
PUBLIC HEARING – AGENDA
Monday, April 24, 2023 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

CALL TO ORDER & APPROVAL OF THE AGENDA

1. Recognition of unceded Traditional Territories.

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

Introductory Remarks by the Chair:

2. **Description of the Application** (*To be read by the Corporate Officer*)

Applicant: S. & T. Irg

The applicant is seeking to change the land use designation and zoning of the property located at 2601 Burde Street to enable a subdivision that would create five (5) low-density residential lots.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 40 (2601 Burde Street - Irg), Bylaw No. 5070".

If amended, this bylaw changes the land use designation from Future Residential to Residential.

- ii. "Zoning Map Amendment No. 58 (2601 Burde Street – Irg), Bylaw No. 5071".

If amended, this bylaw changes the classification from FD Future Development to RR2 – Rural Residential.

3. **Background Information**

Report dated April 13, 2023 from Planner II.

4. **Correspondence**

- Email dated April 17, 2023 from C. Audet
- Email dated April 17, 2023 from D. Sutton
- Email dated April 17, 2023 from T. Audet
- Email dated April 19, 2023 from A. Prouten
- Email dated April 19, 2023 from T. Smith
- Email dated April 18, 2023 from L. Myrfield
- Email dated April 19, 2023 from M. & C. Salmon
- Email dated April 20, 2023 from A. Smith

5. **Late Correspondence Regarding the Matter** *(To be read by the Corporate Officer)*

6. **Questions from Council:**

7. **Chair to Invite Input from the Public:**

For the first time, is there anyone who wishes to speak to the proposed bylaws?

For the second time, is there anyone who wishes to speak to the proposed bylaws?

Before I call for a third and final time, I would like to remind those present that once the Public Hearing has closed, 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 as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

For the third and final time, is there anyone who wishes to make any further representation regarding the proposed bylaws as it pertains to 2601 Burde Street.

There being no further speakers, I declare this Public Hearing closed.

8. **Termination of the Public Hearing:**

It was moved and seconded:

That this Public Hearing terminate at _____ pm.



WE WANT TO HEAR FROM YOU



4850 Argyle St.,
Port Alberni, BC V9Y 1V8



council@portalberni.ca



Speak at the Public
Hearing

OCP and Zoning Bylaw Amendment

Public Hearing

OCP Amendment Bylaw No. Zoning Amendment Bylaw No.

Property:

Notice of Application to amend *OCP Bylaw 4602* and *Zoning Bylaw 2014, 4832*. The development application is requesting the following:

City Hall Council Chambers
4850 Argyle Street
Port Alberni

Map of subject
property on
reverse:



Details:

Looking for more information?

Copies of the development application as well as relevant reports, plans, and documents are available for inspection at the Development Services Department, City Hall from 8:30 A.M. - 4:00 P.M. Monday through Friday (except Statutory Holidays) up to and including the date of the meeting.

Questions? Call the Development Services Dept. at 250-720-2830, or Email developmentsservices@portalberni.ca

We're listening. Please provide feedback.

To send written feedback by mail or e-mail:

- Correspondence must be received before noon on
- Address to Mayor and Council, 4850 Argyle St., Port Alberni, BC V9Y 1V8.
- Identify in the subject line the OCP Amendment , and Zoning Amendment Bylaw No.
- Include the name and address of the person making the submission.
- Alternative options are:
 - » Hand deliver to drop-box located left of the main entrance to City Hall.
 - » email: council@portalberni.ca

To speak at the Public Hearing:

- Attend the meeting in-person at the date and time of the meeting at City Hall Council Chambers.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.



