



To: Port Alberni Advisory Planning Commission

Ed Francoeur (Chair)	Ken Watts (E.C.C., Tseshah First Nation)
TBD (Vice-Chair)	Chris Washington - (SD #70)
Joe McQuaid	
Jolleen Dick (Hupačasath Nation)	Sgt. Peter Dionne, (R.C.M.P. Liaison)
Stefanie Weber	Derrin Fines (P.A.F.D. Liaison)
Callan Noye	Councillor Dustin Dame (Council Liaison)
Dan Holder	TBD (Parks Operations Liaison)
Sandy McRuer	

From: Scott Smith, Director of Development Services

Copy: Larry Ransom - (Alternate - School District #70)
Harley Wylie (Alternate - Tseshah (č išaa?ath) First Nation)
TBD (Alternate - Hupačasath Nation)
S/Sgt Mike Thompson – (Alternate - R.C.M.P.)
Councillor Deb Haggard - (Alternate - Council Liaison)
Corporate Services: D. Leurebourg, S. Darling, T. Feltrin, A. O'Connor
City Staff: B. McLoughlin, H. Stevenson, C. Foden

Date: May 11, 2023

Re: Advisory Planning Commission Meeting - Thursday, May 18, 2023 at 12:00 pm

A meeting of the Advisory Planning Commission has been scheduled on **Thursday, May 18, 2023 at 12:00 pm** in the **Council Chambers at City Hall** (4850 Argyle St.). Contact Brian McLoughlin (Tel: 250-720-2806 / email: Brian.McLoughlin@portalberni.ca) or Haley Stevenson (Tel: 250.720.2808 / email: Haley.Stevenson@portalberni.ca) if you require more information.

APC AGENDA

- 1. Acknowledgements and Introductions-** This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshah/č išaa?ath First Nations.
- 2. Adoption of previous meetings minutes:** December 15, 2022
February 16, 2023
- 3. Election of Chair and Vice-Chair for 2023**
- 4. DEVELOPMENT APPLICATION – Development Variance Permit**
3355 Johnston Rd.
Lot 1, District Lot 152, Alberni District, Plan VIP79990 PID: 026-505-878
APPLICANT: J. Doove

5. **DEVELOPMENT APPLICATION – Development Variance Permit**
4289 Ravenhill Avenue
Lot B, District Lot 1, Alberni District, Plan EPP125293 PID: 031-881-319
APPLICANT: R. Jaenicke / L. Ranger
6. **Updates – Director of Development Services**
7. **Other business**
8. **Adjournment** - The next regular APC meeting is scheduled for **June 15, 2023**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on December 15, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Ken McRae (Vice-Chair)
Harley Wylie (Alt. – Tseshah̓t (č̓ iṣaaʔath̓) F.N)
Jolleen Dick, Councillor, Hupačasath F.N
Christine Washington, SD70
Amy Anaka
Callan Noye
Joe McQuaid
Stefanie Weber
Derrin Fines, P.A.F.D. Liaison

Regrets

Ken Watts, ECC, Tseshah̓t (č̓ iṣaaʔath̓) F.N
Scott Smith, Dir. of Dev. Services/Deputy CAO
Peter Dionne, R.C.M.P. Liaison
Councillor Deb Haggard, Council Liaison

Staff

Marianne Wade, Manager of Planning
Brian McLoughlin, Planner II
Cara Foden, Planning Technician

Guests

Applicant: W. Hoogland
Public: 0

Alternates (not in attendance)

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



1. Acknowledgements and Introductions:

The Chair acknowledged that this Advisory Planning Commission (APC) meeting is being held within the un-ceded, traditional territories of the Hupačasath Nation and the č̓ iṣaaʔath̓ (Tseshah̓t) First Nation. Welcome and introductions.

