



File # 11.60.00

To: Port Alberni Advisory Planning Commission

Wes Hewitt – Chair
Seva Dhaliwal – Vice Chair
Vern Barnett
Hedley Crowther
John Douglas
Mark Millin
Jim Tatoosh (Hupacasath First Nation)

Janice Johnson (Tseshah First Nation)
Larry Ransom - (SD #70 Liaison)
S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)
Councillor Chris Alemany (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)
Jacob Colyn (Parks and Recreation Liaison)

From: Scott Smith, City Planner

Copy: Councillor Ron Paulson - (Alternate - Council Liaison)
John Bennie - (Alternate - School District #70)
Sgt. Dave Boyce – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department

Date: April 14, 2016

Re: Advisory Planning Commission Meeting
Thursday, April 21, 2016 at 12:00 pm in the Council Chambers at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, April 21, at 12:00 pm in the Council Chambers at City Hall**. If you have any questions or are unable to attend please contact Scott Smith at 250-720-2808 (voice mail available).

AGENDA

1. Minutes of the March 17, 2016 meeting of the Advisory Planning Commission.

2. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw

3135 2nd Avenue- Lot 18, Block 73, District Lot 1, Alberni District, Plan VIP197
(PID: 009-278-516)

Applicant: K. Ambrose

3. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw

4981 Ian Avenue - Lot 15, Block 2, District Lot 13, Alberni District, Plan VIP4455
(PID: 001-609-971)

Applicant: D. Paquette

4. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw

5820 Pierce Road - Lot 1, District Lot 21, Alberni District, Plan EPP9699
(PID: 028-501-250)

Applicant: R. and D. Van Vliet

5. Update - City Planner - Status of current projects.

6. Other business.

7. Adjournment. The next regular meeting is scheduled for **May 19, 2016.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on March 17, 2016,
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission

Wes Hewitt – Chair
Hedley Crowther
Vern Barnett
Mark Millin
John Douglas
Larry Ransom - (SD #70 Liaison)
Councillor Chris Alemany (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)
Jacob Colyn (Parks and Recreation Liaison)
Inspector Mac Richard

Staff

Scott Smith, City Planner
Cara Foden, Planning Technician

Regrets

Jim Tatoosh (Hupacasath First Nation)
S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)
Janice Johnson (Tseshah First Nation)
Seva Dhaliwal – Vice-Chair

Guests

Jim Creighton – Applicant
Craig Bowerman – Applicant
Dave Beecroft - Applicant

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Ron Paulson (Alternate–Council)
Sgt. Dave Boyce (Alternate–R.C.M.P.)
Steve Tatoosh (Hupacasath First Nation)



1. Adoption of February 18, 2016 Minutes

- Introductions were made.
- The minutes of the February 18, 2016 meeting of the Advisory Planning Commission were adopted.

(Barnett / Crowther) CARRIED

2. DEVELOPMENT APPLICATION – Proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw

Burde Street - Lot B and Lot C, Rem. District Lot 48, Alberni District, Plan VIP68122
(PID Lot B: 024-356-701) (PID Lot C: 024-356-719)

Applicant: C. Bowerman as agent for 0853224 BC Ltd. Inc.

The City Planner summarized his report to the APC dated March 9, 2016.

- The APC discussed the application as follows:
 - City Planner explained the Comprehensive Development zone proposed as it will be a new type of zoning designation for the community and will allow for some flexibility with the subdivision layout.
 - Environmentally sensitive area was clarified regarding location and description.

- Members wanted to know if the Sanitary sewer line required of the developer would go beyond the proposed subdivision. Planner clarified that it will not go beyond but will bring the connection closer than it has been to lands east of the subdivision.
- Small Lot zone (R3) does not permit mobile homes or secondary suites.
- Proposed playground area was discussed and the City Planner described the proposed location and size. He indicated that the School District had supplied information regarding the number of children in the area and location of the nearest currently active playground on 16th Ave.
- R1 single family size lots within the subdivision will be permitted to have Secondary Suites however Carriage Houses are not currently permitted. Carriage Houses may be considered in the future.
- The sidewalk required for the subdivision will ensure that sidewalk developed in Phase 1 is continued on up Burde St. to the east property line/boundary of the new subdivision.
- The site is not within a Development Permit Area and therefore a Landscape Plan is not required of the developer. The developer did indicate to the APC members that the same Building Scheme that was applied to the Phase 1 subdivision will also be applied to the Phase 2 development.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to Zoning Bylaw 2014, Bylaw No. 4382 by adding a **CD1 – Comprehensive Development Zone One**.*
2. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of **Lot B**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-701), located at Burde Street, from Future Residential Use to **Residential Use**.*
3. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone **Lot B**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-701), located at Burde Street, from a mix of 'C1 Neighbourhood Commercial', 'R1 Single Family Residential' and 'R2 One and Two Family Residential' to **'CD1 – Comprehensive Development Zone One'**.*
4. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of **Lot C**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-719), located at Burde Street; from a mix of 'Future Residential Use' and 'Parks and Open Space Use' to a mix of **'Residential Use' and 'Parks and Opens Space Use'**.*
5. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone **Lot C**, District Lot 48, Alberni District, Plan VIP68122 (PID: 024-356-719), located at Burde Street, from a mix of 'RM3 Higher Density Multiple Family Residential', 'MH1 Mobile and Modular Homes' and 'P2 Parks and Recreation' to **'CD1 – Comprehensive Development Zone One'**.*

6. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:*

- a. Receive a Preliminary Layout Approval letter, for a proposed subdivision, from the City of Port Alberni's Approving Officer.

(Ransom / Millin) CARRIED

3. DEVELOPMENT APPLICATION – Proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw

3532 4th Avenue- Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B
(PID: 009-258-931)

Applicant: D. Beecroft as agent for L. Terryberry

The City Planner summarized his report to the APC dated March 10, 2016.

