



File # 11.60.00

To: Port Alberni Advisory Planning Commission

Ken McRae (Chair)	Chief Councillor Cynthia Dick (Tseshah First Nation)
John Douglas (Vice-Chair)	Chris Washington - (SD #70)
Amy Anaka	Councillor Deb Haggard (Council Liaison)
Jim Tatoosh (Hupacasath First Nation)	Rick Newberry (P.A.F.D. Liaison)
Don Ferster	Rob Gaudreault (Parks Liaison)
Jeannette Nichols	S. Sgt. Terry Smith (R.C.M.P. Liaison)
Sandy McRuer	

From: Katelyn McDougall, Manager of Planning

Copy: Councillor Helen Poon - (Alternate - Council Liaison)
Larry Ransom - (Alternate - School District #70)
Sgt. Peter Dione – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Darren Mead-Miller (Alternate – Tseshah First Nation)
Cara Foden – Development Services Technician
Davina Hartwell - City Clerk
Tanis Feltrin/Sara Darling - Clerks Department

Date: April 11, 2019

Re: Advisory Planning Commission Meeting
Thursday, April 18, 2019 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, April 18, 2019 at 12:00 pm in the Committee Room at City Hall**. If you have any questions or are unable to attend please contact Cara Foden at 250-720-2850 (voice mail available).

AGENDA

1. **Acknowledgements** - This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations
2. **Minutes** of the March 20, 2019 meeting of the Advisory Planning Commission.
3. **DEVELOPMENT APPLICATION – Zoning Bylaw Amendment**
5119 Athol Street – Lot 4, Block 84, District Lot 1, Alberni District, Plan 197D
(PID: 009-230-823)
Applicant: A. Brevick
4. **DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment**
5189 Compton Road - Lot 1, District Lot 20, Alberni District, Plan 9584 Except part in Plan 10613 (PID: 005-356-407)
Applicant: D. Potter

5. **Update** – Manager of Planning - Status of current projects.
6. **Other business.**
7. **Adjournment.** The next regular meeting is scheduled for May 16, 2019.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on March 20, 2019,
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Jeannette Nichols
Amy Anaka
Chris Washington, S.D.70 Liaison
Rob Gaudreault, Parks Liaison
Councillor Deb Haggard, Council Liaison
Rick Newberry, P.A.F.D. Liaison

Staff

Katelyn McDougall, Manager of Planning
Cara Foden, Dev. Services Technician

Guests

Members of the Public – none present
Don Carriere - Applicant
Nathan Bourelle - Applicant

Regrets

Jim Tatoosh, Hupačasath F. N.
Cynthia Dick, Tseshah (č išaaʔath) F. N.
Sandy McRuer
Don Ferster
S. Sgt. Terry Smith, R.C.M.P. Liaison

Alternates (not in attendance)

Councillor Helen Poon (Alternate–Council)
Peter Dione (Alternate–R.C.M.P.)
Larry Ransom (Alternate S.D.70)
Steve Tatoosh (Alternate Hupačasath F. N.)
Darren Mead-Miller (Alternate – Tseshah F.N.)



1. Adoption of February 21, 2019 Minutes

- The Chair acknowledged that this meeting is taking place within the un-ceded traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations. The applicants were welcomed by the Chair.
- The minutes of the February 21, 2019 meeting of the Advisory Planning Commission were adopted.

(McRae / Douglas) CARRIED

2. DEVELOPMENT APPLICATION – Proposed Official Community Plan bylaw and Zoning Bylaw Amendments

2940 Bellshill Road - Lot E, District Lot 139, Alberni District, Plan VIP38023 (PID: 001-011-090)

Applicant: D. Carriere

- The Manager of Planning summarized her report to the APC dated March 13, 2019.
- The APC discussed the application as follows:
 - Sanitary sewer – there was general agreement that new subdivisions in the upper Burde St. area should be required to hook up to City Sanitary sewer. The Manager of Planning informed the APC that the Director of Public Works had indicated that the Sanitary sewer main for the Uplands Phase 2 development had been extended to the Carriere Rd. vicinity in anticipation of future subdivision in that area.
 - Water supply – The P.A.F.D. liaison indicated that the water system needs to be evaluated for capacity to service new subdivision in the upper Burde St. area.

