



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on July 20, 2023 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ed Francoeur (Chair)  
Stefanie Weber (Vice-Chair)  
Joe McQuaid  
Harley Wylie (Alt. – Tseshah (č išaa?ath) F.N)  
Callan Noye  
Sandy McRuer  
Councillor Dustin Dame (Council Liaison)  
Derrin Fines (P.A.F.D. Liaison)

**Regrets**

Dan Holder  
Ken Watts (ECC, Tseshah (č išaa?ath) F.N)  
Christine Washington, (SD70 Liaison)  
Representative, (Hupačasath F.N)  
Peter Dionne, R.C.M.P. Liaison  
Wayne Mihalic (Parks Liaison)  
Scott Smith, Director of Dev.Services/Deputy CAO

**Staff**

Brian McLoughlin, Manager of Planning  
Haley Stevenson, Planner I  
Cara Foden, Planning Technician

**Guests**

City Director of Corporate Services (D. Monteith)  
Applicant/s: Rachel Hamling (remote access)  
Members of the Public: none present

**Alternates (not in attendance)**

Larry Ransom (Alt.– S.D.70)  
S./Sgt. Mike Thompson (Alt.– RCMP)  
Councillor Deb Haggard (Alt. Council Liaison)



**1. Acknowledgements and Introductions**

- An acknowledgement was made that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath Nation and the Tseshah (č išaa?ath) First Nation.

**2. Election of Chair and Vice-Chair for 2023**

Chair – Ed Francoeur  
Vice-Chair – Stefanie Weber

**3. Adoption of previous meeting minutes**

- Draft Summary Minutes from the APC Meeting held on May 18, 2023
- Draft Summary Minutes from the APC Meeting held on June 15, 2023

**( Weber / McQuaid) CARRIED**

**4. DEVELOPMENT APPLICATION – Proposed OCP and Zoning Bylaw Amendments  
3690 Loewen Road and 2791 Burde Street**

*Lot 1, District Lot 139, Alberni District, Plan VIP19284 (PID: 000-962-805); and  
2791 Burde Street*

*Lot 21, District Lot 139, Alberni District, Plan 1401A, Except that part included within Parcel A (DD 82302N) And Except those parts in Plans 13102 and 19284 (PID: 005-712-343)*

**APPLICANT:** R. Hamling agent for Prism Land Surveying Ltd.

- Planner I introduced the applicant who joined the meeting via remote access.
- Planner I summarized the staff report dated July 12, 2023.

- Attendees discussed the proposed OCP and Zoning Bylaw amendments with respect to the following:
  - Lot configuration was discussed and clarified for APC members.
  - The proposed amendments and rationale for the applicant's request were clarified.

**Motion:**

*That the Advisory Planning Commission recommends to City Council that Council support the application.*

**( McRuer / Noye) CARRIED**

**5. Updates from the Manager of Planning**

- Zoning modernization Bylaw – Received 1<sup>st</sup> and 2<sup>nd</sup> reading on July 10, 2023. A public Hearing was scheduled for July 31, 2023.
- 2042 Official Community Plan – staff planning to resume work potentially in the fall. More updates forthcoming.
- Update on 3325 Johnston Road Microtel development application.

**6. Other Business**

- 7. Adjournment** – The meeting adjourned at 12:30 pm. The next meeting is scheduled for 12:00 pm on **August 17, 2023.**

  
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(Chair)

*APC-SummaryMinutes-July20-2023 - Reviewed by bm*