2. Minutes: Adoption of October 20, 2022 Minutes

Motion:

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

(J. Dick / C. Washington) CARRIED

3. DEVELOPMENT APPLICATION – Development Variance Permit (DVP 115)

4210 Cedarwood Street – Lot 1, District Lot 1, Alberni District, Plan EPP117819

PID: 031-660-266

APPLICANT: Walter Hoogland for Citaapi Mahtii Housing Society

- The Planner summarized the report to the APC dated December 8, 2022.
- APC discussed the development application with respect to the following:
 - The R.C.M.P. provided a written statement to the APC indicating they had no objections or concerns regarding the application.
 - APC asked and it was clarified that there were no plans to develop the soccer field behind the proposed development.
 - Parking was discussed and the M.O.P. indicated that the development for 35 units would have 11 units that did not have assigned parking. Research data was statistically supportive of the proposed parking Variance.

Motion:

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

(K. McRae / C. Washington) CARRIED

4. Status Updates:

OCP Vision and Touchstones

- The Manager of Planning (M.O.P.) presented “What we Heard”. Document will be emailed to APC members.
- APC asked if developers/contractors had been engaged. Some contractors chose not to participate in the public engagement opportunities however the Port Authority and San Group had both been represented. It is hoped that contractors will participate in upcoming public engagement opportunities when the draft OCP is prepared.
- 272 responses was considered a respectable response rate when considered in conjunction with initial survey results and subsequent discussion sessions. Demographically all age groups were represented in varying degrees.
- Public engagement will continue and an internal technical review will precede upcoming engagement.
- Island Health and social sectors provided input.
- The City did advertise the engagement opportunities and used social media platforms as well. Poster, bookmarks and pop-ups were also used. It was noted that it would be helpful to increase engagement with indigenous populations in future by advertising in the Ha-Shilth-Sa newspaper (local Nuu-chah-nulth news sources).

Zoning Bylaw

The M.O.P. provided a high-level overview of the Zoning Bylaw project that is underway in conjunction with the OCP project and was presented to Council at their regular meeting on December 12. Topics included:

- Accessory Dwelling Units (Suites, Carriage homes, Garden Suites)
- Density Bonusing
- Density Calculations
- Day Care
- Lot frontage, coverage
- Legislation updates

The APC was interested in technical aspects of the Zoning Bylaw that would remove current impediments to development and encourage “gentle infill”. There was agreement that new Day Care provisions for child care in all zones were a positive direction. The M.O.P. also informed the APC that a new Development Procedures bylaw had been drafted and would likely come to Council in the January. The new bylaw would allow for Council to delegate some permit approvals to staff to reduce processing times.

5. APC status update – Manager of Planning

- Outgoing APC members (A. Ananka, K. McRae) were recognized and thanked for their service on the Commission.
- APC members were updated regarding new APC members and Liaisons who have been appointed for 2023.

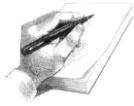
6. **Other Business** – None at this time

7. **ADJOURNMENT:** The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **January 19, 2023.**

(E. Francoeur / K. McRae) **CARRIED**

Ed Francoeur (Chair)

DRAFT



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on February 16, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Jolleen Dick, Councillor, Hupačasath F.N
Christine Washington, SD70
Dan Holder
Stefanie Weber
Sandy McRuer (after 12:15 pm)
Derrin Fines, P.A.F.D. Liaison

Regrets

Ed Francoeur (Chair)
Ken Watts, ECC, Tseshah (č išaa?ath) F.N
Callan Noye
Joe McQuaid
Peter Dionne, R.C.M.P. Liaison
Councillor Dustin Dame, Council Liaison
Scott Smith, Dir. of Dev. Services/Deputy CAO

Staff

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

Guests

Applicant/s: Lindsay Baker, Architect
Public: 0

Alternates (not in attendance)

S./Sgt. Mike Thompson (Alt.- RCMP)
Larry Ransom (Alt.- S.D.70)
Councillor Deb Haggard, Alt. Council Liaison
Harley Wylie (Alt. – Tseshah (č išaa?ath) F.N)



1. Acknowledgements and Introductions –

- An acknowledgement was made 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 to new members and introductions were made.

A quorum was not available by 12:15 pm and in accordance with the bylaw the Manager of Planning advised the APC members that it was possible to continue an informal meeting and discussion could proceed however no motions would be permitted. The APC members present indicated they would proceed with an informal discussion of the agenda items.

