



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on March 17, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ken McRae (Vice-Chair)
Amy Anaka
Stefanie Weber
Chris Washington, S.D.70
Callan Noye

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

Regrets

Ed Francoeur (Chair)
Joe McQuaid
Amy Needham, Parks Operations Liaison
Councillor Deb Haggard, Council Liaison
Jolleen Dick, Councillor, Hupačasath F.N
Ken Watts, (CEO Tseshahst (č išaa?ath) F.N)

Staff

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

Guests

Applicant: P. Hammer

Alternates (not in attendance)

Larry Ransom (Alt.- S.D.70)
Roger Nopper CEO, (Alt. - Hupačasath F.N.)
Councillor Helen Poon (Alt.- Council Liaison)
L. Sam, (Alt. – Tseshahst (č išaa?ath) F.N)



1. Acknowledgements and Introductions –

Acknowledgement, by the Vice - Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshahst (č išaa?ath) First Nations.
Welcome and introductions.

2. Minutes - Adoption of February 17, 2022 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the February 17, 2022 regular meeting.

(Weber / Washington) CARRIED

3. DEVELOPMENT APPLICATION – Zoning Bylaw amendment

5249 Pineo Road

Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081)

Applicant: P. Hammer

- City Development Planner (B.M.) summarized his report dated March 1, 2022 and distributed the Engineering service report (see attached) indicating that he had intended to include it in his report.
- APC discussed the proposed amendments and report.
 - The location of the property is in the flood plain. The Director of Development Services informed members that the A.C.R.D. had recently updated their flood plain mapping. In addition to construction levels required in the City’s Floodplain bylaw, the newer floodplain mapping levels will be applied as required.

- The APC asked about Agricultural Land Reserve (ALR). The Director of Development Services indicated that the Somass flats area is likely very good soil however the property is not included in the ALR.
- The APC inquired about impact on creeks in the vicinity of the property. It was noted that there are no creeks running through the subject property however there are local creeks in the vicinity.
- The APC indicated support for the proposed type of low density, infill development in the area.
- The neighbouring property was noted to have been recently rezoned for Multi-Family development to accommodate one additional dwelling on the large property. The additional home had minimal impact on the general neighbourhood.

Motions:

1. *THAT the Advisory Planning Commission recommends to Council that the City proceed with the application to rezone a portion of 5249 Pineo Road from 'RR2 Semi Rural Residential' to 'R2-One and Two Family Residential'.*
2. *THAT prior to final adoption of the proposed bylaw amendment the applicant be required to apply for subdivision and receive a Preliminary Layout Review letter from the Approving Officer.*
3. *THAT prior to Final Adoption of the amending bylaw, the applicant be required to complete the following to the satisfaction of the Director of Engineering:*
 - a) *Geotechnical report*
 - b) *Stormwater management plan*
 - c) *Site grading plan*
 - d) *Design and estimate for required off-site works*

(Washington / Weber) CARRIED

4. STATUS UPDATE:

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

- The City has hired a Manager of Planning, Marianne Wade, who will start on March 28th
- 5405 Argyle (B. Toor) – 3rd Read and Final Adoption.
- 4841 Redford (Uchucklesaht) – Development Variance Permit approved by Council.
- 5th Ave. & Burde St. (Carniato) – Public Hearing scheduled (Mar 29).
- 4440 Vimy St. (ACAWS) – Council gave adoption to bylaw amendments.
- RFP – City owned land at 15th Ave. & Montrose St. – a communication will be going out to adjacent residents prior to Council releasing information regarding the successful proponent/s.
- Vancouver Resource Society (3507 Anderson Ave) – Building Permit will likely be issued soon.
- Seymour Pacific (3553 Anderson Ave) – 90 unit Multi-Family housing development will start construction soon.
- San Group development (upper Burde St.) - Architect and City Staff have be in discussion and progress is being made.
- Former Somass Mill lands (City owned) – background work is being done by Staff and Council. The OCP review process may help to determine policy direction/guidelines for high profile sights like these lands and the lands on upper Burde St.

- OCP Review update:
 - C.O.W. meeting will be held on April 6 and a summary report of the public engagement will be presented. APC members are encouraged to attend and will be given an opportunity at the meeting to provide input for Council's consideration.
 - APC members expressed that they would like to be made aware via email when OCP input opportunities are scheduled.
 - It was noted that the public engagement summary will likely identify gaps where more public engagement is needed.

5. OTHER BUSINESS - None

6. ADJOURNMENT – The meeting adjourned at 12:50 pm. The next meeting is scheduled for 12:00 pm on **April 21, 2022**.

(Washington / Dionne) CARRIED



Ken McRae (Vice-Chair)