CITY OF PORT ALBERNI

PUBLIC HEARING AGENDA

Monday, May 13, 2019 at 6:30 pm in the City Hall Council Chambers

This Public Hearing is held pursuant to Sections 464, 465 and 466 of the *Local Government Act*.

Introductory Remarks by the Chair: The Chair of the Public Hearing will describe the Public Hearing procedures.

A1. Description of the Application (To be read by the Clerk)

The Public Hearing will proceed in two parts as follows:

Part A - Applicant: Carriere, 2940 Bellshill Road

Part B - Applicant: Bourelle, 3512 Gagne Road

Part A - Applicant: Carriere, 2940 Bellshill Road - Page 4

The applicant is applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of the property into six (6) semi-rural, single family, residential parcels.

The proposed bylaws are:

"Official Community Plan Amendment No.27 (2940 Bellshill Road - Carriere), Bylaw No. 4985"

"Zoning Bylaw Map Amendment No.32 (2940 Bellshill Road - Carriere), Bylaw No. 4986"

- A2. Background Information from the Manager of Planning report dated May 8, 2019.
- A3. Correspondence
- **A4.** Late Correspondence Regarding the Matter (To be read by the City Clerk)
- A5. Input from the Public regarding the Bylaw
- **A6.** Questions from Council: (Members of Council may ask questions, through the Chair, of the Consulting City Planner or of the members of the public who may have spoken.)

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B1. Description of the Application (City Clerk)

Part B - Applicant: Bourelle, 3512 Gagne Road - Page 21

The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of the property into approximately two (2) single family, residential parcels.

The proposed bylaw is:

"Zoning Bylaw Map Amendment No.33 (3512 Gagne Road - Bourelle), Bylaw No.4987"

- B2. Background Information from the Manager of Planning report dated May 8, 2019.
- **B3.** Correspondence
- **B4.** Late Correspondence Regarding the Matter (To be read by the City Clerk)
- B5. Input from the Public regarding the Bylaw
- **B6.** Questions from Council: (Members of Council may ask questions, through the Chair, of the Consulting City Planner or of the members of the public who may have spoken.)

7. Calling for any Further Input: (To be asked three times by the Chair.)

Calling for any further input a first time:

Calling for any further input a second time:

Calling for any further input a third time:

8. Closing Remarks by the Chair:

After this Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations made at this Hearing. In most cases, the Report of this Hearing will be presented to the next Regular Meeting of Council, where Council will decide whether or not to proceed with approving the application by way of passing further readings of the Bylaw.

Once this Public Hearing has terminated, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived of as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

9. Termina	ation of the	e Public	Hearing:
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It was moved and seconded:

That this Public Hearing terminate at _____ pm.

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CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 464, 465, and 466 of the Local Government Act, Notice is hereby given that a Public Hearing will be held in the Council Chambers at City Hall, 4850 Argyle Street, Port Alberni, BC on **Monday, May 13, 2019 at 6:30 pm** to hear representation about the following proposed bylaws:

- A. "Official Community Plan Amendment No. 27 (2940 Bellshill Road Carriere), Bylaw No. 4985"
- B. "Zoning Bylaw Map Amendment No. 32 (2940 Bellshill Road Carriere), Bylaw No. 4986"

APPLICANT: D. and J. Carriere - The applicant is applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of the property into six (6) semi-rural, single family, residential parcels. The amendments being considered are as follows:

A. Official Community Plan Map Amendment:

1. Applying to amend the **Schedule A Land Use Map** which forms an integral part of Port Alberni Official Community Plan Bylaw No. 4602, 2005 to change the designation of Lot E, District Lot 139, Alberni District, Plan 38023 (PID: 001-011-090), located at **2940 Bellshill Road**, from 'Future Residential' use to '**Residential**' as shown on the map below.

B. Zoning Bylaw Map Amendment:

1. Applying to amend the **Schedule A Zoning District Map** which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning Lot E, District Lot 139, Alberni District, Plan 38023 (PID: 001-011-090), located at **2940 Bellshill Road**, as shown outlined on the map below, from 'FD Future Development' zone to 'RR2 Semi Rural Residential' zone.

TAKE NOTICE THAT persons who deem their interest in property affected by the above noted bylaw amendments shall be afforded an opportunity to be heard before Council on matters related thereto. Written submissions should be addressed to City Council, 4850 Argyle Street, Port Alberni, BC, V9Y 1V8. The above noted bylaw amendments, together with Official Community Plan Bylaw No. 4602, 2005 and the Port Alberni Zoning Bylaw 2014, No. 4832, may be inspected at the offices of the Planning Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from May 1, 2019 to May 13, 2019 during regular business hours (8:30 a.m. to 4:30 p.m.).

