



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on June 15, 2017,  
in the Committee Room at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission**

Wes Hewitt – Chair  
Seva Dhaliwal – Vice-Chair  
Hedley Crowther  
John Douglas  
Ken McCrae  
Steve Tatoosh (Alternate Hupacasath First Nation)  
Pam Craig (Alternate S.D.70)  
Rob Gaudreault (Parks Operations Liaison)  
Rick Newberry Thoen (P.A.F.D. Liaison)

**Staff**

Scott Smith, Director of Development Services  
Cara Foden, Planning Technician

**Guests**

Members of the Public – 0

**Alternates (not in attendance)**

Sgt. Dave Boyce (Alternate–R.C.M.P.)  
Councillor Ron Paulson (Alternate–Council)

**Regrets**

Cynthia Dick (C.C. Tseshah First Nation)  
Jim Tatoosh (Hupacasath First Nation)  
Larry Ransom - (SD #70 Liaison)  
Councillor Chris Alemany (Council Liaison)  
Amy Anaka  
S. Sgt. Dave Paddock (R.C.M.P. Liaison)



**1. Adoption of April 20, 2017 Minutes**

- Rob Gaudreault, City Parks Operations Supervisor, was welcomed to the Planning Commission replacing Jacob Colyn who recently retired.
- The minutes of the April 20, 2017 meeting of the Advisory Planning Commission were adopted.

**( Douglas / Crowther ) CARRIED**

**2. DEVELOPMENT APPLICATION – Zoning Bylaw**

**3790 Meares Drive**

*Lot B, District Lot 45&46, Alberni District, Plan VIP80239 (PID: 026-542-315)*

**Applicant:** D. Blue for M. Suarez

- The Director of Development Services (D.D.S.) summarized his report to the APC dated June 8, 2017.
- The APC discussed the application as follows:
  - Traffic safety on Galliano and egress of proposed lots. Winter brining and snow clearing were noted as a City priority for the hill.
  - An existing retaining wall was noted as being Engineered. New lots will be required to obtain an Engineers approval and Covenants on Title will be required prior to subdivision approval to ensure the proposed lots can be developed.
  - It was noted that the existing subdivision contains a mix of small and large homes and lots. Several immediate neighbours have approached the city to ask about the development that is being proposed.

## **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 B, District Lot 45&46, Alberni District, Plan VIP80239 (PID: 026-542-315) located at 3790 Meares Drive from R1 - Single Family Residential to R3 – Small Lot Single Family Residential.*
2. *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. *Receive a Preliminary Layout Approval letter for the proposed subdivision from the City of Port Alberni's Approving Officer.*

**(Crowther / Dhaliwal ) CARRIED**

### **3. Update - City Planner - Status of current projects.**

Adopted or Approved Permits and Bylaws:

- Development Permit 17-01 (3690 Johnston Rd-PetroMaxx)
- Development Permit 17-02 (4065 McBride St.-Banting)
- "Zoning Bylaw Amendment No. 22 (3994 Anderson Avenue – Minions), Bylaw No. 4936"
- "Zoning Amendment No. 18 (4080 McBride Street – Lindsay), Bylaw No. 4925"

Received 3<sup>rd</sup> Reading:

- "Zoning Bylaw Amendment No. 23 (4465 and 4453 9th Avenue – Poirier), Bylaw No. 4937"
- "Zoning Amendment No. 21(2881 and 2911 Burde Street - McLellan and Ryles), Bylaw No. 4935"

Subdivision Approval:

- 4905 Cherry Ck Rd - Evans

### **4. Other business – The regular meeting scheduled for July 20, 2017 will be cancelled.**

### **5. Adjournment – The meeting adjourned at 12:45 p.m. The next regularly scheduled meeting will be held on **August 17, 2017** at 12:00 pm in the Committee Room at City Hall.**

**( Douglas / Dhaliwal ) CARRIED**

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Davina Hartwell - City Clerk



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Wes Hewitt - Chair