- The APC discussed the application as follows:
 - It was noted that a house cannot be rebuilt on the site without a zoning change because legislation does not permit "Use" to be varied.
 - The general residential component of the neighbourhood was discussed. The adjacent houses pre-date the zoning bylaw and the commercial zoning of the properties is an anomaly. Other property owners may be happy with the commercial designation however it is not unreasonable to allow a house to be replaced. It will create a single pocket parcel with residential zoning.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B (PID: 009-258-931), located at 3532 4th Avenue, from General Commercial to **Residential**.*
2. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule B Development Permit Areas Map to delete the designation of Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B (PID: 009-258-931), located at 3532 4th Avenue, be deleted from **Development Permit Area No. 2** (General Commercial).*
3. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 8, Block 50, District Lot 1, Alberni District, Plan VIP197B (PID: 009-258-931), located at 3532 4th Avenue, from C3 – Service Commercial to **R3 – Small Lot Single Family Residential**.*

(Millin / Douglas) CARRIED

4. DEVELOPMENT APPLICATION – **Proposed Development Variance**

3820 - 10th Avenue - Block 171, District Lot 1, Alberni District, Plan VIP1603 Parcel C, (Being a consolidation of Lots 7 to 10, See CA4623610)

Applicant: Alberni District Co-operative Association

The City Planner summarized his report to the APC dated March 9, 2016.

- The APC discussed the application as follows:
 - A Development Permit will be required if the Variance is approved.
 - The 2.8m parking lane designated as parallel parking on the site plan will be wide enough to park a car and meets the parking standard requirement.
 - Delivery trucks will be required to use 10th Avenue.
 - Lanes are generally not required in new developments.

MOTIONS:

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Zoning Bylaw #4832 as follows:*

- a. *Vary Section 5.21.2 Site Development Regulations, for the Rear Yard Setback from 6 metres to 2.8 metres, a variance of 3.2 metres, on Block 171, District Lot 1, Alberni District, Plan VIP1603 Parcel C, (Being a consolidation of Lots 7 to 10, See CA4623610) PID: 029-637-376 (3820 10th Avenue).*
- b. *That City Council give notice of intent to consider the issuance of a Development Variance Permit for Block 171, District Lot 1, Alberni District, Plan VIP1603 Parcel C, (Being a consolidation of Lots 7 to 10, See CA4623610) PID: 029-637-376 (3820 10th Avenue).*

(Millin / Douglas) CARRIED

5. **Update** - City Planner - Status of current projects.

The City Planner updated the APC with regards to the following projects:


- Friendship Centre must submit a Fire Safety Plan to move forward.
- Athol Street apartment development is now entering a 2 stage Building Permit process.
- McBride Street project is in process and survey work is being done.
- A concept plan has been submitted for possible development on Kendall Ave.
- The developer for the project on 3rd Ave. (Saroya) has submitted plans to support the Development Permit application.

6. **Other business** – No other business

7. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **April 21, 2016** at 12:00 pm in the Committee Room at City Hall.

(Barnett / Ransom) CARRIED

Davina Hartwell - City Clerk



Wes Hewitt - Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: April 14, 2016

SUBJECT: Development Application

Zoning Bylaw Text Amendment

3135 2nd Avenue

Lot 18, Block 73, District Lot 1, Alberni District, Plan VIP197 (PID: 009-278-516)

Applicant: Keith Ambrose

Issue

To consider an application for an amendment to the text of the Zoning Bylaw for property for property located at 3135 2nd Avenue.

Background

The application is to amend the text of the Zoning bylaw to facilitate the operation of an open air public market on 3135 2nd Avenue. The property at 3135 2nd Avenue is vacant with some items stored at the upper area off the rear lane. The lower level fronting 2nd Avenue is proposed for the public market under temporary tents.

The definition of a 'Public Market' in the Zoning bylaw is "*a market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.*"

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use Map designation for **3135 2nd Avenue** is **currently General Commercial**. No amendment is required.
- b) The Zoning Bylaw designation for **3135 2nd Avenue** is **currently 'C3 – Service Commercial'**. A text amendment to the Zoning Bylaw is required to add Public Market as a permitted use in the C3 zone.

Discussion

Surrounding Area

The area is predominately commercial with a variety of commercial uses. There is currently some residential use on 3rd Avenue and new residential development is under construction or proposed for the wider uptown core area.

Zoning

'Public Market' is a permitted use in the W1 Waterfront Commercial, C2 General Commercial and the C7 Core Business zones.

No permanent structures are proposed for the Public Market however, the Building and Fire Codes have health and safety provisions, regarding temporary structures and public uses, that the Public Market will be required to meet.

Island Health has commented that they are supportive of the proposal provided the following are considered:

- Subject to the type of food products, vendors may be required to be in compliance with the Food Premises Regulations.
- The operator of the public market and the food vendors must follow the requirements laid out in the Guidelines for the Sale of Foods at Temporary Food Markets.

Conclusions

In considering the Zoning amendment the Advisory Planning Commission and City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The regulations of the Building Code, Fire Code, other City bylaws and the Health Authority will ensure the public market meets health and safety requirements. The Planning Department does not object to the Zoning bylaw amendment to add 'Public Market' as a permitted use in the C3 – Service Commercial zone.

