

Appendix B: APC Draft Minutes Excerpt

Port Renfrew Advisory Planning Commission Meeting Minutes  
April 10, 2017

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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