

PUBLIC HEARING REPORT
Monday, July 31, 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
Councillor C. Solda [Chair]

Absent: Mayor S. Minions
Councillor T. Patola

Staff: M. Fox, Chief Administrative Officer
S. Smith, Director of Development Services | Deputy CAO
D. Monteith, Director of Corporate Services
B. McLoughlin, Manager of Planning
S. Darling, Deputy Director of Corporate Services

Gallery: None

CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 6:01 pm.

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

CARRIED

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

1. Description of the Application:

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

The applicant [City of Port Alberni] has proposed updates to the Zoning Bylaw to address accessory dwelling units, incorporate new legislation, and provide clarity on interpretation and application of the bylaw.

The proposed bylaw is:

- i. "Zoning Bylaw No. 5074, 2023".

2. Background Information from the Development Services Department:

The Director of Development Services | Deputy CAO provided background information regarding the proposed updates by way of summarizing the report of July 20, 2023.

3. Correspondence: None

4. **Late Correspondence Regarding the Matter:** None

5. **Questions/Comments from Council:**

Questions from Council included the following:

- Will secondary suites permit both the additional suite and primary suite to be rented?
Yes.
- Do the proposed Zoning Bylaw updates reflect best practice of other municipalities?
A review of comparable municipalities was undertaken and regulations applied where suitable for Port Alberni.
- Will lot sizes affect accessory dwellings?
Applicants will need to work within the regulations and meet provisions of the BC Building Code as is standard practice.
- Were any modifications made to fencing, particularly height regulations?
Residential fence heights have not been changed. A full review of the Zoning Bylaw will be undertaken following the Official Community Plan review and update.
- Were parking ratios amended/updated?
Parking ratios were not part of this update and could be undertaken during a more fulsome review of the Zoning Bylaw following the Official Community Plan review and update.

6. **Closing Remarks from the Chair:**

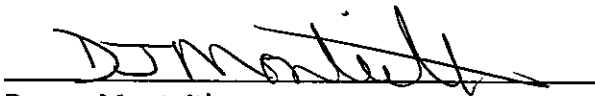
Chair Solda read the closing remarks noting that once the Public Hearing has closed, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived as informal discussions immediately after the termination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

As there were no members of the public present, Chair Solda declared the public hearing closed.

7. **Termination of the Public Hearing:**

MOVED and SECONDED, THAT this Public Hearing terminate at 6:18 pm.

CARRIED



Donna Monteith

Director of Corporate Services