



To: Port Alberni Advisory Planning Commission

Ed Francoeur (Chair)	Ken Watts (Tseshahṭ/č išaaṭath First Nation)
Ken McRae (Vice-Chair)	Chris Washington - (SD #70)
Amy Anaka	
Jolleen Dick (Hupačasath Nation)	Sgt. Peter Dionne, (R.C.M.P. Liaison)
Stefanie Weber	Andre Guerin (P.A.F.D. Liaison)
Callan Noye	Councillor Deb Haggard (Council Liaison)
Joe McQuaid	Amy Needham (Parks Operations Liaison)

From: Scott Smith, Director of Development Services/Acting CAO

Copy: Larry Ransom - (Alternate - School District #70)
Natasha Marshall, Les Sam (Alternate - Tseshahṭ (č išaaṭath) First Nation)
Roger Nopper (Alternate - Hupačasath First Nation)
Councillor Helen Poon - (Alternate - Council Liaison)
Clerk's Dept.: Twyla Slonski, Sara Darling, Tanis Feltrin, Annie O'Connor
City Staff: Brian McLoughlin, Price Leurebourg, Cara Foden

Date: March 10, 2022

Re: Advisory Planning Commission Meeting - **Thursday, March 17, 2022 at 12:00 pm**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, March 17, 2022 at 12:00 pm** in the **Council Chambers at City Hall** (4850 Argyle St.). Please wear a mask when you enter City Hall and for the duration of the meeting. If you have questions please contact Brian McLoughlin (Tel: 250-720-2806 / email: brian_mcloughlin@portalberni.ca) or Cara Foden (Tel: 250.720.2850 / email: cara_foden@portalberni.ca).

AGENDA

- 1. Acknowledgements and Introductions-** This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshahṭ/č išaaṭath First Nations.
- 2. Minutes** of the February 17, 2022 meeting of the Advisory Planning Commission.
- 3. DEVELOPMENT APPLICATION – Official Community Plan and Zoning Bylaw amendments**
5249 Pineo Road
Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081)
Applicant: P. Hammer
- 4. Status Update** – Director of Development Services/Acting CAO
- 5. Other business**
- 6. Adjournment** - The next regular APC meeting is scheduled for **April 21, 2022**.



Summary Report / Minutes of the Advisory Planning Commission Meeting held on February 17, 2022 at 12:00 p.m. (Council Chambers, Port Alberni City Hall, 4850 Argyle Street)

Commission Members Present

Ken McRae (Vice-Chair)
Amy Anaka
Ken Watts, (CEO Tseshah (č išaa?ath) F.N)
Stefanie Weber
Chris Washington, S.D.70
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison
Councillor Helen Poon (Alt.- Council Liaison)

Regrets

Ed Francoeur (Chair)
Callan Noye
Joe McQuaid
Amy Needham, Parks Operations Liaison
Councillor Deb Haggard, Council Liaison
Jolleen Dick, Councillor, Hupačasath F.N.

Staff

Scott Smith, Dir. of Dev. Services/Acting CAO
Brian McLoughlin, Development Planner
Price Leurebourg, Development Planner
Cara Foden, Planning Technician

Guests

L. Sam, (Alt. – Tseshah (č išaa?ath) F.N)
Applicants: K. Rai

Alternates (not in attendance)

Larry Ransom (Alt.- S.D.70)
Roger Nopper CEO, (Alt. - Hupačasath F.N.)



1. Acknowledgements and Introductions –

Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaa?ath) First Nations.
Welcome and introductions.

2. Minutes - Adoption of January 20, 2022 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the January 20, 2022 regular meeting as amended.

(Weber / Washington) CARRIED

3. DEVELOPMENT APPLICATION – Zoning Bylaw amendment 4738 Athol Street -

Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962

Applicant: K. Rai

- City Development Planner (B.M.) summarized his report dated February 15, 2022.
- APC discussed the proposed amendments and report.
 - There was a question regarding the numbering for the CD2 zone proposed. It was clarified that two applications for new “CD” zones are being processed and numbering will be adjusted accordingly as the amendments move forward.
 - Accessibility was discussed. The Planner indicated that there are no plans for an Elevator to be included. The applicant will require a Development Permit and a Building Permit prior to construction. The APC inquired whether there were plans for a wheelchair ramp to be

included and if there would be an accessible, level access to the building through the back, adjacent to the parking lot. The applicant verbally indicated that accessibility was important to consider. It was noted by the Director of Development Services that the final plan and construction details would be evaluated during the permitting stages.

