



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on March 17, 2016,
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission

Wes Hewitt – Chair
Hedley Crowther
Vern Barnett
Mark Millin
John Douglas
Larry Ransom - (SD #70 Liaison)
Councillor Chris Alemany (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)
Jacob Colyn (Parks and Recreation Liaison)
Inspector Mac Richard

Staff

Scott Smith, City Planner
Cara Foden, Planning Technician

Regrets

Jim Tatoosh (Hupacasath First Nation)
S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)
Janice Johnson (Tseshah First Nation)
Seva Dhaliwal – Vice-Chair

Guests

Jim Creighton – Applicant
Craig Bowerman – Applicant
Dave Beecroft - Applicant

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Ron Paulson (Alternate–Council)
Sgt. Dave Boyce (Alternate–R.C.M.P.)
Steve Tatoosh (Hupacasath First Nation)



1. Adoption of February 18, 2016 Minutes

- Introductions were made.
- The minutes of the February 18, 2016 meeting of the Advisory Planning Commission were adopted.

(Barnett / Crowther) CARRIED

2. DEVELOPMENT APPLICATION – Proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw

Burde Street - Lot B and Lot C, Rem. District Lot 48, Alberni District, Plan VIP68122
(PID Lot B: 024-356-701) (PID Lot C: 024-356-719)

Applicant: C. Bowerman as agent for 0853224 BC Ltd. Inc.

The City Planner summarized his report to the APC dated March 9, 2016.

- The APC discussed the application as follows:
 - City Planner explained the Comprehensive Development zone proposed as it will be a new type of zoning designation for the community and will allow for some flexibility with the subdivision layout.
 - Environmentally sensitive area was clarified regarding location and description.

- Members wanted to know if the Sanitary sewer line required of the developer would go beyond the proposed subdivision. Planner clarified that it will not go beyond but will bring the connection closer than it has been to lands east of the subdivision.
- Small Lot zone (R3) does not permit mobile homes or secondary suites.
- Proposed playground area was discussed and the City Planner described the proposed location and size. He indicated that the School District had supplied information regarding the number of children in the area and location of the nearest currently active playground on 16th Ave.
- R1 single family size lots within the subdivision will be permitted to have Secondary Suites however Carriage Houses are not currently permitted. Carriage Houses may be considered in the future.
- The sidewalk required for the subdivision will ensure that sidewalk developed in Phase 1 is continued on up Burde St. to the east property line/boundary of the new subdivision.
- The site is not within a Development Permit Area and therefore a Landscape Plan is not required of the developer. The developer did indicate to the APC members that the same Building Scheme that was applied to the Phase 1 subdivision will also be applied to the Phase 2 development.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to Zoning Bylaw 2014, Bylaw No. 4382 by adding a **CD1 – Comprehensive Development Zone One**.*
2. *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 change the designation of **Lot B**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-701), located at Burde Street, from Future Residential Use to **Residential Use**.*
3. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone **Lot B**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-701), located at Burde Street, from a mix of 'C1 Neighbourhood Commercial', 'R1 Single Family Residential' and 'R2 One and Two Family Residential' to **'CD1 – Comprehensive Development Zone One'**.*
4. *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 change the designation of **Lot C**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-719), located at Burde Street; from a mix of 'Future Residential Use' and 'Parks and Open Space Use' to a mix of **'Residential Use' and 'Parks and Opens Space Use'**.*
5. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone **Lot C**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-719), located at Burde Street, from a mix of 'RM3 Higher Density Multiple Family Residential', 'MH1 Mobile and Modular Homes' and 'P2 Parks and Recreation' to **'CD1 – Comprehensive Development Zone One'**.*

6. *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 a proposed subdivision, from the City of Port Alberni's Approving Officer.

(Ransom / Millin) CARRIED

3. DEVELOPMENT APPLICATION – Proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw

3532 4th Avenue- Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B
(PID: 009-258-931)

Applicant: D. Beecroft as agent for L. Terryberry

The City Planner summarized his report to the APC dated March 10, 2016.

- The APC discussed the application as follows:
 - It was noted that a house cannot be rebuilt on the site without a zoning change because legislation does not permit "Use" to be varied.
 - The general residential component of the neighbourhood was discussed. The adjacent houses pre-date the zoning bylaw and the commercial zoning of the properties is an anomaly. Other property owners may be happy with the commercial designation however it is not unreasonable to allow a house to be replaced. It will create a single pocket parcel with residential zoning.

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 change the designation of Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B (PID: 009-258-931), located at 3532 4th Avenue, from General Commercial to **Residential**.*
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 delete the designation of Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B (PID: 009-258-931), located at 3532 4th Avenue, be deleted from **Development Permit Area No. 2** (General Commercial).*
3. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B (PID: 009-258-931), located at 3532 4th Avenue, from C3 – Service Commercial to **R3 – Small Lot Single Family Residential**.*

(Millin / Douglas) CARRIED

4. DEVELOPMENT APPLICATION – **Proposed Development Variance**

3820 - 10th Avenue - Block 171, District Lot 1, Alberni District, Plan VIP1603 Parcel C, (Being a consolidation of Lots 7 to 10, See CA4623610)

Applicant: Alberni District Co-operative Association

The City Planner summarized his report to the APC dated March 9, 2016.

- The APC discussed the application as follows:
 - A Development Permit will be required if the Variance is approved.
 - The 2.8m parking lane designated as parallel parking on the site plan will be wide enough to park a car and meets the parking standard requirement.
 - Delivery trucks will be required to use 10th Avenue.
 - Lanes are generally not required in new developments.

MOTIONS:

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Zoning Bylaw #4832 as follows:*

- a. *Vary Section 5.21.2 Site Development Regulations, for the Rear Yard Setback from 6 metres to 2.8 metres, a variance of 3.2 metres, on Block 171, District Lot 1, Alberni District, Plan VIP1603 Parcel C, (Being a consolidation of Lots 7 to 10, See CA4623610) PID: 029-637-376 (3820 10th Avenue).*
- b. *That City Council give notice of intent to consider the issuance of a Development Variance Permit for Block 171, District Lot 1, Alberni District, Plan VIP1603 Parcel C, (Being a consolidation of Lots 7 to 10, See CA4623610) PID: 029-637-376 (3820 10th Avenue).*

(Millin / Douglas) CARRIED

5. **Update** - City Planner - Status of current projects.

The City Planner updated the APC with regards to the following projects:


- Friendship Centre must submit a Fire Safety Plan to move forward.
- Athol Street apartment development is now entering a 2 stage Building Permit process.
- McBride Street project is in process and survey work is being done.
- A concept plan has been submitted for possible development on Kendall Ave.
- The developer for the project on 3rd Ave. (Saroya) has submitted plans to support the Development Permit application.

6. **Other business** – No other business

7. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **April 21, 2016** at 12:00 pm in the Committee Room at City Hall.

(Barnett / Ransom) CARRIED

Davina Hartwell - City Clerk



Wes Hewitt - Chair