Items to be carried over to the March 2023 meeting included:

- Adoption of December 15, 2022 Minutes
- APC Orientation Package 2023
- Election of Chair and Vice-Chair for 2023
- Port Alberni Zoning Bylaw No.5074

**2. DEVELOPMENT APPLICATION – Official Community Plan bylaw and Zoning bylaw
2846 4th Avenue**

Lot 6, Block 57, District Lot 1, Alberni District, Plan VIP197B PID: 000-845-795

Applicant: Chris Le Fevre for Woodward's Village Inc.

- The Planner summarized the report dated February 16, 2023
- APC discussed the proposed amendments and report.
 - Discussion regarding the width of the proposed pedestrian pathway through the development included questions from the APC regarding accessibility considerations. The pathway was noted to be wide enough for a wheelchair and also for public safety and emergency response

personnel.

- It was noted by APC members that the design of the front porches did not include ramps that and that persons needing access via wheelchair would be impacted. The applicant was asked to speak to the questions regarding accessibility challenges and he indicated that the development proposed met the current requirements of the BC Building Code. He indicated that the developer was not attempting to create fully accessible living units. The two storey townhomes do not include elevators or lifts. The current design provides for a width of 2.1 m which is adequate for wheelchair access however the units themselves would be challenging for persons with mobility impediments who wished to enter one of the units.
- The Manager of Planning clarified that the current Zoning Bylaw does not include requirements for accessibility. Zoning bylaw future updates will include requirements for accessibility solutions.
- Tenure is uncertain at this time. The APC asked if the units were intended to be rental or strata units. The developer will make that decision.
- The number of lots in the City that would be eligible for the new TH1 zone proposed is 380 and the APC members discussed the potential of the new TH1 zone implementation, in conjunction with the upcoming changes to the OCP, to reduce the bureaucratic demands on staff. The Planner cited the need for and limitations of the current zoning bylaw with respect to the development of lots that are similar or identical in size to the subject parcel.
- APC voiced support for the proposed new zone and the potential to encourage opportunities for 'gentle infill' projects that would create density in the city's core.

3. Draft City of Port Alberni Zoning Bylaw No.5074 -report by Manager of Planning

- The Manager of Planning presented an update regarding the new Zoning bylaw that will be coming to Council.
- There was discussion regarding:
 - new definitions including housing related definitions
 - density calculations and density bonus, lot coverage changes
 - Accessory Dwelling Units (ADU's)
 - legislation synchronization
- The public engagement process going forward was outlined for the members.
- This agenda item will come back to the APC in March so that members have time to read the new bylaw and discuss it prior to making a recommendation to Council.

4. Updates: The Manager of Planning updated the APC with respect to the following:

- Official Community Plan project
 - engagement strategy and media announcements
 - community representation committee and its composition
- RFQ for former Somass mill site purchased by the City
- Building Bylaw, Development Procedures Bylaw
- Bill 26 allowing Council to delegate some approval powers to staff (minor (25%) Development Variance Permits (DVP) and Development Permits (DP))

5. Other Business:

- The process for election of Chair and Vice-Chair was discussed briefly.
- It was noted that the process was generally informal and the Manager of Planning asked the APC members to consider the process for the March meeting.

6. **Adjournment** – The meeting adjourned at 1:15 pm. The next meeting is scheduled for 12:00 pm on **March 16, 2023**.

(Chair)

DRAFT-APC-SummaryMinutes-Feb16-2023

DRAFT



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Haley Stevenson, Planner I

DATE: May 10, 2023

SUBJECT: **DEVELOPMENT APPLICATION – Development Variance Permit (DVP 116)**
 3355 Johnston Rd., Port Alberni
 LOT 1 DISTRICT LOT 152 ALBERNI DISTRICT PLAN VIP79990 (PID: 026-505-878)
 Applicant(s): J. Doove

PURPOSE

To consider a Development Variance Permit application to increase the permitted building height and number of building storeys for a proposed hotel development at 3325 Johnston Rd., currently 3355 Johnston Rd.

BACKGROUND

The applicant has proposed to develop a 4-storey, 76-unit hotel at the subject property. An application for a Development Permit and Development Variance Permit have been received by the City. Development Variance Permit No. 116 will need to be approved by Council before the Director of Development Services may approve Development Permit 22-07 for this project.

