



File # 11.60.00

**To:** Port Alberni Advisory Planning Commission

Ken McRae (Chair)	Chief Councillor Cynthia Dick (Tseshah First Nation)
John Douglas (Vice-Chair)	Larry Ransom - (SD #70)
Amy Anaka	Councillor Denis Sauvé (Council Liaison)
Jim Tatoosh (Hupacasath First Nation)	Rick Newberry (P.A.F.D. Liaison)
Don Ferster	Rob Gaudreault (Parks Liaison)
Jeannette Nichols	S. Sgt. Terry Smith (R.C.M.P. Liaison)
Sandy McRuer	

**From:** Cara Foden, Development Services Technician

**Copy:** Councillor Ron Paulson - (Alternate - Council Liaison)  
John Bennie - (Alternate - School District #70)  
Steven Tatoosh (Alternate – Hupacasath First Nation)  
Sgt. Dave Boyce – (R.C.M.P. Liaison)  
Tim Pley, CAO  
Davina Hartwell, City Clerk / Tanis Feltrin / Sara Darling - Clerks Department

**Date:** October 9, 2018

**Re: Advisory Planning Commission Meeting**  
**Thursday, October 18, 2018 at 12:00 pm in the Committee Room at City Hall**

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A meeting of the Advisory Planning Commission has been scheduled for **Thursday, October 18, 2018 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 August 16, 2018 meeting of the Advisory Planning Commission.
2. **DEVELOPMENT APPLICATION – Zoning Bylaw amendment**  
**3141 3rd Avenue**  
Lot B, District Lot 1, Alberni District, Plan 36879 (PID: 000-428-248)  
**Applicants:** A. Richards dba Dog Mountain Brewing Ltd.
3. **Update** – Development Services Technician - Status of current projects.
4. **Other business.**
5. **Adjournment.** The next regular meeting tba.



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on August 16, 2018,  
in the Committee Room at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission**

Ken McRae (Chair)  
John Douglas (Vice-Chair)  
Amy Anaka  
Jeannette Nichols  
Sandy McRuer  
Larry Ransom - (SD #70 Liaison)  
Don Ferster  
Councilor Denis Sauvé (Council Liaison)  
Rob Gaudreault (Parks Liaison)  
Rick Newberry (P.A.F.D. Liaison)

**Staff**

Scott Smith, Director of Development Services  
Cara Foden, Dev. Services Technician

**Guests**

Members of the Public – 0  
G. McNeal (applicant)

**Regrets**

Jim Tatoosh (Hupacasath First Nation)  
Cynthia Dick (Tseshah First Nation)  
S. Sgt. Terry Smith (R.C.M.P. Liaison)

**Alternates (not in attendance)**

Councilor Ron Paulson (Alternate–Council)  
Sgt. Dave Boyce (Alternate–R.C.M.P.)  
John Bennie (Alternate S.D.70)  
Steve Tatoosh (Alternate Hupacasath First Nation)



**1. Adoption of June 21, 2018 Minutes**

- Introductions were made and those in attendance were welcomed by the Chair.
- The minutes of the June 21, 2018 meeting of the Advisory Planning Commission were adopted.

**( Douglas / Anaka ) CARRIED**

**2. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw  
3250 and 3258 3rd Avenue**

Lots 5 and 6, Block 74, District Lot 1, Alberni District, Plan 197  
(PID: 009-278-842 and 009-278-869)

**Applicant:** G. McNeal and S. Gibbons

- The Director of Development Services (DDS) summarized his report to the APC dated August 9, 2018.
- The APC discussed the application as follows:
  - Applicant has previously renovated several other commercial lots within the city. The proposal is for four (4) units. Three (3) units will be two bedroom units and the remaining unit will be one bedroom. There are a lot of stairs and none of the units will be handicapped accessible. Parking will be located to the rear of the building.
  - When asked by the APC, the applicant was unsure of the specific requirements for bringing the building up to current code. A Building Permit will require documentation from a Registered Professional in BC to facilitate the change of use to multi-family.