To see the relevant **report** to the Advisory Planning Commission see: https://www.portalberni.ca/sites/default/files/council_mtg/APC-Agenda-March20-2019.pdf

To see **recommendations** to Council from the Advisory Planning Commission see: https://www.portalberni.ca/sites/default/files/council_mtg/APC-SummaryMinutes-March20-2019_0.pdf

DATED AT PORT ALBERNI, B.C. this 1st day of May, 2019. Katelyn McDougall, M.Urb, Manager of Planning, (Katelyn_McDougall@portalberni.ca)

SUBJECT PROPERTY





PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO

FROM: Katelyn McDougall, Manager of Planning

DATE: May 8, 2019

SUBJECT: 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

<u>Issue</u>

The purpose of this report is to consider an application for amendments to the Official Community Plan bylaw and to the Zoning bylaw for the property at 2940 Bellshill Road.

Background

The subject property is a 1.47 ha (3.6 ac) parcel located in a semi-rural neighbourhood on the east side of the city, on the south side of Burde Street. The frontage on Carriere Road measures 182.977 metres (600.3') and is 40.466 metres (132.76') deep, fronting onto Bellshill Road. The property is currently vacant land.

An application has been made to amend the Official Community Plan bylaw and the Zoning bylaw in order to facilitate a subdivision application that would create six (6) semi-rural lots in an area of the city that is not currently serviced by city water, sanitary sewer or storm drains (see attached concept plan).

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation for Lot E, District Lot 139, Alberni District, Plan 38023 (PID: 001-011-090) located at **2940 Bellshill Road**, is 'Future Residential' on the Official Community Plan Schedule A Land Use Map. An amendment is required to designate the property as 'Residential'.
- b) The property does not lie within a Development Permit Area on the Schedule B Development Permit Areas Map. No amendment is required.
- c) The property at **2940 Bellshill Road**, Lot E, District Lot 139, Alberni District, Plan 38023 (PID: 001-011-090), is currently zoned FD Future Development. A map amendment to the Zoning Bylaw Schedule A Zoning Map is required to designate the properties as **RR2 Semi Rural Residential.**

Discussion

Zoning:

The RR2 zone (see attached) allows for development of lots with a minimum frontage of 23 m and minimum lot size of 1160 m².

The proposed lots on the concept plan would have frontages of over 23 m and lot sizes exceeding the requirements of the zoning (see attached conceptual layout/site plan). It should be possible to subdivide the property to create five (5) new smaller properties along the east side of the parcel, and one (1) larger property along the west side of the parcel.

Surrounding Area and Lot Size

The subject property is located in a semi-rural neighborhood on the east side of the city, to the south of Burde Street. The surrounding area is primarily single family residential use in character and includes a variety of lot sizes. There are small acreages, mid-sized lots and several urban sized lots including small lots that were historically created when the area was originally surveyed. The proposed subdivision will be required to follow the best management practices laid out in the Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia, and also the Island Health 'Subdivision Standards, July 2013' document. Comments received from Island Health indicate a preference for a larger lot size than what has been proposed if the properties are not going to be connected to the municipal sewer system.

Infrastructure

Road: There is an existing, but unconstructed, road right of way for Bellshill Road along the north property boundary. There is also an existing, but unconstructed, road right of way for Gagne Road along the east property boundary. As the majority of proposed lots are along Carriere Road (west property boundary), Carriere Road should be required to be constructed to the City of Port Alberni standard in order to provide the created lots with access and frontage on a constructed city road way. The portion of Bellshill Road required to provide access to the single large lot on the east side of the property also needs to be constructed to the City's standards, and should come in off of Carriere Road. The applicant will be responsible for all or a portion of the costs of road construction, which will be determined prior to subdivision approval

Addressing: The lots facing Carriere Road would be assigned off Carriere, whereas the large single lot on the east side could remain addressed off Bellshill Road.

Water: Servicing of water needs to allow for looping of the water main, ideally around the perimeter of whole property within the Carriere, Gagne, and Morris Rd rights of way. This will allow for future servicing of properties east and west of the subject property.

There is a City water main available along the unconstructed Bellshill Road ROW adjacent to the north property boundary. This water main may need to be relocated as part of the subdivision design. As part of the subdivision process the applicant will be required to submit engineering design drawings and specifications completed by a Professional Engineer registered in BC and qualified by training and experience to undertake the required design. Designs shall conform to the requirements of the Engineering Department Standards and Specification as approved by the Director of Public Works.