In 2022, the applicant applied to subdivide the subject property from the southern extent of the Walmart parking area at 3355 Johnston Rd. The applicant has recently received a Preliminary Layout Review (PLR) from the City's Approving Officer. Should the applicant meet all conditions of subdivision, the subject property would be addressed as 3325 Johnston Rd.

SUBJECT PROPERTY AND SITE CONTEXT

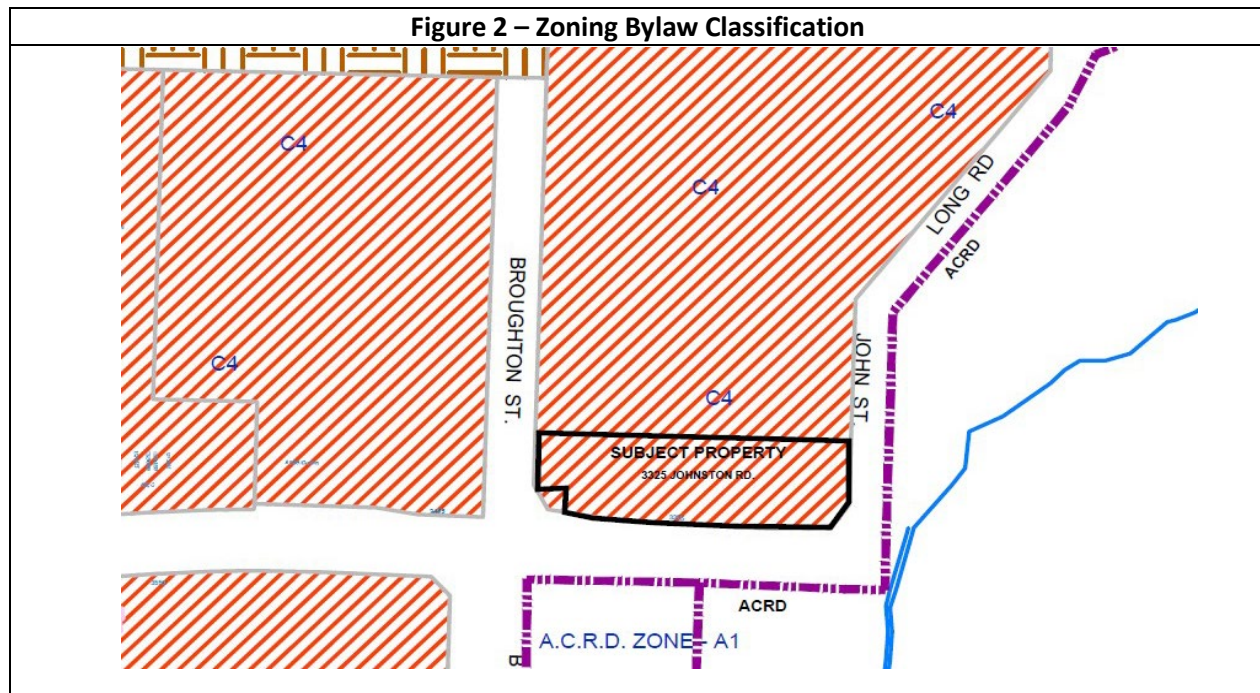
Location	Southern portion of current Walmart parking area at 3355 Johnston Rd.
Current Zoning	<i>C4 Highway Commercial</i>
Total Area	Approx. 8,300 m ² (2.05 acres)
Official Community Plan (OCP)	• <i>Schedule A - Land Use Map: HCO Highway Commercial</i>
Relevant Guidelines	• <i>Section D Plan Policies – 5.0 Commercial</i>

Figure 1 – Subject Property Map

The proposed subject property is zoned *C4 Highway Commercial* in *Zoning Bylaw No. 4832* and is currently used as a parking area for the Walmart Shopping Centre. Properties to the immediate north and west are also designated *C4 Highway Commercial* and are occupied by retail businesses. The subject property abuts Johnston Rd. to the south and John Rd. to the east, both of which delineate the City of Port Alberni/Alberni Clayoquot Regional District (ACRD) jurisdictional boundary. Adjacent ACRD properties are primarily residential with single-family dwellings.