WE WANT TO HEAR FROM YOU



4850 Argyle St.,
Port Alberni, BC V9Y 1V8

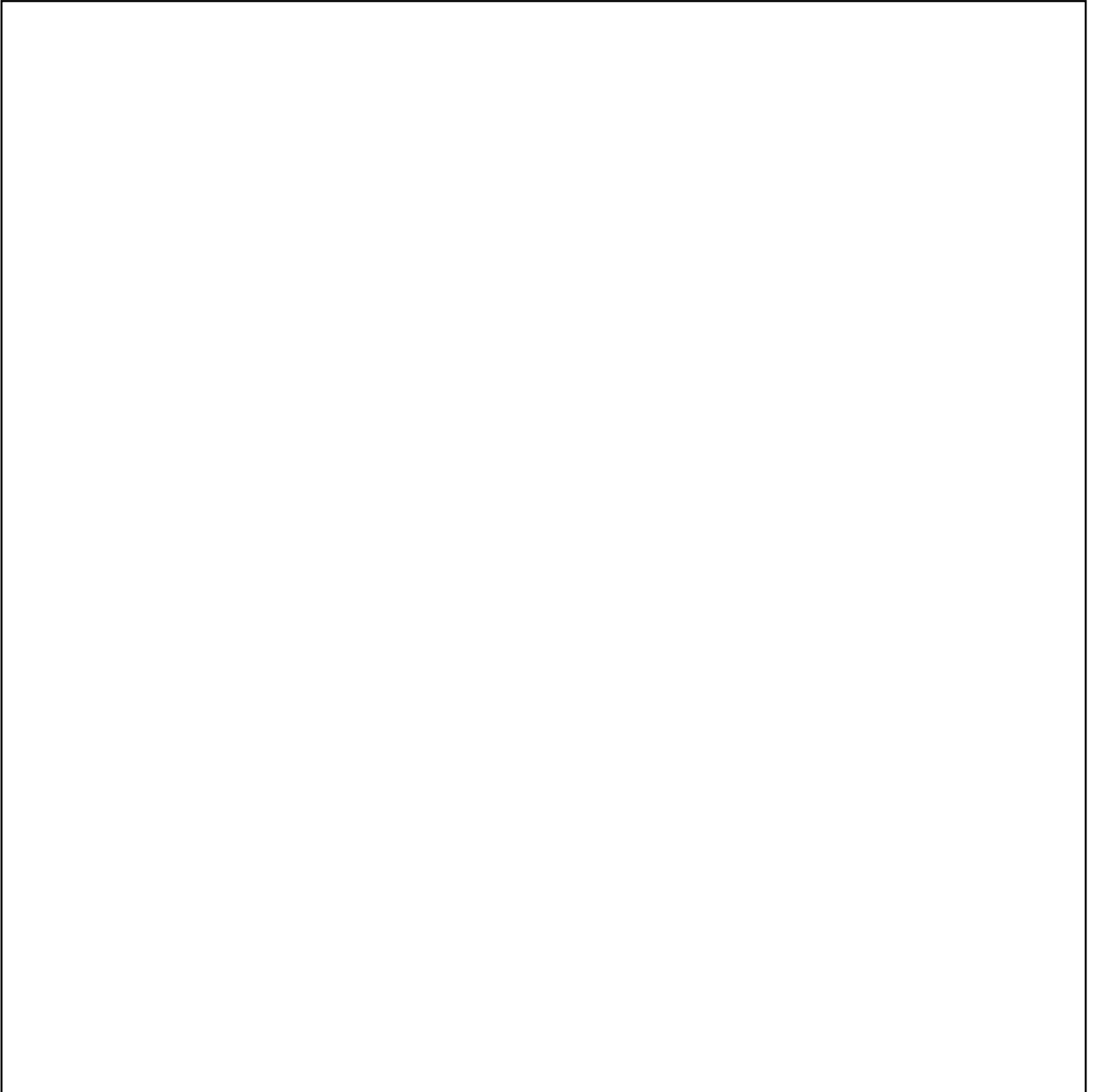


council@portalberni.ca

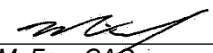


Speak at the Public Hearing

Subject Property Map



Date: April 13, 2023
File No: 3360-20 2601 Burde Street
To: Mayor and Council
From: Michael Fox, CAO
Subject: **DEVELOPMENT APPLICATION – OCP and Zoning Bylaw Amendments at 2601 Burde Street, Port Alberni**
BLOCK 24, DISTRICT LOT 139, ALBERNI DISTRICT, PLAN 1401A
Applicant: Steven Irg, Tanya Irg

Prepared by:  B. McLoughlin Planner II	Supervisor: M. Wade Manager of Planning	Director: S. Smith, Dir. of Development Services Deputy CAO	CAO Concurrence:  M. Fox, CAO
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RECOMMENDATION[S]

PURPOSE

At the Regular Council meeting on March 27, 2023, Council gave 1st and 2nd readings to bylaws 5070 and 5071 proposing amendments to the Official Community Plan (OCP) and Zoning Bylaw. The applicant is seeking to change the land use and zoning designations at 2601 Burde Street to enable a subdivision that would create five (5) low-density residential lots.

