

**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on February 16, 2012
in the Committee Room at City Hall at 12:00 p.m.**

Advisory Planning Commission

Chris Colclough
Shelley Chrest
Vern Barnett
Seva Dhaliwal
Wes Hewitt
Linda Kelsall
Larry Ransom - (SD #70)
Randy Thoen (P.A.F.D.)
Councillor Hira Chopra (Council Liaison)
Councillor Rob Cole (Alternate Council Liaison)

Staff

Scott Smith, City Planner
Matt Skinner, Planning Technician

Guests

Will Pulford

Regrets

S.Sgt. Kevin Murray (R.C.M.P.)



1. Adoption of January 19, 2012 Minutes

The minutes of the January 19, 2012 meeting of the Advisory Planning Commission were adopted.

(Kelsall/Hewitt) CARRIED

2. Development Application: Zoning Bylaw Amendment

4608 – 10th Avenue

(Lot 1, District Lot 1, Alberni District, Plan 7775)

Applicant: R. Chretien

- The City Planner summarized his report to the APC dated February 9, 2012.
- The APC discussed the application with respect to the following:
 - Duplex frontage on 10th Avenue and future traffic volumes.
 - It was felt that the development proposal under consideration was a positive direction for the neighborhood.

MOTION:

That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map) to rezone Lot 1, District Lot 1, Alberni District, Plan 7775, located at 4608 10th Avenue, from R1 – Single Family Residential District to R2 – One and Two Family Residential District.

(Barnett /Hewitt) CARRIED

3. Development Application: Official Community Plan and Zoning Bylaw Amendment Beaver Creek Road

A portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069

Applicant: Van Isle Ford, represented at the meeting by Will Pulford

- The City Planner summarized his report to the APC dated February 9, 2012.
- The APC discussed the application with respect to the following:
 - Environmental concerns associated with paved surfaces, automotive service bays, and runoff to adjacent creek. Mr. Pulford indicated that mitigation systems would be included in the eventual site design.
 - Consideration that the Tseshaht First Nation and Port Authority are both asking the City to not proceed with the application until after the Waterfront study is completed.
 - The City Planner was asked if the City could have retained a more intact parcel. It was generally agreed by the APC, Staff and the Applicant that much discussion between all parties had occurred prior to reaching the final proposed boundaries. Mr. Pulford indicated that the proposed site represented a compromise between facilitating boat trailer access to Clutesi Marina and sight lines from River Road.
 - The present site of the dealership was also discussed. Concern was raised over the creation of another empty commercial building in the North Port downtown, should the application proceed. Mr. Pulford stated that given current industry standards, a new vehicle dealership would not move into the existing site, however, Ford has been approached by several interested parties. The City Planner indicated that the CMX zoning on the present site allows for many potential uses.

MOTIONS:

- 1. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Schedule A (Land Use Map) of the Official Community Plan to change the designation of a portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069 from General Commercial and Institutional to General Commercial.*
- 2. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Schedule B (Development Permit Area Map) of the Official Community Plan to include of a portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069 in Development Permit Area No. 2.*
- 3. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Schedule A (Zoning District Map) of the Zoning Bylaw to rezone a portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069 from C7 – Commercial Recreation District and P1 – Institutional District to C4 – Highway Commercial District.*

(Ransom, Hewitt) CARRIED

4. Updates from City Planner, Scott Smith - Status of current projects.

The two rezoning applications that the APC considered at its January meeting are proceeding and Council will consider the applications at a public hearing on February 27, 2012.

5. Adjournment – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **March 15, 2012** at 12:00 pm in the Committee Room at City Hall.



City Clerk

Chair