Table 1 – Surrounding Neighborhood Land Use

Table 1 – Surrounding Neighborhood Land Use	
North	<i>C4 – Highway Commercial</i> (Walmart)
South	ACRD residential use
East	ACRD residential use
West	<i>C4 – Highway Commercial</i> (grocery store and parking area)



PROPOSED DEVELOPMENT VARIANCE

The applicant is requesting variances to the sections of *Zoning Bylaw No. 4832* outlined in Table 2 below:

Table 2 - Text of Proposed Variances to <i>Zoning Bylaw No. 4832</i>	
5.21.2 C4 Site Development Regulations	To allow 4 principal building storeys for a variance of 2 storeys.
5.21.2 C4 Site Development Regulations	To allow a maximum height of 13.74 m (45.08 ft.) for a variance of 4.74 m (15.55 ft.).

Number of Storeys Variance

The applicant has requested an increase to the maximum number of principal building storeys in the C4 zone from two (2) to four (4) storeys to accommodate 48 additional hotel units.

Table 3 – Proposed Variance to Building Storeys		
	Required	Proposed
Maximum Number of Principal Building Storeys	2	4

Height Variance

The applicant has requested a variance to the maximum height of the principal building in the C4 zone from 9 m (29.5 ft) to 13.74 m (45.08 ft) to accommodate the proposed third and fourth building storeys.

Table 4 – Proposed Variance to Building Height				
	Required		Proposed	
<i>Maximum Height, Principal Building</i>	9 m	(29.5 ft)	13.74 m	(45.08 ft)

Figure 3 – Proposed Development Rendering

**STAFF NOTES**

- Land designated as Highway Commercial (HCO) in *Schedule A Land Use Map of OCP Bylaw 4602* is established to support a “*broad range of automobile oriented, large format retail and/ or service uses*”. The size of the proposed development is consistent with this policy in section 5.4 of the OCP.
- *Hotel* is a permitted use in the C4 zone, but the two-storey maximum does not reflect modern hotel development.
- The City’s Engineering Department is currently reviewing the application and comments will be included in the report to Council.
- *Local Government Act* section 499 requires notice of the variance application to be given prior to a Council Meeting. The City’s *Development Procedures Bylaw No. 5076* requires that all owners and occupants within 100 meters of the property be mailed a notice.

OPTIONS

1. Recommend to Council the application be supported.
2. Recommend to Council the application be supported with conditions (specify).
3. Recommend to Council the application not be supported.

ATTACHMENTS

1. Property Zone Description – *Zoning Bylaw No. 4832*

PROPERTY ZONE DESCRIPTION

Bylaw 4832

C4 – HIGHWAY COMMERCIAL

- 5.21 The purpose of this *zone* is to establish and maintain areas offering a range of large format *retail*, service, and tourist recreational *uses*, with high levels of visibility for vehicular traffic.

5.21.1 Permitted uses

Principal Uses

Automotive sales, repair and servicing

Bank or other financial institution

Boat or *recreational vehicle* sales and repair

Campground

(Bylaw 4979) Cannabis Retail Store, subject to 6.26

(Bylaw 5013) Cannabis Micro-Cultivation

Cannabis Micro-Processing

Cannabis Nursery

Garden shop, nursery and *landscape* supplies

Gasoline service station

Golf driving range

Hotel

Medical service

Miniature golf

Motel and Motor hotel

Office

Personal service

Professional service

Restaurant, including drive-through

Retail

Shopping centre

Tourist service

Transportation dispatch and depot

Veterinary clinic

(Bylaw 4979) (Bylaw No. 4893) Medical

Marijuana Dispensary (Subject to 6.26)

Accessory Uses

Caretaker's *Dwelling* Unit, subject to Section 6.16

Outdoor storage

Site Specific Uses

Liquor, wine and beer store

Nightclub, Cabaret, Bar & Pub

Bylaw 4832

5.21.2 Site Development Regulations

Minimum <i>Lot Area</i>		
Minimum <i>Frontage</i>	930 m ²	(10,011 ft ²)
Maximum <i>Coverage</i>	30 m	(98.4 ft)
Minimum <i>Setbacks</i> :	40%	
<i>Front yard</i>		
<i>Rear yard</i>	7.5 m	(24.6 ft)
<i>Side yard</i>	6 m	(19.7 ft)
Maximum Height, Principal <i>Building</i>	6 m	(19.7 ft)
Maximum Number of Principal <i>Building Storeys</i>	9 m	(29.5 ft)
	2	