Recommendation

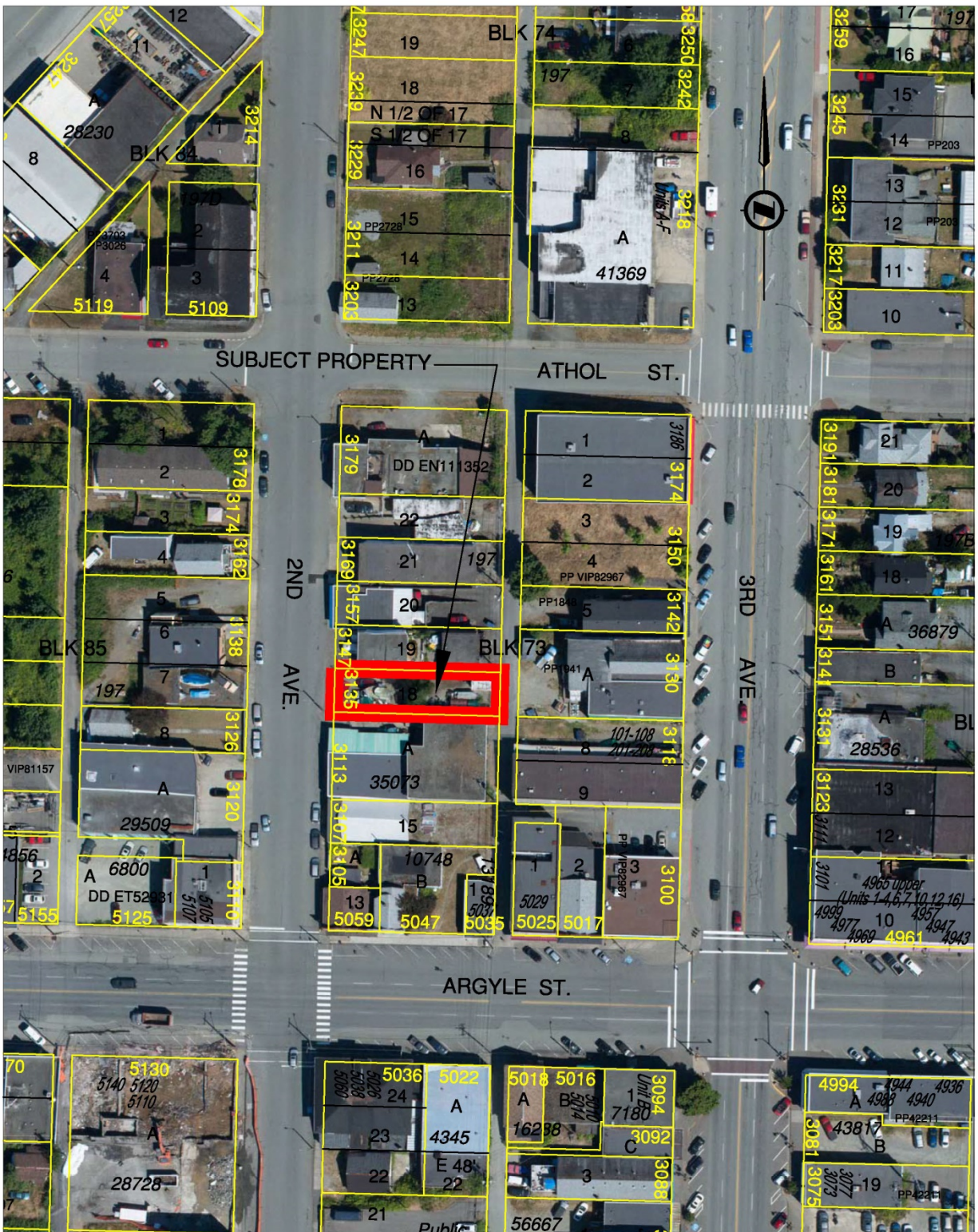
1. *That the Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the text of the Zoning Bylaw to add 'Public Market' as a permitted use in the C3 – Service Commercial zone.*

Respectfully submitted,



Scott Smith, MCIP
City Planner

SUBJECT SITE – 3135 2nd Avenue





Bylaw 4832

C3 – SERVICE COMMERCIAL

5.20 The purpose of this *zone* is to establish and maintain areas for *retail* and service operations that are vehicle-oriented or require large storage areas.

5.20.1 Permitted usesPrincipal Uses

Ambulance station
Amusement establishment
 Appliances and electronics, sales and repair
Artist's studio
Automotive sales, repair and servicing
 Bakery
 Bank or other financial institution
 Boat or *recreational vehicle* sales and repair
Building supply
Cartage and delivery services
 Catering establishment
Club or lodge
Contractor's shop
 Custom woodworking
 Enclosed storage and warehousing, including mini storage
 Garden shop, nursery and *landscape* supplies
 Gasoline service station
 Glass shop
 Medical service
Office

Principal Uses (continued)

Pawn shop
Personal service
 Petroleum products, wholesale
Prefabricated buildings sales
 Printing, publishing and allied industry
 Recycling depot
 Restaurant, including drive-through
Retail
 Signs and displays industry
Transportation dispatch and depot
 Veterinary clinic
 Wholesale

Accessory Uses

Caretaker's *dwelling* unit, subject to Section 6.16
 Outdoor storage

Site Specific Uses:

Liquor, wine and beer store

5.20.2 Site Development Regulations

Minimum <i>Lot Area</i>	930 m ²	(10,011 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	75%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(9.84 ft)
<i>Side yard</i>	0 m	
Maximum Height, Principal <i>Building</i>	10 m	(32.8 ft)
Maximum Number of Principal <i>Building Storeys</i>	2	

Bylaw 4832

5.20.3 Conditions of Use

- (a) Outdoor storage areas shall be screened or *fenced* on all sides not facing the principal *building* and no material shall be piled so as to be higher than such *screening*.
- (b) All industrial, business, repair or servicing *uses* shall be conducted within a completely enclosed *building* except for outdoor display, rental, sales or outdoor storage areas, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.
- (c) No *club* or *lodge* shall have more than three machines on which mechanical, electrical automatic, digital or computerized games are played for amusement, recreation, competition or entertainment and for which a fee is charged for *use* or for which a coin or token must be inserted.