Sanitary Sewer: The sanitary sewer system does not currently extend to this section of the City of Port Alberni. As part of the engineering design work for the second phase of the nearby Uplands subdivision an engineering feasibility for a gravity sanitary sewer system further east along Burde Street was undertaken. The area has become the subject of several recent zoning applications to facilitate further subdivision. The feasibility of extending the City sanitary sewer was examined. During servicing for the Uplands Phase II development, extension of the sanitary sewer main (300 mm dia PVC) was provided in anticipation of future development up Burde Street. The feasibility and cost of extending this sanitary main up Burde St to service this subdivision should be considered by the developer's Engineer, prior to approval of any on-site septic systems.

In April of 2017 the Advisory Planning Commission recommended to City Council that subdivision approval of a nearby application be subject to connection to the City Sanitary sewer infrastructure. Council supported the recommendations and the Bylaw was moved forward through a Public Hearing and 3rd reading but did not proceed to final adoption as the applicant let the application lapse.

Storm Drainage: A Storm Water Management Plan will be required to be prepared by the developer's engineer as part of the subdivision process. The plans will be prepared by the developer's engineer and approved by the Director of Public Works.

Private Utilities: BC Hydro and other private utilities are available along Burde Street. BC Hydro has provided comments, with there being two options for servicing.

The detailed issues regarding sanitary and storm sewer, water service and private utilities will be addressed in the preliminary layout approval during the subdivision process. All engineering submissions will be reviewed and approved by the Director of Public Works, and must adhere to the City's engineering standards.

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.

Park, Trail and Wetland

A large portion of the property is treed and the property is located in area where wetland values may be impacted. An Environmental Assessment will be required as part of the subdivision process and details regarding the environmental areas will be required to be addressed in the Preliminary Layout approval.

Parkland dedication or payment in lieu will be a requirement of subdivision. As the property is located just north of Owatchet Creek and the Dry Creek Ravine there is access to the trail system in the ravine.

Referrals

RCMP

Interests unaffected by the proposal.

Building Inspector

• The building department has no comments on this subdivision.

BC Hydro

BC Hydro runs down the lane north of the subdivision. BC Hydro will continue the line to service the properties; however there are two ways to service the subdivision:

- 1. First is to continue the power line in a straight line through the subdivision. This option would require that a right of way (ROW) be created before subdivision. An advantage is that the amount of infrastructure needed to be installed will be less. Private property works will need to be installed by the contractor, not BC Hydro, which will result in construction savings. A disadvantage is the maintenance of the ROW in the future.
- 2. Second option is to come out of the lane onto Bellshill Rd., cut over to Carriere Rd., and then continue down Carriere Rd. The disadvantage with this option is more infrastructure will need to be installed by BC Hydro at higher cost. However, the advantage is no ROW will be required.

PARKS

Interests unaffected by the proposal.

VIHA

- The change from 'Future Residential' to 'Residential' OCP designation is approved.
- The approval for the Zoning change from 'FD Future Development' to 'RR2 Semi Rural Residential' is not recommended by VIHA See attached letter dated December 11, 2018 from the Environmental Health Officer. The letter also provides recommendations that would allow for approval if the applicant were to consider redesign for larger lot sizes (at minimum 0.5 acres per lot) or connection to municipal sewerage system.

Status of the Application

At the March 20, 2019 meeting of the Advisory Planning Commission the following motions were carried:

- 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.

At the April 8, 2019 regular meeting, City Council received and accepted the APC recommendations and gave 1st and 2nd reading to "Zoning Bylaw Map Amendment No. 32 (2940 Bellshill Rd - Carrier), Bylaw No. 4978".

Conclusions

In considering the Official Community Plan and Zoning bylaw amendments City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The proposed subdivision is compatible with the character of the existing residential neighbourhood. The extension of the City of Port Alberni sanitary sewer system should be strongly considered, specifically due to the proposed lot sizes and the Island Health Subdivision Standards. The Planning Department supports the Official Community Plan and Zoning Bylaw amendments.