- RCMP commented that the lack of an elevator was a concern. Emergency response will be more challenging. An elevator is not a requirement for a building less than 4 storeys.
- The Fire Department commented that the addition of a fire hydrant (private or city owned) would be desirable. One of the units cannot be reached by a ladder truck for emergency access. The Planner indicated that the Architect has designed the building to meet the Building and Fire Codes.
- There was concern expressed regarding the height of the building. The APC discussed the proposal with respect to the potential impact of the building to immediate residential neighbours due to its height. It was noted that the OCP currently indicates that there should be an adequate transition, between lower and higher density housing, that is respectful of the scale and character of the neighbourhood. The building itself is comparable to the height permitted in the RM2 zone but a stairwell enclosure, to access the rooftop open space, has added additional height comparable to that of an elevator shaft.
- Several members noted that the height may not be out of line with the immediate neighbourhood and that many suites existed in the area already adding to density. There was an indication that the community was generally supportive of increased density for much needed housing units. It may not be possible to decrease the height of the development and preserve its economic viability.
- Open space was considered. APC had questions regarding open space requirements, use of the proposed roof top and balconies and how the roof top space would be used, or not used, by tenants. The Planner indicated that the balcony areas are included in meeting the open space area requirement. Open space calculations also include the rooftop space. He also noted that balconies are generally considered to increase the quality of life for tenants.
- The project will provide much needed housing in the community (6 units). The APC voiced the opinion that the number of similar applications is likely to increase in the future and the OCP review will be an opportunity to gauge community support for increased density. The OCP review should consider neighbourhood impacts in specific areas.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that with respect to Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962 located at **4738 Athol Street** the City proceed with the following map amendments to the Official Community Plan bylaw:*
 - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the properties from ‘General Commercial’ to ‘**Multi-Family Residential**’ use;*

- b. Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to remove the properties from Development Permit Area No. 2 General Commercial and to include the properties in ‘**Development Permit Area No. 2 Multiple Family Residential**’.
2. That with respect to Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962 located at **4738 Athol Street** the City proceed with the following text amendments to the Zoning Bylaw:
- a. Define ‘Residential Rental Tenure’ by adding the following text to Section 4-Definitions:
“Residential Rental Tenure means, in relation to a dwelling unit in a multi-family residential building or multiple dwelling, a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act”.
- b. In Section 5.0 Establishment of Zones add the following text to the list of zones under Section 5.1
“CD2 – Comprehensive Development – Multi-Family Residential Infill – 4738 Athol St.”
- c. Under Section 8.0 Comprehensive Development Zones add Section 8.2 text as follows:

8.2

CD2 – COMPREHENSIVE DEVELOPMENT – MULTI-FAMILY RESIDENTIAL INFILL – 4738 ATHOL ST.

- 8.2** The purpose of this zone is to provide for rental-oriented multi-family in-fill development in the Uptown neighbourhood at 4738 Athol Street.

8.2.1 Permitted uses

Principal Uses

Multiple *family* dwellings

Accessory Uses

Home occupation

8.2.2 Site Development Regulations

Minimum Lot Area	400 m ²	(4,305 ft ²)
Minimum <i>Frontage</i>	12 m	(39.4 ft)
Maximum <i>Coverage</i>	58%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	3.5 m	(11.5 ft)
<i>Rear yard</i>	5.0 m	(16.4 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	1.34	
Maximum Height, <i>Principal Building</i>	13.7 m	(45.9 ft)
Maximum Number of <i>Principal Building Storeys</i>	3	

8.2.3 Conditions of Use

- (a) Occupancy of dwelling units is restricted to *Residential Rental Tenure*.

- (b) Notwithstanding any other provision of the Bylaw, on-site parking shall be provided at a rate of one (1) space per dwelling unit.
- (c) Notwithstanding any other provision of the Bylaw, up to two (2) parking spaces may be Small Car parking spaces.
- (d) Notwithstanding any other provision of the Bylaw, the amount of *useable open space* required shall be 169 m².
- (e) Notwithstanding any other provision of the Bylaw, the amount of *useable open space* required may consist exclusively of roof garden areas, private balconies, and private patios.
- (f) Temporary or permanent roof top structures are not permitted except where required for access.
- (g) *Home occupation* as a permitted use is restricted to office space for a business which is lawfully carried on at another location."

3. *That with respect to Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962 located at **4738 Athol Street** the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the property from 'R2 One and Two Family Residential' to '**CD2 – Comprehensive Development – Multi-Family Residential Infill – 4738 Athol St.**'*

(Washington / Weber) CARRIED

4. STATUS UPDATE:

The Director of Development Services updated the APC with respect to the following:

- A.C.A.W.S. (Vimy St. project) – Public Hearing held. Bylaws to Council for 3rd Read on February 28th
- 5405 Argyle (B. Toor) – Public Hearing held.
- 4841 Redford (Uchucklesaht) - Development Variance Permit to Council on February 28th
- 5th Ave. & Burde St. (Carniato) – Bylaws to Council on February 28th for 1st reading.

