



Summary Report / Minutes of the Advisory Planning Commission Meeting (Held on July 15, 2021)

Via remote access through Zoom software platform, at 12:00 p.m.)

Commission Members Present

Ken McRae (Chair)
Stefanie Weber
Amy Anaka
Joe McQuaid
Ken Watts, CEO Tseshah (č išaa?ath) F. N.
Jolleen Dick, Councillor, Hupačasath F.N.
Chris Washington, S.D.70 Liaison

Councillor Deb Haggard, Council Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison
Amy Needham, Parks Operations Liaison

Regrets

Callan Noye
Ed Francoeur (Vice-Chair)

Staff

Scott Smith, Dir. of Dev. Services/Deputy CAO
Brian McLoughlin, Development Planner
Price Leurebourg, Development Planner
Cara Foden, Planning Technician

Guests

Members of the Public: None
Applicant: Colin Evans

Alternates (not in attendance)

Larry Ransom (Alt. – S.D.70)
Councillor Helen Poon (Alt. – Council)
C. Anderson/M. Bigmore, (Alt. – Tseshah (č išaa?ath) F.N.)
Roger Nopper CEO, (Alt. - Hupačasath 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 išaa?ath) First Nations.
- Welcome to new members and introductions. Scott introduced the City's new Development Planner Price Leurebourg

2. Minutes - Adoption of April 15, 2021 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the April 15, 2021 regular meeting.

(McRae) CARRIED

3. DEVELOPMENT APPLICATION: Proposed Official Community Plan bylaw and Zoning Bylaw Amendments

4905 Cherry Creek Rd.

*Strata Lots 1-5, District Lot 14, Alberni District, Strata Plan EPS6042 Together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V (PID's: Strata **Lot 1** - 031-008-925, Strata **Lot 2** - 031-008-933, Strata **Lot 3** - 031-008-941, Strata **Lot 4** - 031-008-950, Strata **Lot 5** - 031-008-968); and Lot 1, District Lot 14, Alberni District, Plan EPP85811 Except Plan EPS6042 (Phase 1)*

Applicants: Colin Evans and Christine Evans dba Coastal Porting Enterprises Ltd., and Kristi Wolff dba Wolff Holdings Ltd. BC1139118

- The Director of Development Services summarized his report dated July 7, 2021.
- APC discussed the proposed amendments and report as follows:
 - The applicant gave a statement indicating that the demand for commercial space was exceeding the demand for Industrial space on his property and also indicated that the ability for a Micro-Brewery/Distillery to provide for on-site consumption was a factor that the C3 zone would support.
 - It was noted that the OCP is a fluid document and support for the change was indicated. The market is dictating that the applicant pursue commercial zoning.
 - Concern about reducing land for industrial uses was noted however current commercial buildings would not suffice for the intended purposes and interests. Don't want to discourage investment.
 - The C3 zone does maintain some light industrial options and the change of zone on the existing buildings will not impact any of the current tenants. All existing tenants are already compliant with the permitted uses in the C3 zone.
 - Provincial licensing process and requirements were discussed. Applicant advised the tenant had already applied for their license.
 - The current development is a credit to the developer and has been done well. It is good to see the site being developed.

Motions:

1. *That the Advisory Planning Commission recommend to City Council that the City proceed with the following bylaw amendments for Strata Lots 1-5, District Lot 14, Alberni District, Strata Plan EPS6042 Together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V (PID's: Strata **Lot 1** - 031-008-925, Strata **Lot 2** - 031-008-933, Strata **Lot 3** - 031-008-941 Strata **Lot 4** - 031-008-950, Strata **Lot 5** - 031-008-968); **and** Lot 1, District Lot 14, Alberni District, Plan EPP85811 Except Plan EPS6042 (Phase 1) all located at **4905 Cherry Creek Road**:*
 - a) *Amend the Official Community Plan Schedule A Land Use Map from Industrial to **General Commercial**.*
 - b) *Amend the Official Community Plan Schedule B Development Permit Area Map from Development Permit Area No. 3 (Industrial) to **Development Permit Areas No. 2 (Commercial)**.*
 - c) *Amend Schedule A Zoning Bylaw Map from M1 – Light Industrial to **C3 – Service Commercial**.*
 - d) *Amend the text of Zoning Bylaw 4832, Section 4 Definitions to provide for the production of spirits and cider within the definition of a 'Microbrewery'.*

(Washington / Anaka) CARRIED

4. STATUS UPDATE:

The Director of Development Services updated the APC with respect to the following:

- OCP/ZON amendments adopted - Kendall St, BC Housing/Huu-ay-aht F.N.
- OCP/ ZON amendments adopted - Ravenhill (Jaenicke). PLR Subdivision issued.
- ZON amendment – Quality Foods – Council considering adoption on July 26/21
- 8th Avenue Childcare Centre update.
- OCP Review - RFP in progress and hope to issue in August.
- Carriage Homes, Short Term Rentals, Secondary Suites – Consultant will be hired.
- RFP for city owned land at 15th Avenue and Montrose Street – OCP/ZON amendments will be needed. (APC asked questions about the timber values, bylaw amendments, social and environmental interests)
- RFP for city owned land on 10th Avenue– OCP/ZON amendments will be needed
- City has given notice of expropriation on the Somass Mill, and adjacent parking lot, owned by Western Forest Products.
- A Level 2 Building Inspector has been hired by the City and will start in August.

5. OTHER BUSINESS - None

6. ADJOURNMENT – The meeting adjourned at 12:30 pm. The next meeting is scheduled for 12:00 pm on **August 19, 2021.**

(Weber / McQuaid) CARRIED

Ken McRae (Chair)



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