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**Notes from a Public Information Meeting
Held May 29, 2019 at the Port Renfrew Community Centre, 6638 Deering Road,
Port Renfrew, BC**

SUBJECT: Rezoning Application RZ000265 - Lot D, Section 36, Renfrew District, Plan VIS5337 (17015 Parkinson Road)

Proposed Bylaw No. 4266, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 11, 2019” (Port Renfrew Development Permit Areas and Development Approval Information)

PRESENT: Director Mike Hicks
Staff: Iain Lawrence, Manager, Community Planning; Wendy Miller, Recorder

PUBLIC: 15

The meeting was called to order at 6:06 pm

1. Rezoning Application

a) RZ000265 - Lot D, Section 36, Renfrew District, Plan VIS5337 (17015 Parkinson Road)

Iain Lawrence spoke to the staff report and the request to amend the Tourism Commercial - One (TC-1) zone in order to permit an existing mix of commercial and residential uses on the site of the General Store. It was confirmed that the building strata, granting individual title to the ground-floor retail space and each of the three dwelling units above was registered in April 2003 prior to the adoption of a zoning bylaw for Port Renfrew in August 2004. As the use has been ongoing since that time, the property is considered legal non-conforming for use in accordance with Section 528 of the *Local Government Act*. It was further confirmed that the bylaw amendment was prompted by the applicant as part of the process to purchase one of the dwelling units.

Janice Hiles stated support for the application.

Dan Quigley stated support for the application.

The Director advised that, as there is not an active Advisory Planning Commission (APC) for Port Renfrew, the proposal is being considered by the community at a public information meeting. The comments received at this meeting will be presented to the Juan de Fuca Land Use Committee for recommendation that the application proceed to the CRD Board for direction that the proposal (Bylaw No. 4292) proceed to public hearing.

2. Proposed Bylaw

a) Bylaw No. 4266, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 11, 2019” (Port Renfrew Development Permit Areas and Development Approval Information)

Iain Lawrence spoke to the staff report and proposed Bylaw No. 4266 to update the Development Approval Information Area designation for Port Renfrew, and to designate development permit areas for shoreline protection, riparian areas and sensitive ecosystem areas to be consistent with other community plans in the Juan de Fuca Electoral Area and compliant with Provincial regulation.

Iain Lawrence outlined the guidelines for the proposed development permit areas and the professional reports required to support a development permit.

Members of the public stated:

- concern for the streams not identified on proposed Map 4 and Map 5 of Bylaw No. 4266
- support for protection against windthrow and related power outages
- concern that applications will be submitted prior to adoption of the bylaw to avoid conforming with the new regulations

Iain Lawrence replied to questions from the public advising that:

- while the *Riparian Areas Regulation (RAR)* applies to all streams, the existence of a stream may not trigger the requirement for a development permit, if the stream has not been identified on an Official Community Plan (OCP) map identifying the stream protected by a development permit area designation
- Existing stream information comes from the Province's TRIM data and *RAR* reports filed to-date
- a more complete riparian inventory would be required to positively identify all streams in the OCP area
- development permit mapping improves with the professional reports submitted to support development applications
- bylaws have no effect on existing subdivisions applications for a period of 12 months after a bylaw is adopted
- it is anticipated that proposed Bylaw No. 4266 will be approved by mid-fall
- Juan de Fuca Community Planning can confirm receipt of development applications
- the Shoreline Protection Development Permit Area applies to land lying 15 metres upland of the natural boundary of the ocean
- the Province regulates the foreshore
- Community Planning can request more information, including environmental reports, as part of a rezoning application
- Community Planning can only request information where authorized by bylaw
- subdivision in unincorporated areas are approved by the Province
- geotechnical reports, which may identify watercourses, are often requested as part the building permit process

Members of the public stated:

- support for the requirement for site assessments before development approval
- concern that *RAR* reports submitted to support applications are only addressing the area subject to an application and not those parts of a stream on adjacent or nearby properties
- support for identification and designation of steep slope areas and unmapped streams
- that, in the absence of an active APC, it was hard finding information regarding Bylaw No. 4266 in advance of the meeting

The meeting adjourned at 6:36 pm