5.20.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3684 3rd Avenue	<i>Lot 1, District Lot 1, Alberni District, Plan EPP30558</i>



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: April 13, 2016

SUBJECT: Development Application - Zoning Bylaw Amendment
4981 Ian Avenue - Lot 15, Block 2, District Lot 13, Alberni District, Plan VIP4455
(PID: 001-609-971)
Applicant: D. Paquette

Issue

To consider an application for an amendment to the Zoning Bylaw (Schedule A – Zoning Map) for property located at 4981 Ian Avenue.

Background

The subject parcel is a rectangular corner lot. The east facing frontage on Ian Avenue is 33.5 m (110 ft.) and the north facing lot line measures 61 m (200 ft.) along Cox Rd. An older, 2 storey, single family dwelling is located on the lot and will be required to be demolished as a condition of the rezoning. The purpose of the application is to rezone the lot to facilitate a subdivision that would create three small residential lots and one larger lot appropriate for a duplex.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use Map designation for 4981 Ian Avenue is currently 'Residential'. No map amendment is required. The site is not included in a Development Permit Area.
- b) The Zoning Bylaw designation for 4981 Ian Avenue is currently 'R1 – Single Family Residential'. A map amendment to the Schedule A - Zoning Bylaw Map is required to designate the property as a mix of '**R2 – One and Two Family Residential**' and '**R3 – Small Lot Single Family Residential**'.

Discussion

Surrounding Area

The area is primarily residential to the north, south, east and west. There are several duplex residences in the area with mostly single family homes and a church located about one block away on Glenside Rd.

Zoning

The applicant proposes to create three small single family lots and a fourth lot appropriate for a duplex. The current R1 Single Family Residential zone requires a larger minimum lot size than those proposed for the site and does not permit a duplex.

The R3 Small Lot Single Family Residential zone has gained popularity in the real estate market in recent years. From a Planning perspective the smaller lot size allows for higher density while still maintaining the single family character that is prevalent in the neighbourhood. Small lots give people, who do not want to or are unable to maintain a large property, more housing options. Smaller lots can also be advantageous for seniors or persons with mobility limitations who wish to remain independent. The R3 zone is appropriate for the neighbourhood.

R3 Zone

Proposed Lot	A	B	C
Min Area required = 350 m ²	434 m ²	434 m ²	475 m ²
Min Frontage Required = 10 m	16.8 m	16.8 m	14.2 m

R2 Zone

Proposed Lot	D
Min Area required = 700 m ²	700 m ²
Min Frontage Required = 20 m	20.9 m

The proposed site subdivision shows three lots exceeding the minimum property area and frontage required in the R3 zone. Two of the smaller lots (A and B) will face Ian Avenue and one small lot (C) will face Cox Rd. The portion of the site covered by the fourth lot in the proposed subdivision (Lot D) meets the minimum area and frontage requirements for a two family dwelling and the applicant is requesting that it be zoned R2 One and Two Family Residential.

Infrastructure

There are City water and sanitary sewer services available along both Ian Avenue and Cox Road. Storm sewer is available along Ian Avenue. A right-of-way to provide storm sewer connections to Ian Avenue for proposed Lot C and the proposed R2 lot may be required.

Ian Avenue is designated as a collector road in the OCP and has sidewalks on both sides. Cox Road is fairly narrow, with an asphalt curb along the length of the subject property. Changes to the curbing may be necessary, depending on the lot grading on the new lots.

Private utilities are located along both Ian Avenue and Cox Road to provide service to the new lots.

The detailed issues regarding servicing requirements will be covered under the Preliminary Layout Approval letter during the subdivision process.

Conclusions

In considering the Zoning amendment the Advisory Planning Commission and City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The R3 Small Lot Single Family Residential and R2 One and Two Family Residential zones allow for slightly increased density while maintaining a lower density residential character in the neighbourhood. The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed zoning and subdivision are compatible with the character of the neighbourhood and the Planning Department supports the zoning amendment to the R2 and R3 zones.

Recommendations

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 15, Block 2, District Lot 13, Alberni District, Plan VIP4455 (PID: 001-609-971), located at 4981 Ian Avenue, from 'R1 Single Family Residential' to a mix of 'R3 Small Lot Single Family Residential and R2 One and Two Family Residential' as outlined on the attached site plan concept.*
2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:*
 - a) *Receive a Preliminary Layout Approval letter for the proposed subdivision from the City of Port Alberni's Approving Officer.*
 - b) *That the existing buildings on the property be demolished prior to adoption of the zoning bylaw amendment.*

