

**Notes from a Public Information Meeting  
Held February 22, 2018 at the Port Renfrew Community Centre, 6638 Deering Road,  
Port Renfrew, BC**

---

**SUBJECT:** Zoning Amendment Application for Lot 12, District Lot 17, Renfrew District,  
Plan 13240 – 17239 Parkinson Road

**PRESENT:** Staff: Iain Lawrence, Manager, Local Area Planning; Emma Taylor, Recorder

**PUBLIC:** 11

The meeting was called to order at 6:30 p.m.

Iain Lawrence welcomed everyone to the meeting and advised that the purpose of the meeting is to provide information about the applicant's proposal for a food truck and to obtain input from area residents regarding the proposal. The information collected from the meeting will be presented to the Juan de Fuca Land Use Committee (LUC) for recommendation to the CRD Board as to if the proposal should or should not proceed.

It was noted that the LUC representative for Port Renfrew, Roy McIntyre, was in attendance. It was also explained that there is no longer an active Advisory Planning Commission for Port Renfrew due to a member stepping down.

Iain Lawrence spoke to the staff report considered by the LUC at its meeting of January 16, 2018, and the application to amend the Port Renfrew Comprehensive Community Development Plan, Bylaw No. 3109 to permit the operation of a food service establishment.

Iain Lawrence stated that a Riparian Assessment Report would be required as part of the application process due to the location of a creek on the property. Staff have prepared a proposed bylaw to rezone the subject property from Community Residential One (CR-1) to a new Mixed Commercial/Residential (CR-1A) zone.

Iain Lawrence indicated that the applicant was in attendance.

Joshua Walker stated that he recently acquired the property and wishes to establish a food truck and outdoor seating on the property. The applicant stated a desire to rezone for tourist commercial uses in the future.

The applicant questioned how property taxes would be affected by the proposed rezoning. Iain Lawrence stated that BC Assessment Authority may get information through building permit records.

A member of the public posed a question about when to submit comments about the proposal. Iain Lawrence explained the purpose of the meeting is to collect comments. If the proposal is supported through 1<sup>st</sup> and 2<sup>nd</sup> Readings, a public hearing would be held in the community at a future date.

A member of the public questioned whether any concerns had been expressed by existing local businesses. The applicant stated that existing restaurant operators were made aware of the

proposed rezoning and expressed no concerns. Joshua Walker outlined his proposal to hold reliable hours serving lunch and dinner.

Comments from members of the public included:

- Support for additional restaurant options
- Fee structures for water users
- Port Renfrew needs a core of commercial and tourism development
- Logical location for proposal
- Parkinson Road is appropriate commercial strip

Discussion ensued about considerations for rezoning to Tourist Commercial One (TC-1). Iain Lawrence outlined that an Official Community Plan amendment would be required as the property is designated Residential. It was further stated that the Regional Growth Strategy (RGS) was currently under review and will be considered for adoption in April 2018. Applications to amend the OCP policies could come forward for consideration at that time.

Janis Hiles inquired about when a review of the Port Renfrew Comprehensive Community Development Plan would occur. Iain Lawrence stated it has been on the work plan, but put on hold while the RGS was under final review. Members of the public indicated support for an OCP review.

The meeting adjourned at 6:47 p.m.