

Referral Response Summary**Application No. RZ23B01**

Organization: CVRD
Name/Title: Lauren Wright, Planning
 Coordinator Community Planning

Date of Response: September 29, 2023
Level of Support: Do Not Support

Comments:

This is a large, irregular-shaped site surrounded by medium-sized rural residential parcels along Renfrew Road, and large-lot forestry lands to the south. Piecemeal rezoning and subsequent subdivision, without a comprehensive plan for the entire parcel, could eventually impede access to the portion of the parcel to the south of “Logging Road”, which appears to be independently owned and the potential for it becoming a MOTI (public) road is uncertain. Should this road become public, subdivision along this boarder would be supported with current zoning bylaw regulations. That is not the case at present.

The proposed future subdivision along Renfrew Rd is in line with the current pattern of development in the surrounding area. However, the intent of Forestry designated/zoned and Private Managed Forest Lands (PMFL) lands are to preserve renewable resources (forestry), which requires large, unencumbered tracts of land. This proposal is essentially continuing the pattern in the area of small-scale subdivision, which reduces large parcels of land to such small sizes that eventually cannot be used for their intended purpose – in this case, to protect the renewable resource.

In addition, the parcel already does not meet the minimum parcel size of the current F-1 zone. Meaning, in order for this rezoning to proceed, the proposed remaining F-1 portion of the parcel would also need to be rezoned to meet the minimum parcel size of the new zone (possibly F-2; min. parcel size of 4ha), which would then enable the land to be further subdivided. In turn, this would further compound the issue of removing land from resource protection areas through small scale subdivision (and associated) applications. Large lots need to be protected as they are, as the majority of subdivisions reduce the size of parcels, and it is very rare for large parcels to be created through parcel amalgamation. The degradation of large, environmentally-important parcels of land via small-scale subdivision is against the objectives and policies within the OCP with respect to protecting forest lands for long-term forest management and wilderness values, and for their importance to the economy and sequestration. The OCP encourages the retention of productive private forest lands within the managed forest land classification. This application does not appear to support the OCP policies and objectives for renewable resource (forestry) lands.

Organization: CVRD
Name/Title: Alison Garnett, Planning
 Coordinator, Strategic Initiatives

Date of Response: July 27, 2023
Level of Support: Do Not Support

Comments:**OCP Bylaw 4270**

The staff report cites OCP Bylaw 4270 policies that discourages residential subdivision in the Renewable Resource – Forestry land use designation. Planning Strategic Initiatives agrees.

Draft OCP Bylaw 4373

The subject property is intended to be designated under draft OCP Bylaw 4373 as Forestry & Resource.

The purpose of this designation is to enable the large-scale extraction of natural resources, such as forestry, gravel and mines. These uses are generally located in isolated locations, far from villages and urban centres.

According to the staff report, the subject property is located 0.5 km from the Koksilah river. In recognition of the vulnerability of the Koksilah watershed, the draft OCP Bylaw 4373 policy includes:

NAO.1 Develop watershed management plans and continue to support the development of a Watershed Sustainability Plan for the Koksilah River Watershed in partnership with Cowichan Tribes, Ministry of Forests, Environment Canada and the Cowichan Watershed Board and under the Water Sustainability Act.

The intention of the draft OCP Bylaw 4373 is to focus growth, consistent with the following draft policies:

- Focus growth in strategic locations near village centres, jobs, public transit and other amenities.
- Prevent growth in wildfire interface areas and in areas that are outside of the CVRD's fire emergency response capacity.

Organization: CVRD Name/Title: Tanya Soroka, Manager Parks Planning & Stewardship Comments:	Date of Response: August 4, 2023 Level of Support: No Comment
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Parks and Trails Division has no comments on this application.

Organization: CVRD Name/Title: Louise Knodel-Joy, Senior Engineering Technologist Utilities Comments:	Date of Response: July 28, 2023 Level of Support: No Comment
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No utility services in the vicinity, therefore no comments.