- The applicant commented that Septic systems have improved in recent years and that the cost of hooking up to the City's sanitary sewer system may not be cost effective when the subdivision involves only a few lots versus larger subdivisions such as Uplands Phase 1 and 2.
- It was noted that properties that are not connected to the City's sanitary sewer are not taxed the same amount as those that are connected.

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 E, District Lot 139, Alberni District, Plan VIP38023 (PID: 001-011-090) located at 2940 Bellshill Road from 'Future Residential' to 'Residential' use.*
2. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lot E, District Lot 139, Alberni District, Plan VIP38023 (PID: 001-011-090) located at 2940 Bellshill Road from 'FD Future Development' to 'RR2 Semi Rural Residential'.*
3. *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 subdivision from the City of Port Alberni's Approving Officer.*
4. *That the Advisory Planning Commission recommends to City Council that as part of the subdivision development process the applicant be required to connect to the City Sanitary sewer system and to work with City staff to determine costing options.*

(Douglas / Washington) CARRIED

3. DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment

3512 Gagne Road - Lot A (DD EE1959), Block 30, District Lot 139, Alberni District, Plan 1562 (PID: 017-028-591)

Applicant: N. Bourelle

- The Manager of Planning summarized her report to the APC dated March 13, 2019.
- The APC discussed the application as follows:
 - The applicant advised the APC that the purpose for the subdivision was to sell a portion of his lot to fund improvements to his existing residence. He noted that the storm drainage ditch crossing the proposed lot would have to be addressed and the storm water managed/diverted in a manner acceptable to the Director of Public Works.
 - The Manager of Planning indicated that there had not been any discussion with Mr. Carriere or Mr. Bourelle regarding the results of the '4000 Burde Street Development, Port Alberni Traffic Impact Assessment' (Watt Consulting Group, October 2 2018)

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lot A (DD EE1959), Block 30, District Lot 139, Alberni District, Plan 1562 (PID: 017-028-591) located at **3512 Gagne 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 (PLA) letter for subdivision from the City of Port Alberni's Approving Officer.*

(Washington / Nichols) CARRIED

4. **Other business** The Manager of Planning updated the APC regarding the following:
 - Public consultation program for the "Harbourview" lands located at 5350 Argyle Street and 3050 Kingsway Avenue resulted in a report that went to Council on March 11. The feedback received from the community was very mixed. Council directed staff to prepare an RFP that should include caveats respecting the mature trees on the site, the eagle trees and First Nations consultations.
 - C. Washington reported that a recent presentation and site tour of 5119 Athol St. had resulted in positive comments from some uptown merchants and that she would submit written comments to the Planning Technician to be included in the referral responses for a recent zoning amendment application submitted respecting Micro-cultivation and Micro-processing of cannabis. Ms. Washington also commented that current rental rates for older commercial building in Southport were reasonable.
 - "Zoning Bylaw Map Amendment No. 30 (4000 Burde Street – Anderson Hill), Bylaw No. 4977" was adopted by Council on Feb. 25/19. A new application has been received for a Development Permit for a portion of the site to be subdivided and developed with two, four storey apartment buildings.
 - The Manager of Planning will send the report titled 'The Next 1400 Days' and dated February 19, 2019 to the APC members. The document will be discussed by Council during their strategic plan review.
 - Building Permit applications are coming in for the single family subdivision on Parkview Cres. (Anderson Hill development). Comments from the APC included expression of a need in the community for smaller, more affordable lots and homes that would be attainable as starter homes.
5. **Adjournment** – The meeting adjourned 1:45 p.m. The next regular meeting is scheduled for Thursday, April 18, 2019.

