



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

Larry Ransom - (SD #70)
Cindy Stern (Tseshaht First Nation)
Brenda Sayers (Hupacasath First Nation)
S.Sgt. Mike Coady - (R.C.M.P. Liaison)
Councillor Hira Chopra - (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)

From: Scott Smith, City Planner

Copy: Councillor Rob Cole - (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

Date: January 10, 2013

Re: Advisory Planning Commission Meeting
Thursday, January 17, 2013 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, January 17, 2013 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 November 15, 2012 meeting of the Advisory Planning Commission.**
- 2. Elections - Chair and Vice-Chair.**
- 3. Development Application: Development Variance Permit
4831 Beaver Creek Road
(Lot A, District Lot 11, Alberni District, Plan EPP26856 - PID: 028-977-319)**
- 4. Update - City Planner - Status of current projects.**
- 5. Other business.**
- 6. Adjournment. The next regular meeting is scheduled for February 21, 2013.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on November 15, 2012
in the Committee Room at City Hall at 12:00 p.m.)**

Advisory Planning Commission

Chris Colclough (Chair)
Linda Kelsall (Vice-Chair)
Vern Barnett
Seva Dhaliwal
Wes Hewitt
Cindy Stern (Tseshaht First Nation)
S. Sgt. Mike Coady (R.C.M.P. Liaison)
Councilor Hira Chopra (Council Liaison)

Staff

Scott Smith, City Planner

Guests

Interested members of public =0

Regrets

Shelley Chrest
Larry Ransom (S.D.70)
Randy Thoen (P.A.F.D. Liaison)
C. Foden, Planning Technician

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councilor Rob Cole (Alternate Councillor)



1. Adoption of June 21, 2012 Minutes

- Cindy Stern arrived at 12:10 pm and she was introduced as a new member of the APC representing the Tseshaht First Nation.
- The Minutes of the September 20, 2012 meeting of the Advisory Planning Commission were adopted.

(V. Barnett /L. Kelsall) CARRIED

2. Development Application: Development Variance Permit

4305 Redford Street (Lot 1, District Lot 1, Alberni District, Plan 25340)

Applicant: Tim Hortons

- The City Planner summarized his report to the APC dated November 8, 2012.
- The APC discussed the application with respect to the following:
 - Impact on adjacent properties. It was noted that notice will be provided to adjacent properties owner before City Council makes any decisions.

- The Commission had a significant amount of discussion regarding traffic concerns and the use of the property as a drive-thru. The City Planner explained that the property was zoned appropriately for the use and that the applicant had worked on the layout of the project to have the maximum stacking capability for vehicles in the drive-thru in order to prevent impact on City streets.
- The Commission discussed the idea of a median on Redford Street to prevent left-hand turns in and out of the property.

MOTIONS:

1. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Zoning Bylaw #4395 as follows:
 - a. Vary Section 6.19.3 Bulk and Site Regulations for the Rear Yard Setback from 6 metres to 4.8 metres on Lot 1, District Lot 1, Alberni District, Plan 25340 (4305 Redford Street).
2. That City Council give notice of intent to consider the issuance of a Development Variance Permit for Lot 1, District Lot 1, Alberni District, Plan 25340 (4305 Redford Street).

(W. Hewitt/ L. Kelsall) CARRIED

3. That the City of Port Alberni Advisory Planning Commission recommends to City Council that as part of the Development Permit process the City require a median on Redford Street to prevent left-hand turns in and out of the property.

(W. Hewitt/ V. Barnett) CARRIED

3. Status Update – Current Projects - City Planner

- Terms of Reference – Waterfront North Study – HB Lanarc is the company that has been selected to complete the project.
- Proposals for the company to assist with the Zoning Bylaw review are to be submitted by November 16, 2012.
- The warehouse building for Beaver Creek Home Centre has started construction.
- Proposed Ford Dealership - the Archaeological Impact Assessment report has been submitted to the Province. The possibility of the project requiring a variance to the Floodplain Bylaw was discussed.

4. **Adjournment** – The meeting adjourned at 1:05 p.m. The next regularly scheduled meeting will be **December 20, 2012** at 12:00 pm in the Committee Room at City Hall.

(L. Kelsall/V. Barnett) CARRIED



City Clerk

Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: January 10, 2013

SUBJECT: Development Variance Permit
4831 Beaver Creek Road (PID: 028-977-319)
Lot A, District Lot 11, Alberni District, Plan EPP26856
Applicant: D. Anderson (for Will Pulford dba Van Isle Ford)

ISSUE

At issue is the consideration of an application for a Development Variance Permit to vary the regulations in the Sign Bylaw and exempt the subject property from the Floodplain Bylaw to facilitate the construction of a new Motor Vehicle (Ford) Dealership on the subject property.