## **MOTIONS:**

1. That the 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 Lots 5 and 6, Block 74, District Lot 1, Alberni District, Plan 197 (PID: 009-278-842 and 009-278-869), located at **3250 and 3258 3<sup>rd</sup> Avenue**, from 'General Commercial' to '**Multi-Family Residential**' use.
2. That the 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 change the designation of Lots 5 and 6, Block 74, District Lot 1, Alberni District, Plan 197 (PID: 009-278-842 and 009-278-869), located at **3250 and 3258 3<sup>rd</sup> Avenue**, from 'Development Permit Area No. 2 (General Commercial)' to '**Development Permit Area No. 1 (Multiple Family Residential)**'.
3. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lots 5 and 6, Block 74, District Lot 1, Alberni District, Plan 197 (PID: 009-278-842 and 009-278-869), located at **3250 and 3258 3<sup>rd</sup> Avenue**, as shown outlined on the map below, from 'C7 Core Business' zone to '**RM1 Low Density Multiple Family Residential**' zone.
4. That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw Section 5.14.2 RM1 Low Density Multiple Family Residential Site Development Regulations as follows:
  - a. Below the text;  
    'Minimum Lot Area  
    Four (4) dwelling units or less                      900 m<sup>2</sup>                      (9,688 ft<sup>2</sup>)'  
Add the text;  
    "Four (4) dwelling units or less where a lot can be accessed from a lane abutting a side or rear property line                      700 m<sup>2</sup>                      (7,535 ft<sup>2</sup>)"
  - b. Below the text;  
    'Minimum Frontage  
    Four (4) dwelling units or less                      25 m                      (82 ft)'  
Add the text;  
    "Four (4) dwelling units or less where a lot can be accessed from a lane abutting a side or rear property line                      20 m                      (65.6 ft)"
5. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:
  - a. Consolidate Lot 5 and Lot 6, Block 74, District Lot 1, Alberni District, Plan 197 (PID: 009-278-842 and 009-278-869) into one legal parcel.

- b. Submission of an application for a Building Permit that is satisfactory to the Building Inspector, and is supported by documentation from a Registered Professional in BC to facilitate the change of use to multi-family.*

**( Ransom / Nichols ) CARRIED**

**3. Update –** Director of Development Services provided the following verbal updates:

- Temporary Use Permit 18-01 at 5405 Argyle St. was approved Aug. 13/18 permitting up to 3 offices in specified units for a 3 year term.
- Development Permit 18-01 was approved Aug. 13/18
- Application has been received for a Microbrewery in C7.
- Application has been received to rezone the remainder of the 4000 Burde St. site. Subdivision is close to final approval and will start soon.

**4. Other business** - The Director of Development Services has taken a position as General Manager of Planning and Development Services for the Comox Valley Regional District. The City has posted a Manager of Planning position. APC members wished Scott well in his new position and Scott thanked everyone for their service.

**5. Adjournment** – The meeting adjourned at 1:00 p.m. The regularly scheduled meeting for September 20, 2018 will be cancelled.

**( McRae / Douglas ) CARRIED**

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Davina Hartwell - City Clerk



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Ken McRae – Chair



# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

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TO: Advisory Planning Commission

FROM: Cara Foden, Planning Technician

DATE: September 19, 2018

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**SUBJECT: DEVELOPMENT APPLICATION – Zoning Bylaw Amendment**  
**3141 3<sup>rd</sup> Avenue - Lot B, District Lot 1, Alberni District, Plan 36879**  
**(PID: 000-428-248)**  
**Applicant:** A. Richards dba Dog Mountain Brewing Ltd., Inc. No.  
BC1167845

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### Issue

At issue is the consideration of an application for a text amendment to the Zoning Bylaw to include 'Micro-brewery' as a permitted use in the 'C7 – Core Business' zone.

### Background

The owner of Dog Mountain Brewing Ltd. has made an application to amend the text of the Zoning Bylaw to permit a 'Microbrewery' in the C7 zone in order to facilitate the operation of a Microbrewery at 3141 3<sup>rd</sup> Avenue. The building would be used to brew craft beer for sale on-site and operate a tasting lounge. In addition to the zoning amendment the proposed Micro-brewery facility must obtain a Manufacturing License from the Liquor and Cannabis Regulation Branch (LCRB) to operate.

A 'Microbrewery' is currently a permitted use in the W1 – Waterfront Commercial zone and in the C3 Service Commercial zone. It is also included as a permissible accessory use in the C6 – Gaming Centre zone. Although 'Microbrewery' is a permitted, or accessory, use in these zones, there is only one existing 'Microbrewery' within the City and it is located towards the north end of the city close to the Northport Core Business area and Victoria Quay.