5.21.3 Conditions of Use

- a) All business, repair or servicing *uses* shall be conducted within a completely enclosed *building* except for garden shops, outdoor display, rental, sales or *storage yards*, restaurant patios, 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

5.21.4 Conditions of Use: Campgrounds

- (a) An accessory store to serve *campground* patrons is permitted to a maximum *gross floor area* of 120 m² (1292 ft²).
- (b) Except for caretakers' residences, no person, tent or *recreational vehicle* shall occupy a *camping site* within a given *campground* for more than 90 days in any calendar year.
- (c) Notwithstanding the provisions of (b), a maximum of ten percent (10%) of the *camping sites* in any given *campground*, excluding caretakers' residences, may be occupied by the same person, tent or *recreational vehicle* for more than 90 days in any calendar year.
- (d) Each *camping site* for a *recreational vehicle*, trailer or tent shall have an area of not less than 60 m² (646 ft²).
- (e) Washroom facilities shall be not more than 150 m (492 ft) from any *camping site*.
- (f) No washroom facility shall be closer than 4 m (13.1 ft) to any *camping site*.
- (g) A standpipe for potable water shall be not more than 50 m (164 ft) from any *camping site*.
- (h) Internal roads must be of a material that does not produce dust.
- (i) Garbage disposal containers shall be provided and shall be insect-tight, water-tight, and animal-proof.
- (j) A minimum of ten percent (10%) of the *lot* shall be provided for *useable open space*.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Haley Stevenson, Development Planner I

DATE: May 10, 2023

SUBJECT: DEVELOPMENT APPLICATION – Development Variance Permit (3090_20_2023_02)
4289 Ravenhill Avenue, Port Alberni
LOT B, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN EPP125293 (PID: 031-881-319)
Applicant(s) R. Jaenicke & L. Ranger

PURPOSE

To consider a Development Variance Permit application to decrease the permitted front yard setback of *Zoning Bylaw No. 4832* for the construction of a proposed accessory building at 4289 Ravenhill Avenue.

SUBJECT PROPERTY AND SITE CONTEXT

Location	Western end of Ravenhill Avenue, on northern side of street abutting Ship Creek Park area.
Current Zoning	Split Zoning: <i>R1 Single Family Residential</i> and <i>P2 Parks and Recreation</i>
Total Area	6070.28 m ² (1.5 acres)
Official Community Plan (OCP)	<ul style="list-style-type: none">• <i>Schedule A: Land Use Map: Residential (RES) and Parks and Open Space (POS)</i>
Relevant Guidelines	<ul style="list-style-type: none">• <i>OCP Section D Plan Policies – 4.0 Residential</i>• <i>OCP Section D Plan Policies – 2.0 Parks and Open Space</i>

The property at 4289 Ravenhill Avenue has split zoning with a single-family dwelling constructed on the eastern end (zoned R1). A covenant area exists on the property's western end (zoned P2) restricting any development within proximity of Ship Creek's natural boundary. The property immediately to the north has a single-family dwelling fronting 11th Ave. and a large undeveloped portion of *FD Future Development* zoned land in the rear. The subject property's front lot line (southern boundary) parallels an unconstructed road Right of Way (ROW) for Ravenhill Avenue to continue towards Ship Creek. The City has no immediate plans to develop this portion of road, and it is currently forested. The lots immediately south of the road ROW are undeveloped. The applicant is proposing to complete construction of an accessory building (garage) for which the footings have already been placed 3.26 m from the front lot line/road ROW.