BACKGROUND

The subject properties are designated *Future Residential (FUR)* in the Official Community Plan (OCP), and are classified *FD Future Development* in *Zoning Bylaw No. 4832*. The property at 2601 Burde Street is currently occupied by a single-detached residential home with frontage onto Burde Street. The remainder of the property is undeveloped and contains a mix of trees and brush. The property has previously been logged. The undeveloped portion of the property has frontage onto Dundalk Avenue South, which is currently partially paved with asphalt.

The property is approximately 875 metres east of the Uplands residential neighbourhood. The nearest major road intersection is 2.63 kilometres west at 10th Avenue. The surrounding area is a mix of large rural lots, and historically created smaller lots with single detached homes. Zoning is a mix of rural, semi rural, and residential properties. The boundary with the Alberni Clayoquot Regional District is on the east side of Dundalk Avenue South.

Status of the Application

The development application (ZON22-08) was reviewed by the Advisory Planning Commission at their meeting on October 20, 2022. The Commission passed a motion recommending Council support the application, but asked for clarity regarding OCP policy *Section D - 4.4.2 Future Residential* and the requirement for a neighbourhood plan. At the Regular meeting on March 27, 2023 Council gave 1st and 2nd Reading to the proposed bylaw amendments and advanced the application to Public Hearing.

Subject Property and Site Context

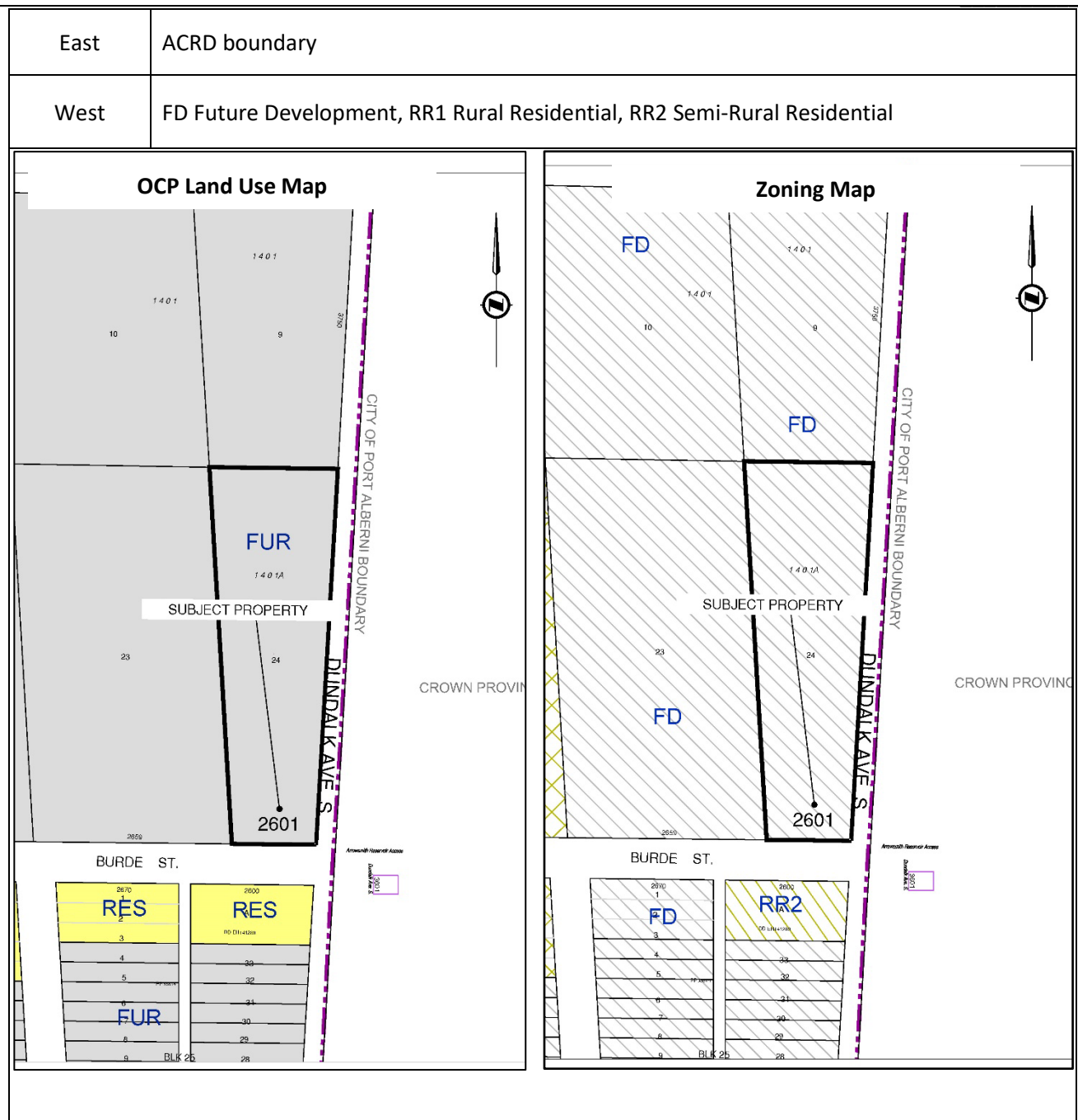
Location	At the east end of Burde Street at the corner of Dundalk Avenue near the boundary of the City of Port Alberni and the Alberni Clayoquot Regional District. Neighbourhood named “Arrowsmith Heights” in OCP.
Total Area	Property total approx. 10,279 m ² (2.54 acres)
Current Land Use (OCP)	Future Residential (FUR)
Proposed Land Use (OCP)	Residential (RES)
Current Zoning	FD Future Development
Proposed Zoning	R2 Semi-Rural Residential
Relevant Guidelines	• OCP Section C Plan Goals & Land Use Designations – Table 3 • OCP Section D Plan Policies – 4.0 Residential • OCP Section D Plan Policies – 4.2 Residential (RES) • OCP Section D Plan Policies – 9.2 Sanitary Sewer • Zoning Bylaw section 5.10 – RR2 Semi Rural Residential zone • Sewage System Regulation / BC Public Health Act

