

PUBLIC HEARING REPORT
Monday, November 13, 2023 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

PRESENT: Councillor D. Dame
Councillor J. Douglas
Councillor D. Haggard
Councillor C. Mealey [Chair]
Councillor T. Patola
Councillor C. Solda

Absent: Mayor S. Minions

Staff: M. Fox, Chief Administrative Officer
B. McLoughlin, Manager of Planning
H. Stevenson, Development Services Planner
S. Darling, Deputy Director of Corporate Services

Gallery: 3

CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 6:00 pm.

MOVED AND SECONDED, THAT the agenda be approved as circulated.

CARRIED

Chair Mealey noted that the Public Hearing is held pursuant to section 464, 465 and 466 of the *Local Government Act*. Chair Mealey then invited the Deputy Director of Corporate Services to provide a summary of the application.

A1. 2780 Burde Street – Description of the Application:

The Deputy Director of Corporate Services provided a summary of the application as follows:

The applicant [B. Elliott] has applied to change the land use designation and zoning of the property located at 2780 Burde Street to enable construction of a single-detached dwelling.

The proposed bylaws are:

- i. "Official Community Plan Amendment (2780 Burde Street), Bylaw No. 5084".

If amended, this bylaw changes the land use designation of 2780 Burde Street from 'Future Residential' to 'Residential'.

- ii. "Zoning Amendment (2780 Burde Street), Bylaw No. 5085".

If amended, this bylaw changes the classification of 2780 Burde Street from 'FD Future Development' to 'RR2 – Rural Residential' on the Zoning Bylaw map.

A2. Background Information from the Development Services Department:

The Development Services Planner provided background information regarding the proposed amendments by way of summarizing the report of November 7, 2023.

A3. Correspondence: None

A4. Late Correspondence Regarding the Matter: None

A5. Questions/Comments from Council: None

A6. Questions/Comments from Public: None

A7. Closing Remarks from the Chair:

Chair Mealey read the closing remarks noting that once the Public Hearing has closed, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived as informal discussions immediately after the termination of this meeting.

Before closing the Public Hearing, Chair Mealey called three times for any further speakers on any of the matters contained in the proposed bylaws.

For the first time, at 6:07 pm, Chair Mealey called for input from the public.

At 6:07 pm, Chair Mealey called for a second time for input from the public.

At 6:08 pm, Chair Mealey called for the third and final time for input from the public.

There being no further speakers, Chair Mealey declared this portion [Part A – 2780 Burde Street] of the Public Hearing closed at 6:08 pm.

B1. 3690 Loewen Road and 2791 Burde Street – Description of the Application

The Deputy Director of Corporate Services provided a summary of the application as follows:

The applicant [Prism Land Surveying Ltd.] has applied to change the land use designation and zoning of the properties located at 3690 Loewen Road and a portion of 2791 Burde Street to enable a lot boundary adjustment.

The proposed bylaws are:

- i. "Official Community Plan Amendment (3690 Loewen Road and 2791 Burde Street) Bylaw No. 5092".

If amended, this bylaw changes the land use designation of 3690 Loewen Road and 2791 Burde Street from 'Future Residential' to 'Residential'.

- ii. "Zoning Amendment (3690 Loewen Road and 2791 Burde Street) Bylaw No. 5093".

If amended, this bylaw changes the classification of 3690 Loewen Road and a

portion of 2791 Burde Street from 'FD Future Development' to 'RR2 – Rural Residential'.

- B2. **Background Information from the Development Services Department:**
The Development Services Planner provided background information regarding the proposed amendments by way of summarizing the report of November 7, 2023.
- B3. **Correspondence:** None
- B4. **Late Correspondence Regarding the Matter:** None
- B5. **Questions/Comments from Council:** None
- B6. **Questions/Comments from Public:** None
- B7. **Closing Remarks from the Chair:**
Chair Mealey read the closing remarks noting that once the Public Hearing has closed, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived as informal discussions immediately after the termination of this meeting.

Before closing the Public Hearing, Chair Mealey called three times for any further speakers on any of the matters contained in the proposed bylaws.

For the first time, at 6:13 pm, Chair Mealey called for input from the public.

The applicant was in attendance and provided a brief history of the property to provide context for the application.

At 6:18 pm, Chair Mealey called for a second time for input from the public.

At 6:19, Chair Mealey called for the third and final time for input from the public.

There being no further speakers, Chair Mealey declared this portion [Part B – 3690 Loewen Road and 2791 Burde Street] of the Public Hearing closed at 6:19 pm.

Termination of the Public Hearing:

MOVED AND SECONDED, THAT this Public Hearing terminate at 6:19 pm.

CARRIED


Sara Darling
Deputy Director of Corporate Services