to remain (Figure a). Otherwise, the activity may cause root damage and compression.
- iii) Unless tree removal is required, do not trench through existing tree root networks as this may kill the tree and / or destabilize the tree, making it more susceptible to windthrow.
- iv) Do not place or leave organic or mineral soil fill up and around the trunk of a tree to remain or otherwise change the ground elevation around the tree. Fill placed up and around the naturally exposed tree trunk can slowly kill the tree.

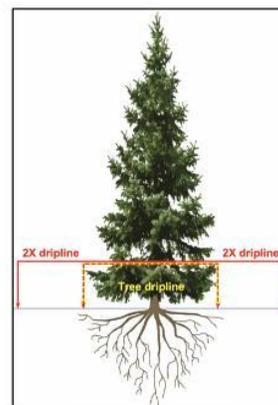


Figure a Representative tree dripline root protection zone.

5. ENCROACHMENT

The Tributary 3 SPEA is shown on the survey site plans (Figures 1 and 2). The left bank of Tributary 3 is partially within the subject property. However, this area will remain as a wet forest ecosystem that will extend well beyond the SPEA boundary (i.e., approximately 50 m). Therefore, encroachment will not occur.

The location of the new buildings is approximately 35 m outside of the Tributary 3 RAA, and approximately 50 m outside of the SPEA. Therefore, encroachment into a nearby SPEA is extremely unlikely. Regardless, where feasible, the Contractor will install temporary fencing to demarcate the construction envelop for the new buildings around the site. This will need to be in a manner that does not impede or otherwise restrict construction access around the worksite. This will include both the wet forest area east of the gravel tote road, and the wetland area west of the gravel tote road through which Tributary 3 flows.

At the wetland area west of the gravel tote road, the nearest proximity of the construction (i.e., the new gravel parking area shown on Figures 1 and 2), is vertically separated and laterally setback from the high water limit of standing water. Demarcating temporary fencing will be established to avoid any potential encroachment into the high water mark of the wetland area. This will be done with the objective of avoiding any possibility of triggering the *Water Sustainability Act* (i.e.,

WSA). A minimum riparian setback of approximately 3 m will be established from the high water elevation of the wetland area to the nearest proximity of the parking area. The angled orientation of the parking area relative to the edge of the wetland area will result in an increased setback (i.e., >3 m), along the parking border. Also, the elevation of the parking area is set above the elevation of the wetland area. This will provide another permanent barrier from unintended encroachment into the wetland area.

Permanent fencing (such as split rail fencing), has been installed on adjacent developments to provide a clear demarcation of sensitive areas along Defiance Creek. However, installation of permanent fencing to demarcate the SPEA at this site is not planned or recommended. Installation of permanent fencing would require significant ground, soil and vegetation disturbance to the intact wet forest ecosystem polygon and would not provide a meaningful biological benefit.

6. SEDIMENT AND EROSION CONTROL

An Erosion and Sediment Control Plan (ESCP), is provided in Appendix 2. This ESCP has been adapted from a similar ESCP prepared for the Developer at other development sites in the Port Renfrew area. The standalone ESCP provides initial guidance for mitigating sediment release to Tributary 3, drainage ditches D2, D3 and D4, and Defiance Creek.

In summary, the location of the new buildings is approximately 35 m outside of the Tributary 3 RAA, and approximately 50 m outside of the SPEA. Also, the zone immediately downslope of, and adjacent to, the construction envelop is characterized as flat and gently undulating ground predominated by loamy soils that trap water (Photos 2 and 3). There are no connecting surface flow channels from the construction area flowing to Tributary 3 or the ditches identified in this Assessment Report. Also, the gravel tote road creates a berm preventing any movement of sediments from the work area toward Tributary 3 and Defiance Creek.

These conditions are not conducive to additional erosion and sediment control measures. These include silt fencing, sediment ponds, and other treatment measures. By ensuring construction activities do not encroach beyond the construction envelop, the risk of sediment and erosion impacting Tributary 3 or the connected ditches identified in this Assessment Report is extremely low.

The Developer will direct Contractors working on the site to manage their planned works with an intent on appropriately responding to sediment and erosion control issues, should they occur. This will ensure any generation of sediments are contained within the property and untreated water is not discharged to Tributary 3, Defiance Creek, and hydraulically connected conveyances, including their respective SPEAs.

The QEP and author will be available to provide as-required advice on any aspect of the planned works if and as required. The following information is provided for consideration for any planned work on the property.

Sediment and erosion control measures may include (but not be limited to) the following:

- Maintaining intact vegetation areas where potentially silt-laden water can be directed to provide mechanical treatment (i.e., settlement), and infiltration prior to discharge to Tributary 3, Defiance Creek, Drainage Ditches, or their associated SPEAs,
- Managing runoff water quality at the source using accepted erosion prevention, management practices and methodology,
- Stabilizing areas vulnerable to erosion using accepted means such as covering with impervious material, spreading straw to ameliorate rill and gully erosion and seeding.

7. STORMWATER MANAGEMENT

Where possible, stormwater generated from impervious surfaces (i.e., the roof areas of the housing units), will be directed to the ground in the immediate vicinity of the building roof. This water will be conveyed (by piping where required), to infiltration areas outside of any SPEA such as galleries, rock pits, vegetated areas, etc.

8. FLOODPLAIN CONCERNS (highly mobile channel)

The subject property is not within an existing floodplain to any watercourse. As such, no Measures are required.

Section 5. Environmental Monitoring

LEVEL OF ENVIRONMENTAL MONITORING EFFORT AND MONITORING SCHEDULE

The Developer will retain a qualified Environmental Monitor (EM; if not the QEP or a designate), at the time construction is initiated. This is to provide guidance on planned and existing construction activities, and site alterations. This advice is supplementary to any advice provided as part of this Assessment Report.