(Douglas / Washington) CARRIED

Davina Hartwell - City Clerk



Ken McRae – Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Katelyn McDougall, Manager of Planning

DATE: April 10, 2019

SUBJECT: DEVELOPMENT APPLICATION – Zoning Bylaw Amendment
5119 Athol Street – Lot 4, Block 84, District Lot 1, Alberni District, Plan 197D (PID: 009-230-823)
Applicant: A. Brevick

Issue

At issue is the consideration of an application for text amendments to the Zoning Bylaw to facilitate the use of a property located in the Southport business core for 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing'.

Background

The applicant is applying to amend the text of the Zoning Bylaw to permit 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing' as site specific uses in the 'C3 Service Commercial' zone at 5119 Athol Street. The applicant is leasing-to-own the building, which would be used by Well Established Ethical Distributors Ltd. to grow and process cannabis on-site. The facility was previously used unlawfully to dispense medical marijuana.

In response to the legalization of cannabis, the City has determined which zones can be used to accommodate cannabis retail stores. The four zones that permit cannabis retail stores include the 'C2 General Commercial', 'C3 Service Commercial', 'C4 Highway Commercial' and 'C7 Core Business' zones. However, cannabis production is not currently a permitted use within the City of Port Alberni. As such, the following text amendments have been requested:

- Addition of 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing' to Section 4 Definitions; and
- In Section 5.20.1, Site Specific Uses: in the 'C3 Service Commercial' zone add 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing'; and
- Add the following text to Section 5.20.4 Site Specific Uses table:

<u>"Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Cannabis Micro-Cultivation	5119 Athol Street	Lot 4, Block 84, District Lot 1, Alberni District, Plan 197D (PID: 009-230-823)
Cannabis Micro-Processing	5119 Athol Street	Lot 4, Block 84, District Lot 1, Alberni District, Plan 197D (PID: 009-230-823)"

In order to operate the proposed micro-cultivation and processing facility the applicant will also need to apply to the federal Minister of Health to become a license holder under the regulation of the Cannabis Act. It is the applicant's responsibility to comply with all applicable provincial laws and federal regulations (e.g., environmental laws) as well as municipal bylaws (e.g., zoning and building permits) to become a license holder.

Official Community Plan and Zoning Bylaw

- a) The property is currently designated 'General Commercial' on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
- b) The property is currently included in 'Development Permit Area No. 2 General Commercial' on the Official Community Plan Schedule B – Development Permit Area Map. No amendment is required. A Development Permit will be required for any alterations to the exterior of the building.
- c) The property is currently zoned 'C3 Service Commercial' on the Zoning Bylaw Schedule - A Zoning Map. No map amendment is required.
- d) 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing' are not Permitted Uses in the C3 zone. Text amendments would be required to add definitions to the Bylaw for '*Cannabis Micro-Cultivation*' and '*Cannabis Micro-Processing*' and to add those uses to the list of Site Specific uses permitted in the C3 - Service Commercial zone.

Discussion

In Canada, cannabis production is now legal with a license from Health Canada. There is a growing amount of expressed interest in cannabis production in Port Alberni and beyond. The City should proactively specify what zones are appropriate for the production of cannabis, just as we have determined the appropriate zones for cannabis retail. Otherwise the approach will be to deal with any related applications on a case-by-case basis.

In the regional district there are a few cannabis production facilities located north of Port Alberni in the Cherry Creek and Beaver Cheek areas. The ACRD is currently in the process of reviewing land use regulations for cannabis production and there is an opportunity to coordinate, if that is something the City would like to consider. The City should also review best practices, and consider the approach taken by other jurisdictions that have already, or are in the process of, zoning for cannabis production.

