



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on October 29, 2015  
in the Committee Room at City Hall at 12:00 p.m.)**

**Advisory Planning Commission**

Chris Colclough (Chair)  
Wes Hewitt (Vice-Chair)  
Linda Kelsall  
Seva Dhaliwal  
Vern Barnett  
Larry Ransom (S.D.70)  
Councillor Chris Alemany (Council Liaison)  
S. Sgt. Dave Paddock - (R.C.M.P. Liaison)

**Regrets**

Janice Johnson (Tseshah First Nation)  
Randy Thoen (P.A.F.D. Liaison)  
Jim Tatoosh (Hupacasath First Nation)

**Staff**

Scott Smith, City Planner  
Cara Foden, Planning Technician

**Guests**

Ray Green and Frank Harris - Applicant  
Colin Evans - Applicant

**Alternates (not in attendance)**

John Bennie (Alternate S.D.70)  
Councillor Ron Paulson (Alternate – Council)  
Sgt. Dave Boyce (Alternate - R.C.M.P.)



**1. Adoption of September 17, 2015 Minutes**

- Introductions were made around the room.
- The minutes of the September 17, 2015 meeting of the Advisory Planning Commission were adopted.

**( Ransom / Barnett) CARRIED**

**2. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw  
Amendments**

**3333 Burde St.** - Lot G, District Lot 48, Alberni District, Plan VIP681222  
(PID: 024-356-760)  
**Applicant:** F. Harris

The City Planner summarized his report to the APC dated October 22, 2015.

- The APC discussed the application as follows:
  - Covenants that exist on the property were discussed. They may or may not be relevant now and will be explored during the Subdivision process.
  - Burde St. – The members discussed the Burde St. road allowance and drainage ditch in front of the subject property. Members expressed concern with the narrow width of Burde St. and the speed of current traffic on the road. They also expressed a desire to see the drainage ditch addressed by the Engineering Department during the Subdivision process. Members would like to see the drainage issues addressed in a

- manner that would see the ditch filled or levelled.
- The City Planner indicated that major road improvements to Burde St. would not likely be made a requirement of Subdivision however long term planning for Burde St. may be initiated by the City if required.
- R.C.M.P. indicated that the concerns with the constructed road width of Burde St. were valid and that speed bumps might be an option for traffic calming.
- The existing mobile home on the property is not currently hooked up to City services. New and existing lots will be required to be hooked up to City services as a condition of subdivision.
- It was discussed by members that in addition to the recommendations in the City Planners report, an additional recommendation would be added to recommend that the drainage ditch in front of the subject property be reclaimed and levelled and that piping be installed to properly address the drainage requirements.

### **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 G, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-760), located at **3333 Burde Street**, from Parks and Open Space and Future Residential to **Parks and Open Space(POS) and Residential (RES)**.*
2. *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 G, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-760), located at **3333 Burde Street**, from FD - Future Development to **P2 – Parks and Recreation and RR1 – Rural Residential**.*
3. *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.
4. *That the Advisory Planning Commission recommends to the City of Port Alberni that as part of the subdivision process the drainage ditch be piped and levelled:*

**( Ransom / Barnett ) CARRIED**

### **3. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw Amendments** **4905 Cherry Creek Rd. - Lot 1, District Lot 14, Alberni District, Plan VIP86825** **(PID: 027-956-750)** **Applicant: C. Evans**

The City Planner summarized his report to the APC dated October 22, 2015.

- The APC discussed the application as follows:

- The property will be in an Industrial Development Permit Area so a Development Permit will be required prior to a Building Permit being issued. The mall to the north of the property has kept a treed area along the property line development free so there should be very little if any impact to the Alberni Mall.
- The R.O.W. crossing the property is for city services and restricts the building envelope but the developer has proposed a design that should maximize the use of the buildable site area.
- An extension of Maple Way is not planned. The site is private property and the owner may or may not choose to limit access through the site.
- There will not be any implications for the long term future of the proposed 21<sup>st</sup> Avenue routing.

#### **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 1, District Lot 14, Alberni District, Plan VIP86825 (PID: 027-956-750), located at **4905 Cherry Creek Rd.**, from Highway Commercial (HCO) to **Industrial (IND)**.*
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 change the designation of Lot 1, District Lot 14, Alberni District, Plan VIP86825 (PID: 027-956-750), located at **4905 Cherry Creek Rd.**, from Development Permit Area No. 2 (Highway Commercial) to **Development Permit Area No. 3 (Industrial)**.*
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 1, District Lot 14, Alberni District, Plan VIP86825 (PID: 027-956-750), located at **4905 Cherry Creek Rd.**, from C4 – Highway Commercial to **M1 – Light Industrial**.*

**( Hewitt / Barnett ) CARRIED**

#### **4. Update – Status of current projects**

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

- "Zoning Amendment No. 8 (4965 Gordon Avenue - Hall), Bylaw No. 4888" was given 3<sup>rd</sup> reading on October 13.
- The City will host a community meeting on November 18<sup>th</sup> to gather input from citizens regarding the possibility of selling city owned land adjacent to the Westporte Place subdivision.
- Development Permit plans have been submitted by P. Saroya for a development on 3<sup>rd</sup> Avenue however the requested changes have not been submitted at this time.
- An estimate has been received from the applicant for preliminary road construction work on McBride St.

5. **Other Business**

- No other business.

6. **Adjournment** – The meeting adjourned at 12:45 p.m. The next meeting will be **November 19, 2015** at 12:00 pm in the Committee Room at City Hall.

( Kelsall / Barnett ) CARRIED

A handwritten signature in cursive script, appearing to read "E. Colebough", written over a horizontal line.

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City Clerk

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Chair