5. OTHER BUSINESS

6. **ADJOURNMENT** – The meeting adjourned at 12:40 pm. The next meeting is scheduled for 12:00 pm on **March 17, 2022**.

(Dionne / McRae) CARRIED

Ken McRae (Vice-Chair)



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: Mar 1, 2022

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
5249 Pineo Road, Port Alberni
Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081)

RECOMMENDATION

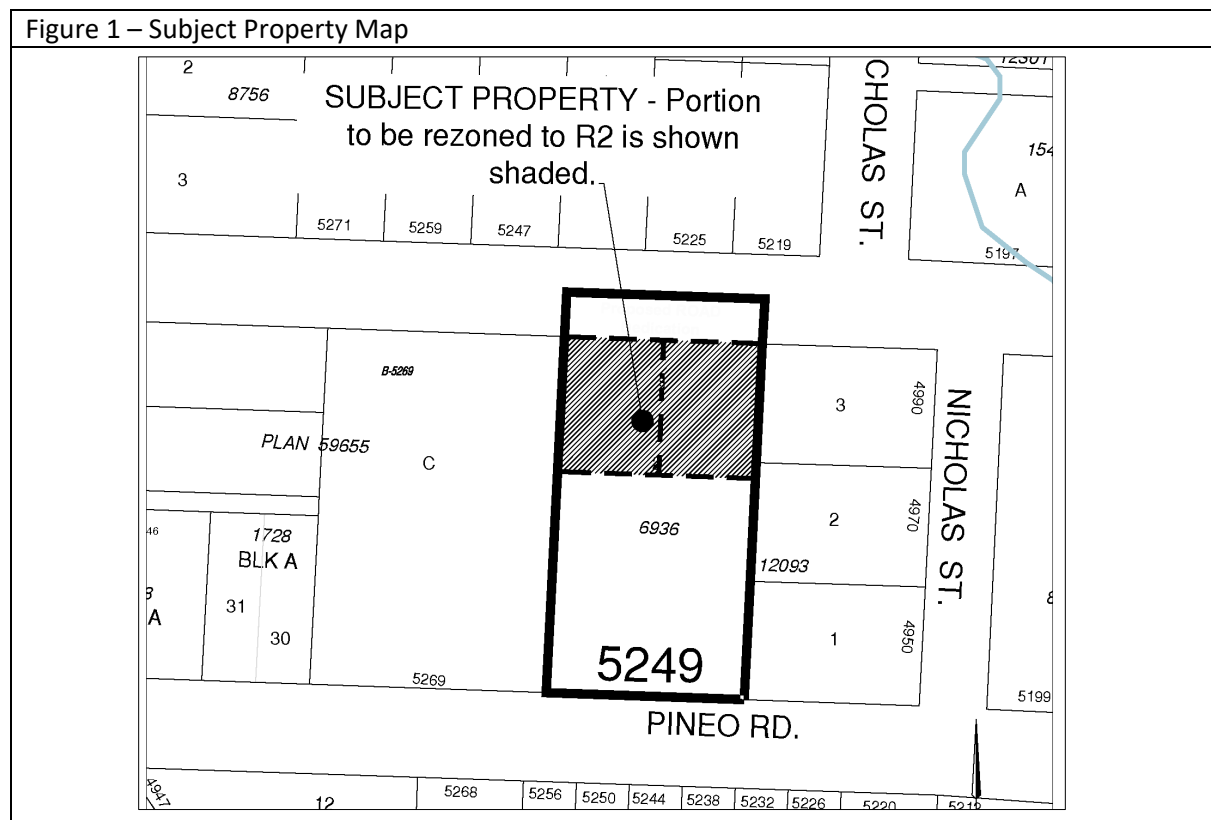
1. *THAT the Advisory Planning Commission recommends to Council that the City proceed with the application to rezone a portion of 5249 Pino Road from 'RR2 Semi Rural Residential' to 'R2- One and Two Family Residential'.*
2. *THAT prior to Final Adoption of the amending bylaw, the applicant be required to complete the following to the satisfaction of the Director of Engineering:*
 - a) *Geotechnical report*
 - b) *Stormwater management plan*
 - c) *Site grading plan*
 - d) *Design and estimate for required off-site works*

PURPOSE

The application proposes to rezone a portion of the property at 5249 Pineo Road to enable a subdivision and future development of two residential duplexes. The purpose of this report is to consider an application for a map amendment to the Zoning Bylaw.

BACKGROUND

The property at 5249 Pineo Road is currently occupied by a single family dwelling with frontage on Pineo Road. The applicant is proposing to rezone the rear portion of the property to *R2 One and Two Family Residential* to facilitate a subdivision that would create two additional parcels. These parcels are north of the existing dwelling, and would have frontage on Forrest Road. The subject property is also located in an area designated as a Flood Plain by *Flood Plain Bylaw No. 4288*.



