

**PUBLIC HEARING REPORT**  
**Monday, April 24, 2023 @ 6:00 PM**  
**In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC**

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**PRESENT:** Mayor S. Minions  
Councillor D. Dame  
Councillor J. Douglas  
Councillor C. Mealey  
Councillor T. Patola  
Councillor C. Solda

**Absent:** Councillor D. Haggard

**Staff:** M. Fox, Chief Administrative Officer  
S. Smith, Director of Development Services | Deputy CAO  
B. McLaughlin, Planner  
S. Darling, Deputy Director of Corporate Services

**Gallery:** 2

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

**1. Description of the Application:**

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

The applicant has applied to amend the land use designation and zoning of the property located at 2601 Burde Street to enable a subdivision that would create five (5) low-density residential lots.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 40 (2601 Burde Street - Irg), Bylaw No. 5070".

The Bylaw, if amended, will change the designation of the site from 'Future Residential' use to 'Residential' use.

- ii. "Zoning Map Amendment No. 58 (2601 Burde Street – Irg), Bylaw No. 5071".

The Bylaw, if amended, will rezone the site from 'FD Future Development' to 'RR2 – Rural Residential'.

2. **Background Information from the Development Services Department:**

Planner II provided background information regarding the proposed amendments by way of summarizing the report of April 13, 2023.

3. **Correspondence:**

- Email dated April 17, 2023 from C. Audet
- Email dated April 17, 2023 from D. Sutton
- Email dated April 17, 2023 from T. Audet
- Email dated April 19, 2023 from A. Prouten
- Email dated April 19, 2023 from T. Smith
- Email dated April 18, 2023 from L. Myrfield
- Email dated April 19, 2023 from M. & C. Salmon
- Email dated April 20, 2023 from A. Smith

4. **Late Correspondence Regarding the Matter:**

- Email dated April 20, 2023 from J. Fedirchuk
- Email dated April 18, 2023 from M. Vanderhoeven

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

Questions from Council included the following:

- Staff recommends a neighborhood plan not be required as a condition of development. What is the benefit of having a neighborhood plan?  
*A neighbourhood plan would cover the entire Arrowview Heights area including roads, parks, form and character, goals for the area, schools, etc. For a smaller development of such as this, it would be burdensome to request the applicant complete a neighborhood plan.*
- Are the costs of a neighborhood plan born by the developer and if many small development applications are approved overtime, would that result in an unplanned neighbourhood?  
*At present the scope of development does not warrant a neighbourhood plan. The proposed application aligns with the intent of the Official Community Plan.*
- What is the definition of Urban Density?  
*"Urban density" is mentioned in the Official Community Plan policy but is not defined. Staff consider rural zoning classifications in the Zoning Bylaw (RR1, RR2) to not be an "urban density" of development.*
- Is there presently a waterline in place at the site?  
*Yes, but an extension is required to serve the additional properties. A private contractor would determine that design and City Engineering would approve the plan.*
- Was any correspondence received from the adjacent property owners?  
*Previous to first and second reading of the amending bylaws, staff mailed pre-engagement letters and there were concerns noted related to increased traffic and water pressure. Engineering and Public Works have since provided an updated Engineering Services Report that outlines requirements.*

6. **Public Representation:**

The applicants were in attendance and were asked if they wished to speak to the application. They declined on the merit that the Planner had effectively provided the relevant information.

7. **Closing Remarks by the Chair:**

I would like to remind those present 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. I ask all parties to comply with this.

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

Chair Minions called the first time for any further input from the public.

Chair Minions called for a second time for input from the public.

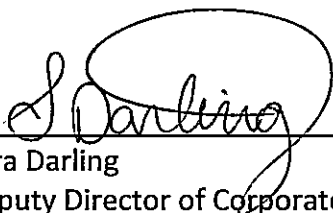
Chair Minions called for a third time for input from the public.

There being no further speakers, Chair Minions declared the Public Hearing closed.

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

*MOVED and SECONDED, THAT this Public Hearing terminate at 6:17 pm.*

**CARRIED**

  
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Sara Darling  
Deputy Director of Corporate Services