



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on March 28, 2013
in the Committee Room at City Hall at 12:00 p.m.)**

Advisory Planning Commission

Chris Colclough (Chair)
Linda Kelsall (Vice-Chair)
Vern Barnett
Seva Dhaliwal
Wes Hewitt
Brenda Sayers (Hupacasath First Nation)
S. Sgt. Mike Coady - (R.C.M.P. Liaison)
Randy Thoen (P.A.F.D. Liaison)
Councillor Hira Chopra - (Council Liaison)
Councillor Rob Cole (Alternate – Council)

Guests

H. Rai (Applicant)
Interested members of public = 0

Staff

Scott Smith, City Planner
C. Foden, Planning Technician

Regrets

Shelley Chrest
Cindy Stern (Tseshah First Nation)
Larry Ransom (S.D.70 Liaison)

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Rob Cole (Alternate – Council)



1. Adoption of January 17, 2013 Minutes

- The Minutes of the January 17, 2013 meeting of the Advisory Planning Commission were adopted.

(Kelsall / Barnett) CARRIED

2. Development Application: Official Community Plan Text Amendment

Official Community Plan Text Amendment to consider Temporary Use Permits

Applicant: H. and S. Rai

- The City Planner summarized his report to the APC dated March 20, 2013.
- The APC discussed the application with respect to the following:
 - o APC member commented that the current use of the land was determined inappropriate for the neighbourhood and not the “highest and best use”.
 - o It was expressed that the site was untidy and unsightly and of concern to residents to have been the subject of a complaint.
 - o The duration of Temporary Use Permits was discussed and it was indicated that the 3

to 6 year maximums permitted by legislation were too lengthy but Council would determine time frames up to that maximum.

- o Discussion focused on whether it was appropriate for the City to entertain the use of Temporary Use Permits at this time as there have never been any issued. The issue of setting precedent was considered.
- o The distinction between Mobile/Manufactured Homes which are built to residential standards versus Recreational Vehicles which are not (they are regulated by the BC Motor Vehicle Act) was brought forward and confirmed by the Fire Department Liaison.
- o Public Notice procedure would be required for this initial OCP text amendment. Notice would only be given to the immediate neighbourhood (75m), similar to that required by a Variance, if Temporary Use Permit applications were introduced.
- o Powers of Council are considerable to require conditions of use under a Temporary Use Permit. Council would have ultimate discretion to require or to not require any specific conditions recommended. Security required to ensure the land would be returned to previous condition would also be discretionary and up to Council to determine amount.
- o Low cost housing options in the community should not include the use of Recreational Vehicles as permanent residences.
- o Bylaw enforcement within the City is by complaint. It is unlikely that a Business License for the current use was ever issued by the City.
- o Mr. Rai arrived at 12:35 pm and verbally provided the APC with some background information. He indicated that the existing RV's on his property were hooked up to city services which existed when the site was used for Mobile/Manufactured Homes.

MOTIONS:

1. *The City of Port Alberni Advisory Planning Commission recommends to City Council that the City not proceed with a text amendment to the Official Community Plan to add provisions for Temporary Use Permits.*

(Kelsall / Dhaliwal) CARRIED

2. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City allow Mr. Rai 12 months to bring his property into compliance with the Zoning Bylaw.*

(Barnett / Hewitt) CARRIED

3. Status Update – Current Projects - City Planner

- The first public input meetings for the Zoning Bylaw Review Project took place Wednesday, March 27. Public consultation is on-going with a draft bylaw to come out in June. The APC and City Council will likely have a meeting to review the public input sometime in May.
- Tim Horton's at 10th and Redford

- Ford Dealership on Beaver Ck Rd is moving forward and has submitted required engineering reports. The Development Variance for the sign was approved. An exemption from the Flood Plain Bylaw could be granted by Council as early as April 8th.
- 4th and Athol – Apartment building has been demolished. The foundation may be useable.

4. **Adjournment** – The meeting adjourned at 1:15 p.m. The next regularly scheduled meeting will be **April 18, 2013** at 12:00 pm in the Committee Room at City Hall.

(Kelsall / Sayers) CARRIED



City Clerk

Chair