The Developer will consult with the EM to provide onsite environmental monitoring services, as and when required. The EM will be self-directed and, as such, be able to visit the site at their own discretion - depending on construction activities, environmental risk, on-request, etc.

ENVIRONMENTAL MONITOR AVAILABILITY TO THE PROJECT

The QEP will be available to the Developer to provide environmental guidance and advice, as and when required, and when site works are contemplated. This can include providing advice on erosion and sediment control, stormwater management and / or other environmental protection measures. Other measures may be required to ameliorate the

release of silt-laden water to a sensitive aquatic environment (i.e., Tributary 3, Defiance Creek, and water treatment drainage ditches D2, D3 and D4).

IMPLEMENTATION OF EROSION CONTROL MEASURES

Environmental guidance and advice on erosion control measures has been provided to the Developer on an ongoing basis. This included preparing an Erosion and Sediment Control Plan (ESCP), for the planned works (Appendix 2). This ESCP includes erosion and sediment control guidance information that can be applied throughout the development site.

In general, when site works are initiated, it is advised that major soil disturbance is undertaken during the dry weather period. In doing so, the requirement for erosion control and management can be significantly reduced, and potentially eliminated. The extent of erosion control mitigation considerations should be developed to a level of detail commensurate with the environmental risk and scope of the planned works. Consequently, the Developer will ensure all works are undertaken in an environmentally responsible manner. This could include requesting the QEP to provide as and when required specific remote and / or onsite advice on [1] erosion and sediment control, [2] planning soil disturbance and earth movement to avoid intense and / or protracted precipitation events, [3] runoff and stormwater management, and [4] implementing other appropriate environmental protection measures that may be required to ameliorate the release of silt-laden water to a stream or a SPEA.

Refer to the ESCP for further information.

COMMUNICATION PLAN

Through ongoing environmental services to the Developer and by receipt of this Assessment Report, the Developer has the QEP and author's contact information. The QEP will be available to address any environmental issues as they arise.

POST-DEVELOPMENT REPORT

On completion of the planned works described in this Assessment Report, the Developer commits to contacting the QEP (or other retained Qualified Environmental Professional (QEP)), to advise on the status of those works. On this notification, a follow-up site review by a QEP will be scheduled and a Post-development Report will be prepared and submitted to MFLNRORD as required by the RAPR process.

It is anticipated the Post-development Report will include a field review of the layout and constructed works to confirm the SPEA setbacks and environmental protection conditions described in this Assessment Report have been complied with. It is also anticipated the Post-development Report will confirm there was no encroachment into, or impact on, the SPEAs associated with any planned works.

Section 6. Photos [All photos by Craig Barlow]

Provide a description of what the photo is depicting, and where it is in relation to the site plan.



Photo 1 Gravel access road typical condition (C. Barlow; September 17, 2020).



Photo 2 Low lying wet forest typical condition (C. Barlow; September 16, 2021).



Photo 3 Low lying wet forest typical condition (C. Barlow; May 3, 2018).



Photo 4 Lower Defiance Creek downstream of West Coast Trail Lodge access (C. Barlow; July 27, 2018).



Photo 5 Lower Defiance Creek downstream of West Coast Trail Lodge access (C. Barlow; August 29, 2019).



Photo 6 Septic treatment system situated in the vicinity of drainage ditches D2, D3 and D4 (C. Barlow; May 3, 2018).



Photo 7 Drainage ditch D4 inline treatment pond typical condition (C. Barlow; May 3, 2018).



Photo 8 Drainage Ditch D2 typical condition (C. Barlow; May 3, 2018).

Section 7. Professional Opinion

Qualified Environmental Professional opinion on the development proposal's riparian assessment.

Assessment Report Professional Opinion on the Development Proposal's riparian area.

Date

1. I, Duncan Sutherland, RPBio, QEP, hereby certify that:

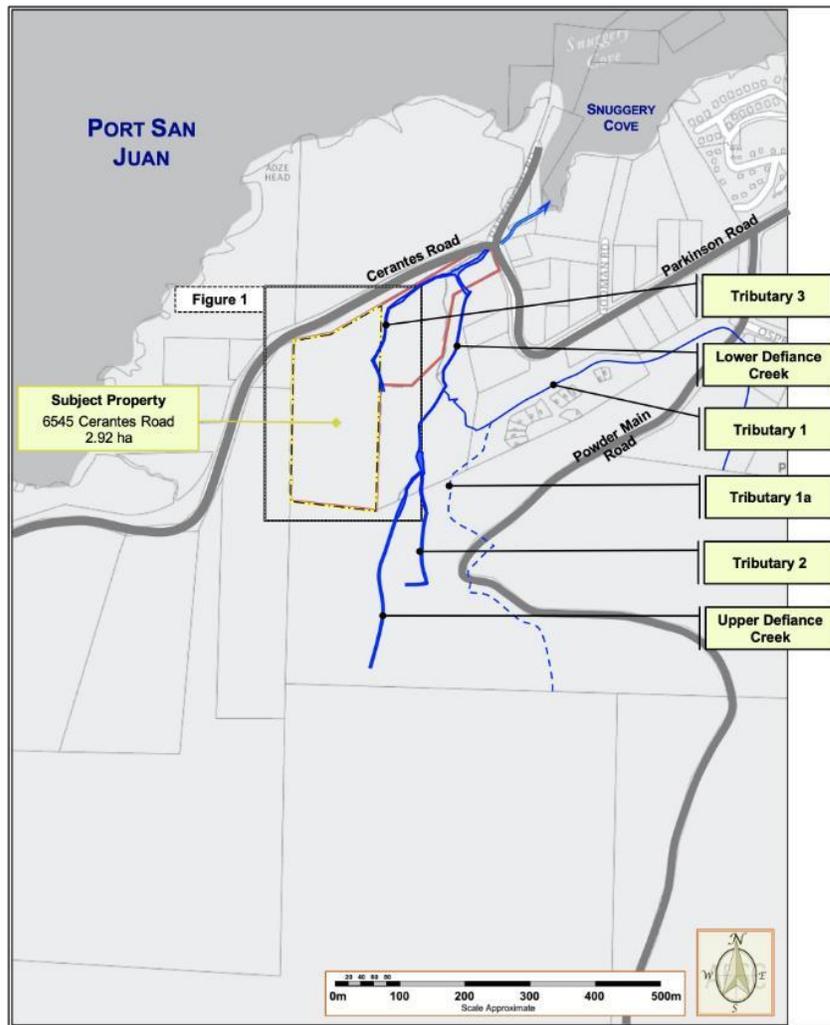
- a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- b) I am qualified to carry out the assessment of the proposal made by the Developer 1031746 B.C. Ltd. which proposal is described in Section 1 of this Assessment Report (the "development proposal"),
- c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- d) In carrying out my assessment of the development proposal, I have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the Minister's manual;

