



Making a difference...together

Notes from a Public Information Meeting

Held December 11, 2018 at the Port Renfrew Community Centre, 6638 Deering Road,
Port Renfrew, BC

SUBJECT: Comprehensive Community Plan Amendment Application for:
That Part of Section 97, Renfrew District as Shown Coloured Red on Plan 344R (PID: 009-592-342);
Lot 1, Section 97, Renfrew District, Plan EPP24972 (PID: 028-991-125);
That Part of District Lot 17, Renfrew District Shown Outlined in Red on Plan 347R (PID: 009-575-006); and
Those Parts of Block A and B, District Lot 751, Together with Unsurveyed Crown Foreshore or Land Covered by Water Being Part of the Bed of Port San Juan, All Within Renfrew District, Shown Outlined in Red on Licence V905027, Containing 3.86 Hectares, More or Less

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

PUBLIC: Approximately 38

The meeting was called to order at 6:05 p.m.

The Director welcomed everyone to the meeting and introduced staff and the application representatives. It was advised that since the Advisory Planning Commission for Port Renfrew is inactive, the proposal has been referred to a public information meeting to receive comments from the community. The information collected from the meeting and from referral agencies and First Nations will be presented to the Juan de Fuca Land Use Committee (LUC) for recommendation to the CRD Board. It was noted that the LUC representative for Port Renfrew, Roy McIntyre, was in attendance.

Iain Lawrence spoke to the staff report and the request to redesignate the subject properties from Marine Protection (M) and Residential (R) to a new Pacific Gateway Marina (PGM) designation, and to rezone the subject properties from Marine (M) and Community Residential – One (CR-1) to a new Pacific Gateway Marina Comprehensive Development (PGM-CD) zone, in order to permit a mix of community uses, year-round residential accommodation, vacation properties, commercial tourism, recreation and marina services to the general public. It was reported that the proposed PGM-CD zone includes six development areas and that each development area has specific regulations.

The planner for the application spoke to a visual presentation, outlining the six development areas proposed by the PGM-CD zone and the design elements intended to compliment the topography and natural environment and protect identified heritage areas.

The architect for the application spoke to the building layout plan advising that buildings will be sited to meet flood plain elevations and that buffering used to stabilize steep slope areas will be used as a walkway to a proposed waterfront trail. Buildings will generally be long, narrow and terraced to allow for views and solar capture. A natural colour palette will be used to highlight the natural environment. Roofing will be metal.

The planner for the application advised that as the development area does not have the capacity to accommodate onsite sewer infrastructure, an easement has been secured to permit a land-based system on a property located to the south. The system, which will be able to accommodate 3-5 years of development, will need to be authorized by Island Health. Should the project exceed that capacity, the system will be converted into system authorized by the Ministry of Environment. The proposal includes funding a \$500,000 water tower, which will double the current water servicing capacity and

increase fire flow capacity. The development proposal will create jobs, provide a tourism boost, and expand the community trail networks.

Janice Hiles, Port Renfrew, referenced the 2003 Official Community Plan (OCP) for Port Renfrew and stated that the number one goal of the OCP is to protect and preserve the natural ecosystem and that the number one objective of the OCP is to preserve natural amenities including major watercourses and tributaries, wetland areas, steep hill sides and the marine foreshore.

Janice Hiles stated concern regarding enforcement of the conditions of the applicant's current temporary use permit, concern regarding the broad scope of the rezoning application, concern regarding the lack of related development permits and an independent environmental study, and concern for the development's overall impact on:

- sewerage
- water capacity
- drainage
- roads and road accesses and the community's one-way bridges
- the volunteer fire department

Janice Hiles noted the community's current level of internet and telephone service and lack of cell phone coverage, safe pedestrian routes, affordable housing and rental housing.

Peter Hovey, Port Renfrew, stated:

- support for development
- concern regarding the lack of parking proposed by the development scheme
- support for increased water system capacity

Iain Lawrence stated that a condition of the zoning application is the installation of a second water reservoir to expand the capacity of the Port Renfrew Water Supply System to the satisfaction of the Capital Regional District.

The Director stated that the second water reservoir will provide water capacity to allow development of properties outside of the subject application area.

Mike Conlin, Port Renfrew, stated that:

- the community has received assurances in the past from other developers that water system infrastructure will be improved
- there are properties currently located in the Port Renfrew Water Service Area that want to hook up to the system
- the proposed water tower will only be able to service low lying properties due to the proposed location of the tower
- the Beach Camp sewerage system will need to be replaced eventually
- developers should be approached regarding improving the Beach Camp sewerage system to pump effluent upland
- should the rezoning proposal proceed, the applicant's land value will increase substantially
- it is understood that written comment regarding the proposal will be submitted by the Pacheedaht First Nation

A member of the public stated support for having developers pay for infrastructure improvements as opposed to residential taxpayers.

The Director stated that there may be opportunity to utilize gas tax funding to provide a pump station to increase water pressure to upland properties and that sewerage grant opportunities are being monitored.

Iain Lawrence responded to a question from a member of the public confirming the location of the area to be deleted from the Marine Protection designation and added to the new Pacific Gateway Marina (PGM) designation.

A member of the public stated support for continued access to the waterfront trails historically used by the community.

The planner for the application outlined the proposed statutory right-of-way in favour of the CRD which would run from the stairway at Baird Road and along the waterfront to the stairway located at Lot 64.

A member of the public stated concern for the rocks placed in the ocean by the applicant (below proposed Development Area D). It was noted that rock replacement has increased the land base significantly and that campers have been using the land and depositing of greywater inappropriately.

Iain Lawrence reported that the licence of occupation issued by the Province permitted the placement of rock and that the licence required the submission of environmental reports.

A member of the public stated that Port Renfrew has seen a lot of environmental pressure over the years, that developments have started and stopped and that some developments have not been done well. The member of the public stated concern regarding sewerage running down to the foreshore, impacting the local ecosystem. Additional concern was stated regarding waste management for the fish processing proposed by the applicant. Support was forwarded for regular fecal coliform testing. Further support was forwarded for the continued enjoyment of the foreshore by residents and visitors.

Jack Julseth, Port Renfrew, stated that tonight's comments have focused on larger community concerns regarding servicing and the environment and that a separate informal community forum may be required to discuss opportunity to work together as a community to address these concerns. Jack Julseth stated support for providing options for accommodation and activities to draw tourists to the community.

A member of the public stated support for prioritizing tourism promotion after servicing infrastructure is in place to support increased tourism activity. The member of the public stated support for developers providing greater amenities and noted that the community cannot get excited over the prospect of another restaurant when the community does not have a grocery store.

Janice Hiles stated support for an OCP review.

Peter Hovey stated support for opportunities to allow residents to invest and work in the community that they live in.

The meeting adjourned at 7:20 p.m.