Figure 1 – Subject Property Map



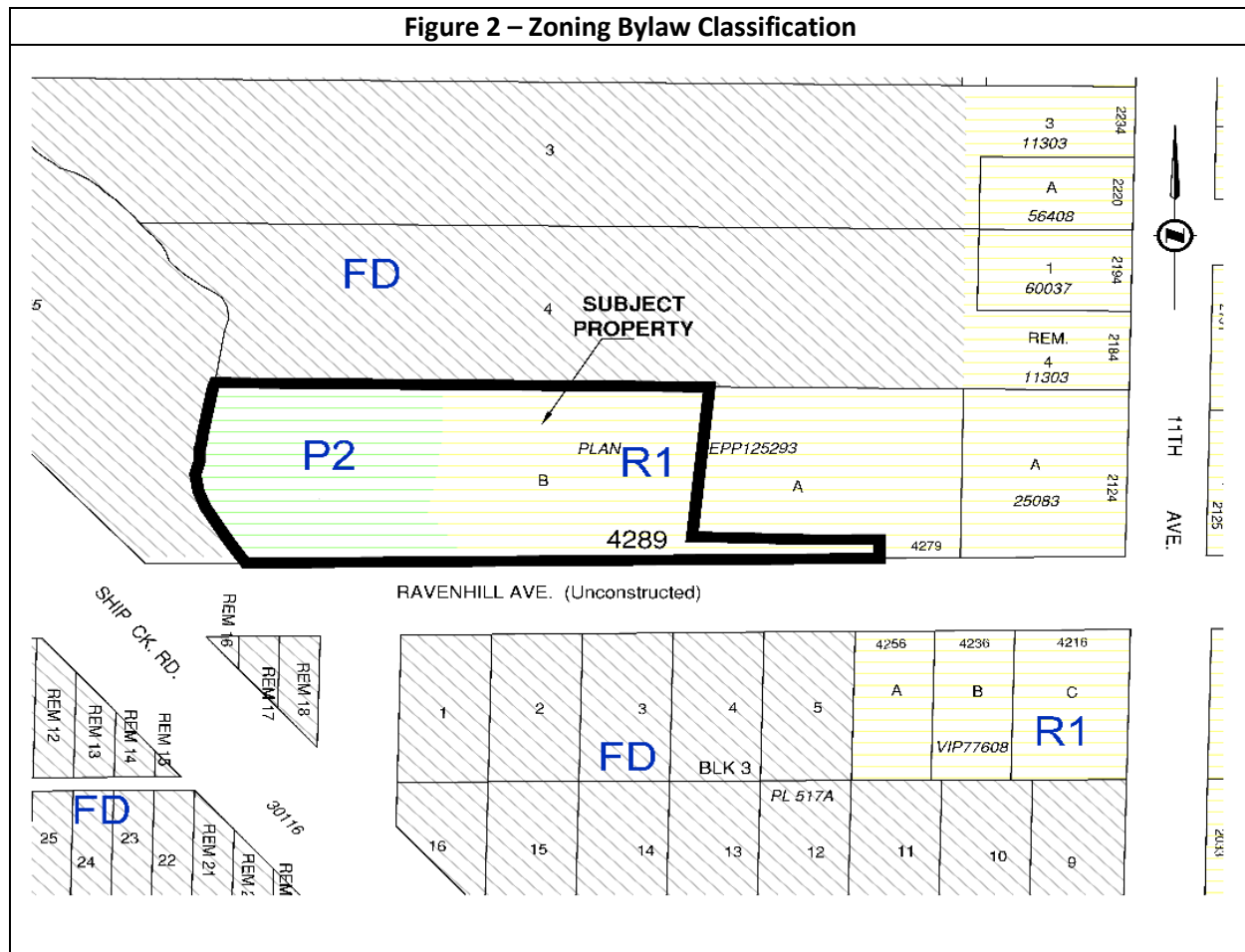


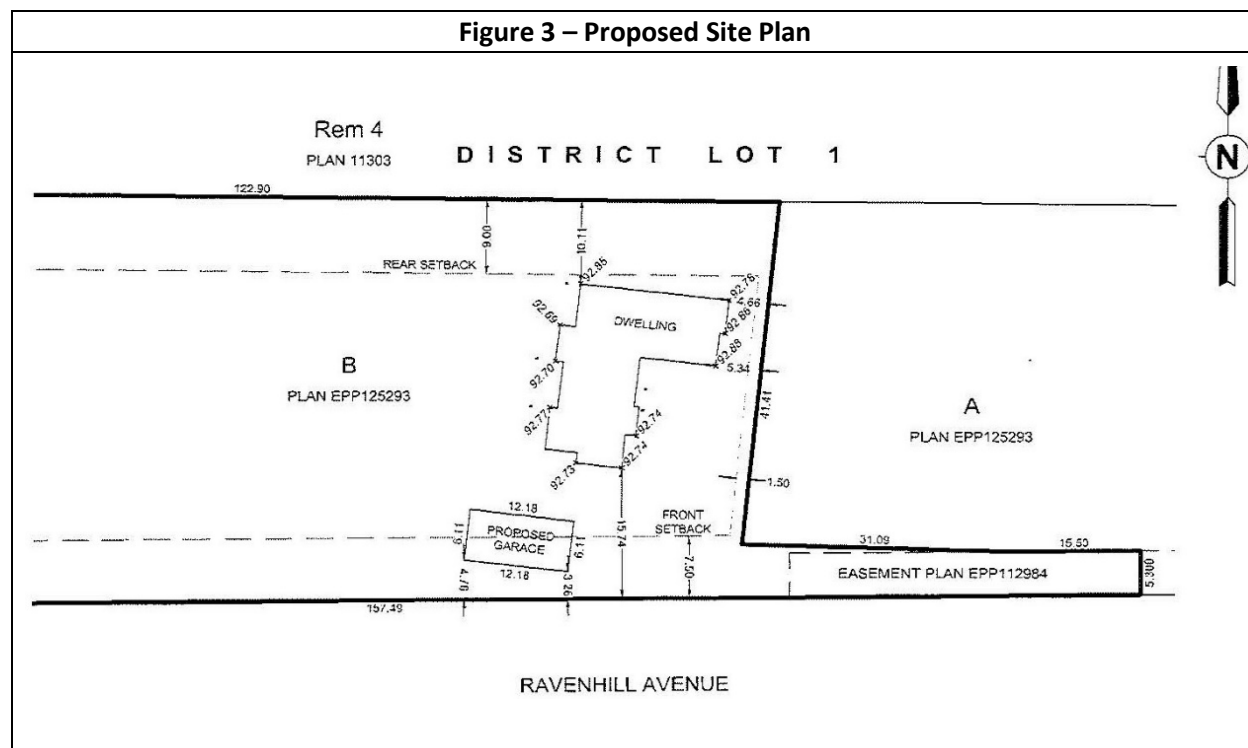
Table 1 – Surrounding Neighbourhood Land Use

North	<i>R1 Single Family Residential & FD Future Development</i>
South	<i>Road ROW & FD Future Development (undeveloped)</i>
East	<i>R1 Single Family Residential</i>
West	<i>FD Future Development (undeveloped) and P2 Parks and Recreation (Ship Creek)</i>

PROPOSED DEVELOPMENT VARIANCE

The applicant is requesting the following variance to the required front yard setback to enable the construction of a 20 ft by 40 ft accessory building (garage) on the property:

Table 2 – Text of Proposed Variance to Zoning Bylaw No. 4832				
5.11.2 R1 Site Development Regulations	Reduce minimum front yard setback from 7.5 m to 3.26 m for a variance of 4.24 m.			
Minimum Setback (Front Yard)	Required		Proposed	
	7.5m	(24.6ft)	3.26m	(10.7ft)



STAFF NOTES

- Staff do not anticipate any significant impacts to surrounding properties related to approving the requested variance.
- The proposed accessory building conforms with all other regulations of the *Zoning Bylaw No. 4832*.
- The City's Engineering Department has stated that there are no immediate plans to develop the unconstructed portion of Ravenhill Avenue.
- The City's Engineering Department is currently conducting a review of the applications and comments will be included in the report to Council.
- *Local Government Act* section 499 requires notice of the variance application to be given prior to a Council Meeting. The City's *Development Procedures Bylaw No. 5076* requires that all owners and occupants within 100 meters of the property be mailed a notice.

OPTIONS

1. Recommend to Council the application be supported.
2. Recommend to Council the application be supported with conditions (specify).
3. Recommend to Council the application not be supported.

ATTACHMENTS

- Property Zone Description – *Zoning Bylaw No. 4832*

PROPERTY ZONE DESCRIPTION

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.