



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on February 20, 2020
in the Committee Room at City Hall, at 12:00 p.m.)**

Commission Members Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Amy Anaka
Chris Washington, S.D.70 Liaison
Callan Noye
Stefanie Weber
Ed Francoeur
Jim Tatoosh, Hupačasath F.N.
Sgt. Clive Seabrook, R.C.M.P. Liaison

Guests

Members of the Public: None

Staff

Katelyn McDougall, Manager of Planning
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaaʔath) F.N.
Rick Newberry, P.A.F.D. Liaison
Rob Gaudreault, Parks Liaison

Alternates (not in attendance)

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 January 16, 2020 Minutes**

Motion:

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

(Anaka / Douglas) CARRIED

3. **DEVELOPMENT APPLICATION: Zoning Bylaw amendment**

5859 River Road

A portion of Lot A, Section 10, Alberni District, Plan VIP25034, (PID:002-861-526)

Applicant: S. Allen

- The Manager of Planning summarized the report to the APC dated February 14, 2020.
- The APC discussed the application as follows:
 - It was noted by the APC that Council and management staff had formally engaged with numerous other stakeholders in high level discussions respecting the waterfront, ownership issues, and the potential to secure public access to the waterfront when land related applications involved waterfront parcels. Personnel and Council changes have resulted in a lack of continuity and awareness of the discussions and outcomes. The APC expressed a desire to have Council review past progress on this topic and consider renewing these discussions. There was consensus that exploring ways to expand public access to the waterfront was important and desirable.

- The current application involves property with water frontage on the Somass River and is representative of land use applications that could or should be evaluated respecting their potential to play a role in expanding the City's trail networks to include the river's waterfront. It was noted that applications such as this one can present opportunities for securing public access to waterfront within the City.
- The APC discussed the desirability of engaging the applicant in a discussion about securing waterfront access for the public.
- The potential for the City to consider acquisition of waterfront land was discussed.
- It was noted that the Hupačasath First Nation has ownership rights that include lands within fifty (50) feet of the waterline on that side of the Somass River. J. Tatoosh indicated support in principle for the idea of expanding City trail networks but noted that land ownership added a level of complexity and that the matter should be discussed with the Hupačasath First Nation Council for their input. He noted that he would bring forward the particulars of this APC discussion with the Hupačasath First Nation Council.
- The particulars of the proposed lot line adjustment were clarified.
- The application was discussed with respect to building requirements and restrictions that apply on lands that fall within the area covered by the city's Floodplain Bylaw.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that the recommendations from the Waterfront North 2014 study and the Uptown and Waterfront Redevelopment 2007 study be reviewed in conjunction with other documentation respecting discussions regarding the provision of public access to the waterfront through private lands.*
2. *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 A, Section 10, Alberni District, Plan VIP25034, (PID:002-861-526) located at 5859 River from 'RR2 – Semi Rural Residential' to 'R1 – Single Family 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 the proposed subdivision from the City of Port Alberni's Approving Officer.*

(Douglas / Tatoosh) CARRIED

4. **Tips for Media Interaction:** Communication Manager – Tabled.

5. UPDATE:

The Manager of Planning summarized what has been happening since the last APC meeting:

- **Short Term Rentals** – proposed bylaw changes have been drafted
- **3rd Ave Revitalization project** – met with Cycle Alberni and Trucking/industry stakeholders to discuss project. Updated design options coming to Council at March 23 meeting
- **Uptown District Revitalization Strategy** – initial project planning underway, preparing application for UBCM poverty reduction grant
- **Housing Needs Assessment** – RFP to be released in March

Next APC meeting

- **Rezoning Application** – 2170 Mallory Drive
- **Development Variance Application** – 3033 6th Avenue
- **Cannabis Cultivation Bylaw and Policy Changes**

6. OTHER BUSINESS

- The Manager of Planning asked members if the upcoming March break would impact their ability to attend the regularly scheduled meeting on March 19th. It was determined that a quorum was not possible on that date. An alternate date of March 26th was also discussed. Once a new meeting date has been determined the APC will be notified.

7. **ADJOURNMENT** – The meeting adjourned at 1:00 p.m. The regularly scheduled meeting in March will be rescheduled and the APC advised of the date and time.

(Douglas / McRae) CARRIED



Ken McRae (Chair)