

File # 11.60.00

To: Port Alberni Advisory Planning Commission

Chris Colclough - Chair
Linda Kelsall – Vice Chair
Shelley Chrest
Vern Barnett
Seva Dhaliwal
Wes Hewitt

Jim Tatoosh (Hupacasath First Nation)
Janice Johnson (Tseshah First Nation)
Larry Ransom - (SD #70)
S. Sgt. Mike Coady - (R.C.M.P. Liaison)
Councillor Cindy Solda - (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)

From: Scott Smith, City Planner

Copy: Councillor Hira Chopra - (Alternate - Council Liaison)
John Bennie - (Alternate - School District #70)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department, Steven Tatoosh

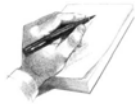
Date: February 13, 2014

Re: Advisory Planning Commission Meeting
Thursday, February 20, 2014 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, February 20, at 12:00 pm in the Committee Room at City Hall**. If you have any questions or are unable to attend please contact Scott Smith at 250-720-2808 (voice mail available).

AGENDA

- 1. Minutes of the December 19, 2013 meeting of the Advisory Planning Commission.**
- 1. Elections - Chair and Vice-Chair.**
- 2. Update - City Planner - Status of current projects.**
- 3. Other business.**
- 4. Adjournment. The next regular meeting is scheduled for Thursday, March 20, 2014.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on December 19, 2013
in the Committee Room at City Hall at 12:00 p.m.)**

Advisory Planning Commission

Chris Colclough (Chair)
Linda Kelsall (Vice-Chair)
Seva Dhaliwal
Vern Barnett
Wes Hewitt
Jim Tatoosh (Hupacasath First Nation)
Councillor Cindy Solda - (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)
S. Sgt. Mike Coady - (R.C.M.P. Liaison)

Staff

Scott Smith, City Planner
Cara Foden, Planning Technician

Regrets

Shelley Chrest
Janice Johnson (Tseshaht First Nation)
Larry Ransom (S.D.70 Liaison)

Guests

Public - 0
Sheila Wintersgill – representing applicant
Ann Wintersgill – representing applicant

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Hira Chopra (Alternate – Council)



1. Adoption of October 31, 2013 Minutes and 2014 Meeting Schedule

- Introductions were made and the Minutes of the October 31, 2013 meeting of the Advisory Planning Commission were adopted.

(Hewitt / Barnett) CARRIED

2. DEVELOPMENT APPLICATION - Proposed Official Community Plan and Zoning Bylaw

Amendments

- 4961 Melrose Street – (PID: 005-632-072) Lot 2, Block 2, District Lot 1, Alberni District, Plan 8025; and
- A portion of Block 58, District Lot 1, Alberni District Plan VIP197B Except Part in Plans 8025, 8425 and 11960. (PID: 008-595-925)

Applicant: M. Van Dyk

- The City Planner summarized his report to the APC dated December 11, 2013.
- The APC discussed the application with respect to the following:
 - o The non-conforming aspect of the existing building, to be demolished, was discussed with respect to improvements that would be required when the proposed building is constructed. The current electrical code will be followed and each of the four units in the proposed four-plex will be separately metered.

- o The applicant's representatives indicated that construction was proposed to begin as soon as possible after approvals were obtained from the city.

MOTIONS:

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of the specified portion of Block 58, District Lot 1, Alberni District Plan VIP197B Except Part in Plans 8025, 8425 and 11960 PID:008-595-925; and, all of Lot 2, Block 2, District Lot 1, Alberni District, Plan 8025, PID:005-632-072 (located at 4961 Melrose Street) from a combination of Park and Open Space Use and Residential Use to **Multi-Family Residential Use**.*
2. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule B Development Permit Areas Map to include the specified portion of Block 58, District Lot 1, Alberni District Plan VIP197B Except Part in Plans 8025, 8425 and 11960 PID:008-595-925; and, all of Lot 2, Block 2, District Lot 1, Alberni District, Plan 8025, PID:005-632-072 (located at 4961 Melrose Street) in **Development Permit Area No.1 - Multiple Family Residential Area**.*
3. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the following amendment to the Zoning Bylaw Schedule A Zoning District Map to rezone the specified portion of Block 58, District Lot 1, Alberni District Plan VIP197B Except Part in Plans 8025, 8425 and 11960 PID:008-595-925; and, all of Lot 2, Block 2, District Lot 1, Alberni District, Plan 8025, PID:005-632-072 (located at 4961 Melrose Street) from a combination of P2 Parks and Recreation District and R2 One and Two Family Residential District to **RM1 – Low Density Multiple Family Residential District**.*
4. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following:*
 - a) *That a subdivision be completed to consolidate the properties into one legal parcel.*

(Hewitt / Barnett) CARRIED

3. Status Update – Current Projects - City Planner

- "Zoning Amendment No. 100 (4916 Athol Street - Gauthier), Bylaw No. 4820" was adopted on Nov. 25/13.
- Development Variance Permit No. 82 was approved on Dec. 9/13 for development at 4616 Athol Street.
- Zoning Bylaw Review Project – The draft bylaw has had a legal review and a Community Open House was held on Nov. 28/13. The bylaw is now being prepared for the formal bylaw adoption process which will include a formal Public Hearing.

4. **Other Business** - No other business.

5. **Adjournment** – The meeting adjourned at 12:30 p.m. The next regularly scheduled meeting will be **January 16, 2014** at 12:00 pm in the Committee Room at City Hall.

(Kelsall / Barnett) CARRIED

A handwritten signature in black ink, appearing to read "L. Colebough". The signature is written in a cursive style with a large initial "L" and a distinct "Colebough" surname.

City Clerk

Chair