



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on February 19, 2015
in the Committee Room at City Hall at 12:00 p.m.)**

Advisory Planning Commission

Chris Colclough (Chair)
Wes Hewitt (Vice-Chair)
Vern Barnett
Larry Ransom (S.D.70)

Linda Kelsall
Diane Currie
Randy Thoen (P.A.F.D. Liaison)
Councillor Chris Alemany - (Council Liaison)
S. Sgt. Dave Paddock - (R.C.M.P. Liaison)

Regrets

Seva Dhaliwal
Cara Foden, Planning Technician
Jim Tatoosh (Hupacasath First Nation)
Janice Johnson (Tseshah First Nation)

Guests

Glenn Downton – Applicant (Coop)
Ray Dol – Applicant (Coop)
Sheena Falconer – Applicant (WCA)

Staff

Scott Smith, City Planner

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Ron Paulson (Alternate – Council)



1. Adoption of January 22, 2015 Minutes

- The minutes of the January 22, 2015 meeting of the Advisory Planning Commission were adopted.

(Kelsall/Hewitt) CARRIED

**2. DEVELOPMENT APPLICATION – Text Amendment to Zoning Bylaw
7-5440 Argyle Street**

That part of District Lot 118, Alberni District, Lying to the South West of Plan 15825
(PID: 008-634-688)

Applicant: Sheena Falconer dba West Coast Vancouver Island Aquatic Management Society

The City Planner summarized his report to the APC dated February 12, 2015.

- The APC discussed the application as follows:
 - In response to a question the applicant indicated that the Stewardship Centre would open year round and that they would like to be open for operations this summer.

MOTIONS:

1. That the Advisory Planning Commission recommends to City Council that the City proceed with text amendments to Zoning Bylaw 2014, Bylaw No. 4382 as follows:
 - a) By adding the text “Stewardship Centre means a building, open to the public, that includes exhibits, interpretative and educational activities related to local ecological resources through public education, planning, events, research and management” to Section 4 Definitions; and
 - b) By adding the text “Stewardship Centre” to Section 5.33.1 Permitted Uses in the W1 Waterfront Commercial zone.

(Ransom/Hewitt) CARRIED

3. DEVELOPMENT APPLICATION - Official Community Plan Bylaw and Zoning Bylaw Amendments

3808, 3820, 3834, 3848 10th Avenue

Lots 7-10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's: 007-111-223, 003-224-163, 007-111-266, 007-111-291)

Applicant: Alberni District Co-operative Association

The City Planner summarized his report to the APC dated February 12, 2015.

- The representatives from Coop gas indicated that additional plans requested in the staff report are being worked on and that the submitted concept plans need further work.
- The APC discussed the application as follows:
 - Had Coop gas looked at other site? The applicant indicated that they had looked at a variety of site in the Southport area over several years.
 - There was discussion regarding corner vs. mid-block gas station developments.
 - Members of the APC asked if the applicant had considered reducing the size of the facility. The applicant's indicated that this level of gas station has been the most successful for their company.
 - APC member asked if the City had any plans for improvements to the 10th Avenue and Redford Street intersection. The City Planner indicated that the City has no current plans for any intersection work.
 - The APC discussed the need for more detailed plans on access.
 - The Fire Prevention Officer stated that this portion of 10th Avenue is heavy used by emergency vehicles.

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:
 - a) Change the designation of Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID 007-111-223), located at 3848 10th Avenue; from Residential **to General Commercial**; and to
 - b) Amend the designation of Lots 8 - 10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 003-224-163, 007-111-266, 007-111-291) located at 3834, 3820 and 3808 10th Avenue; from Multi-Family Residential **to General Commercial**.

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:
 - a) Include Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID 007-111-223), located at 3848 10th Avenue; **in Development Permit Area No. 2 - Commercial (General) Area**; and to
 - b) Amend the designation of Lots 8 - 10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 003-224-163, 007-111-266, 007-111-291) located at 3834, 3820 and 3808 10th Avenue; from Development Permit Area No. 3 – Multiple Family Residential **to Development Permit Area No. 2 - Commercial (General) Area**.
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 7-10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 007-111-223, 003-224-163, 007-111-266, 007-111-291) located at 3848, 3834, 3820, and 3808 10th Avenue; from R2 - One and Two Family Residential **to C4 - Highway Commercial**.
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 before the final adoption of the bylaws:
 - a) To submit a Cross-Section Plan (Lot Grading) and a detailed Access Plan.

4 – In Favour
2 - Opposed
(Hewitt /Barnett) **CARRIED**

4. **DEVELOPMENT APPLICATION - Zoning Bylaw Amendment**

5081 Ian Avenue

Lot 1, District Lot 13, Alberni District, Plan VIP11162 (PID: 005-120-560)

Applicant: Jadon VanVilet

The City Planner summarized his report to the APC dated February 12, 2015.

- The APC discussed the application as follows:
 - Question on the size of house that could be built on the proposed new lot. City Planner indicated that regulations in the R3 zone will allow for a very reasonable sized house to be constructed.

MOTIONS:

1. 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 Lot 1 District Lot 13, Alberni District, Plan VIP11162 (PID 005-120-560) located at 5081 Ian Avenue; from R1 - Single Family Residential **to R3 – Small Lot Single Family Residential**.

2. *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 before the final adoption of the bylaws:*

b) Receive a Preliminary Layout Approval letter for the proposed subdivision from the City of Port Alberni's Approving Officer.

(Kelsall/Ransom) CARRIED

5. Update – Status of current projects

- The City Planner updated the APC with regards to the following projects:
 - Uchucklesaht First Nation project
 - Proposed apartment building at 4th Avenue and Athol Street.
 - Former High School site.
 - New 3rd Avenue liquor store.
 - Former Tidebrook property on Gertrude Street.

6. Other Business

- No other business

7. Adjournment – The meeting adjourned at 12:50 p.m. The next regularly scheduled meeting will be **March 19, 2015** at 12:00 pm in the Committee Room at City Hall.

(Kelsall/Barnett) CARRIED



City Clerk

Chair