Current Official Community Plan (OCP) and Zoning Bylaw Designations

1. The subject property, is currently designated '**Residential**' on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
2. The subject property is not within a Development Permit Area on the Schedule B – Development Permit Areas Map. No amendment is required.
3. The subject property, is currently zoned '**RR2 Semi Rural Residential**' on the Zoning Bylaw Schedule A – Zoning Map. The applicant has requested a to rezone a portion of the property to '**R2 One and Two Family Residential**' zone. A map amendment to the Zoning Bylaw is required.

ALTERNATIVES/OPTIONS

The Development Services Department supports Option #1.

1. Recommend to Council that the City proceed with the proposed Zoning Bylaw map amendment with conditions.
2. Recommend to Council that the City not proceed.

ANALYSIS

The following section contains an analysis of the OCP and Zoning Bylaw amendments proposed by the applicant. This includes a preliminary review of servicing and access improvements required to develop the property.

OCP Policy on Tsunami Hazard Area

The property is located within the Tsunami Hazard Area in the OCP. Port Alberni is vulnerable to tsunami inundation as seen during the 1964 tidal wave generated by a powerful earthquake in Alaska. The OCP recognizes this hazard in land use designations by identifying a “tsunami inundation zone” below the 6.0 metre contour line. The OCP provides the following policy context statement:

To protect against the loss and to minimize property damage associated with flooding events the Council encourages agricultural, park and open space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and manufactured homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood proofed to those standards specified by the City of Port Alberni Floodplain Bylaw.

Flood Plain Bylaw No. 4288

The subject property is located within the flood plain identified by *Flood Plain Bylaw No. 4288*. The Floodplain Bylaw contains regulations to protect from potential river flood hazards, and is not intended to protect against potential tsunami events. However, where development occurs within the floodplain there are specific minimum elevation requirements.

The Floodplain Bylaw requires the underside of any floor system supporting a habitable area to be at an elevation of at least 3.65 m G.S.C. The subject property has an approximate elevation of 3.1 m G.S.C. The applicant will be required to meet this elevation requirement in their site and building design. A stormwater management plan will also be required as a condition of development to confirm any potential issues with its location within a flood plain and tsunami inundation area.

OCP Policy on Residential and Duplexes

Duplexes are a low-density alternative to single family home ownership. **Section D, Part 4.0 – Residential** of the OCP contains housing policy that emphasizing support for a variety of housing types.

A wide range of housing choice should be provided in the community in order to respond to diverse housing requirements or choices. This is a major element in the creation of complete and livable communities as it enables people that have special housing requirements to stay within the community rather than having to relocate.

Zoning and Site Analysis:

The subject property is a large rectangular parcel approximately 90 m in length and 45 m wide. The total area is approximately 4,057 m² (1 acre). The property is currently zoned *RR2-Semi Rural Residential* and has one single family home and a detached garage on site. The applicant is requesting to rezone a portion of the property with frontage on Forrest Road to *R2-One and Two Family Residential*.

In terms of the site, the primary consideration is ensuring the portion of property proposed to be rezoned meets the minimum requirements of the *R2 Site Development Regulations* in the Zoning Bylaw. Staff have reviewed the application, and found that this portion of the property meets the minimum lot area and minimum frontage required for an R2 lot.

The property has approximately 45 m of frontage onto Forrest Road, with an area large enough to create two R2 lots. Each additional lot will be 829 m². This exceeds the minimum lots size required for a two-family dwelling in the R2 zone which is 700 m². The applicant intends to build a duplex on each new

lot, and the site plan they have provided indicates preliminary building footprints (attached). The site plan also indicates that there will be enough space for the proposed duplexes to meet all required setbacks from property line. Furthermore, the remainder of the property, which is zoned RR2, would still meet the minimum requirements of the RR2 zone. This is important as the applicant intends to apply for a subdivision of the property.

Table 1 – Proposed Lot Dimensions and R2 Site Development Regulations				
Site Regulations	RR2 Semi-Rural	R2 One and Two Family (two family dwelling req.)	Dimensions of proposed R2 portion	Dimensions of proposed remaining RR2 portion
Minimum Lot Area	1160 m ²	700 m ²	1,658.42 m ²	2,398.23 m ²
Minimum Frontage	23 m	20 m ²	44.81 m	44.81 m

Duplex Use (Two Family Dwellings)

Duplexes are a common form of two-family dwelling consisting of a single building with dwelling units sharing a common wall. They are an important housing option for people seeking a low-density alternative to the single-family home. Two-family dwellings are supported under the Residential land use designation of the OCP, and permitted in in the *R2 One and Two Family Residential* zone.