Respectfully submitted,

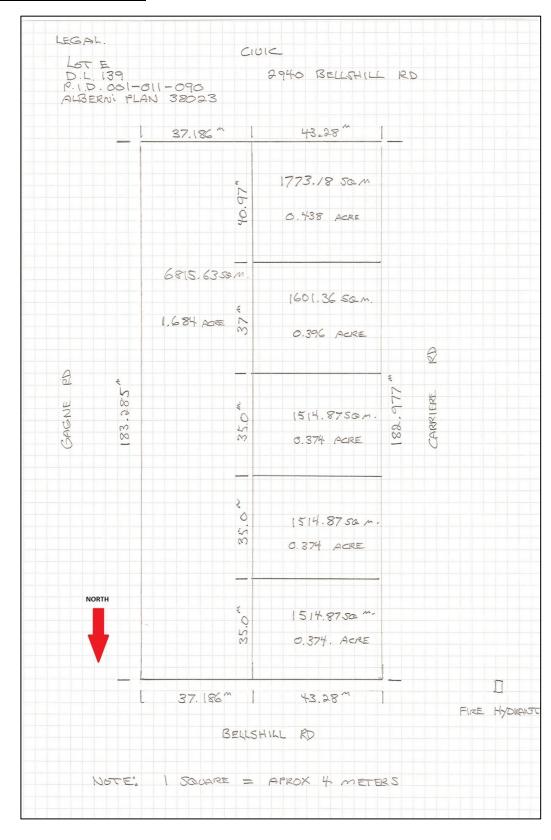
Katelyn McDougall

Katelyn McDougall, M.Urb Manager of Planning

SUBJECT PROPERTY - 2940 Bellshill Road



Conceptual Layout - 6 Lots



Infrastructure



RR2 - SEMI RURAL RESIDENTIAL

5.10 The purpose of this zone is to provide for low density development of a semi-rural character.

5.10.1 Permitted uses

Principal Uses
Single family dwelling
Bed and breakfast
Home occupation
Secondary Suite
Supportive housing

5.10.2 Site Development Regulations

Minimum Lot Area	1160 m ²	(12,487 ft ²)
Minimum Frontage	23 m	(75.5 ft)
Maximum Coverage	33%	
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	0.4	
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	

5.10.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.10.2:
 - (i) The sum of the width of both *side yards* must be equal to or greater than 20% of the *lot width*.
 - (ii) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
 - (iii) 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.



December 11, 2018

Cara Foden
City of Port Alberni
Development Services Dept.
4850 Argyle Street,
Port Alberni, BC V9Y IV8

Dear Ms. Foden:

RE: Development Application – Proposed Official Community Plan Bylaw and Zoning Bylaw Amendments 2940 Bellshill Road Lot E, District Lot 139, Alberni District, Plan 38023 (PID: 001-011-090)

Thank you for the opportunity to provide comments for the above development application.

A. Official Community Plan Map Amendments:

Approval of 'Future Residential' to 'Residential' is recommended subject to appropriate zoning designation.

B. Zoning Bylaw Map Amendment:

Approval is not recommended for the zoning designation from 'FD Future Development' to 'RR2 Semi Rural Residential' for the following reasons:

In consideration of section 9.2 of the City of Port Alberni Official Community Plan, it is presumed that the six proposed subdivided lots for this development application will each have its own on-site sewerage system or will share a community/strata sewerage system. Please be aware that the Island Health Subdivision Standards require lot sizes to be a minimum of 0.5 acres under ideal mineral native soil depth and overall lot slope conditions. Note that these standards are higher than the ones outlined in the BC Sewerage System Standard Practice Manual, which states that the manual is not intended for subdivisions. This is because the Subdivision Standards account for the cumulative impact with increased density using onsite sewerage systems over time.

Recommendations to allow for approval include:

Redesigning the lot sizes in consideration of the Island Health Subdivision Standards, or considering connection to the municipal sewerage system should this area be an urban density development.

Health Protection And Environmental Services 4201 6th Avenue Port Alberni, BC V9Y 4N1 Canada

Tel: 250-731-1315| Fax: 250-731-1316

viha.ca

Comments:

Please be reminded that any construction, installation, alteration or extension of the water supply system must be issued a construction permit by the Public Health Engineer as per the BC *Drinking Water Protection Act and Regulation*.

Please contact the undersigned for any questions.

Yours sincerely,

Jackie Chiu, CPHI(C)

Environmental Health Officer

JC/bas

CITY OF PORT ALBERNI

BYLAW NO. 4985

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN FOR THE CITY OF PORT ALBERNI

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 "Official Community Plan Amendment No. 27 (2940 Bellshill Road – Carriere), Bylaw No. 4985".