Surrounding Area

The subject property at 5119 Athol Street is located within the Southport area. The surrounding area contains a mix of commercial, single family, and multi-family uses. A multi-family residential apartment building is under construction on Athol Street east of the site, and nearby several formerly residential buildings have been converted to transitional office commercial spaces. To the north of the site, along the waterfront, is a large area used for heavy industry. Nearby is City's downtown core, including the Harbour Quay, the Uptown area, and the Arts District along Argyle Street. The area is currently undergoing revitalization and new development, and several nearby properties are of strategic interest to the city.

Proposal

The applicant has indicated that the intention is to use the building to grow and process cannabis on-site. The applicant is requesting a site specific use to the C3 - Service Commercial

zone to permit 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing' on-site. Text amendments would also be required to add definitions to the zoning bylaw for those uses. The following definitions are proposed for these two uses:

Cannabis Micro-Cultivation: means the authorized small scale growing of cannabis plants and harvesting material from those plants, and associated activities as defined under the Cannabis Act (Canada).

Cannabis Micro-Processing: means the authorized small scale manufacturing, packaging and labelling of cannabis products destined for sale to customers and intra-industry sales of those products, including to provincially authorized distributors, as well as associated activities as defined under the Cannabis Act (Canada).

The existing building at 5119 Athol Street is a single storey (with basement) detached concrete building. The building was formerly used as a dance studio. Externally, the building appears to have a warehouse/industrial appearance. The building has been secured with steel doors, security cameras, and a monitored alarm system. The building is currently painted beige with red features (see photos attached).

The proposal does meet the Official Community Plan's Industrial Development objectives to:

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

However, the proposal does not meet the Official Community Plan's Economic Development objectives to:

- *Enhance economic and social vitality of key commercial areas by limiting commercial growth to these locations; and*
- *Encourage development of built form in Northport and Southport that substantially enhances the pedestrian experience, stimulates social activity, and generates a distinctive shopping experience.*

Zoning

The City has previously determined which zones can be used to accommodate cannabis retail stores. The four zones that permit cannabis retail stores include the 'C2 General Commercial', 'C3 Service Commercial', 'C4 Highway Commercial' and 'C7 Core Business' zones. Cannabis production is not currently a permitted use within the City of Port Alberni.

The nature of the proposed cannabis production business is not necessarily incompatible with the existing uses in the neighbourhood, specifically the automotive shops and industrial uses north of the subject property. Furthermore, the 'C3 Service Commercial' zone already lists cannabis retail as a permitted use. However, as the area begins to change and redevelop it is worth further thought and consideration to determine what the desired future of the area is and what the best approach would be to achieve that vision.

Development Permit

As the location falls within the Development Permit Area No. 2 Commercial (General) the applicant would be required to apply for a Development Permit prior if they intend to improve the exterior of the building. At this point in time the applicant has only indicated interest in painting the exterior (potentially including a mural on one of the exterior walls) and potentially removing some of the windows on the north side of the building. Any future details for exterior façade improvements will be addressed during the Development Permit process.

Waste by-products

There are some waste by-products that result from the cultivation of cannabis. The applicant indicates that an arrangement has been made with a local company, Earth Land and Sea, to take the by-product off-site for composting. It was also indicated that none of the by-product would go to the Alberni Valley Landfill.

Odor management

The applicant has indicated that the cultivation facility would self-contained and produce minimal odor and pollution. It was also indicated that no ventilation issues should occur as the ventilation will be reviewed by Health Canada to their standards.

Referrals

Agency	Comments
A.C.R.D.	<ul style="list-style-type: none"> Any amendment to the C3 zoning should include a review of all properties zoned C3 and the potential impact to neighboring properties. This may impact some properties in the ACRD adjacent to the City of Port Alberni boundary. An Industrial Land Inventory and Action plan is being developed for the Alberni Valley. Cannabis production will be one of the industrial land uses looked at in the study. The ACRD is currently in the process of reviewing land use regulations for cannabis production and there is an opportunity to coordinate this review with the City of Port Alberni, if that is something the City would like to consider.
Agricultural Land Commission	No comments received.
BC Hydro	No comments received.
Fortis	No conflict with Gas.
Shaw	No comments received.
Telus	No comments received.
Canada Post	No comments received.
Chamber of Commerce	The C.O.C. is not yet willing to offer an approval recommendation on 5119 Athol St. Our recommendation on that request is to suggest that a Strategic Plan be developed for the area prior to any consideration for specific zoning changes such as the one proposed.
Hupačasath First Nation	No comments received.
Tseshah (č išaaʔath) First Nation	No comments received.