AND

2. As a qualified environmental professional, I hereby provide my professional opinion that:

- a) **N/A** The site of the proposed development is subject to undue hardship, (if applicable, indicate N/A otherwise), and
- b) the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

APPENDIX 1
SUPPORTING FIGURES



PROJECT	Riparian Areas Protection Regulation – Qualified Environmental Professional – Detailed Assessment Report (REV 1) 6545 Cerantes Road, Port Renfrew, BC	FIGURE NO.	A
DESCRIPTION	Project Location Map, Area Context and Drainage Overview	DATE	September 9, 2025
IMAGE SOURCE	CRD Regional Map at: https://maps.crd.bc.ca/Html5Viewer/?viewer=public	PREPARED BY	Applied Ecological Solutions Corp. 



PROJECT	Riparian Areas Protection Regulation – Qualified Environmental Professional – Detailed Assessment Report (REV 1) 6545 Cerantes Road, Port Renfrew, BC	FIGURE NO.	B
DESCRIPTION	Project Location and Orientation Orthophoto	DATE	September 9, 2025
IMAGE SOURCE	CRD Regional Map 2023 ortho imagery at: https://maps.crd.bc.ca/Html5Viewer/?viewer=public	PREPARED BY	Applied Ecological Solutions Corp. 

FORM 1
 Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

24



PROJECT	Riparian Areas Protection Regulation – Qualified Environmental Professional – Detailed Assessment Report (REV 1) 6545 Cerantes Road, Port Renfrew, BC	FIGURE NO.	C
DESCRIPTION	Proposed Two Storey Housing Units Typical Elevations	DATE	September 9, 2025
IMAGE SOURCE	Number TEN Architectural Group Sheet A-04; June 10, 2025	PREPARED BY	Applied Ecological Solutions Corp. 

APPENDIX 2

EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL PLAN

6545 CERANTES ROAD, PORT RENFREW, BC



PREPARED BY: APPLIED ECOLOGICAL SOLUTIONS CORP.

SEPTEMBER 9, 2025

LIMITATIONS

This preliminary Erosion and Sediment Control Plan (ESCP), has been prepared for use by the Developer and the Construction Contractor(s) to provide guidance in the planning and implementation of erosion and sediment control activities and features. It does not consider Contractor in-house environmental protection protocols, plans, staging, etc. Consequently, some components of this ESCP may not be required and / or reasonably applied depending on the Project scope, complexity and environmental risk, etc.

It is incumbent on the Contractor and / or those parties responsible for environmental protection to use their discretion regarding implementation. As such, this document is provided for reference and should not be considered absolute.

Use of this document for erosion and sediment control planning is done exclusively at the discretion and risk of the user.

A. COMPLIANCE WITH LOCAL GOVERNMENT CODES, REGULATIONS AND BYLAWS

All works where water discharge is required will comply with Local Government Codes, Regulations and Bylaws.

B. ASSOCIATED ENVIRONMENTAL PROTECTION DOCUMENTS

This stand-alone ESCP may be used as supplemental information in conjunction with other environmental protection / planning documents and environmental advice, including but not limited to the following:

1. Environmental compliance requirements stipulated in Project contract specifications and direction,
2. Municipal, Provincial and Federal environmental protection guidelines,
3. Environmental protection requirements stipulated in Project Municipal, Provincial and / or Federal permitting (i.e., Local Government Development Permit, Provincial *Water Sustainability Act* permitting, Federal *Fisheries Act* permitting, etc.),
4. Environmental protection requirements described in Municipal bylaws,
5. The Contractor's in-house environmental planning documents,
6. Site-specific Environmental Protection Plan (EPP) and / or related documents (e.g., Invasive Plant Management Plan, Nesting Bird Management Plan, Spill Response Plan, etc.) that may be prepared as stand-alone procedures specifically for the Project, and
7. Environmental advice provided by the Qualified Environmental Professional (QEP), or other appropriately qualified individual.

C. WORKER ENVIRONMENTAL AWARENESS

The Contractor is required to ensure all Site Workers are provided with a brief environmental awareness tailgate session to ensure all Workers are clearly aware of the environmental sensitivities of the Project site, in general, and specifically, to sensitive aquatic environments within and near the Project area. This awareness shall include ensuring all Workers are aware of environmentally sensitive boundaries as shown on relevant Project drawings or otherwise advised.

D. ENVIRONMENTAL MONITORING

The QEP or other qualified specialist may be available to the Developer on an as-required basis to provide environmental advice and guidance, including preparing environmental protection planning documents (e.g., Environmental Management Plan (EMP), Environmental Protection Plan (EPP), etc.), if requested.