- 2. Official Community Plan Map Amendment
 - 2.1 **Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to change the designation of Lot E, District Lot 139, Alberni District, Plan 38023 (PID: 001-011-090), located at **2940 Bellshill Road**, from 'Future Residential' use to '**Residential**' use as shown on Schedule "A" attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 8 TH DAY OF APRIL, 2019.
READ A SECOND TIME THIS 8 TH DAY OF APRIL, 2019.
A PUBLIC HEARING WAS HELD THISDAY OF, 2019.
READ A THIRD TIME THISDAY OF, 2019.
FINALLY ADOPTED THISDAY OF, 2019.
Mayor Clerk

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Schedule "A" to Bylaw 4985



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CITY OF PORT ALBERNI

BYLAW NO. 4986

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 Bylaw Map Amendment No. 32 (2940 Bellshill Road – Carriere), Bylaw No. 4986".

2. Zoning Amendment

2.1 That Lot E, District Lot 139, Alberni District, Plan 38023 (PID: 001-011-090), located at **2940 Bellshill Road**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'FD Future Development' zone to **'RR2 Semi Rural Residential'** zone.

3. Map Amendment

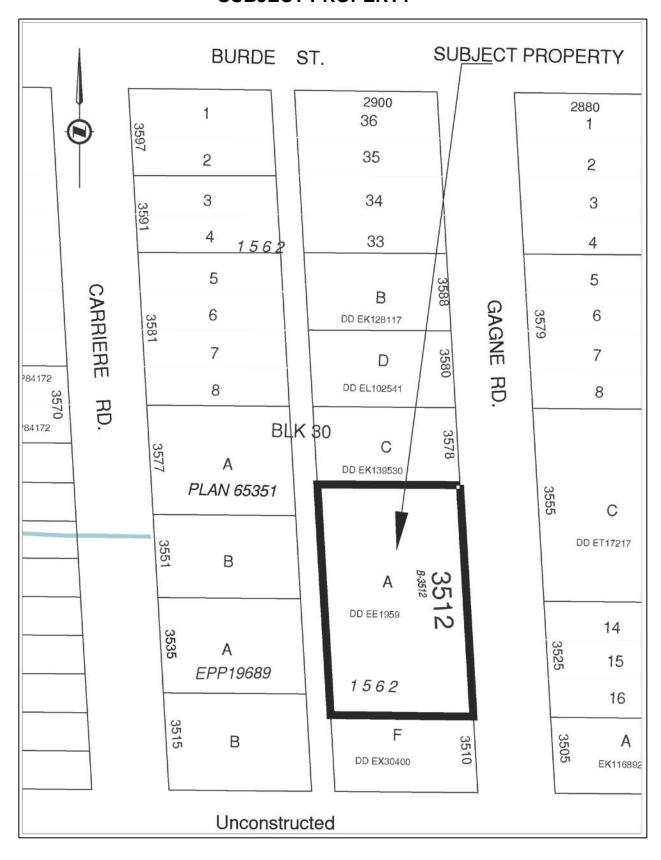
Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME THIS 8 TH DAY OF APRIL, 2019.	
READ A SECOND TIME THIS 8 TH DAY OF APRIL, 2019.	
A PUBLIC HEARING WAS HELD THIS DAY OF	<u>,</u> 2019.
READ A THIRD TIME THIS DAY OF, 2019.	
FINALLY ADOPTED THIS DAY OF, 2019.	

Mayor Clerk

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SUBJECT PROPERTY





CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 464, 465, and 466 of the Local Government Act, Notice is hereby given that a Public Hearing will be held in the Council Chambers at City Hall, 4850 Argyle Street, Port Alberni, BC on **Monday, May 13, 2019 at 6:30 pm** to hear representation about the following proposed bylaws:

A. "Zoning Bylaw Map Amendment No. 33 (3512 Gagne Road – Bourelle), Bylaw No. 4987"

APPLICANT: N. Bourelle - The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of the property into approximately two (2) single family, residential parcels. The amendment being considered is as follows:

A. Zoning Bylaw Map Amendment:

1. Applying to amend the **Schedule A Zoning District Map** which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning 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' as shown outlined on the map below.

