



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on August 18, 2022 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ed Francoeur (Chair)  
Ken McRae, (Vice - Chair)  
Ken Watts, Chief, č išaa?ath (Tseshah) F.N  
Christine Washington, SD70  
Callan Noye  
Councillor Deb Haggard, Council Liaison  
Andre Guerin, P.A.F.D. Liaison

**Regrets**

Jolleen Dick, Councillor, Hupačasath F.N  
Stefanie Weber  
Joe McQuaid  
Amy Anaka  
Peter Dionne, R.C.M.P. Liaison  
Scott Smith, Dir. of Dev. Services/Deputy CAO  
Amy Needham, Parks Liaison

**Staff**

Marianne Wade, Manager of Planning  
Brian McLoughlin, Development Planner  
Cara Foden, Planning Technician

**Guests**

Applicant: A. and R. Richards  
Applicant: L. Shaver  
Public: 1

**Alternates (not in attendance)**

Councillor Helen Poon (Alt.- Council Liaison)  
Larry Ransom (Alt.- S.D.70)  
S./Sgt. Mike Thompson (Alt.- RCMP)  
Harley Wylie (Alt. – Tseshah (č išaa?ath) F.N)



**1. Acknowledgements and Introductions:**

Acknowledgement by Chair that this Advisory Planning Commission (APC) meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaa?ath) First Nations. Welcome and introductions.

**2. Minutes:** Adoption of July 28, 2022 Minutes

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the July 28, 2022 regular meeting as amended.*

**(McRae / Noye) CARRIED**

**3. DEVELOPMENT APPLICATION – Development Variance Permit 113**

**3045 Kingsway Avenue**

*Lot 17, Block 103, District Lot 1, Alberni District, Plan 197 PID:009-272-925*

**3053 Kingsway Avenue**

*Lot 18, Block 103, District Lot 1, Alberni District, Plan 197 PID:009-272-968*

**APPLICANT:** Lowell Shaver dba Streamside Homes Inc., Inc.No. BC1180508

- Development Planner (B.M.) summarized his report to the APC dated August 18, 2022.
- APC discussed the proposed amendment with respect to the following:
  - The lots will require consolidation.
  - Discussion regarding setbacks and comparison of different setback requirements in low versus higher density multi-family residential zones. The Planner advised that side yard setbacks less than 1.5 m are not typically recommended to ensure fire separation and compliance with Building and Fire Codes.

- Adjacent properties were discussed in general terms with regard to future development requirements on those properties.
- It was clarified that all building materials used for the proposed development would be required to meet building and fire code specifications.

**Motion:**

*That the Advisory Planning Commission recommends to City Council that Council support the application (Option 1 in Planner's report).*

**(Washington / Watts) CARRIED**

**4. DEVELOPMENT APPLICATION – Zoning Bylaw Amendment)**

**3151 3<sup>rd</sup> Avenue**

*Lot A, District Lot 1, Alberni District, Plan VIP36879 (PID: 000-428-230)*

**APPLICANT:** A. Richards dba Dog Mountain Brewing Ltd. Inc. No. BC1167846

- The Development Planner (B.M.) summarized his report dated August 18, 2022.
- APC discussed the proposed amendment with respect to the following:
  - The APC were supportive of the business.
  - Discussion regarding conditions that APC or Council may wish to include in the motions. It was noted that APC may include conditions when they propose a motion. The Planner will present recommendations to Council for conditions with respect to this application if required.

**Motions:**

1. *That the Advisory Planning Commission recommends to City Council that Council support the application.*

**(McRae / Noye) CARRIED**

**5. OCP – Vision and Guiding Principles – Manager of Planning**

- The APC was advised that the consultant would be present at the September APC meeting. The meeting will likely require extra time allowance. The Manager of Planning will send an email to all APC members advising that the September APC meeting would be scheduled for two hours (12:00 – 2:00 pm) instead of one hour.

**6. Status Update:** None at this time.

**7. OTHER BUSINESS:** None at this time.

**8. ADJOURNMENT:** The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **September 15, 2022.**

**(Washington / Francoeur) CARRIED**




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Ed Francoeur (Chair)