According to the Zoning Bylaw, the purpose of the R2 zone is to provide for quiet, low-density, residential development characterized by single family homes and two-family dwellings. Staff consider duplexes to be a low-density form of housing that is compatible with adjacent lands and surrounding neighbourhood.

Surrounding Area

The surrounding area contains several land uses, which can be seen on the attached neighbourhood maps showing OCP and Zoning information. Closest to the subject property are semi-rural, multi-family, and single-family residential lots. A mix of parks and open space, agricultural, commercial properties, can also be found nearby. To the east are also a number of one and two family residential lots (R2). The Kitsuksis Dyke public walking trail is easily accessible from the area, and the Lower Johnston Road Northport Commercial within 1 km of the property.

North: Predominately a mix of semi-rural and single family residential.

South: A combination of rural, semi-rural, agricultural, service commercial, and parks and open space.

East: A combination of semi-rural and single family residential, and parks and open space.

West: Neighbouring lot is zoned RM2. Beyond this are several semi-rural residential properties, and the Ahaswinis Reserve.

Infrastructure & Site Engineering

Infrastructure upgrades will be required to properly service development at 5249 Pineo Road, or future subdivided parcels. These improvements will be provided at the developer's cost. Key considerations are

the capacity of the underground sewer at Forrest Road, and the management of stormwater/drainage. Sewer and a stormwater main upgrades may be required, along with new water service connections and driveway curb upgrades. Comments from the Engineering Department are attached to this report.

The Engineering Department has recommended that the following items be required from the applicant prior to Final Adoption by City Council:

- a) Geotechnical report
- b) Stormwater management plan
- c) Site grading plan
- d) Design and estimate for required off-site works

Parking and Access

The existing property is accessed only from Pineo Road. The proposed new lots would be accessed from Forrest Road, which is currently at the rear of the existing property. Traffic from the new development would enter the neighbourhood from the Beaver Creek/Pineo Road intersection. This intersection is controlled by a stop sign, and staff do not anticipate that the addition of two duplexes would impact the flow of traffic in this area.

However, the Ministry of Transportation and Infrastructure will be required to sign-off on the bylaw amendment since the subject property is located within 800 m of a provincial highway. These approvals must be given before final adoption of the bylaw can be considered. To date, they have provided no objections to the bylaw amendments.

REFERRALS

Agency/department	Comments
Tseshaht First Nation	<i>Tseshaht has reviewed the subdivision application for the Zoning bylaw for a portion of the property. At this time, with this application, Tseshaht has no objections to the work proposed.</i>
CPA Engineering Department	<i>Engineering has no objection to the proposed rezoning provided it conforms to current bylaw standards. Engineering Services Report dated Mar 1, 2022 submitted.</i>
CPA Parks and Recreation Department	<p>Parks: <i>Only concern that Parks has is that the trees on the frontage along Forrest Rd. have their ownership confirmed. If they are city owned boulevard trees then they are to be preserved and maintained during all construction activities, including driveway installation.</i></p> <p>Recreation: <i>Interests unaffected by proposed amendment.</i></p>
BC Hydro	<i>BC Hydro has single phase power available to the two proposed lots. Approved.</i>
Min. Transportations and Infrastructure	<i>MoTI has no objections to the proposed zoning amendment.</i>

IMPLICATIONS

Supporting this application to rezone a portion of the property from RR2 to R2, would enable a subdivision of 5249 Pineo Road and the creation of two additional parcels zoned R2. This would enable the applicant to build a total of two duplexes – one on each R2 parcel.

APC should consider the appropriateness of the proposal including its location in a flood plain, potential neighbourhood impacts, and potential benefit to the community. This application will enable the creation of four dwelling units of low-density housing in an area that is primarily characterized by large lots with single family homes. Additionally:

- The property is located within the Tsunami Hazard Area of the OCP.
- The applicant will be required to provide infrastructure improvements to ensure the property can be properly serviced and accessed.
- The applicant will be required to build in compliance with *Flood Plain Bylaw No. 4288* as per the OCP.

COMMUNICATIONS

The rezoning process includes a Public Hearing. If Council chooses to advance the application to a Public Hearing staff will proceed with all required statutory notices.

BYLAWS/PLANS/POLICIES

The applicant is requesting a map amendment to the Zoning Bylaw. The draft bylaw is attached to this report. A summary of the proposed Zoning Bylaw map amendment is listed below:

1. Change the zoning classification of a portion of 5249 Pineo Road from *RR2 Semi-Rural Residential* to *R2 One and Two Family Residential*.