Nuu-chah-nulth Tribal Council	No comments received.
School District 70	No comments received.
Uptown Merchants Association	<ul style="list-style-type: none"> On March 12 the Uptown Merchants Association submitted comments in opposition to the development application, primarily due to concerns about odor, industrial use in a commercial area, and the proximity to areas used for family events. The UMA requested a strategic plan for the area prior to approving the zoning amendments. At the March 20th Advisory Planning Commission C. Washington reported that a recent presentation and site tour of 5119 Athol St. had resulted in positive comments from some uptown merchants and that she would submit written comments to the Planning Technician to be included in the referral responses for a recent zoning amendment application submitted respecting Micro-cultivation and Micro-processing of cannabis.
Island Health	<ul style="list-style-type: none"> No site specific concerns, except if the proposed amendment is opened up to all C3 zones General concerns about setback distances and buffer zones, proximity to neighboring residential properties, and if mechanism are in place to deal with nuisance issues Would welcome further discussion on cannabis cultivation and other operations
RCMP	
P.A. Fire Dept.	No comments received.
P.A. Building	No comments received.
P.A. Public Works	No comments received.
P.A. Parks Operations	No comments received.
P.A. Parks, Rec. & Heritage	Interests unaffected.

Conclusions

In considering the Zoning amendment the Advisory Planning Commission and City Council should consider whether the proposed amendments are appropriate for the site. The area is currently undergoing revitalization and new development, and several nearby properties are of strategic interest to the city.

The addition of 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing' as a site specific use to the 'C3 Service Commercial' zone is not necessarily incompatible with existing uses in the neighbourhood, specifically the automotive shops and industrial uses north of the subject property. Furthermore, cannabis retail has recently become a permitted use in the C3 zone.

The cannabis sector is a fast growing industry in Canada, and the proposed application for Well Established Ethical Distributors Ltd could create new jobs in the Southport area. With emerging interest in cannabis production (cultivation and processing) within the City Port Alberni it should be a top priority for the City to determine the appropriate zones to properly regulate this fast growing industry. Staff should further investigate, in collaboration with the regional district and community, the appropriate zones to accommodate cannabis production.

The Planning Department does not support the proposed text amendments to the Zoning Bylaw to facilitate the site specific use of the subject property for 'Cannabis Micro-Cultivation' and

'Cannabis Micro-Processing' without first having the opportunity to analyze and identify specific zones to accommodate cannabis production.

Recommendations

1. *Either, that the Advisory Planning Commission defers the application and recommends to City Council that staff investigate and determine specific zones for cannabis production (cultivation and processing) before proceeding with the application for 5119 Athol Street.*
2. **OR** *that the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:*

- a) *By adding the following definitions for 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing' to Section 4 Definitions:*

Cannabis Micro-Cultivation: *means the authorized small scale growing of cannabis plants and harvesting material from those plants, and associated activities as defined under the Cannabis Act (Canada).*

Cannabis Micro-Processing: *means the authorized small scale manufacturing, packaging and labelling of cannabis products destined for sale to customers and intra-industry sales of those products, including to provincially authorized distributors, as well as associated activities as defined under the Cannabis Act (Canada).*

- b) *By adding in Section 5.20.1, Site Specific Uses: in the 'C3 Service Commercial' zone 'Cannabis Micro-Cultivation' and 'Cannabis Micro-Processing'; and*
- c) *By adding the following text to Section 5.20.4 Site Specific Uses table:*

