



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on August 20, 2020
Via remote access through Zoom, at 12:00 p.m.)**

Commission Members Present

Ken McRae (Chair)
Callan Noye
Stefanie Weber
Amy Anaka
Ed Francoeur
Jim Tatoosh, Hupačasath F.N.
Chris Washington, S.D.70 Liaison
Rick Newberry, P.A.F.D. Liaison
Councillor Deb Haggard, Council Liaison

Guests

Members of the Public: None
Applicant: Luke Teufel

Staff

Katelyn McDougall, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaaʔath) F.N.
Sgt. Clive Seabrook, R.C.M.P. Liaison
Rob Gaudreault, Parks Liaison
John Douglas (Vice-Chair)

Alternates (not in attendance)

Larry Ransom (Alternate–SD70)
Councillor Helen Poon (Alternate–Council)
Peter Dione (Alternate–R.C.M.P.)
Darren Mead-Miller (Alternate – Tseshah F.N.)



1. Acknowledgements and Introductions –

- Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations.

2. MINUTES - Adoption of July 16, 2020 Minutes as amended.

MOTIONS:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the July 16, 2020 regular meeting as amended.

(Anaka / Washington) CARRIED

3. DEVELOPMENT APPLICATION: Zoning Bylaw amendment

5381 Falls St. - Lot 2, Section 9, Alberni District, Plan 8919 (PID: 005--487-081)

Applicants: L. Teufel dba Faithful Construction (agent for Axel Keding and Livia Keding M2)

- The Development Planner presented a summary of his report dated August 20, 2020.
- APC discussed the proposed amendments and report as follows:
 - Clarification of Falls Rd. versus Falls Street (rural versus municipal terminology for 911)
 - The Development Planner clarified that the size of the proposed addition would exceed the 90m² size limit for a secondary suite and rezoning was the appropriate option to pursue for this application.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following Zoning Bylaw amendment, with respect to the property legally described as Lot 2, DL 9, Plan VI8919 P.I.D. VIP 141 (PID: 005-487-081) and located at 5381 Falls Street:*
 - a) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the property from 'R1 – Single Family Residential' zone to '**R2 – One and Two Family Residential**' zone.*

(Washington / Francoeur) CARRIED

4. STATUS UPDATE:

- **What's been happening since the last APC meeting:**
 - DP/DVP approved – Maitland Street Village
 - DVP pending – 4191 Bute St (side yard projection)
 - DP/DVP pending – VRS seniors housing project at 4000 Burde St
 - Uptown District Revitalization – Phase 2 Engagement Prep
 - Connect the Quays Pathway Planning
- **Coming to Council in September**
 - Mallory Drive rezoning 3rd and 4th reading of bylaws
 - 8th Ave rezoning 3rd and 4th reading of bylaws
 - Short Term Rentals 1st and 2nd of bylaws
 - Cannabis Cultivation and Processing - Public Hearing and 3rd and 4th reading of bylaws
 - Pineo Road rezoning - 3rd and 4th reading of bylaws and Development Permit
- **Upcoming Development Applications**
 - Rezoning 10th Ave – Quality Foods Site
 - Rezoning Kendall Ave – Huu-ay-aht Housing Project w/ BC Housing
- The Manager of Planning advised APC that:
 - Rob Gaudreault is current Acting Building Inspector following the resignation of Kevin Peters.
 - There will be a Business License component to the Short Term Rental implementation. The difference between Short Term Rental versus Bed and Breakfast was clarified.

5. OTHER BUSINESS- None

6. **ADJOURNMENT** – The meeting adjourned at 12:30 pm. The next meeting is scheduled for 12:00 pm on **September 17, 2020.**

(Washington / Francoeur) CARRIED



Ken McRae (Chair)