



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on April 18, 2019,  
in the Committee Room at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission Present**

Ken McRae (Chair)  
Jeannette Nichols  
Sandy McRuer  
Amy Anaka  
Don Ferster  
Steve Tatoosh (Alternate Hupačasath F. N.)  
Larry Ransom (Alternate S.D.70)  
Councillor Deb Haggard, Council Liaison  
Rick Newberry, P.A.F.D. Liaison  
Rob Gaudreault, Parks Liaison

**Staff**

Katelyn McDougall, Manager of Planning  
Cara Foden, Planning Technician

**Guests**

Aaron Brevick – Applicant  
Members of the Public – R. Corbeil

**Regrets**

Jim Tatoosh, Hupačasath F. N.  
Cynthia Dick, Tseshahṭ (č išaaʔath) F. N.  
Chris Washington, S.D.70 Liaison  
S. Sgt. Terry Smith, R.C.M.P. Liaison  
John Douglas (Vice-Chair)

**Alternates (not in attendance)**

Councillor Helen Poon (Alternate–Council)  
Peter Dione (Alternate–R.C.M.P.)  
Darren Mead-Miller (Alternate – Tseshahṭ F.N.)



**1. Adoption of March 20, 2019 Minutes**

- The Chair acknowledged that this meeting is taking place within the un-ceded traditional territories of the Hupačasath and the Tseshahṭ (č išaaʔath) First Nations. The applicant present was welcomed by the Chair.
- The minutes of the March 20, 2019 meeting of the Advisory Planning Commission were adopted.
- APC agreed to discuss the Compton Road application before discussing the Athol St. application.

**( McRae / Nichols ) CARRIED**

**2. DEVELOPMENT APPLICATION – Zoning Bylaw Amendment**

**5119 Athol Street – Lot 4, Block 84, District Lot 1, Alberni District, Plan 197D**  
(PID: 009-230-823)

**Applicant: A. Brevick**

- The Manager of Planning summarized her report to the APC dated April 10, 2019.
- The APC discussed the application as follows:
  - Chair invited the applicant to speak about the proposal. The applicant addressed the financial investment required for the project and indicated that a foreign investor would be carrying the financial burden while the applicant would be involved as a 10% partner and has a purchase agreement for the building. He invited the APC to ask questions about cannabis cultivation and processing.
  - Several members noted that the building and area appear to fit in with neighbouring properties however taking time to work together with the ACRD to devise a valley wide strategy for similar applications would be appropriate.

- It was noted by the Hupačasath First Nation (HFN) representative that the Federal Government had not consulted with First Nations regarding the regulation of the cultivation and processing of cannabis and the HFN would not support this application at this time.
- It was proposed that a Committee of the Whole meeting be requested to address the topic of micro-cultivation and micro-processing cannabis in the City and A.C.R.D.
- Most members felt that a unified or complementary approach to applications should be pursued with the A.C.R.D.

**MOTIONS:**

1. *That the Advisory Planning Commission defers the application and recommends to City Council that staff investigate and determine specific zones for cannabis production (cultivation and processing) before proceeding with the application for 5119 Athol Street and that:*

- a) *Community engagement be made a priority including consultation with local First Nations; and*
- b) *Council move forward with the engagement process as quickly as possible.*

**( Haggard / Ferster ) CARRIED**

**3. DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment**

**5189 Compton Road - Lot 1, District Lot 20, Alberni District, Plan 9584 Except part in Plan 10613 (PID: 005-356-407)**

**Applicant: D. Potter**

- The Manager of Planning summarized her report to the APC dated March 13, 2019.
- The APC discussed the application as follows:
  - There are no known plans for demolishing the existing home on the property. The applicants are only wanting to subdivide a small portion of the site along Compton Rd.
  - Parkland dedication or payment in lieu would be required.
  - It was noted that a geotechnical report or professional Engineers report would be required during the Subdivision process. The Manager of Planning explained that the details pertaining to the servicing of the site and the proposed subdivision would be addressed as part of the subdivision process.
  - The APC agreed that the proposed land use was appropriate for the neighbourhood.

**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 on a portion of Lot 1, District Lot 20, Alberni District, Plan 9584 Except part in Plan 10613 (PID: 005-356-407) located at 5189 Compton Road from ‘RR 1 - Rural 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.

( Ransom / McRuer ) CARRIED

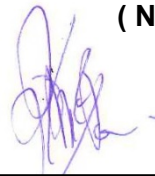
4. **Update** - Manager of Planning - Status of current projects.

- 3503 11th Avenue (Sattar) – PLA will precede final adoption of "Zoning Bylaw Map Amendment No. 31 (3503 11th Avenue – Sattar), Bylaw No. 4978"
- 2940 Bellshill Road - PLA will precede final adoption of (Carriere\_ "Official Community Plan Amendment No. 27 (2940 Bellshill Road – Carriere), Bylaw No. 4985" and "Zoning Bylaw Map Amendment No. 32 (2940 Bellshill Road – Carriere), Bylaw No. 4986"
- 3512 Gagne Rd. (Bourelle) - PLA will precede final adoption of "Zoning Bylaw Map Amendment No. 33 (3512 Gagne Road – Bourelle), Bylaw No. 4987"
- Report to Council re: Definitions of Family and Dwelling Unit – will go directly to Council (Zoning Text Amendment No. T19 (Family, Dwelling Unit, Parking), Bylaw No. 4982")
- Development Permit for 4721 Johnston Rd. and for 4000 Burde St. (Portview Apartments) are in progress.
- RFP for Harbourview Lands will be reviewed by Council before advertised.
- A Social Planning Commission will be considered by Council.
- A second report regarding short term rentals will be prepared for consideration by the APC.
- Upcoming for May APC
  - 4202/4238 8<sup>th</sup> Ave. – Zoning amendment application.
  - Fence Height report
  - 3510 12th Avenue - Development Variance for front porch.

5. **Other business** - No other business

6. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regular meeting is scheduled for Thursday, May 16, 2019.

( Nichols / Ferster ) CARRIED



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Davina Hartwell - City Clerk

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Ken McRae – Chair