<u>"Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Cannabis Micro-Cultivation	5119 Athol Street	Lot 4, Block 84, District Lot 1, Alberni District, Plan 197D (PID: 009-230-823)
Cannabis Micro-Processing	5119 Athol Street	Lot 4, Block 84, District Lot 1, Alberni District, Plan 197D (PID: 009-230-823)"

- d) *And that the Advisory Planning Commission recommends to City Council that staff investigate and determine specific zones for cannabis production (cultivation and processing).*

Respectfully submitted,

Katelyn McDougall

Katelyn McDougall, M.Urb
Manager of Planning







CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Katelyn McDougall, Manager of Planning

DATE: April 3, 2019

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
5189 Compton Road
Lot 1, District Lot 20, Alberni District, Plan 9584 Except part in Plan 10613
(PID: 005-356-407)
Applicant: D. Potter

Issue

The purpose of this report is to consider an application for a map amendment to the Zoning Bylaw for the property at 5189 Compton Road.

Background

An application has been made to amend the Zoning Bylaw to rezone **a portion of 5189 Compton Road**, in order to facilitate a subdivision application. There is an existing house with multiple outbuildings on the relatively large property and the applicant proposes to subdivide the property to create four new residential lots fronting Compton Road.

Official Community Plan and Zoning Bylaw

- a) **5189 Compton Road**, Lot 1, District Lot 20, Alberni District, Plan 9584 Except part in Plan 10613 (PID: 005-356-407), is currently designated '**Residential**' on the Official Community Plan Schedule A – Land Use Map. The property is not within a Development Permit Area on the Schedule B – Development Permit Areas Map. No amendments are required.
- b) **5189 Compton Road**, Lot 1, District Lot 20, Alberni District, Plan 9584 Except part in Plan 10613 (PID: 005-356-407), is currently zoned 'RR1 - Rural Residential'. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is requested to designate a portion of the property as '**R3 – Small Lot Single Family Residential**'.

Discussion

Zoning:

The property at 5189 Compton Road is an irregular “L” shaped lot, which has a total frontage along Compton Road that measures approximately 73.71 metres (248.82 ft) and a lot depth measuring approximately 90.86 metres (298.11 ft). The total area of the site is $\pm 7605 \text{ m}^2$ (81,862 ft²).

The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m² (3,767 ft²). With the total site area being $\pm 7605 \text{ m}^2$ (81,862 ft²) it should be possible to create four smaller lots that would each meet or exceed the minimum lot size requirement of 350 m². The maximum site coverage permitted in the R3 zone is 50% which is adequate to allow development if the parcel is subdivided into three lots. See attached conceptual site plan.

Surrounding Area

The area contains a mix of uses but is predominately single family residential use to the immediate west and south. To the immediate north and east is AW Neill elementary school. A newer subdivision was recently developed just to the north of the subject property and elementary school. While the north west side Port Alberni does have a more rural feel, with more RR1 and RR2 zoning compared to other areas of town, it would not be uncommon to see smaller lot sizes in the area.

Nearby the subject property is a large forested area containing Kitsuksis Creek that leads down and connects into the Kitsuksis Dyke, which is surrounded by a public trail network.

Infrastructure

Water: There is a water main located on Compton Road. There is also a water main running along the west side of the property.

Sewer: The main sanitary sewer connection is from Compton Road, and there are mains along the west side of the property as well.

Storm: Main is located along Compton Road and there is culvert and catchment drain located at the south east portion of the site.

The capability of the existing infrastructure for the apartment building will need to be proven out by the developers' engineer and approved by the City Engineering department. The detailed issues and costs regarding servicing requirements will be specified during the Subdivision process and included in a Preliminary Layout Approval letter to the applicant.

Topography and Geotechnical

There is a significant existing retaining wall along the south and west property lines. These retaining walls will need to be considered in a geotechnical report as part of the subdivision process.

Referrals

RCMP

- Interests unaffected by the proposal.

PARKS

- Drainage in the area to be diverted into storm drain not open ditch.

BUILDING

- No comments.