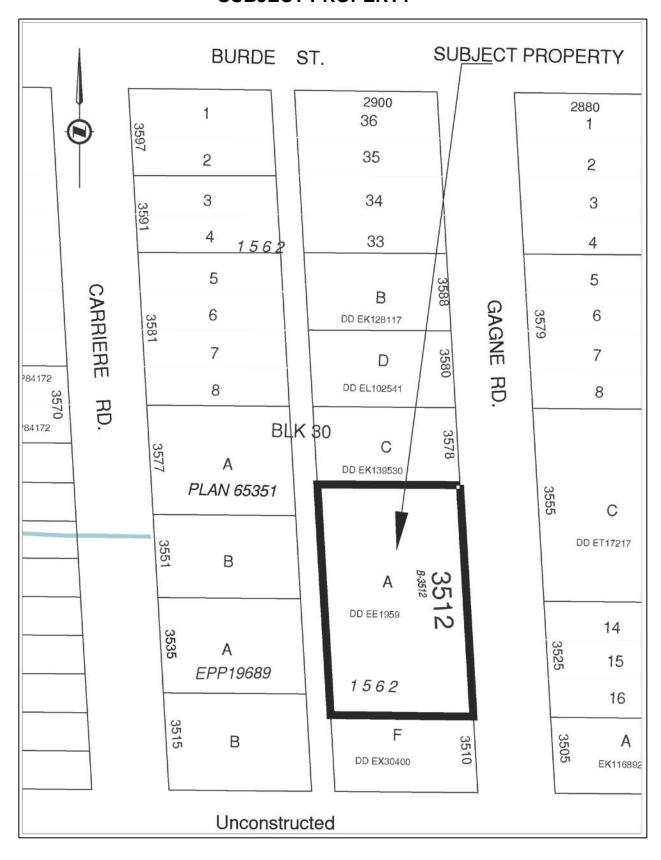
TAKE NOTICE THAT persons who deem their interest in property affected by the above noted bylaw amendment shall be afforded an opportunity to be heard before Council on matters related thereto. Written submissions should be addressed to City Council, 4850 Argyle Street, Port Alberni, BC, V9Y 1V8. The above noted bylaw amendment, together with the Port Alberni Zoning Bylaw 2014, No. 4832, may be inspected at the offices of the Planning Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from May 1, 2019 to May 13, 2019 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 1st day of May, 2019. Katelyn McDougall, M.Urb., Manager of Planning (Katelyn_McDougall@portalberni.ca)

To see the relevant **report** to the Advisory Planning Commission see: https://www.portalberni.ca/sites/default/files/council_mtg/APC-Agenda-March20-2019.pdf

To see **recommendations** to Council from the Advisory Planning Commission see: https://www.portalberni.ca/sites/default/files/council_mtg/APC-SummaryMinutes-March20-2019_0.pdf

SUBJECT PROPERTY





PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO

FROM: Katelyn McDougall, Manager of Planning

DATE: May 8, 2019

SUBJECT: 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

<u>Issue</u>

The purpose of this report is to consider a map amendment to the Zoning bylaw for the property at 3512 Gagne Road.

Background

An application has been made to amend the Zoning bylaw to rezone 3512 Gagne Road from 'RR1 – Rural Residential' to designate the property as 'R1 – Single Family Residential' in order to facilitate a subdivision application. The property currently consists of one residential lot occupied by a single family dwelling, a legal suite and a detached garage located on the south end of the property. The intent of subdivision would be to create one (1) new lot at the north end of the property.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation for Lot A (DD EE1959), Block 30, District Lot 139, Alberni District, Plan 1562 (PID: 017-028-591) located at **3512 Gagne Road**, is 'Residential' on the Official Community Plan Schedule A Land Use Map. No amendment is proposed or required.
- b) The property does not lie within a Development Permit Area on the Schedule B Development Permit Areas Map. No amendment is required.
- c) The property at **3512 Gagne Road**, Lot A (DD EE1959), Block 30, District Lot 139, Alberni District, Plan 1562 (PID: 017-028-591), is currently zoned 'RR1 Rural Residential'. A map amendment to the Zoning Bylaw Schedule A Zoning Map is proposed to designate the property as **R1 Single Family Residential**.

Discussion

Zoning:

The subject property is located in a semi-rural neighborhood on the east side of the city, to the south of Burde Street, along Gagne Road. The frontage on Gagne Road measures 60.4 metres (198') and is 37.2 metres (122') deep. The total area of the site is 2,244.1 m² (24,156 ft²), which does not meet the lot size requirements in the existing RR1 Rural Residential zone.

The R1 zone (see attached) has a minimum frontage requirement of 15 m (49.2 ft.) and a minimum lot area requirement of 600 m 2 (6458 ft 2). With the total site area being $\pm 2,244.1$ m 2 (24,156 ft 2) it should be possible to subdivide the property to meet these requirements and create one slightly larger lot to accommodate the existing building structures, and one new, slightly smaller, lot.

