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**Minutes of a Meeting of the Port Renfrew Advisory Planning Commission  
Held April 10, 2017 at Port Renfrew Community Centre, 6638 Deering Road,  
Port Renfrew, BC**

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**PRESENT:** Dan Quigley (Chair), Rosie Betsworth, Janice Hiles, John Wells  
**Staff:** Iain Lawrence, Local Area Planning Manager; Wendy Miller, Recorder  
**ABSENT:** Tomi Smith  
**PUBLIC:** 4

The meeting was called to order at 6:33 p.m.

**1. Elections**

Iain Lawrence called for nominations for the position of Chair of the Port Renfrew Advisory Planning Commission (APC) for 2017 and Dan Quigley's name was put forward. Iain Lawrence called two additional times for further nominations and, as there were none, Dan Quigley was declared Chair.

The Chair called for nominations for the position of Vice Chair of the Port Renfrew APC for 2017 and Janice Hiles' name was put forward. The Chair called two additional times for further nominations and, as there were none, Janice Hiles was declared Vice Chair.

**2. Approval of the Agenda**

**MOVED** by Rosie Betsworth, **SECONDED** by Janice Hiles that the agenda be approved.

**CARRIED**

**3. Approval of Supplementary Agenda**

No supplementary items.

**4. Planner's Report**

- a) *Shaping the Capital Region Over 50 Years*, a commemorative book celebrating the CRD's 50<sup>th</sup> anniversary since incorporation in 1966, is being distributed to all local APC members.
- b) The Regional Growth Strategy (RGS) update, Bylaw No. 4017, was referred to the municipalities for acceptance. Seven municipalities resolved to reject the RGS. The Ministry of Community, Sport and Cultural Development has supported the CRD Board's request to initiate a non-binding dispute resolution process to resolve outstanding issues. A mediator for this process must be selected by June 14, 2017.
- c) All bylaws adopted by the CRD must be consistent with the RGS. Review the Port Renfrew Official Community Plan (Bylaw No. 3109) will not be considered until the disputed issues in the RGS are resolved.
- d) The *Local Government Act (LGA)* permits a local government, by bylaw, to designate land as a flood plain. The Port Renfrew Land Use Zoning Bylaw (Bylaw No. 3109) does not designate land as flood plain. Section 56 of the *Community Charter* permits the building inspector to require the owner of land to provide a geotechnical report specifying flood construction levels and flood plain setbacks. The Ministry of Transportation and

Infrastructure may also request submission of qualified professional reports as part of the subdivision process.

## 5. Rezoning Application

### a) RZ000246 - Lot 3, District Lot 17, Renfrew District, Plan VIP13240 and Lot A, District Lot 17, Renfrew District, Plan VIP54121 (Parkinson Road)

Iain Lawrence spoke to the staff report and the request to re-designate two properties from Residential (R) to Tourism Commercial (TC), and to rezone the parcels from Community Residential – One (CR-1) to Tourism Commercial - One (TC-1), in order to expand the Trailhead Resort. It was advised that the Land Use Committee recommended that the application be referred to agencies and to the Port Renfrew Advisory Planning Commission. An overview of comments received by agencies was provided. It was advised that Pacheedaht First Nation has provided preliminary comment, reporting that it operates Seafoam Seafoods on a property adjacent to Lot A and that further comment from Pacheedaht First Nation is anticipated.

The Chair confirmed that the applicants were present.

The applicants spoke to the site plan included in the February 21, 2017, staff report to the Land Use Committee. It was reported that numerous parcels in the subject area are zoned TC-1 with one parcel beside Lot A zoned Industrial (IND). The applicants advised that they also own the parcel adjacent to Lot 3. It was stated that the rezoning proposal will support development of the resort, allowing the family to continue to operate the business and remain in the community.

Kristine Pearson advised that she was asked to attend on behalf of Helen Jones, Pacheedaht First Nation. It was relayed that the Pacheedaht intends to continue fish processing out of the Seafoam Seafoods location. Support was stated for continued compatibility between the IND zoned property and Lot A.

Iain Lawrence responded to questions for the APC advising that the:

- application does not trigger the *LGA* requirement for the provision of park land
- Port Renfrew Land Use Zoning Bylaw does require specific amenity provisions

The APC noted that the rezoning proposal is in line with the other zones in the vicinity and that the proposal supports local employment.

**MOVED** by John Wells, **SECONDED** by Janice Hiles that the Port Renfrew APC supports rezoning application RZ000246. **CARRIED**

## 6. Adjournment

The meeting adjourned at 6:54 p.m.

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Chair