SUMMARY

This application proposes to rezone a portion of the property at 5249 Pineo Road from RR2 to R2, for the purpose of subdividing and constructing two duplex buildings. The proposal aligns with the OCP land use designation for the property, and high-level policy objectives supporting a diversity of housing options within the community.

Staff support this application because it will enable the creation of new housing, while maintaining a low density of development comparable to the land use and zoning of the surrounding neighbourhood. The low density of the proposed development is also compatible with the location of the property within a flood plain.

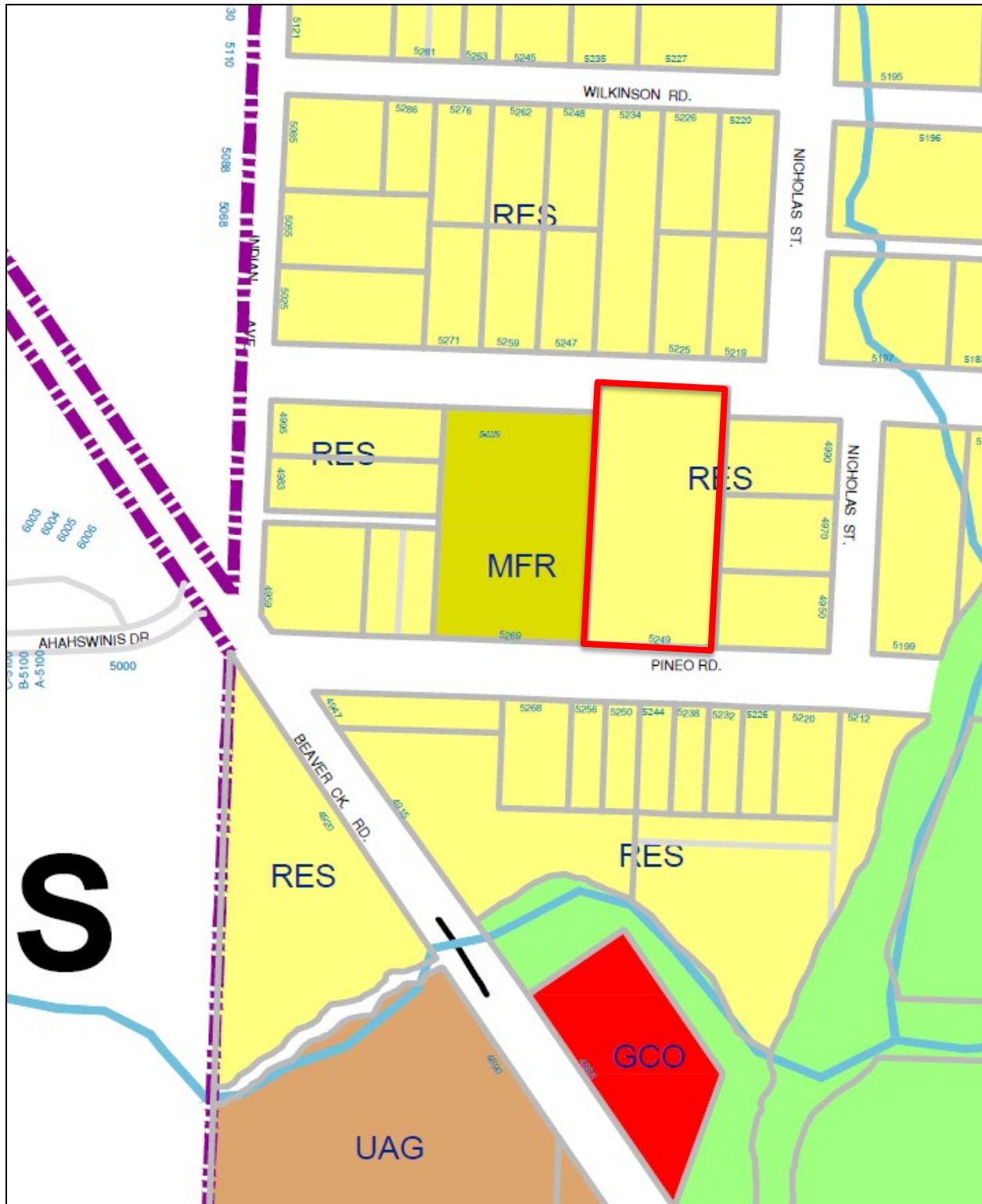
ATTACHMENTS

- Subject Property Map – 5249 Pineo Road
- OCP Land Use Designation
- Current Zoning Bylaw Classification
- Preliminary Site Plan
- Proposed Zone Description
- Draft Amending Bylaw