FORTIS

- FortisBC Energy Inc. has no objections or concerns.

BC Hydro

- Has 3 phase power on the south side of Compton Rd. The four lots would be serviceable by BC Hydro. The existing lot shows as being serviced by BC Hydro from the southwest corner where there is a proposed 7.3 m lot. If the new lots continue to be serviced from that location then that piece should either not be subdivided off or BC Hydro would require a right of way over that piece before subdivision is approved.

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 R3 - Small Lot Single Family Residential zone allows for slightly greater density while maintaining a single family residential character. The proposed small lot subdivision meets the strategic goal of a livable and sustainable 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 and the Planning Department supports the zoning amendment to the R3 zone.

Recommendations

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation on a portion of Lot 1, District Lot 20, Alberni District, Plan 9584 Except part in Plan 10613 (PID: 005-356-407) located at 5189 Compton Road from 'RR 1 - Rural Residential' to R3 – Small Lot 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 the proposed subdivision from the City of Port Alberni's Approving Officer.*

Respectfully submitted,

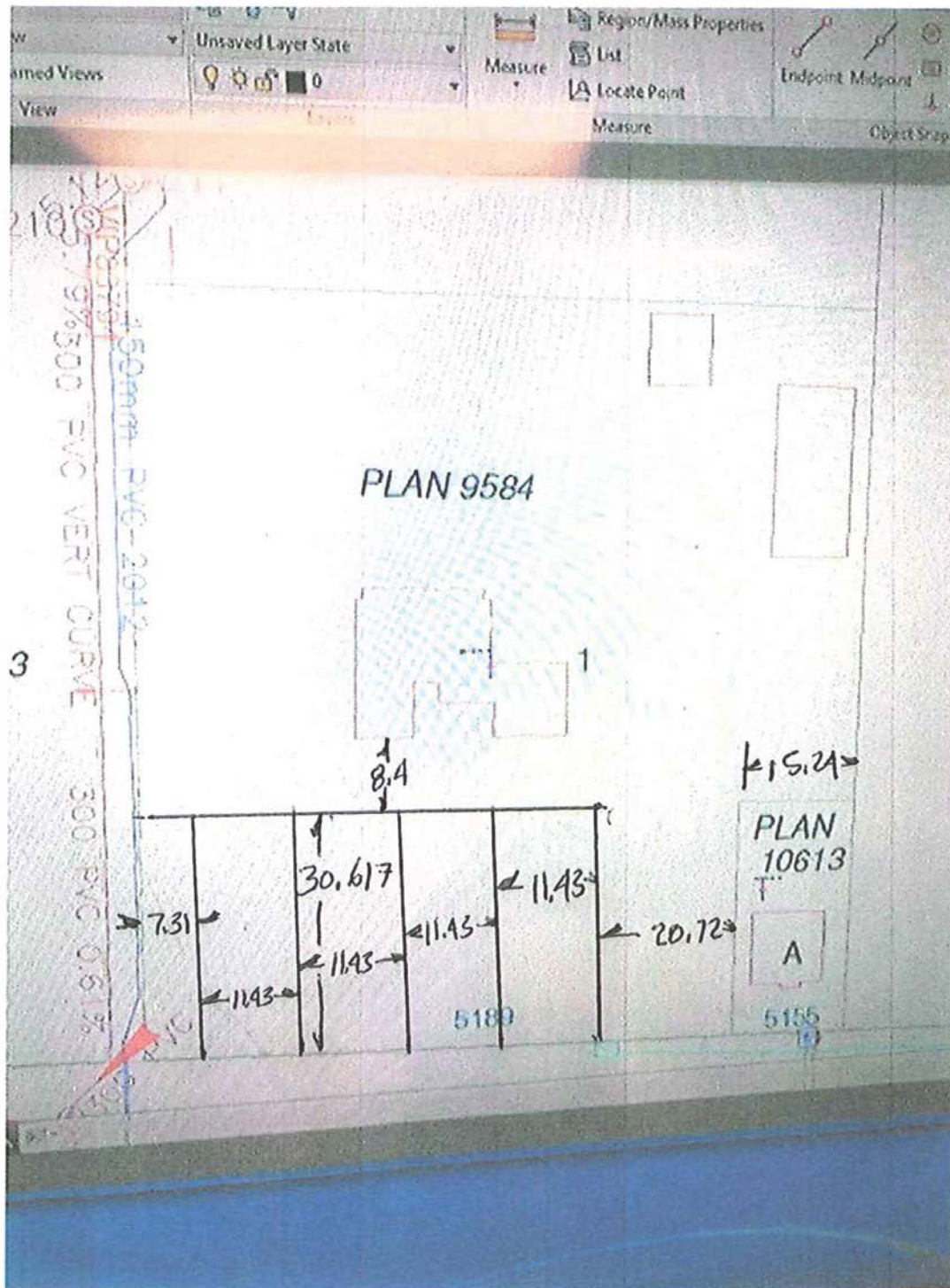


Katelyn McDougall, M.Urb
Manager of Planning

SUBJECT PROPERTY – 5189 Compton Road



Conceptual Layout – 4 Lots



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 uses

Principal Uses

Single *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, Principal <i>Building</i>	10 m	(32.8 ft)