Respectfully submitted,



Scott Smith, MCIP
City Planner

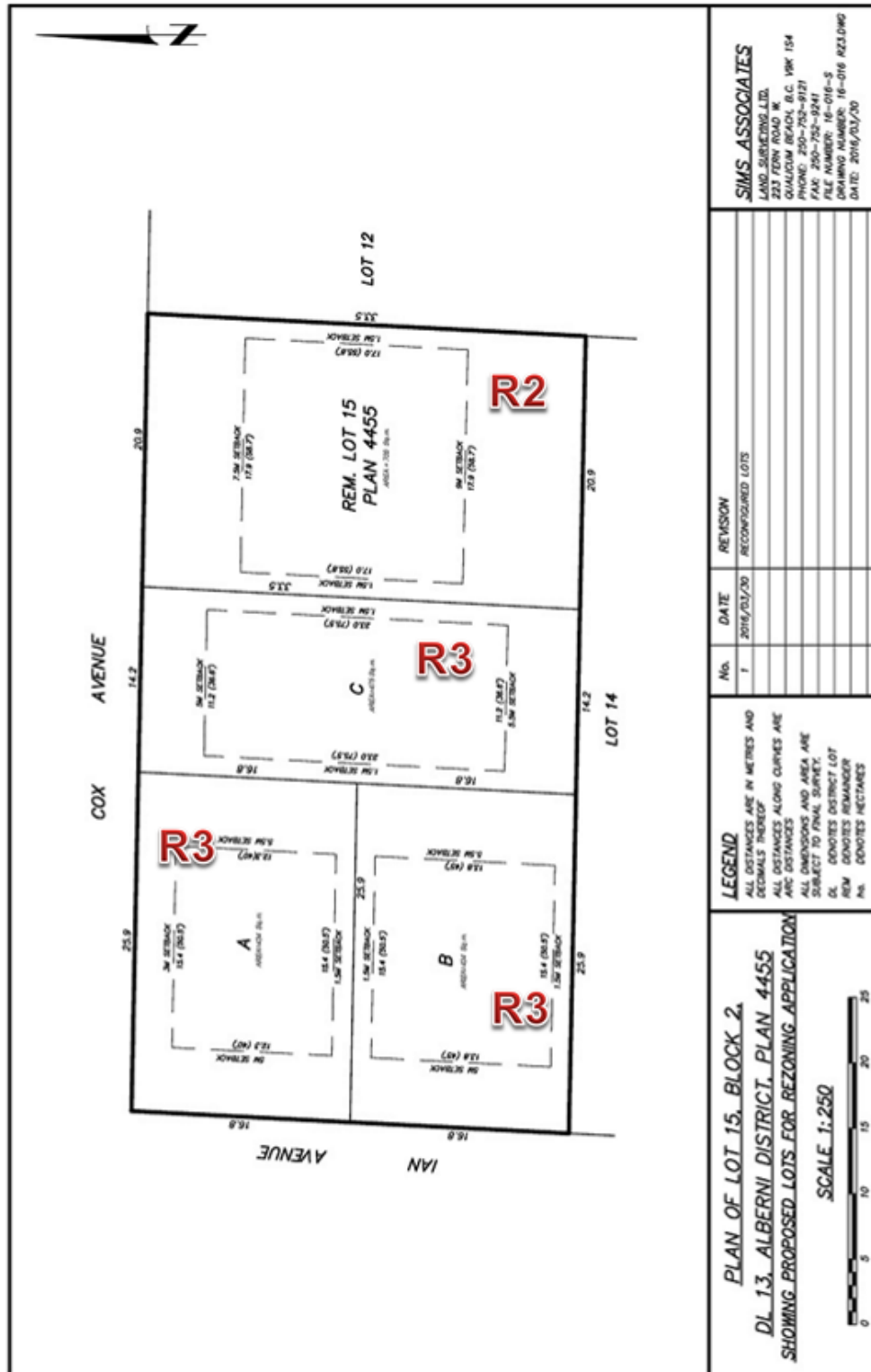
SUBJECT SITE – 4981 Ian Avenue







SITE PLAN CONCEPT



Bylaw 4832

R2 – ONE AND TWO FAMILY RESIDENTIAL

5.12 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods featuring single *family* and two *family* dwellings.

5.12.1 Permitted usesPrincipal UsesSingle *family* dwellingTwo *family* dwellingAccessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.12.2 Site Development RegulationsMinimum *Lot Area*Single *family* dwelling 500 m² (5,382 ft²)Single *family* dwelling with *secondary suite* 600 m² (6,458 ft²)Two *family* dwelling 700 m² (7,535 ft²)Minimum *Frontage*Single *family* dwelling 15 m (49.2 ft)Single *family* dwelling with *secondary suite* 15 m (49.2 ft)Two *family* dwelling 20 m (65.6 ft)Maximum *Coverage*

40%

Minimum *Setbacks*:*Front yard* 7.5 m (24.6 ft)*Rear yard* 9 m (29.5 ft)*Side yard* 1.5 m (4.9 ft)Maximum *Floor Area Ratio*

0.5

Maximum Height, *Principal Building*

10 m (32.8 ft)

Maximum Number of *Principal Building Storeys*

2.5

Maximum number of residential units per *lot*

2

5.12.3 Conditions of Use

(a) Notwithstanding the provisions of 5.12.2:

(i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.(ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.(b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).

Bylaw 4832

- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*:
bed and breakfast OR *secondary suite* OR *supportive housing*.
- (d) Notwithstanding any other provisions of this bylaw, *secondary suites* are not permitted in a duplex.
- (e) Notwithstanding Section 5.12.1, on *lots* less than 500 m² in area that exist prior to the adoption of this Bylaw, single *family dwelling* is the only permitted *use*.

R3 – SMALL LOT SINGLE FAMILY RESIDENTIAL

5.13 The purpose of this *zone* is to provide for greater density in areas of the city that are being redeveloped and where small *lots* already exist.

5.13.1 Permitted usesPrincipal UsesSingle *family dwelling*Accessory Uses*Home occupation*5.13.2 Site Development Regulations

Minimum <i>Lot Area</i>	350 m ²	(3767 ft ²)
Minimum <i>Frontage</i>	10 m	(32.8 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	5 m	(16.4 ft)
<i>Rear yard</i>	5.5 m	(18.0 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	0.5	
Maximum Height, <i>Principal Building</i>	10 m	(32.8 ft)
Maximum Number of <i>Principal Building Storeys</i>	2.5	

5.13.3 Conditions of Use

Notwithstanding the provisions of 5.13.2,

- (a) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
- (b) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (c) The minimum permitted *setback* from the vehicle entrance of a principal or *accessory building* to a highway other than a *lane* is 5.8 m (19 ft).



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: April 14, 2016

SUBJECT: DEVELOPMENT APPLICATION - Proposed Zoning Bylaw Amendment
5820 Pierce Road
Lot 1, District Lot 21, Alberni District, Plan EPP9699 (PID: 028-501-250)
Applicant: R. and D. Van Vliet

Issue

To consider an application for an amendment to the Zoning Bylaw (Schedule A – Zoning Map) for property located at 5820 Pierce Road.

