

## Section C: Plan Goals & Land Use Designations

### 1.0 PLAN GOALS & OBJECTIVES

The goals and objectives of the Port Alberni Official Community Plan are outlined below.

#### 1.1 Growth

- To support and promote growth patterns that are economically, socially, and environmentally sustainable.
- To encourage the efficient use of land and infrastructure, and development of compact built form by encouraging sensitive in-fill and intensive forms of development in key locations of the City.
- To ensure that there is sufficient land available to accommodate residential growth over a 20 year time-frame.

#### 1.2 Economic Development

- To enhance the economic and social vitality of key commercial areas by limiting commercial growth to these locations.
- To encourage the development of built form in Northport and Southport that substantially enhances the pedestrian experience, stimulates social activity, and generates a distinctive shopping experience.
- To promote tourism by capitalizing on existing amenities in the Northport and Southport areas, and community recreational infrastructure.

#### 1.3 Industrial Development

- To encourage diversification and promote development of the industrial sector in order to achieve a more stable employment and economic base.
- To ensure the City provides a positive environment for industry and associated businesses.

## 1.4 Environmental Stewardship

- To protect significant natural ecosystems, habitat, green space linkages, and environmentally sensitive areas, and promote stewardship of these valuable resources.
- To maintain the environmental quality of the community by providing alternative transportation options, promoting a development form that provides for less reliance on automobile travel, and encouraging community choices that minimize impact on the environment, water resources, and air quality.

## 1.5 Community

### Residential

- To ensure that a range of housing choice is provided in order to meet the needs of current and future residents.
- To ensure that neighbourhoods are safe, walkable, and connected by pedestrian/ bicycle corridors to significant local destinations.

### Parks and Recreation

- To maintain and enhance where possible the existing inventory of parks, trails, open space, and recreational facilities within the community.
- To provide programs and services to enhance health and well-being of citizens.

### Public Administration and Institutional

- To ensure services are accessible and promote a vibrant, healthy, united, safe and liveable community.

### Heritage

- To preserve and protect buildings, features, and/or artefacts that have heritage significance for current and future generations.
- Showcase Alberni Valley's rich heritage in the forestry, fishing, agriculture, and First Nations areas for citizens and visitors.

## 2.0 LAND USE DESIGNATIONS

The Official Community Plan establishes a framework of specific land use categories or designations that are intended to guide community development in a planned and strategic manner. The



designations are shown in Table 3 and include a general description of the purpose and range of associated uses that would be suitable for the land. The location of the land use designations is shown on the Schedule “A” (Land Use Map). Policies pertaining to each designation are included in Section “D” of the Plan. The policies provide general direction on significant issues involving each land use designation. However, the OCP document is different from the Zoning Bylaw in that it provides broad guidance in relation to specific land uses. The Zoning Bylaw provides a more detailed regulatory framework that stipulates specific requirements concerning permitted uses, building heights and setbacks, landscaping standards, and parking requirements based on the nature of each zone.

**Table 3 – Land Use Designations**

Land Use Designation	Short Form	Designation Description
Residential	RES	Permits one and two family residential.
Multi-Family Residential	MFR	Permits housing forms such as townhouses (including stacked townhouses), row houses, duplexes and apartment buildings. This type of residential should be located in proximity to community services or major amenities.
Future Residential	FUR	Identifies areas that will accommodate future residential growth at a low density for up to 20 years. Lands with this designation will require as a condition of development, the preparation of a neighbourhood plan that identifies how development will occur in a planned and sustainable manner. This designation may include some non-residential land uses.
General Commercial	GCO	Identifies areas that permit a wide range of uses such as retail, office, entertainment, food and beverage, and mixed commercial/residential. The purpose is to maximize the economic and social vitality of these areas. It is expected that associated development will provide an enhanced pedestrian experience to promote non-vehicle shopping trips.
Highway Commercial	HCO	Identifies areas that permit large format, automobile oriented commercial land uses.
Neighbourhood Commercial	NCO	Identifies small-scale commercial locations that are intended to serve the daily shopping needs of the adjacent residential neighbourhood. It is expected that this form of development will be oriented to the pedestrian.
Institutional	INS	Identifies areas that accommodate community facilities such as schools, recreation facilities, government buildings, hospital, assembly facilities etc., and public care facilities.
Industrial	IND	Identifies areas that accommodate a wide range of industrial uses primarily comprised of wholesaling, warehousing, manufacturing and processing, storage facilities, service and repair operations, and salvage operations
Urban Agricultural	UAG	Identifies low-lying areas that have the potential to accommodate non-intensive urban agriculture at a relatively large scale such as market gardens.
Parks and Open Space	POS	Identifies areas intended for community recreational activities and/or preserved because of environmental significance.