### Official Community Plan and Zoning Bylaw

- a) The property is currently designated 'General Commercial' on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
- b) The property is currently included in 'Development Permit Area No. 2 General Commercial' on the Official Community Plan Schedule B – Development Permit Area Map. No amendment is required. A Development Permit will be required.

- c) The property is currently zoned 'C7 Core Business' on the Zoning Bylaw Schedule - A Zoning Map. No map amendment is required.
- d) 'Microbrewery' is not a Permitted Use in the C7 zone. A text amendment has been requested to add 'Microbrewery' to the list of permitted uses in the C7 Core Business zone.

## **Discussion**

### **Surrounding Area**

The area around 3141 3<sup>rd</sup> Avenue is the Southport downtown commercial core with primarily commercial uses located to the west and south. Single family and multi-family residential uses are predominate to the east with several formerly residential buildings now being used as transitional office commercial spaces. A multi-family residential apartment building is under construction on Athol Street northeast of the site.

### **Proposal**

The applicant has indicated that the intention is to renovate the building to include a 'Microbrewery' with a tasting room, lounge and roof top patio that will take advantage of views of the inlet. Improvements to the structure will be required to support the proposed roof-top patio that may include a pergola like structure and more seating.

The existing building at 3141 3<sup>rd</sup> Avenue is a single detached warehouse style building with a concrete foundation, concrete block walls and a wood framed, flat roof. The building is currently painted mauve/purple. (See photos attached). Drawings and elevations to show façade or structural changes will be required during the Development Permit and Building Permit processes. The building is located in the commercial Development Permit area and the applicant will need to apply for, and receive, a Development Permit prior to receiving a Building Permit.

A sketch of the proposed interior layout for the brewery is attached and shows a tasting room /lounge area at the front of the building. The rear end of the building will be used for the production of craft beer.

The nature of the proposed 'Microbrewery' business and the subject building would greatly benefit from some façade improvements to the building. Improvements to the exterior of the building would also support the City strategic Objective 4.1: Ensure an Inviting Community and Streetscape beautification.

The following definition of 'Microbrewery' is contained in the Zoning bylaw:

*"Microbrewery means a facility, for the manufacturing of beer, that produces less than 10,000 hectolitres per year and is licenced under a Manufacturing Licence by the Province of British Columbia and may include the following accessory uses: wholesaling of, tours of, retail sales of, and tasting of beer produced on-site."*

The applicant is requesting that 'Microbrewery' be added as a permitted use to the C7 – Core Business zone. This is not a site specific amendment request and an amendment to the C7 Core Business zone would be applicable to all properties within the City that are zoned C7.

The applicant has indicated that once they have reached full production the facility will produce approximately 4500 hectolitres of beer per year.

#### Waste byproducts

There are some waste by-products from the brewing process. The applicant indicates that an arrangement has been made with a local company, Earth Land and Sea located on Sezai Road, south of the city, for them to take 100% of the byproduct and turn it into compost. It was also indicated that none of the spent ingredients would go to the Alberni Valley landfill.

#### Steam and Odour management

The boil kettle will have a condensing unit built on to it, and the steam will be turned to liquid, captured and used for cleaning. Steam will not be discharged so odour issues should be minor. Twin City Brewing may be a good comparison. The applicants suggest that the amount of odour produced will be similar to that produced by the average restaurant. The intention is to meet or exceed City bylaw requirements.

#### Alkali Cleaners

The applicants have provided information indicating that Sodium Hydroxide will be used for cleaning and Para-acetic acid for sterilization. The process will involve re-using these chemicals as much as possible, as the cleaning system will be self-contained and use a small tank. When discharge is necessary, the two chemicals would be mixed together to neutralize them prior to discharge. A catch basin is used to prevent as much solid organic material from discharging into the city sanitary system as possible.

#### Development Permit

As the location falls within the Form and Character Development Permit Area No. 2 Commercial (General) the applicant will be required to apply for a Development Permit prior to receiving a Building Permit. The details regarding façade improvements, lighting and landscaping will be addressed during the Development Permit process however it is recommended that the applicant be required to submit elevation plans for improvements to the exterior of building prior to the public hearing in order that the public and City Council are able to better understand the proposal.

#### Conclusions

In considering the Zoning amendment the Advisory Planning Commission and City Council should consider whether the proposed amendments are appropriate for the site and for all sites impacted by the proposed changes to the C7 – Core Business zone.