Maximum Number of Principal <i>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).

PID # 005-356-407

EXCEPT 10613

5189 COMPTON RD. 20 - 1 9582

HOUSE No. STREET D.L. BLK. LOT PLAN


STORM		WATER		SEWER	
INSTALLATION DATE		INSTALLATION DATE		INSTALLATION DATE	
CONNECTION DATE		CONNECTION DATE		CONNECTION DATE	
SIZE		SIZE		SIZE	
LENGTH		DISTANCE FROM MAIN TO CURB STOP		LENGTH	
RISER		CORP. STOP		RISER	
FITTING AT MAIN		CURB STOP		FITTING AT MAIN	
.....° BENDS		COUPLINGS	° BENDS	
DEPTH AT PROPERTY LINE		REDUCER		DEPTH AT PROPERTY LINE	
DISTANCE FROM M.H. TO FITTING ON MAIN				DISTANCE FROM M.H. TO FITTING ON MAIN	
MEASURED		MEASURED		MEASURED	
		29.7m EAST OF			
		SOUTH WEST PL			

Rock REF. WALL

COMPTON RD.

300mm PVC W/L

Printed by Lucky Printers


WATER & SEWER SERVICE CONNECTION RECORD CARD
 NOTE: Distances in meters unless otherwise shown

THIS DRAWING IS FOR CITY OF PORT ALBERNI RECORDS ONLY. THE CITY OF PORT ALBERNI DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE DRAWING

5189 COMPTON 20 - 1 9584

HOUSE No. STREET D.L. BLK. LOT PLAN

STORM		WATER		SEWER	
INSTALLATION DATE		INSTALLATION DATE		INSTALLATION DATE	
CONNECTION DATE		CONNECTION DATE		CONNECTION DATE	
SIZE	mm	SIZE	mm	SIZE	mm
LENGTH		DISTANCE FROM MAIN TO CURB STOP	METER	LENGTH	
RISER		CORP. STOP	mm	RISER	
FITTING AT MAIN		CURB STOP	mm	FITTING AT MAIN	
.....° BENDS		COUPLINGS	° BENDS	
DEPTH AT PROPERTY LINE		REDUCER		DEPTH AT PROPERTY LINE	
DIST from D/S M.H. TO FITTING ON MAIN		SHUT OFF DEPTH		DIST from D/S M.H. TO FITTING ON MAIN	
MEASURED		MEASURED		MEASURED	
		METER IS 28M E. AND		C/O IS 2.6 E. AND 0.6 S.	
		1.0M SOUTH OF S.W. I.P.		OF S.W. I.P.	
				SERVICE INTO MH A172	

5189

A172

2.6

VALVE

COMPTON