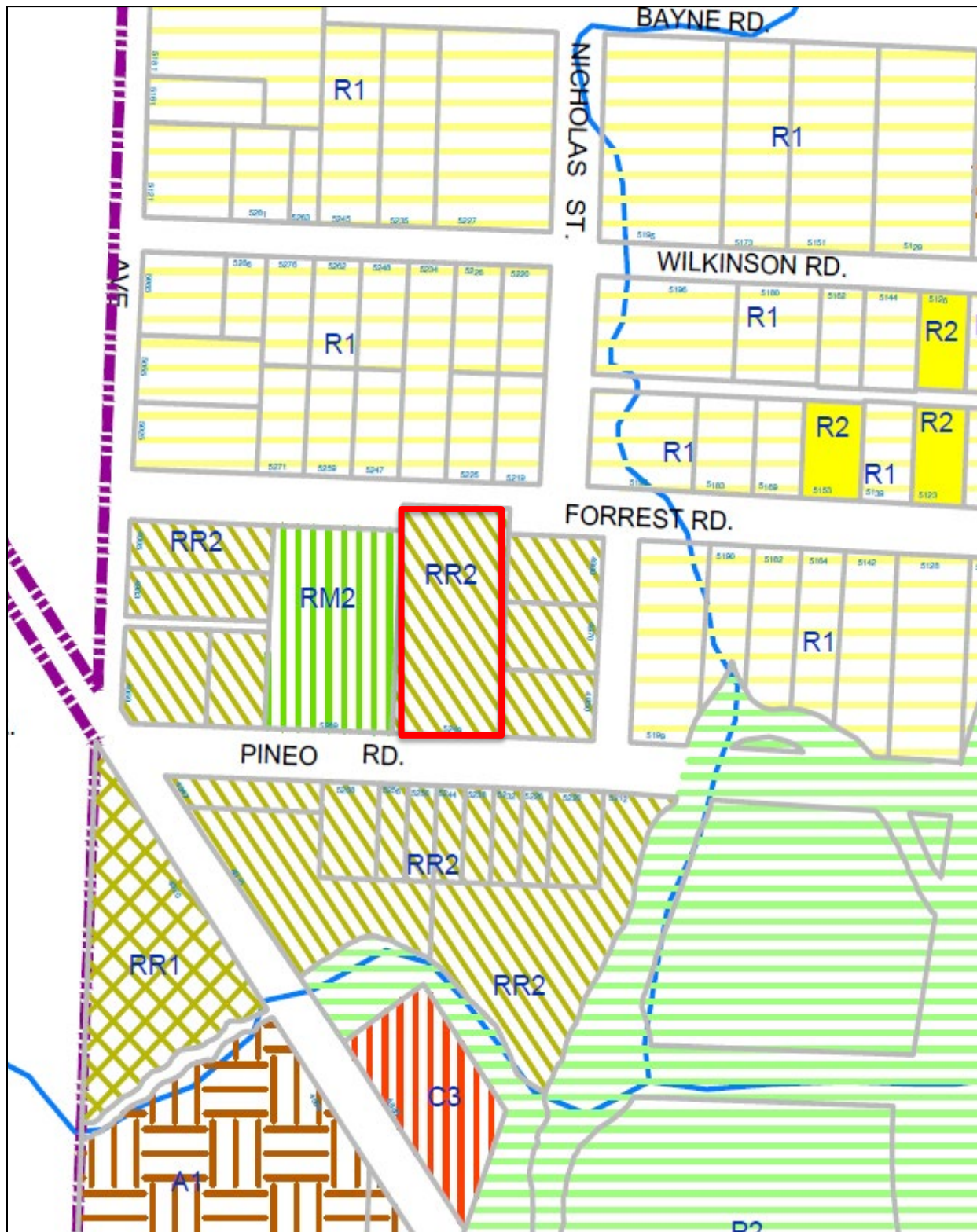
SUBJECT PROPERTY – 5249 PINEO ROAD



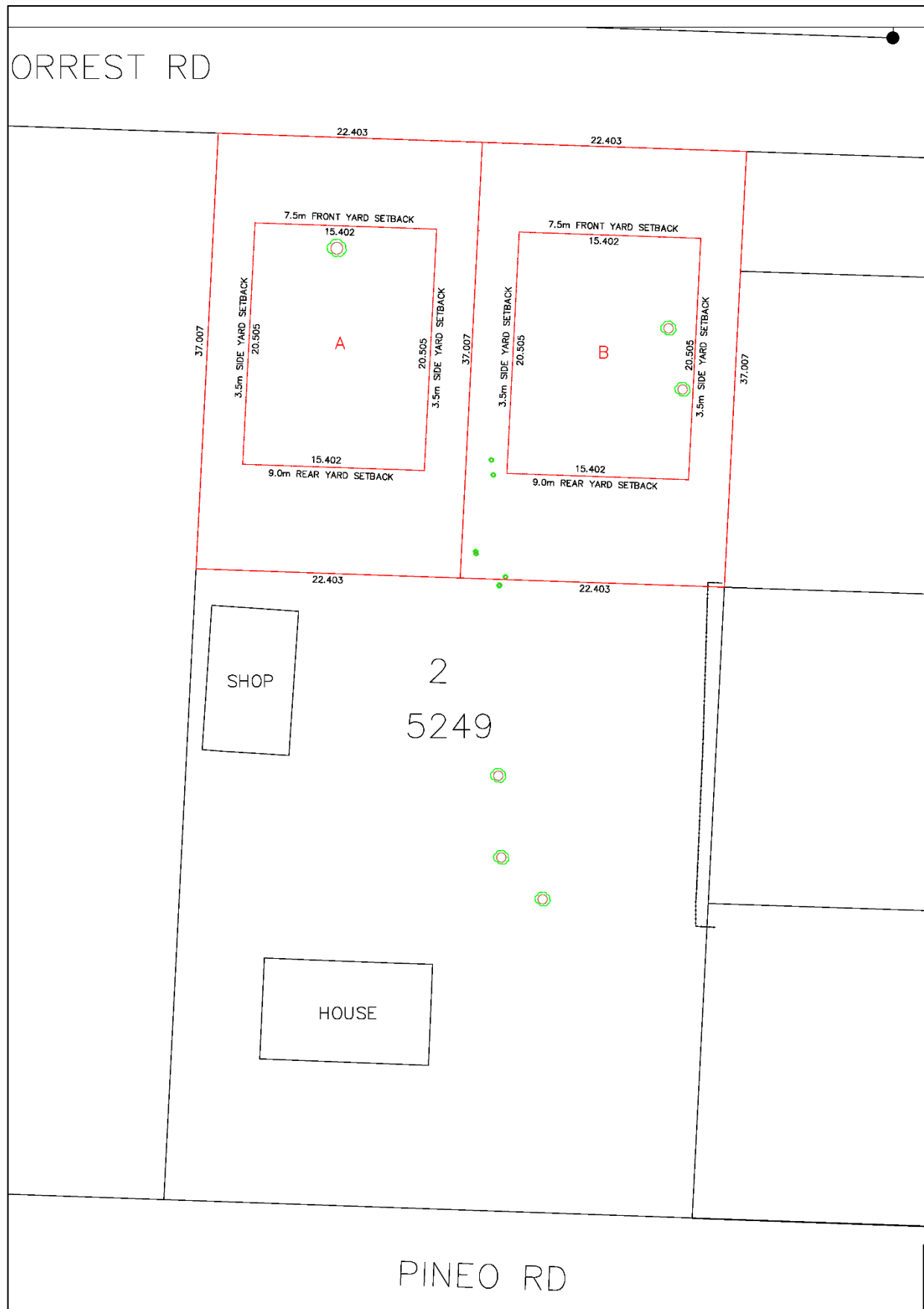
OCP LAND USE DESIGNATION



CURRENT ZONING BYLAW CLASSIFICATION



PRELIMINARY SITE PLAN – 5249 PINEO ROAD



PROPOSED ZONE DESCRIPTION

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 <i>family</i> dwelling	500 m ²	(5,382 ft ²)
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Single <i>family</i> dwelling with <i>secondary suite</i>	600 m ²	(6,458 ft ²)
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Two <i>family</i> dwelling	700 m ²	(7,535 ft ²)
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Minimum *Frontage*

Single <i>family</i> dwelling	15 m	(49.2 ft)
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Single <i>family</i> dwelling with <i>secondary suite</i>	15 m	(49.2 ft)
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Two <i>family</i> dwelling	20 m	(65.6 ft)
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Maximum *Coverage*

40%

Minimum *Setbacks*:

<i>Front yard</i>	7.5 m	(24.6 ft)
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<i>Rear yard</i>	9 m	(29.5 ft)
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<i>Side yard</i>	1.5 m	(4.9 ft)
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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).
 - (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.

CITY OF PORT ALBERNI

BYLAW NO. **xxxx**

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW 2014, NO. 4832

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as **"Zoning Map Amendment No. ?? (5249 Pineo Road - Hammer), Bylaw No. ????"**.

2. Zoning Amendment

- 2.1 A portion of Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081), located at **5249 Pineo Road** and shown shaded on Schedule A, attached hereto and forming part of this bylaw, is hereby rezoned from 'RR2 Semi-Rural Residential' to **'R2 One and Two Family Residential'**.

3. Map Amendment

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME THIS DAY OF , 2022.

READ A SECOND TIME THIS DAY OF , 2022.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF , 2022

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Director of Corporate Services

Schedule “A” to Bylaw No. xxxx