The Microbrewery sector is a growing business in the Province and the proposed Dog Mountain Brewery could attract both tourists and locals with a locally made product. The C7 zone is a core business commercial zone and the addition of a 'Microbrewery' as a Permitted Use is appropriate for the zone and for the downtown core commercial area.

The Development Services Department supports the proposed text amendment to add 'Microbrewery' as a permitted use in the C7 – Core Business zone.

**Recommendations**

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:*
  - a) *By adding the text “Microbrewery” to Section 5.24.1 the list of Permitted Uses in the C7 – Core Business zone.*
2. *That the Advisory Planning Commission recommends to City Council that the applicant be required to submit elevation plans for the proposed rooftop patio and façade improvements to the exterior of the building prior to a public hearing.*

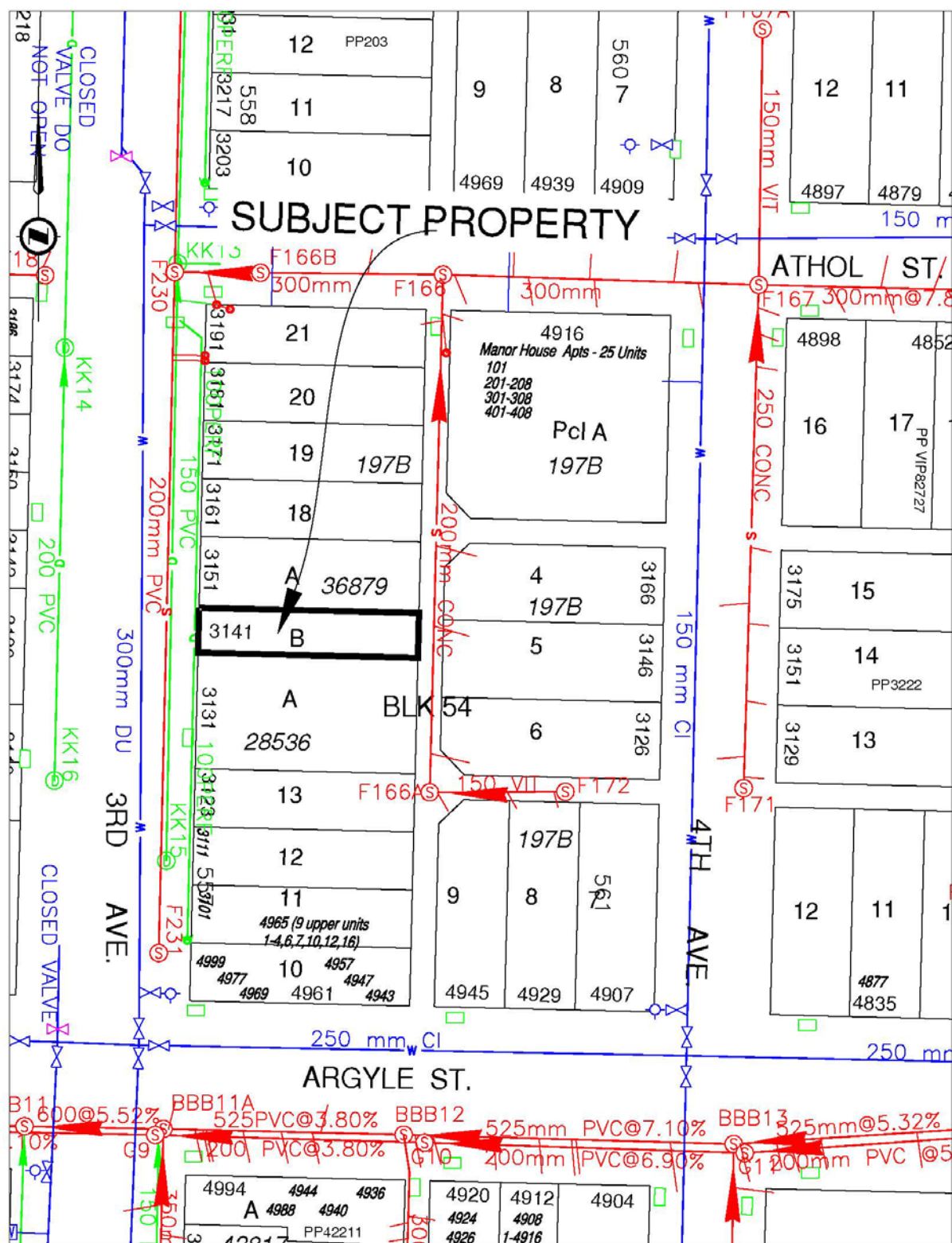
Respectfully submitted,

CITY OF PORT ALBERNI

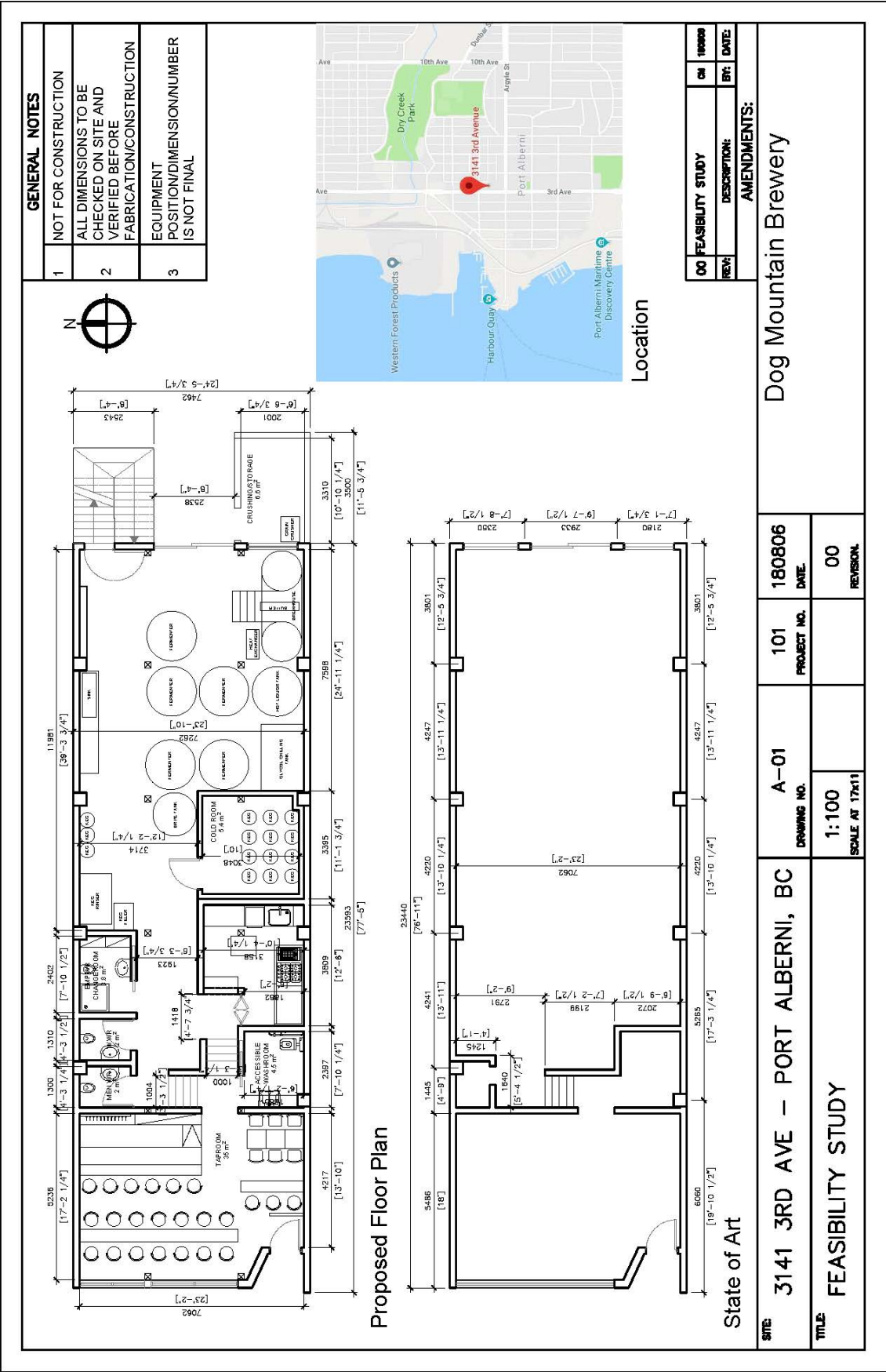


Cara Foden, Planning Technician





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## Conceptual:



## Existing:





