



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on November 15, 2012
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
Cindy Stern (Tseshaht First Nation)
S. Sgt. Mike Coady (R.C.M.P. Liaison)
Councilor Hira Chopra (Council Liaison)

Staff

Scott Smith, City Planner

Guests

Interested members of public =0

Regrets

Shelley Chrest
Larry Ransom (S.D.70)
Randy Thoen (P.A.F.D. Liaison)
C. Foden, Planning Technician

Alternates (not in attendance)

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



1. Adoption of June 21, 2012 Minutes

- Cindy Stern arrived at 12:10 pm and she was introduced as a new member of the APC representing the Tseshaht First Nation.
- The Minutes of the September 20, 2012 meeting of the Advisory Planning Commission were adopted.

(V. Barnett /L. Kelsall) CARRIED

2. Development Application: Development Variance Permit

4305 Redford Street (Lot 1, District Lot 1, Alberni District, Plan 25340)

Applicant: Tim Hortons

- The City Planner summarized his report to the APC dated November 8, 2012.
- The APC discussed the application with respect to the following:
 - Impact on adjacent properties. It was noted that notice will be provided to adjacent properties owner before City Council makes any decisions.

- The Commission had a significant amount of discussion regarding traffic concerns and the use of the property as a drive-thru. The City Planner explained that the property was zoned appropriately for the use and that the applicant had worked on the layout of the project to have the maximum stacking capability for vehicles in the drive-thru in order to prevent impact on City streets.
- The Commission discussed the idea of a median on Redford Street to prevent left-hand turns in and out of the property.

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 #4395 as follows:
 - a. Vary Section 6.19.3 Bulk and Site Regulations for the Rear Yard Setback from 6 metres to 4.8 metres on Lot 1, District Lot 1, Alberni District, Plan 25340 (4305 Redford Street).
2. That City Council give notice of intent to consider the issuance of a Development Variance Permit for Lot 1, District Lot 1, Alberni District, Plan 25340 (4305 Redford Street).

(W. Hewitt/ L. Kelsall) CARRIED

3. That the City of Port Alberni Advisory Planning Commission recommends to City Council that as part of the Development Permit process the City require a median on Redford Street to prevent left-hand turns in and out of the property.

(W. Hewitt/ V. Barnett) CARRIED

3. Status Update – Current Projects - City Planner

- Terms of Reference – Waterfront North Study – HB Lanarc is the company that has been selected to complete the project.
- Proposals for the company to assist with the Zoning Bylaw review are to be submitted by November 16, 2012.
- The warehouse building for Beaver Creek Home Centre has started construction.
- Proposed Ford Dealership - the Archaeological Impact Assessment report has been submitted to the Province. The possibility of the project requiring a variance to the Floodplain Bylaw was discussed.

4. **Adjournment** – The meeting adjourned at 1:05 p.m. The next regularly scheduled meeting will be **December 20, 2012** at 12:00 pm in the Committee Room at City Hall.

(L. Kelsall/V. Barnett) CARRIED



City Clerk

Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: November 8, 2012

SUBJECT: Development Variance Permit:
4305 Redford Street (PID: 002-925-303)
Lot 1, District Lot 1, Alberni District, Plan 25340
Applicant: Tim Hortons

ISSUE

At issue is the consideration of an application for a Development Variance Permit. The applicant is applying to vary the Zoning Bylaw regulations for the required rear yard setback.

BACKGROUND

Tim Hortons is proposing a small take out and drive-thru facility on the corner of 10th Avenue and Redford Street. They have also made application for a Development Permit. The Development Permit process will require a review of the form and character of the project. This report covers only the requested variance of the Zoning Bylaw.

The property at 4305 Redford Street is zoned C4 – Highway Commercial District. The property is currently vacant and was previously used as a gas station. A certificate of compliance for a commercial use has been issued by the Ministry of Environment for the property.

The 10th Avenue side of the site is technically considered the frontage of the property. The proposed building meets the front and side yard setback requirements. The proposed building has setback of 4.8 metres from the west property line and this does not meet the required rear yard setback of 6 metres. The applicant is requesting a variance of the rear yard setback from 6 metres (19.7 ft) to 4.8 metres (15.7 ft).

DISCUSSION

In order to maximize the drive thru capability and to provide a landscaping strip along the fronting streets, the building is proposed to be 4.8 metres from the western property line. There is an existing 4.27 metre (14 ft.) wide lane between the adjacent residential property and the subject property. Tim Hortons is also proposing to construct a 5 foot solid wood fence along the property line that will provide a visual screen and will help to mitigate noise impacts.

CONCLUSION

With the existing lane and the proposed solid fence, the rear yard setback variance will have little impact on the neighbouring property. The Planning Department supports the issuing of a Development Variance Permit to 4305 Redford Street.

RECOMMENDATIONS

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 #4395 as follows:*
 - a) Vary Section 6.19.3 Bulk and Site Regulations for the Rear Yard Setback from 6 metres to 4.8 metres on Lot 1, District Lot 1, Alberni District, Plan 25340 (4305 Redford Street).
 - b) That City Council give notice of intent to consider the issuance of a Development Variance Permit for Lot 1, District Lot 1, Alberni District, Plan 25340 (4305 Redford Street).