Background

A large property was subdivided in 2011 to create the panhandle Lot 2 (5810 Pierce Road), with an existing house located on Lot 1 (see subdivision Plan EPP9699). The house on 5820 Pierce Road (Lot 1) was destroyed by fire and demolished. The new owner wishes to subdivide 5820 Pierce Road into two parcels (see attached Conceptual Site Plan). Proposed Lot A will have a frontage (36.7 m) on Pierce Rd. The proposed Lot B will be a second panhandle lot (with a small frontage on Pierce Road). The purpose of the application is to amend the Zoning Bylaws to facilitate the proposed subdivision of the land.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use map designation for 5820 Pierce Road is **currently Residential**. No map amendment is required.
- b) The Official Community Plan Schedule B – Development Permit Areas map does not include the property in a Development Permit Area. No amendment is required.
- c) The Zoning Bylaw designation for 5820 Pierce Road is currently 'RR1 – Rural Residential'. An amendment to the Schedule A - Zoning Bylaw map is required to designate the property as '**R1 – Single Family Residential**'.

Discussion

Surrounding Area

- North – The north frontage of the property faces onto Pierce Road and the City of Port Alberni boundary. Across Pierce Road the land use is primarily residential and many lots are larger and rural in character.
- East – Adjacent to the site is a mobile/modular home (Creeks Edge) development of 93 sites and also takes in a mobile home park (Sunrise Estates) containing an additional 75 sites. Although the modular home has not been substantially developed the property will eventually be a higher density residential area and the portion called Sunrise Estates is currently full.
- South – There is a residential lot immediately adjacent to the south and also the Lugin Creek ravine and greenspace. Private properties along the Lugin Creek are larger and rural in nature.
- West – Adjacent to the west are two larger rural lots, Lugin Creek and a large tract of City owned land which the creek runs through. The north portion of the City land will likely remain natural greenspace and residential development may take place on the southern portion.

Zoning

The current 'RR1 Rural Residential' zone requires a minimum lot size of 4000 m² and a minimum frontage of 40 m. In order to proceed with the proposed subdivision the applicant is requesting that the property be rezoned to 'R1 Single Family Residential'. The proposed lots will easily meet the Minimum Area requirements in the R1 zone.

R1 Zone	Required	Proposed Lot 1	Proposed Lot 2 (Panhandle Lot)
Minimum Area	600 m ²	2034.8 m ²	2076 m ²
Minimum Frontage	15 m	36.6 m	See below
Minimum Frontage for each of two adjacent panhandle parcels.	12 m		4 m (becoming 12m via easement agreement with owner of the adjacent panhandle parcel, 5810 Pierce Road. (Lot 2, Plan EPP9699))

Access

The proposed Lot A will have frontage and access available from Pierce Rd. The proposed Lot B will become a panhandle lot with access off Pierce Rd. As part of the subdivision, the applicant, and the owner of the current panhandle lot (5810 Pierce Road), shall be required to have an easement registered on title of both properties to provide access to both the existing and proposed panhandle lots. The width of a double panhandle is required to be 12 metres.

Infrastructure

A City water line is located along Pierce Road and can provide service for the two proposed lots. There is one existing water service connection that can be used for the proposed Lot B. The sanitary sewer service is available from the south part of the property through a right-of-way. A new storm sewer connection may also be possible through the sanitary sewer right-of-way. Additional right-of-ways will be required for both water and sanitary services.

Private utilities are available from Pierce Road. Hydro and TELUS have existing right-of-ways over the property. These right-of-ways may need to be modified and a new pole may be required.

The detailed issues regarding servicing requirements will be covered under the Preliminary Layout Approval letter during the subdivision process.

Conclusions

In considering the Zoning amendment the Advisory Planning Commission and City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed zoning and subdivision are compatible with the character of the neighbourhood. The Planning Department supports the Zoning bylaw amendments for 5820 Pierce Road.