BACKGROUND

As part of the proposed development of a new Ford dealership at 4831 Beaver Creek Road, application has been made for a Development Variance Permit. The site has been rezoned and is now zoned as C4 – Highway Commercial District. The property has also been subdivided from the balance of Stirling Field. The developer is applying to vary the Sign Bylaw and receive an exemption from the Floodplain Bylaw.

DISCUSSION

Sign Bylaw

The maximum height for a freestanding sign in the Highway Commercial District is 8 metres (26.2 ft). The proposed freestanding sign (see attached elevation) for the new dealership has a height of 9.7 metres (31.8 ft). The applicant is requesting a variance of the maximum sign height from 8 metres to 9.7 metres. The background area of the proposed sign is smaller than the Sign Bylaw permits.

The immediate area is generally commercial with three other commercial freestanding signs along Beaver Creek Road. There are some residential lots along Heaslip Road.

The proposed sign height will certainly increase the visibility of the sign from River Road. The Planning department would not be in favour of a general increase in sign height as most locations do not need higher signs.

Floodplain Bylaw

The City of Port Alberni Floodplain Bylaw has a building elevation requirement of 3.65 metres and has a 6 metre restriction on the area of fill that can be placed around a building. The available contour information has spot elevation on the property ranging from 2.2 metres to 2.8 metres.

For the moving of vehicles in and out of the showroom and the service bays that are part of the dealership building, a level site is preferred. This would be a challenge with the existing building elevation requirements and fill restrictions. The developer would like the option to have the building elevation lower than required and to have more flexibility with fill.

The Local Government Act does allow City Council to provide an exemption from the City of Port Alberni Floodplain Bylaw. Council can make an exemption subject to conditions it considers advisable. The legislation requires that the local government receive a report from a professional engineer or geoscientist, experienced in geotechnical engineering that the land may be used safely for the use intended.

To exempt the property from the Floodplain Bylaw will increase the risk of possible damage to the facility from flooding events. It is recommended that the exemption be subject to a restrictive covenant being registered on Land Title that saves the City harmless from any flooding damage.

It will be very important to have a Stormwater Management Plan and a Lot Grading Plan to ensure that drainage for the final development, and the adjacent lands, can be managed appropriately. It is recommended that the exemption be subject to submission of a Stormwater Management Plan and Lot Grading Plan that is acceptable to the City Engineer.

If Council approves an exemption, the Soil Removal and Deposit Bylaw will still require the developer to get a permit from the City Engineer for any fill exceeding 10 m³.

CONCLUSION

The proposed height variance for the Freestanding Sign will allow increased visibility for the business from River Road (Highway 4).

The exemption from the Floodplain Bylaw will make commercial development of the lands, for a new Motor Vehicle Dealership, more straightforward. If the recommended subjects are met the development should not adversely impact the adjacent lands.