E. WATER QUALITY MANAGEMENT OBLIGATIONS

The Contractor shall manage all water draining through and off the worksite, ensuring that runoff and drainage water discharging to a sensitive receiving environment does not adversely affect water quality. Further, runoff and drainage water discharging to any sensitive water described above must conform to guidelines described in the BC Ministry of Environment *Approved Water Quality Guidelines*¹. Of particular note are the guidelines for turbidity (cloudiness caused by suspended materials within the water column) (ESCP Table 1).

¹ https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/waterquality/water-quality-guidelines/approved-wqgs/wqg_summary_aquaticlife_wildlife_agri.pdf

ESCP Table 1 Water Quality Objectives (summarized from the *Approved Water Quality Guidelines*)

Water Use	Turbidity (NTU) ²	Total Suspended Solids
Aquatic Life (fresh, marine and estuarine)	Change from background of 8 NTU at any one time for a duration of 24 h in all waters during clear flows or in clear waters	Change from background of 25 mg/L at any one time for a duration of 24 h in all waters during clear flows or in clear waters
	Change from background of 8 NTU at any one time for a duration of 24 h in all waters during clear flows or in clear waters	Change from background of 5 mg/L at any one time for a duration of 30 d in all waters during clear flows or in clear waters
	Change from background of 5 NTU at any time when background is 8 - 50 NTU during high flows or in turbid waters	Change from background of 10 mg/L at any time when background is 25 - 100 mg/L during high flows or in turbid waters
	Change from background of 10% when background is >50 NTU at any time during high flows or in turbid waters	Change from background of 10% when background is >100 mg/L at any time during high flows or in turbid waters

F. WATER QUALITY MONITORING

The scope of this Project is not likely to warrant regular and routine water quality monitoring. However, water quality monitoring may be requested by the Developer and / or implemented by the Contractor as a due diligence exercise to track water quality trends where there is a risk of discharge of sediment-laden materials (e.g., suspended sediments) to a sensitive receiving environment.

Rough water trend tracking can be implemented using a 'clarity wedge'³ (ESCP Figures 1 and 2). A clarity wedge provides a rough visual measurement of water quality passing through the Project. Visual clarity readings range from 1 to 21 (see *Visual Clarity Calibration*, below). It must be understood that the clarity wedge only provides an empirical (visual) record of water quality trends. A field turbidity meter is a more accurate field instrument in the event there is risk of exceeding regulatory thresholds for sediment releases.



ESCP Figure 1



ESCP Figure 2

Alternatively, in the event that visual observations and / or clarity wedge readings indicate a requirement for more definitive water quality sampling, water samples will be taken for laboratory analysis (i.e., Total Suspended Solids).

Visual Clarity Calibration

The following summarizes visual clarity (top row) vs. turbidity (FTU⁴; bottom row)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
>1350	670	440	330	263	218	187	163	144	130	118	108	99	92	86	80	76	71	68	64	<61

G. GENERAL MANAGEMENT OF RUNOFF WATER

Runoff water will be managed onsite and / or as described in an EPP, if one has been prepared for the Project. Any areas where drainage conveyances (e.g., ditches) are disturbed such that generation of sediment-laden water is possible, will be addressed in such a way to minimize the release of these waters to a sensitive environment. This may include adopting principles and using methodology described in the following sections.

H. RESPONSE TO EROSION EVENTS

Should an erosion event occur, the Contractor will respond immediately and actively with available personnel, equipment and materials (as summarized in the Sections below) to ameliorate the event. The intensity of the response will be determined by the severity of the event such that resources will be allocated as appropriate to the event. The Contractor will notify the Developer and / or the QEP if required, immediately on the discovery of an erosion event. The QEP or Environmental Monitor

² Nephelometric Turbidity Unit. The measure of the concentration or size of suspended particles (cloudiness) based on the scattering of light transmitted or reflected by the medium.
³ The Triton Clarity Wedge (turbidity wedge) was developed for the Vancouver Island Highway Project (as a supplement to the use of an electronic turbidity meter) to provide an effective way of estimating and tracking water quality trends.
⁴ FTU (Formazin Turbidity Units). FTU and NTU values are essentially the same.

(EM) will provide as-required environmental advice on addressing the erosion issue and the appropriateness of any remedial works that are implemented.

I. SITE PROTECTION AGAINST STORM EVENTS

All works where there is a potential for deposition or discharge of sediments to a sensitive receiving water⁵, either directly or by way of a hydraulically connected drainage, will be scheduled with consideration to prevailing and forecast weather conditions. Any work that might be affected by inclement weather, or has the potential to result in predictable environmental impacts, will be reviewed and terminated until which time, in the opinion of the Contractor and / or QEP or EM, work can continue.

The Contractor is expected to be self-directed in their environmental management of the Project site. Depending on the perceived environmental risk, the QEP or EM will determine the requirements for maintaining environmental protection response equipment and materials onsite. In this regard, the following erosion control materials and equipment may be required to be maintained onsite and be immediately available for use in the event of an erosion event:

- Filter cloth
- Silt fencing
- Shovels
- Polyethylene plastic or preferably an assortment of tarps
- Sufficient number of sand bags to construct bank width dams at the upstream and downstream Project limits to fully contain the worksite (either filled with clean sand from the site and not soil, clay, silt or other silt-generating material, or, empty with a stockpile of material)
- Portable 3" water pump in good working order with a minimum of a 30 m length of hose
- Backup portable 3" pump
- Other materials and equipment deemed appropriate by the Contractor and / or QEP / EM.

If and as required, other erosion control techniques and materials will be obtained and deployed.