Recommendations

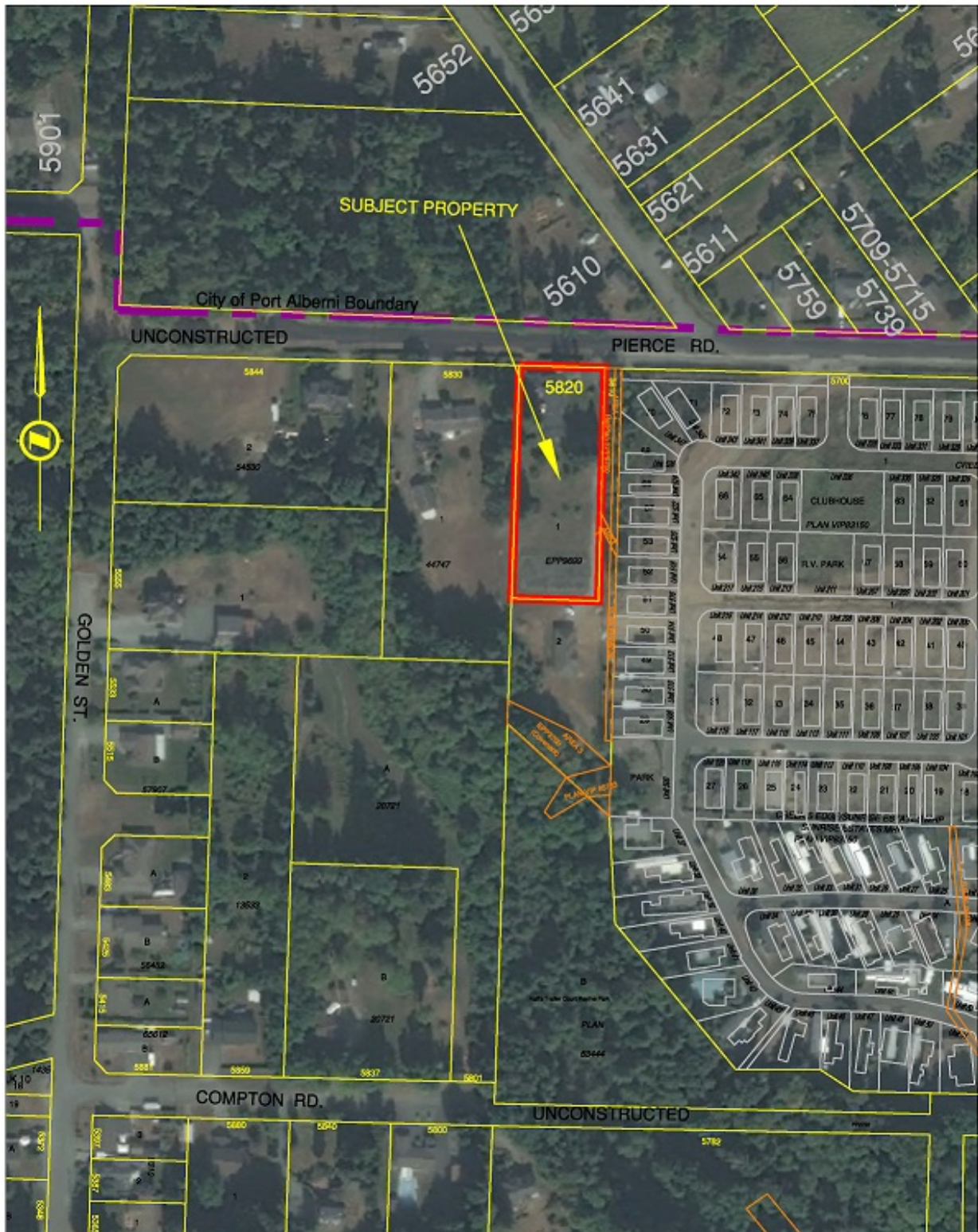
1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 1, District Lot 21, Alberni District, Plan EPP9699 (PID: 028-501-250), located at 5820 Pierce Road, from 'RR1 – Rural Residential' to '**R1 – Single Family Residential**'.*
2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:*
 - a. *Receive a Preliminary Layout Approval letter for a proposed subdivision from the City of Port Alberni's Approving Officer.*

Respectfully submitted,



Scott Smith, MCIP
City Planner

SUBJECT SITE – 5820 PIERCE ROAD







PLAN UPDATE

SUBDIVISION PLAN OF LOT A, DISTRICT LOT 21, ALBERNI DISTRICT, PLAN 23177.

EPP9699

BCGS 92F.026

0 10 20 45 70 metres



The intended plot size of this plan is 280mm in width by 432mm in height, (B size) when plotted at a scale of 1 : 750.

LEGEND: -

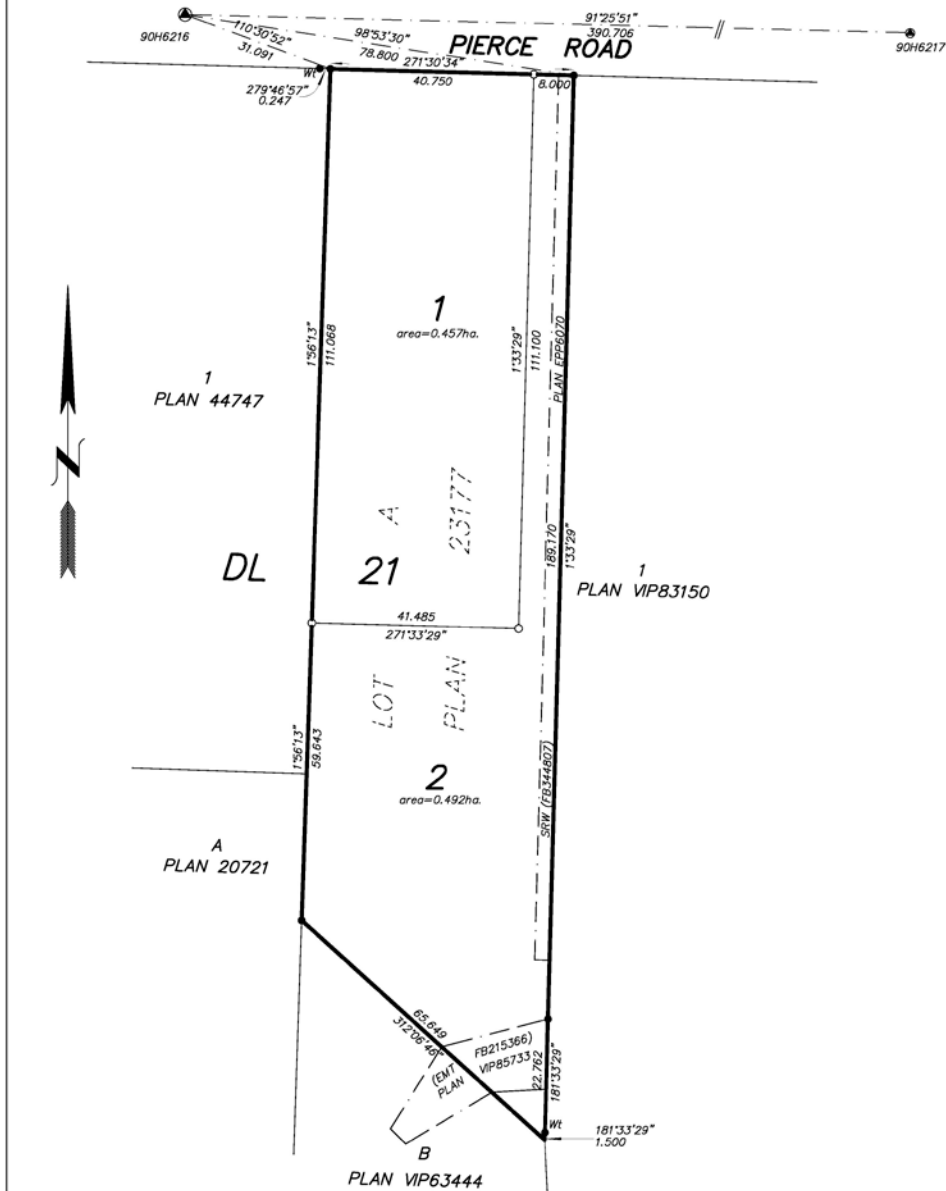
- denotes Standard Iron Post Placed.
- denotes Standard Iron Post found.
- ⊙ denotes Control Monument found.
- SRW denotes Statutory Right of Way.
- EMT denotes easement

All distances hereon are in metres.