RECOMMENDATIONS

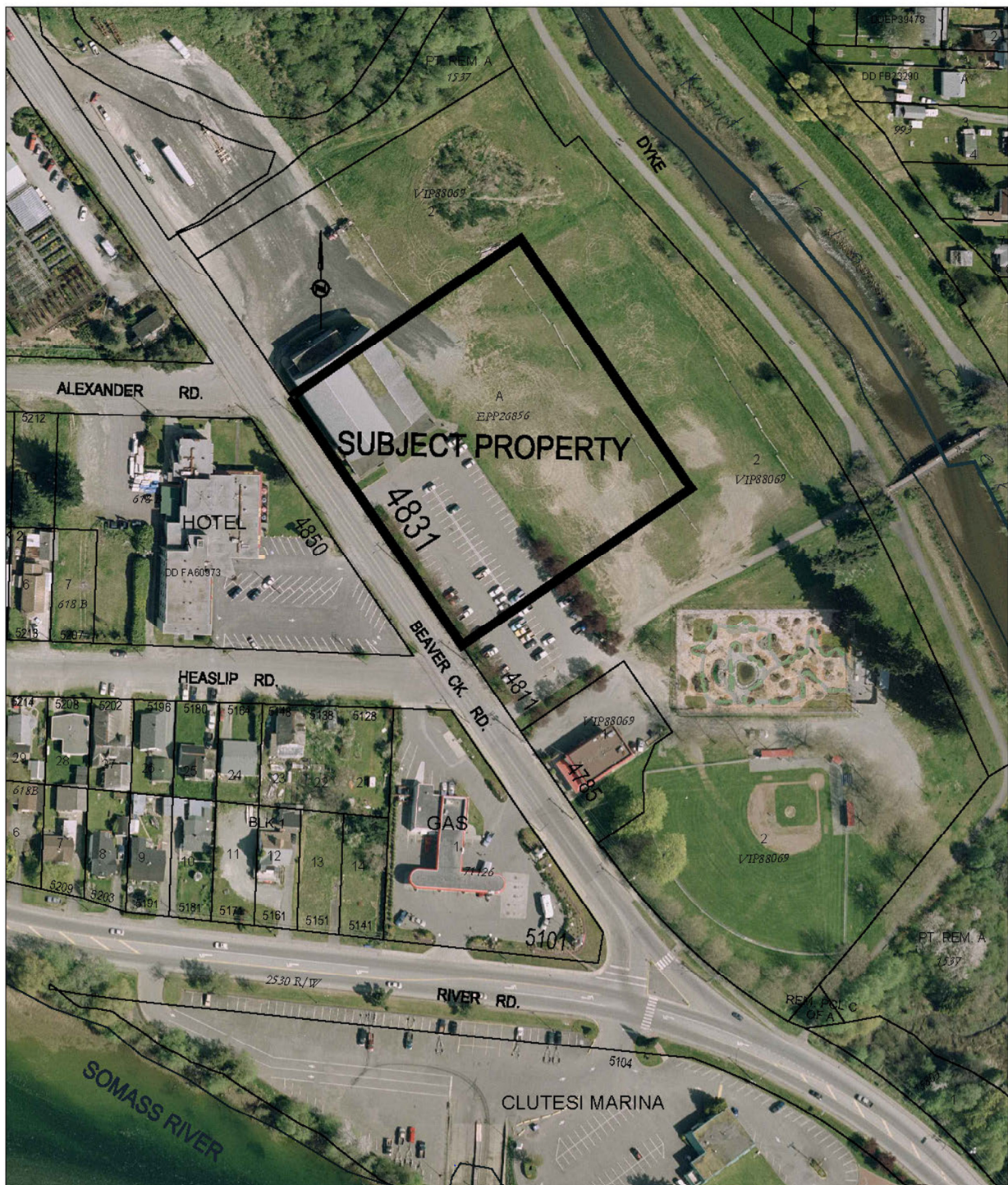
1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Sign Bylaw No. 4578 as follows:*
 - a. *Vary Section 5.5.9.4, maximum height of a Freestanding Sign in the Highway Commercial District **from 8 metres to 9.7 meters for the subject Freestanding Sign** ; and*

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- 2. That City Council gives notice of intent to consider the issuance of a Development Variance Permit for Lot A, District Lot 11, Alberni District, Plan EPP26856.*
 - 3. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an exemption from Floodplain Bylaw No.4288 for Lot A, District Lot 11, Alberni District, Plan EPP26856 subject to the following :*
 - a. Submission of Stormwater Management and Lot Grading Plans that are acceptable to the City Engineer ; and*
 - b. Submission of a report from a Professional Engineer or Geoscientist, experienced in geotechnical engineering, that certifies that the land may be used safely for the intended use on the subject property; and*
 - c. Registration of a Restrictive Covenant on title that will save the City of Port Alberni harmless from any flooding damage.*

Respectfully submitted,



Scott Smith, MCIP
City Planner

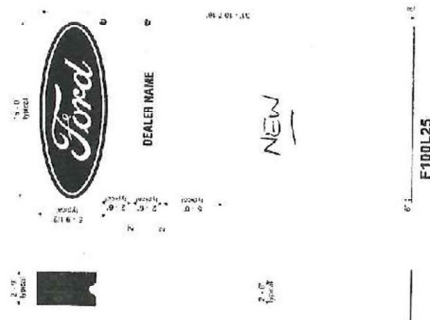


Subject Property - 4831 Beaver Creek Road

SIGNAGE PROGRAM - EXTERIOR SIGNAGE

Material Specifications

- Ford Head**
- 0.00 Aluminum constructed returns primed and painted Grip Guard Plus "Ford Blue" (PH0294) with Plus Clear Coat.
 - White Seemee IV (B1146) (fax face with translucent vinyl applied to 1st surface)
 - Plus aluminum PIS formless cover to be primed and painted Grip Guard Plus "Ford Blue" (PH0294) with Plus Clear Coat.
 - T12 extra long life fluorescent illumination (50,000 hours)
 - Translucent vinyl graphics ("Ford Blue" Avery 254c / Black translucent)
- Dealer Name Panel**
- 100 formed aluminum face / returns primed and painted Grip Guard Plus White with Plus Clear Coat.
 - Graphics to be rolled out of 10mm clear acrylic pusher through openings.
 - "Ford Blue" Avery 254c translucent vinyl applied to 1st surface of 10mm acrylic
 - White A9001-7 translucent vinyl applied to 2nd surface of Clear acrylic. (diffuser)
 - White LED illumination
- Pylon Shell**
- 100 formed aluminum reveals primed and painted Grip Guard Plus White with Plus Clear Coat.
 - 100 rolled and formed aluminum panel faces and base plate cover primed and painted Grip Guard Plus White with Plus Clear Coat.



F100L Series

CURRENT F100L20 26'8"
VARIANTE TO QP IS F100L25 31'10"