Respectfully submitted,



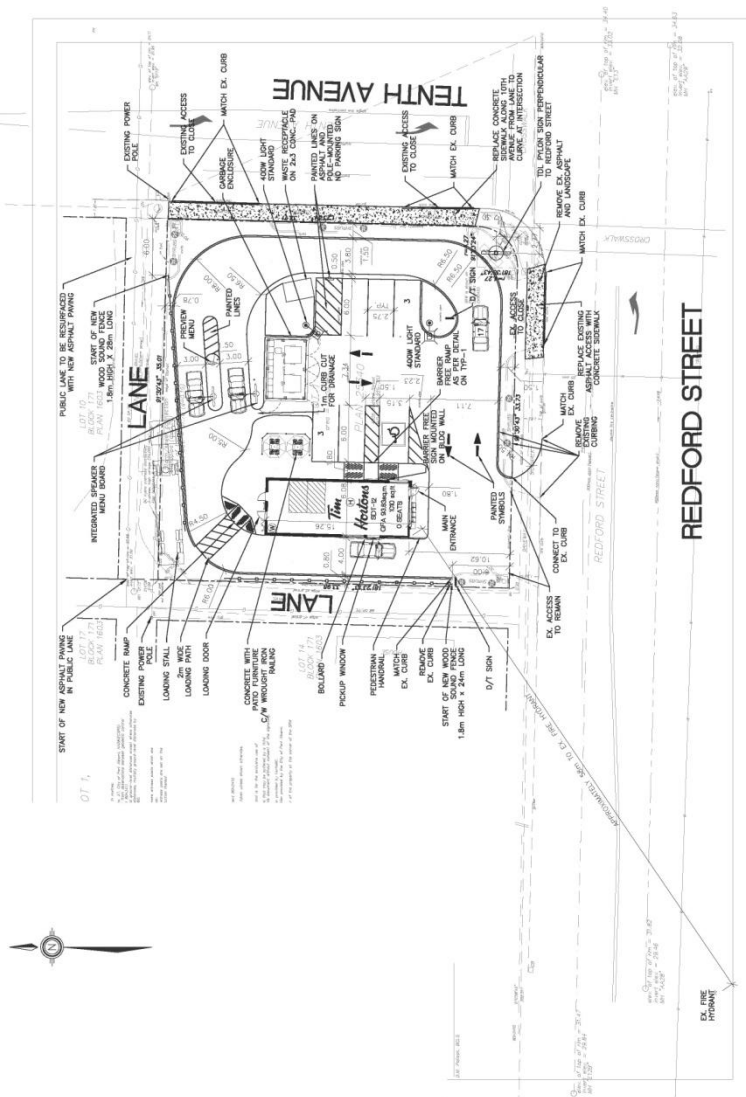
Scott Smith, MCIP
City Planner





KEY PLAN
N.T.S

DETAILS OF DEVELOPMENT			
DATA		REQUIRED	PROVIDED
OF HIGHWAY-COMMERCIAL			
TRAFFIC	ADVISORY	0.00%	11.00%
	8-17	0.00%	0.00%
	18-29	0.00%	0.00%
	30-39	0.00%	0.00%
	40-49	0.00%	0.00%
	50-59	0.00%	0.00%
	60-69	0.00%	0.00%
	70-79	0.00%	0.00%
	80-89	0.00%	0.00%
	90-99	0.00%	0.00%
	100-109	0.00%	0.00%
	110-119	0.00%	0.00%
	120-129	0.00%	0.00%
	130-139	0.00%	0.00%
	140-149	0.00%	0.00%
	150-159	0.00%	0.00%
	160-169	0.00%	0.00%
	170-179	0.00%	0.00%
	180-189	0.00%	0.00%
	190-199	0.00%	0.00%
	200-209	0.00%	0.00%
	210-219	0.00%	0.00%
	220-229	0.00%	0.00%
	230-239	0.00%	0.00%
	240-249	0.00%	0.00%
	250-259	0.00%	0.00%
	260-269	0.00%	0.00%
	270-279	0.00%	0.00%
	280-289	0.00%	0.00%
	290-299	0.00%	0.00%
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	310-319	0.00%	0.00%
	320-329	0.00%	0.00%
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HEAD OFFICE 1000 SHANGHAI ROAD SUZHOU, J. S. A. 215021 86 251 7051845-6511	WESTERN OFFICE 1460 - 5th STREET SUZHOU, J. S. A. 215000 721-6181 P61-1031 2617480	GUANGZHO OFFICE 1000 CHENYI COTTE DE L'ESIE SUZHOU, J. S. A. P617 545 P61-1434 6359 2208	ATLANTIC OFFICE 4718 HAWKIN ROAD SUZHOU, J. S. A. 8004 035 P61-1021 1862 2622	US OFFICE 4180 TULLER ROAD SUZHOU, J. S. A. 800407 P61-1817 79 4280
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PROJECT	PORT ALBERNI, BC	EXPIRATION TITLE
	4305 REDFORD ST	SITE PLAN
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