Integrated Survey Area No. 37, City of Port Alberni, NAD83(CSRS)
Grid bearings are derived from observations between geodetic control monuments 90H6216 and 90H6217
This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9998179.

NOTE: -

This plan shows one or more witness posts which are not set on the true corner.
Unless otherwise shown, witness posts are set on the property line or the production thereof.



A covenant in the name of the City of Port Alberni pursuant to Section 219 is a condition of approval for this subdivision.

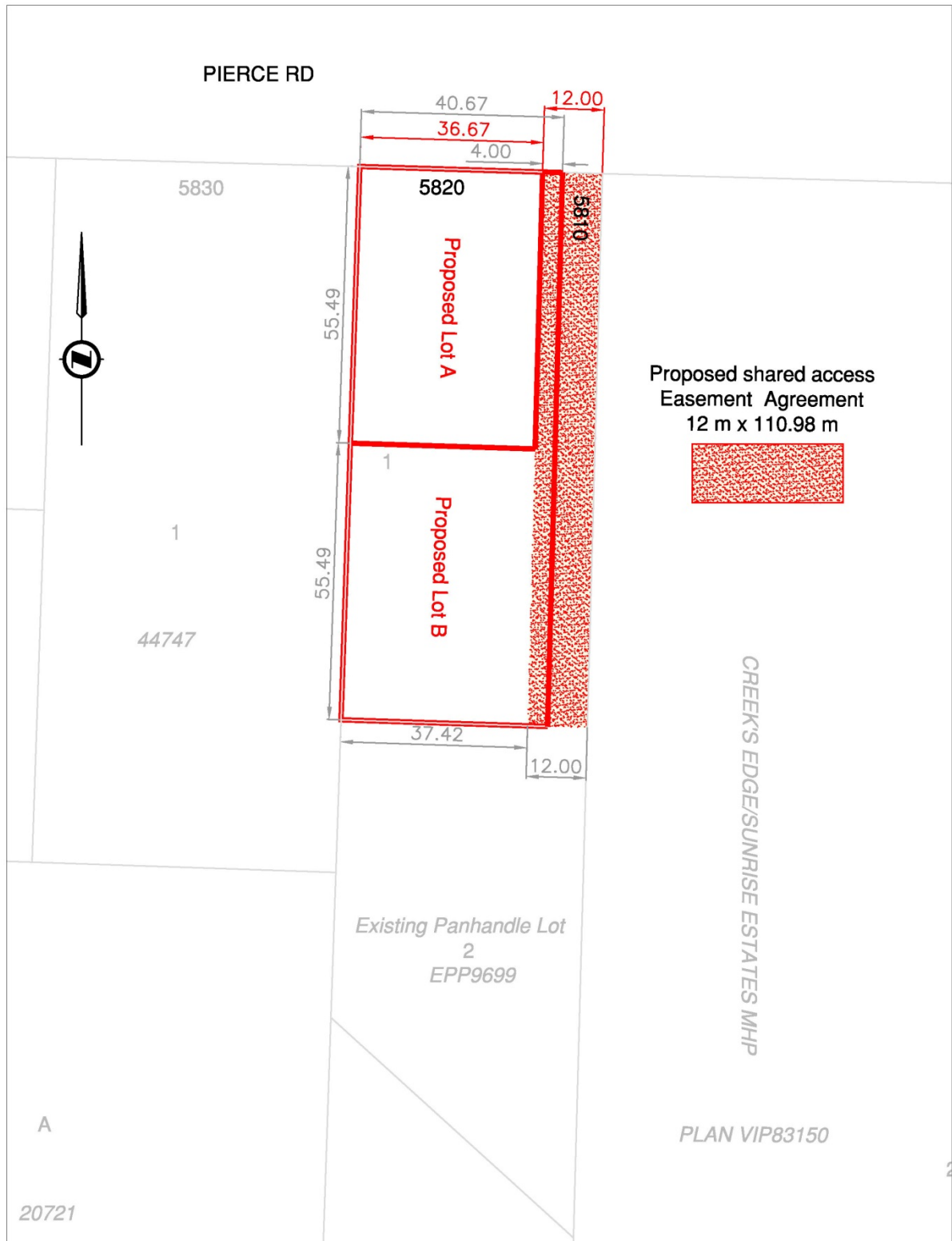
This plan lies within the jurisdiction of the Approving Officer for the City of Port Alberni.

This plan lies within the Alberni-Dist. 21.

ACRES & POLLOCK,
B.C. LAND SURVEYORS,
PORT ALBERNI, B.C.,
PHONE: 250 723 5412,
EMAIL: apbcls@shaw.ca,
FILE: 15669

The field survey represented by this plan was completed by David Michael Pollock, BCLS on the 29th day of OCTOBER, 2010.

Conceptual – Site Plan



Bylaw 4832

R1 – SINGLE FAMILY RESIDENTIAL

5.11 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum Lot Area	600 m ²	6458 ft ²
Minimum Frontage	15 m	49.2 ft
Maximum Coverage	40%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.5	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of dwelling units per lot	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
 - (i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.