Based on the conceptual plan for the proposed subdivision (see attached) the larger lot with the existing building structures would have a frontage of ± 39.9 m (± 131.2 ft.) along Gagne Road and a total area of $\pm 1,487$ m² ($\pm 16,006$ ft²). In addition one smaller vacant lot would be created on the north portion of the site. The smaller of the two proposed lots would have frontage of ± 20.4 m (± 67 ft.) along Gagne Road and a total area of ± 757 m² ($\pm 8,149$ ft²). Both lots would exceed the minimum lot size requirement of 600 m² and the minimum frontage requirements of 15 m in the R1 zone. The maximum site coverage permitted in the R1 zone is 40% which should be adequate to allow future development on the smaller lot.

Surrounding Area

The subject property is located in a semi-rural neighborhood on the east side of the city, to the south of Burde Street, along Gagne Road. The surrounding area is primarily zoned FD, RR1 or RR2. The neighborhood consists of mainly single family residential uses in character and includes a variety of lot sizes. There are small acreages, mid-sized lots and several urban sized lots including small lots that were historically created when the area was originally surveyed.

This area was brought into the City boundaries in December 1996 and there has been subdivision and development activity in recent years. To the west of the property, further down along Burde Street, new development and subdivision is in the process of being enabled including the Uplands II and Anderson Hill developments. Future development is currently being considered at the end of Carriere Road as well. The rezoning and future subdivision of this property reflects the nature of change already occurring in the area, and provides an opportunity for gentle densification that is not out of character with the surrounding neighborhood.

Infrastructure

Road: Gagne Road provides access along the east property boundary. There is a lane to the rear of the property that is used by the applicant to provide parking for a tenant. The storm drainage ditch also crosses the lane to the rear of the proposed new lot.

Addressing: The addressing of the new parcel will be determined as part of the subdivision process.

Water: There is a City water main available along Gagne Road right of way (ROW) which allows for servicing development on both sides of the constructed portion of Gagne Road. As part of the subdivision process the applicant will be required to submit engineering design drawings and specifications completed by a Professional Engineer registered in BC and qualified by training and experience to undertake the required design. Designs shall conform to the requirements of the Engineering Department Standards and Specifications as approved by the Director of Public Works.

Sanitary Sewer: The sanitary sewer system does not currently extend to this section of the City of Port Alberni. As part of the engineering design work for the second phase of the nearby Uplands subdivision an engineering feasibility for a gravity sanitary sewer system further east along Burde Street was undertaken. The area has become the subject of several recent zoning applications to facilitate further subdivision. The feasibility of extending the City sanitary sewer was examined, and during servicing for the Uplands Phase II development extension of the sanitary sewer main (300 mm dia PVC) was provided in anticipation of future development up Burde Street. The feasibility and cost of extending this sanitary main up Burde St to service this subdivision should be considered by the developer's Engineer, prior to approval of any on-site septic systems.

In April of 2017 the Advisory Planning Commission recommended to City Council that subdivision approval of a nearby application be subject to connection to the City Sanitary sewer infrastructure. Council supported the recommendations and the Bylaw was moved forward through a Public Hearing and 3rd reading but did not proceed to final adoption as the applicant let the application lapse.

Storm Drainage: Storm water is currently handled through an open ditch which lies within the area proposed for subdivision. A Storm Water Management Plan will be required to be prepared by the applicant's engineer as part of the subdivision process. The plans will be prepared by the developer's engineer and approved by the Director of Public Works.

Private Utilities: BC Hydro and other private utilities are available along Burde Street.

The detailed issues regarding sanitary and storm sewer, water service and private utilities will be addressed in the preliminary layout approval during the subdivision process. All engineering submissions will be reviewed and approved by the Director of Public Works, and must meet the City's engineering standards.

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.

Park, Trail and Wetland

An assessment will be required as part of the subdivision process to determine the nature of the watercourse that runs along the north side of the property. Details regarding the wetland and environmental areas will be required to be addressed in the Preliminary Layout approval.

Parkland dedication or payment in lieu is not a requirement for this subdivision as only one lot will be created.

Referrals

RCMP

Interests unaffected by the proposal.

FORTIS

FortisBC Energy Inc. has no objections or concerns.

MFLNRORD (Ecosystems Section)

• Few concerns with the proposed rezoning. There appears to be a ditch on the proposed child lot (north of the current dwelling). If the ditch is a natural watercourse, any alteration of the ditch for the purpose of development, such as re-routing, infilling, or culverting, will require an authorization under the Water Sustainability Act.

BC Hydro

• BC Hydro has single phase power in the lane. However there will be no poles in front of the property to connect to. A ROW across the larger lot may be required.

Telus

Telus has no objections to the proposed site.

