



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on April 30, 2020
Via remote access through Zoom, at 12:00 p.m.)**

Commission Members Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Amy Anaka
Callan Noye
Stefanie Weber
Ed Francoeur
Jim Tatoosh, Hupačasath F.N.
Chris Washington, S.D.70 Liaison
Sgt. Clive Seabrook, R.C.M.P. Liaison
Councillor Deb Haggard (Council Liaison)

Guests

Members of the Public: None
Mike Sutherland - Applicant

Staff

Katelyn McDougall, Manager of Planning
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaaʔath) F.N.
Rick Newberry, P.A.F.D. Liaison
Rob Gaudreault, Parks Liaison

Alternates (not in attendance)

Larry Ransom (Alternate–SD70)
Councillor Helen Poon (Alternate–Council)
Peter Dione (Alternate–R.C.M.P.)
Darren Mead-Miller (Alternate – Tseshah F.N.)



- 1. Acknowledgements and Introductions** – Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations.
- 2. MINUTES - Adoption of April 9, 2020 Minutes**
Motion:
That the City of Port Alberni Advisory Planning Commission adopt the minutes of the April 9, 2020 regular meeting.

(Washington / Francoeur) CARRIED
- 3. DEVELOPMENT APPLICATION:** Official Community Plan and Zoning Bylaw amendments
2170 Mallory Drive
Lot 1, District Lot 1, Alberni District, Plan VIP77152 (PID: 025-965-409)
Applicant: M. Sutherland as agent for Mansett Family Holdings Inc.
 - The Manager of Planning presented a summary of the report to the APC dated April 23, 2020.
 - The APC discussed the application as follows:
 - An existing building on the property was discussed and it was noted a Development Permit would be required to facilitate any additions to the building.
 - It was noted that lands adjacent to the property included the Canal Beach waterfront park which has not been formally designated as a Park by City bylaw and has industrial designations in both the OCP and the Zoning bylaws. Concern was voiced that if the city owned park remains designated for industrial use there could be long term negative ramifications for its future. It was noted and agreed that Canal Beach Park designations should be amended in the OCP and the Zoning bylaws.
 - Members commented that the City and A.C.R.D. contain a great deal of waterfront property that is used for industrial purposes and that the subject property, being very close to the waterfront, may be better reserved for less industrial uses over the long term. Once land is zoned industrial it becomes very difficult to reverse that designation. It was also noted that

- comments from Island Health did not indicate the property was suitable for residential development.
- Discussion took place regarding possible residential use of the property including a former idea to use it for senior's housing. There is no certainty that the land is suitable for residential development. There is some limited contamination and challenging terrain.
 - It was expressed that it was difficult to make a recommendation without input from the Tseshah FN as the subject property is immediately adjacent to I.R.2 Teepis lands. There is also an ongoing discussion with the Tseshah FN respecting the location of the City Boundary. APC felt it was important that the boundary discussions be considered.
 - Possible alternatives to the proposed recommendations were discussed including site specific amendments, split zoning, and use of covenants. The APC members considered how to facilitate making the property useable in the short term while preserving the long term potential for other uses. The Manager of Planning clarified that overlay zoning was not possible however split zoning or site specific zoning are possible and that land use changes must go through an appropriate rezoning process.
 - It was clarified that the Development Permit Areas within the City are for Form and Character only.
 - Councilor Haggard noted that she felt there was not a strong enough reason for the City to retain the current OCP and Zoning designations.
 - The applicant was asked about the plans for the site. Currently there are no tenants. Site specific amendments adopted in 2018 were intended to facilitate some light industrial uses while retaining the OCP Residential designation. The property owner is currently using the building to store supplies and materials for house construction. A number of industrial operations have approached the owner regarding the land. The terrain is restrictive for development and the applicant feels the property is viable only for industrial uses. Servicing of the property has been paid for and is awaiting completion by City crews.
 - Proximity and future ramifications for the adjacent Canal Beach park were discussed with respect to contamination and terrain.
 - J. Douglas expressed the need to consult with Tseshah FN and to note the boundary issue prior to proceeding.
 - It was remarked that there would be merit in proceeding with the proposed amendments to permit the owner to utilize the land and to proceed with a process to designate Canal Beach appropriately in the OCP and Zoning bylaws. Members agreed that they desire public access to the waterfront for the community. The subject property on Mallory Dr. is privately owned and likely more suitable for Industrial use in the foreseeable future.
 - The list of uses permitted in the M1 zone were noted and it was brought to attention that APC should consider that any of those uses could be established on the property if the proposed amendments proceed.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot 1, District Lot 1, Alberni District, Plan VIP77152 (PID: 025-965-409) located at **2170 Mallory Drive**:*
 - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the property from '**Residential**' to '**Industrial**' use; and*
 - b. *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to include the property in '**Development Permit Area No. 3 Industrial**'; and*
 - c. *Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the property from 'P1 Institutional' zone to '**M1 Light Industry**' zone.*

- d. Amend the text of the Zoning Bylaw by deleting the following text from Section 5.31.4 D. Site Specific uses table (in the P1 Institutional zone):

“5.31.4 D.

Site – 2170 Mallory Drive – Lot 1, District Lot 1, Alberni District, Plan VIP77152 (PID: 025-965-409)

- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
 - a) Small Engine Repair
 - b) Mechanic
 - c) Custom Woodworking
- ii. The following conditions apply to uses listed in 5.31.4 Di:

All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.”

2. That the Advisory Planning Commission recommends to City Council that in addition to the required public hearing that Council direct staff to engage with Tseshaht First Nation regarding the amendments to the Official Community Plan and Zoning Bylaw.
3. 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 Council proceeds with scheduling a public hearing:
 - a. Submit a site plan and plans, acceptable to the Manager of Planning, in support of a Development Permit and submit cost estimates for the works and security in the amount required.
 - b. Post visible civic address on main entrance gate and building (to be visible from road) in accordance the City of Port Alberni House Numbering bylaw.
 - c. Ensure there is a viable turning radius for Fire Truck access and egress acceptable to the City's Director of Engineering and Public Works.
 - d. Submit security in the amount required for completion of the required Water and Sanitary Sewer and Storm works as determined by the City's Engineering Department.
 - e. Submit security in the amount required for relocation of the existing hydrant as determined by the City's Engineering Department.

(Washington / Francoeur) CARRIED

4. **DEVELOPMENT APPLICATION:** Official Community Plan and Zoning Bylaw amendments
City Wide amendments respecting Cannabis Cultivation/Production and Processing
 - The discussion was tabled and the Manager of Planning will advise of a special meeting that will be held for the APC to consider the report and recommendations.
5. **UPDATE:**

The Manager of Planning provided a verbal update on the following items:

- **Development Permit** – Alberni Mall
- **Development Permit** – Athol Street

- **Development Permit** – 8th and Maitland/Low Energy Housing Project
- **Uptown District Revitalization Strategy** – Public survey launching
- **River Road Rezoning** – Public Access to Waterfront

Upcoming agenda items will include:

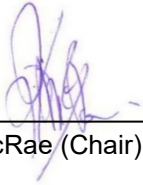
- Development Variance Permit – 5200 Gertrude Street
- Rezoning Applications (TBD)

6. OTHER BUSINESS

- None at this time.

7. ADJOURNMENT – The meeting adjourned at 1:05 p.m. The next meeting is scheduled for 12:00 pm on **May 21 30, 2020.**

(Francoeur / McRae) CARRIED



Ken McRae (Chair)