J. CONTAINMENT OF NON-CONTAMINATED ERODIBLE MATERIALS

NOTE *Sediment-laden runoff water must not, under any circumstances, be released to any sensitive receiving environment or other conveyance hydraulically connected to it.*

Where practical, all erodible materials (e.g., topsoil) that require temporary storage onsite will be covered with polyethylene plastic or other appropriate impervious material (tarpaulin), when not in use (i.e., during work shutdowns). This is so all exposed excavated material is covered and protected from erosion originating from rainfall events, as required. The cover will be sufficiently secured from being dislodged during wind events using means such as sandbags, tire strings or other mechanisms. The site shall be routinely reviewed by Project Site Workers to ensure the cover is secure and effective.

It is advised that a single-sheet large tarpaulin be used instead of polyethylene sheeting as it is more durable, includes grommets for tie-down, and is seamless. Regardless of what material is used, it must be sufficiently robust to ensure it will not easily tear or become dislodged when materials are placed on, or removed from, the storage site.

If required, sandbags may be used within the Project area to provide a further level of runoff containment. Appropriate use of sandbags will assist in providing secondary protection to downstream resources by attenuating flows and providing mechanical settlement of particulates to prevent release downstream. Runoff water management (e.g., pumping, filter fabric, drainage containment, riparian discharge, etc.) will be the primary protection of water quality.

K. REMOVAL OF SEDIMENT-LADEN WATER FROM CONSTRUCTION AREAS

Care must be exercised to monitor sediment-laden water discharge such that it is [1] not ultimately draining back to a sensitive receiving water (by way of connected conveyance) at another location outside the immediate worksite, or [2] not causing erosion or other associated damage to property. In this regard, it is recommended filled sandbags be stored at key locations.

The requirement for dewatering construction areas to accommodate construction must be considered in the overall environmental planning. Site conditions within the Project area may limit opportunities for use of constructed and naturally occurring water treatment / disposal detention areas such as excavated ponds or existing depressions for the disposal of waste water. It is advised that limited immediate response equipment (e.g., sandbags, shovel, pump and hose, polyethylene plastic, etc.), is carried in a Contractor's work vehicle for immediate deployment in the event of a significant sediment release.

The Contractor must prevent the formation of new drainage channels resulting from overflowing detention areas as these flows can potentially deposit sediments into a sensitive receiving water. All sediment-laden runoff waters shall be intercepted by the existing water treatment facilities or otherwise treated through infiltration and other appropriate means.

⁵ Sensitive receiving waters includes, but is not limited to, streams, rivers, lakes, fish bearing ditches, wetlands, marine environment and other aquatic habitats.

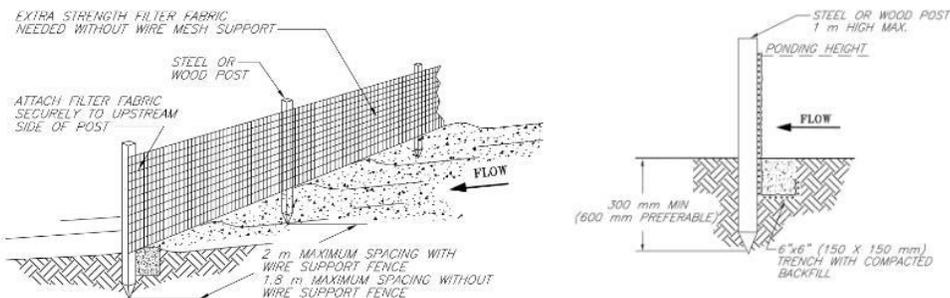
L. USE OF SILT FENCING

Use of (properly installed) silt fencing is best applied in areas that may be subject to slumping and to contain fill areas. This includes the toe of a fill area. Silt fencing is generally not intended (or appropriate) to filter fine textured, mobile (i.e., suspended) sediments or installed across and through active ditches or other features with flowing water.

Silt fencing is currently not specifically prescribed in any area of the Project site, as vulnerable areas where silt fencing would be beneficial have not been identified. If, in the opinion of the Developer, Contractor, QEP or EM the use of silt fencing is deemed necessary, use of silt fencing may be prescribed. This may include the use of silt fencing parallel to a sensitive aquatic receiving environment to provide a barrier between the construction site and the creek corridor. However, such an application (if it includes a trench as shown below) must consider the potential damage to vegetation and underlying rooted networks.

At this development site, the proper installation of silt fencing (as shown below), would typically begin at the toe of the building construction (as shown in Appendix 1: Figure C). It would require significant hand excavation of a sinuous trench through the wet forest area predominated by trees, underlying interlocking root matrices, and loamy soil (Section 6: Photo 3).

Installation of silt fencing will be generally as shown in ESCP Figure 3, below.



ESCP Figure 3 Geotextile silt fencing installation detail concept⁶.

Installation Note Proper installation of silt fencing requires the excavation of a shallow trench in which the loose bottom flap is buried. This buried flap ensures that eroded materials cannot pass under the silt fencing. However, care must be exercised to ensure underlying tree root systems are not significantly compromised as a result of trench excavation. If there is risk of cutting roots, coarse gravel can be used to backfill the loose flap, thereby avoiding trenching through root systems.

M. USE OF STRAW ON ERODIBLE SURFACES

For general information, rill and gully erosion is formed as rainfall strikes, splashes and flows over erodible slopes. This condition is exacerbated during periods of heavy and prolonged precipitation. Rainfall impacts on erodible surfaces can quickly saturate these surfaces and mobilize fine textured sediments. To minimize this occurrence, straw could be spread across these surfaces. Use of broken straw is effective at ameliorating rill and gully erosion that occurs when rainfall droplets fall on erodible soils.

By doing this, the impact effect of rainfall directly onto erodible materials can be significantly reduced. The Contractor may choose or be required to maintain onsite a sufficient quantity of straw bales (protected from the elements) for use if and as required.

NOTE Straw and hay bales may contain seeds of invasive or undesirable plants. In some jurisdictions where import of invasive and undesirable plant species is a concern, use of straw bales for erosion control is not permitted. If the origin of the straw bales and / or the likelihood of the straw containing seeds are unknown, it is advised to consult with the Local Government regarding constraints on, and appropriateness of using straw for erosion control.

N. USE OF STRAW BALES FOR EMBANKMENT CONTAINMENT

The following information is provided if the use of straw bales for embankment containment is recommended or deemed to be necessary and can be appropriately utilized.

Straw bales may be used to contain embankments from slumping and to reduce the overland flows of sediment-laden water. Straw bales provide a filtration function that is not achievable with the use of silt fencing.

⁶ Source: Appendix C – Erosion and Sediment Control Best Management Practices (BMP). Alberta Transportation. March 25, 2003. <http://www.transportation.alberta.ca/content/docType372/production/erosionappc.pdf>

As with the use of silt fencing, straw bales will not be used in the construction of check dams in active ditches and flowing water (see Section P. Use of Check Dams to Moderate Flows in Ditches, below). Straw bales used in this application become saturated with water and sediments, quickly degrade, and potentially release trapped sediments when the bale breaks apart either in situ or during removal and maintenance.

Use of Existing Ditches for Water Quality Management

Where available, appropriate and permitted to do so, drainage off the Project site may be directed to the roadside or other existing ditching. In this regard, if these features are identified by the Developer and / or Contractor and deemed appropriate for use by the QEP or EM, their use for water treatment purposes may be considered and incorporated into this ESCP by utilizing check dams and similar structures as described herein.

O. DITCH LINING

The following information is provided if the use of ditch lining is recommended or deemed to be necessary.

The use of ditch lining for erosion management can be effective in mitigating the impacts of water flowing over erodible surfaces. Should the Contractor identify existing ditches for potential use for water quality purposes, such use can only be implemented following consultation with the Developer and / or the QEP or EM.

Ditches lined with an appropriate ditch lining material serve to reduce the mobilization of sediments from underlying mineral soils. While conventional ditch lining may be employed such as geotextile or silt fencing overlain with crush gravel, consideration can be given to using staked sodding as a more natural liner that, once anchored will require minimal maintenance.

P. USE OF CHECK DAMS TO MODERATE FLOWS IN DITCHES

The use of check dams for erosion control and flow moderation in ditches is not anticipated on this Project. The following information is provided in the event the use of check dams is recommended or deemed to be necessary by the EM. The use of check dams for water treatment purposes may be considered and incorporated into this ESCP as appropriate and as approved by the Project EM.

Check dams can be effective in providing a secondary water treatment option (to use in lieu of, or in conjunction with, containment facilities such as settlement tanks) for those runoff waters that are not directed through a settlement structure. As such, ditches with check dams installed would function as linear settlement ponds by reducing runoff velocity and providing for mechanical settlement of heavier particulates prior to release downstream.

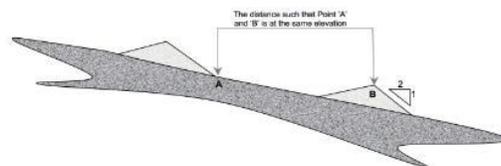
Various check dam options can be considered, depending on the availability of materials. All newly constructed check dams should typically be constructed of impervious materials such as logs (ESCP Figures 4 and 5), sand bags filled with clean sand and granular material (not soil, silt, clay or other sediment-generating material) or coarse crush rock with a layer of fine drain rock on the upstream side (ESCP Figures 6 and 7).



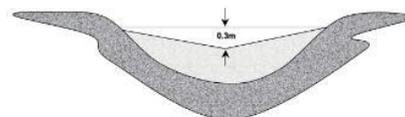
ESCP Figure 4 Log check dam installation with low flow notch to concentration flows to middle of ditch line (C. Barlow; January 30, 2018).



ESCP Figure 5 Functioning log check dam (C. Barlow; February 9, 2018).



ESCP Figure 6 Longitudinal profile concept for configuring and spacing ditch line check dams (AESC, 2021; adapted from *Manual of Control of Erosion and Shallow Slope Movement*).



ESCP Figure 7 Check dam concept cross section (AESC, 2021).

Q. USE OF WATER TREATMENT DISCHARGE AREAS

The requirement for dewatering construction areas to accommodate construction is not clearly known at this writing. However, the nature of the Project suggests that opportunities for use of constructed and naturally occurring detention areas (i.e., excavated ponds or existing depressions) for the disposal of sediment-laden water are limited. However, the humanmade impoundment area adjacent to the work area created by the construction of the gravel tote road provides a barrier to migrating sediment. This will effectively prevent any movement of sediment from the work area to Tributary 3 and Defiance Creek.

Options to manage runoff include (but are not limited to) the following:

1. Installing a sufficient number of check dams to create linear retention areas within an existing ditch,
2. Dispersing excess water into vegetated areas to allow for infiltration,
3. Dispersing water onto exposed grade using appropriate methodology and materials to avoid concentrating flows and generating sediment-laden waters at other locations. This can also provide a dust management benefit.
4. Deploying specific water treatment materials and proprietary products to provide settlement of sediments as shown below.

Regardless, there may be sediment-laden water generated from the site. The ideal objective of water management is to manage runoff water at the source and treat.

R. USE OF WATER TREATMENT PRODUCTS AND MATERIALS

Where water treatment is required and there are no reasonable alternatives for this treatment through the use of existing infrastructure and features (such as containment areas), construction of sediment treatment ponds, etc., the Contractor may consider deploying other products. One alternative is the use of 'silt bags' (ESCP Figure 8).

These water treatment bags are constructed of non-woven geotextile fabric sewn into large bags to which the pump outlet is attached. Sediment laden water is pumped into and diffused through the pores in the material, providing a significant measure of water treatment.

Silt bags are a proprietary product and available in a variety of sizes to accommodate various flow volumes.



ESCP Figure 8 Sample of a silt bag (from Layfield website⁷).

The use of silt bags is a reasonable alternative when there are no other opportunities to manage water through the use of sediment ponds and other landscape features.

S. CROSS DRAINAGE SWALES

Where temporary construction access roads, permanent trails and other corridors have been constructed of erodible soils, oblique cross drainage swales may be installed to direct sediment-laden runoff water to adjacent vegetated areas for dispersal, treatment and infiltration. The frequency of these drainage features will vary depending on the risk, corridor grade, exposure to precipitation, etc.

T. MAINTENANCE OF EROSION AND SEDIMENT CONTROL INSTALLATIONS

Should they be employed, the Contractor shall ensure all erosion and sediment control installations (i.e., silt fencing, check dams, water treatment devices and impervious covers over disposal areas), are in good working order. They should continue to function as intended for the duration of their required use and application.

Review of all erosion and sediment control measures implemented will be undertaken daily by either Project Site Workers and/or the QEP or EM to ensure all works are functioning as intended. This review is also intended to identify erosion control measures in need of repair, replacement or augmentation. Repair and maintenance of these works will be undertaken within a reasonable timeline (e.g., immediately depending on site conditions and weather, or by the end of the workday) following the identification of the requirement.

U. DECOMMISSIONING OF EROSION AND SEDIMENT CONTROL INSTALLATIONS

Erosion and sediment control installations will remain in place for the duration of the period for which they are required. Once the installations are no longer required and / or they are deemed ineffective because of the changing construction activities, these installations will be removed. Removal will ensure there is not a pulse release of sediments that may be detained by the installation (e.g., a build-up of sediment behind a sandbag, etc.) and washed away where there is flowing water.

⁷ Additional information (including contacts) on silt bags and other related erosion control products can be found at: <https://www.layfieldgroup.com/Geosynthetics/Erosion-and-Sediment-Control-Products.aspx>

FORM 1
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

32

Unless otherwise directed by the Developer, on completion of construction or by the contractual Completion Date, all environmental protection features that are either [1] non-functioning, [2] no longer required for the intended purpose, [3] present a long term maintenance / aesthetic risk or concern, or [4] as directed by the Developer and / or the QEP or EM, shall be permanently removed and disposed of accordingly. The installation site then will be fully restored and stabilized, as required.

This includes, but is not limited to, the following:

- Intact straw bale slope containment and other erosion containment unless they continue to be required. Straw bales may be broken and scattered over exposed areas,
- Staked silt fencing installations,
- Filter fabric installations,
- Temporary culvert inlet and outlet treatments,
- Impervious coverings of soil storage areas (e.g., tarpaulins and polyethylene sheeting) and their anchoring (e.g., tires),
- Excess, unused and waste construction materials including, but not limited to wood, pipe and pipe products, concrete, metal and rebar, and asphalt that are remnants from any construction and / or demolition activities,
- Any other materials and / or installations requiring removal identified by the Developer.

The QEP may assist in identifying erosion and sediment control installations to the Developer that are [1] recommended to remain in place and continue to function, or [2] to be removed.

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Prepared by Craig Barlow  
Applied Ecological Solutions Corp.

Appendix F: Proposed Draft Bylaw No. 4744

**CAPITAL REGIONAL DISTRICT  
BYLAW NO. 4744**

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**A BYLAW TO AMEND BYLAW NO. 3109, THE "COMPREHENSIVE COMMUNITY DEVELOPMENT  
PLAN FOR PORT RENFREW, BYLAW NO. 1, 2003"**  
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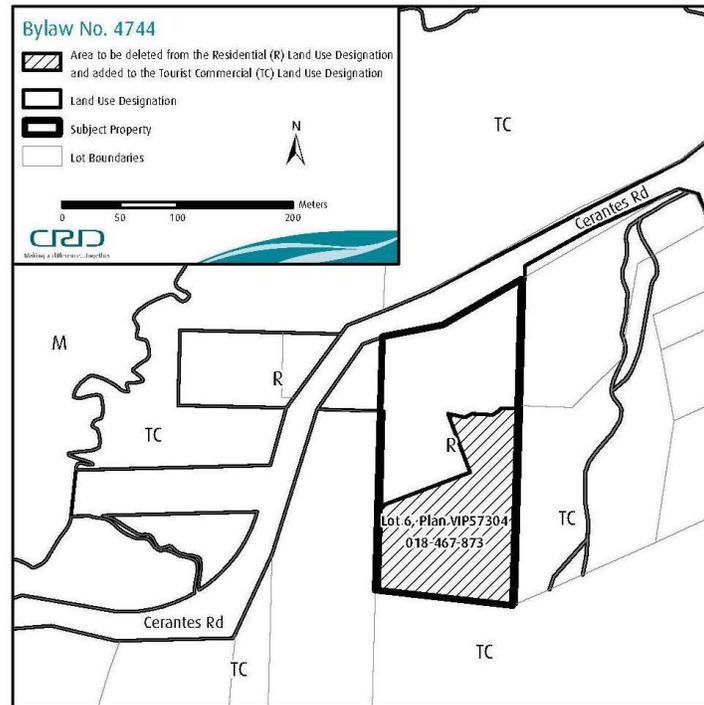
The Capital Regional District Board, in open meeting assembled, enacts as follows:

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

**A. SCHEDULE A, OFFICIAL COMMUNITY PLAN FOR PORT RENFREW, MAP NO. 2: LAND  
USE DESIGNATION**

- (a) By deleting that portion of Lot 6, District Lot 17, Renfrew District, Plan VIP57304, Except Part in VIP61187 from the Residential (R) Land Use Designation and adding that portion to the Tourism Commercial Designation respectively on Map 2: Land Use Designation; as shown on Plan No. 1

**Plan No. 1 of Bylaw No. 4744, an amendment to Bylaw No. 3109, Schedule A.**



**B. SCHEDULE B, LAND USE ZONING BYLAW FOR PORT RENFREW, PART IV ZONES**

- (a) By adding a new Section 29 MD-1 (Multi-unit Dwelling One) Zone after Section 28 HC (Heritage conservation) Zone as follows:

**SECTION 29 MD-1 (MULTI-UNIT DWELLING ONE) ZONE**

**Permitted Uses**

1. The following uses and no others are permitted in this zone:
  - a) Dwelling unit;
  - b) Religious centres;
2. Permitted accessory uses and buildings in this zone includes the following:
  - a) Home based business;
  - b) Retail establishments, which must be visible from a parcel line shared by a public right-of-way including a highway or road and must be on the storey below any dwelling units if located in a building that contains one or more dwelling units;
  - c) Any buildings, structures, or uses that are accessory to the permitted uses listed in Section 28.1 of this zone.

**Density Regulations**

3. Land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) The minimum parcel size is 1.0 ha when there is no community sewage or water system to hook into or the owner decides not to hook into both a community sewage and water system.
- b) The minimum parcel size is 0.25 ha when the parcel is hooked up to a community sewer and water system.

Number and Type of Dwelling Units Allowed

- c) Not more than 80 dwelling units are allow on a parcel in this zone;
- d) Not more than 10 dwelling units per principal building;

Maximum floor area

- e) The maximum total combined floor area for principal buildings, which includes dwelling unit floor area, must not exceed 17.0 percent of the area of a parcel that is in this zone, which is a floor area ratio of 0.17;
- f) The minimum floor area of an individual dwelling unit must not be less than 15.8 m<sup>2</sup>;
- g) The maximum floor area of an individual dwelling unit must not exceed 250.0 m<sup>2</sup>;
- h) The maximum floor area of an individual principal building must not exceed 450.0 m<sup>2</sup>;
- i) The maximum total combined floor area for accessory uses and buildings, must not exceed 10.0 percent of the area of a parcel that is in this zone, which is a floor area ratio of 0.10;
- j) The maximum floor area for accessory uses located in an individual principal building must not exceed 30 percent of that principal building's total floor area.

CRD Bylaw No. 4744

3

**Development and Siting regulations**

4. Land located in this zone:

Height

- a) No principal building or structure shall exceed 12.0 m in height;
- b) No accessory building or structure shall exceed 4.8 m in height.

Setbacks

- c) Except where a greater distance is required by a regulation of this bylaw, no principal or accessory building or structure shall be located within:
  - i. 6.0 m from a parcel line shared by a public right-of-way including a highway or road.
  - ii. 1.5 m from a parcel line shared by another parcel.
  - iii. 3.0 m clear to the sky from another principal or accessory building or structure;

Parcel Area Coverage

- d) The maximum permitted parcel area coverage of any and all buildings and structures is 17.0%

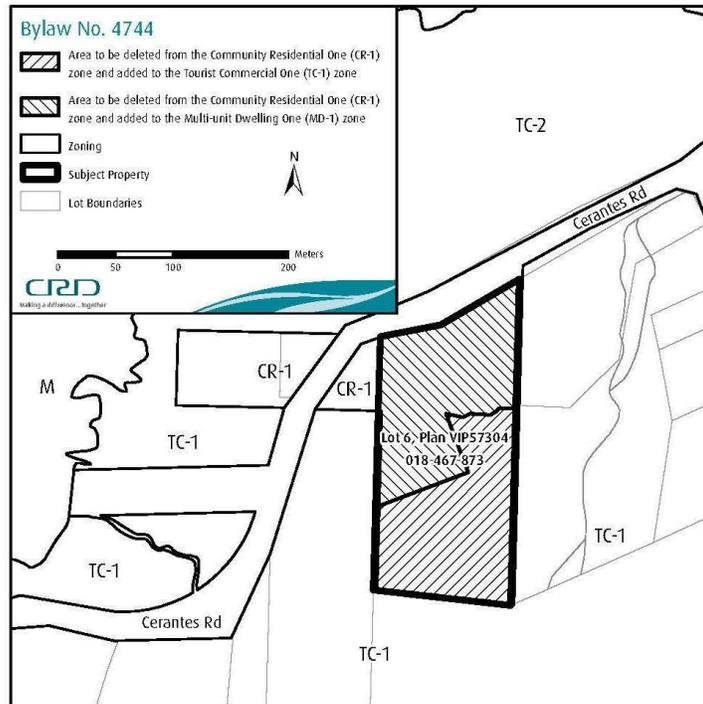
**C. SCHEDULE B, LAND USE ZONING BYLAW FOR PORT RENFREW, PART IV ZONES,  
MAP NO. 1: ZONING**

- (a) By deleting Lot 6, District Lot 17, Renfrew District, Plan VIP57304, Except Part in VIP61187 from the CR-1 (Community Residential – One) Zone and adding those portions to the MD-1 (Multi-unit Dwelling One) Zone and TC-1 (Tourism Commercial-One) Zone respectively, as shown on Plan No. 2

CRD Bylaw No. 4744

4

**Plan No. 2 of Bylaw No. 4744, an amendment to Bylaw No. 3109, Schedule B.**



2. This Bylaw may be cited as "Comprehensive Community Development Plan for Port Renfrew Bylaw No. 1, 2003, Amendment Bylaw No. 16, 2025".

|                         |        |      |
|-------------------------|--------|------|
| READ A FIRST TIME THIS  | day of | 202X |
| READ A SECOND TIME THIS | day of | 202X |
| READ A THIRD TIME THIS  | day of | 202X |
| ADOPTED THIS            | day of | 202X |

\_\_\_\_\_  
 CHAIR

\_\_\_\_\_  
 CORPORATE OFFICE