VIHA

• No comments received, and we assume the agency has no concerns.

Shaw (Communications)

• No comments received, and we assume the agency has no concerns.

Canada Post

No comments received, and we assume the agency has no concerns.

City - Building Inspector

No comments on the zoning itself. It was noted that it appears that the city storm water
via the ditch system on Gagne Road comes through the property somewhat diagonally.
Should a ROW be used to facilitate the storm water, it would need to be on either side
of the lot (N or S) and not follow any other path so a building site is not impeded.

City - Parks Operations Superintendent

• No comments received, and we assume no concerns.

City - Director of Engineering and Public Works

 An existing drainage course (ditch) will need to be maintained across the subject property, by relocating said drainage to the north or south (open ditch or piped). The ditch or drainage system needs to be protected via a drainage easement in favour of the City.

City - Fire Department

No comments received, and we assume no concerns.

Status of the Application

At the March 20, 2019 meeting of the Advisory Planning Commission the following motions were carried:

- 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.

At the April 8, 2019 regular meeting, City Council received and accepted the APC recommendations and gave 1st and 2nd reading to "Zoning Bylaw Map Amendment No. 33 (3512 Gagne Road – Bourelle), Bylaw No. 4978".

Conclusions

In considering the Zoning bylaw amendment City Council should consider whether the proposed amendments are 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 subdivision is compatible with the character of the existing residential neighbourhood. The Planning Department supports the Zoning Bylaw amendments.

Respectfully submitted,

Katelyn McDougall, M.Urb.,

Katelyn McDougall

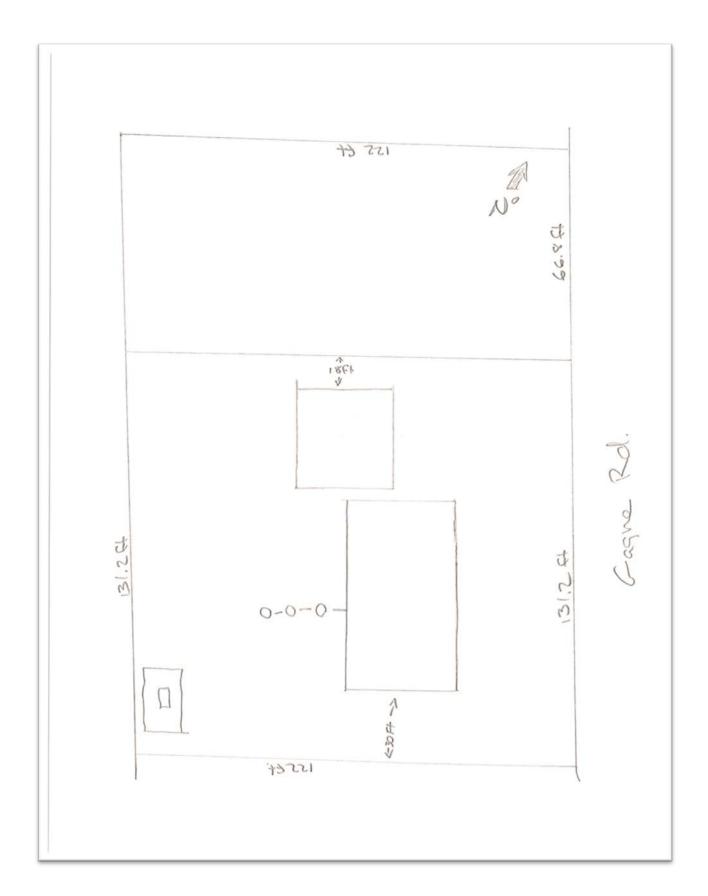
Manager of Planning

SUBJECT PROPERTY – 3512 Gagne Road



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Conceptual Layout - 2 Lots





<u>Infrastructure</u>



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
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.

CITY OF PORT ALBERNI

BYLAW NO. 4987

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 Bylaw Map Amendment No. 33 (3512 Gagne Road – Bourelle), Bylaw No. 4987".

2. Zoning Amendment

2.1 That Lot A (DD EE1959), Block 30, District Lot 139, Alberni District, Plan 1562 (PID: 017-028-591)), located at **3512 Gagne Rd.**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'RR1 – Rural Residential' to 'R1 Single 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.

A PUBLIC HEARING WAS HELD	,	9.
READ A THIRD TIME THISDA FINALLY ADOPTED THIS DA	,	
FINALLY ADOPTED THIS DA	Y OF, 2019.	
Mayor	Clerk	

Schedule "A" to Bylaw No. 4987