Figure 1 – Subject Property Map



Table 1 – Surrounding Neighbourhood Land Use

North	FD Future Development, ACRD boundary
South	FD Future Development, RR2 Semi-Rural Residential



ANALYSIS

1. OCP Policy and Land Use Designation

The proposed Residential (RES) land use aligns with surrounding low-density residential neighbourhood and the definition of Future Residential (FUR) in Section 4.0 Residential in the OCP. However, the policy statements in the OCP under *Section C: Goals & Land Use Designations – Table 3*, and *Section D: Plan Policies – 4.4 Future Residential* state that a neighbourhood plan be required as a condition of development.

Section C: Plan Goals & Land Use Designations – Table 3	<i>Future Residential FUR Identifies areas that will accommodate future residential growth at a low density for up to 20 years. Lands with this designation will require as a condition of development, the preparation of a neighbourhood plan that identifies how development will occur in a planned and sustainable manner. This designation may include some non-residential land uses.</i>
Section D: Plan Policies – 4.4.2 Future Residential	<i>In those areas designated in the Official Community Plan as “Future Residential”, a detailed neighbourhood plan is required in order to address the specifics of the proposed land use. The neighbourhood plan must be approved prior to an OCP designation change by Council.</i>

Staff recommends a “neighbourhood plan” not be required as a condition of development. The proposed 5-lot single family subdivision aligns with the intent of the Future Residential (FUR) definition in the OCP under Section 4.0 Residential (p. 35). The OCP intent is for future development to be low density and single family. Given the small area of land, and low density of development, staff are satisfied the site plan is sufficient and that a neighbourhood plan is not required.

OCP policy also considers future sanitary sewer service to the Arrowsmith Heights neighbourhood:

Section D: Plan Policies – 9.2.3 Sanitary Sewer	<i>Development of the Arrowsmith Heights area at an urban density will require construction of a sewer trunk as a precondition of development.</i>
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- The applicant’s proposal to create five (5) half-acre lots with *RR2 Semi-Rural Residential* zoning is considered to be low density development. Staff do not consider this to be an “urban density” requiring construction of a sewer trunk main as a precondition of development. Staff recommend a restrictive covenant (s.219 *Land Title Act*) be placed on property title as a condition of development. The covenant would require the properties be connected to municipal sanitary sewer service upon future construction of the sewer trunk extension which supports the intent of Council Policy in the OCP under section 9.2.3 *Sanitary Sewer*.

2. Zoning Bylaw, 2014 No. 4832

The proposed *RR2 Semi-Rural Residential* zone aligns with existing low-density residential neighbourhood, and aligns with the City’s housing goals. The RR2 zone permits secondary suites that provide some additional rental accommodation. Zoning Bylaw descriptions for the current and proposed zoning are below:

Current	5.8 FD Future Development	<i>The purpose of this zone is to retain land required for future development in large parcels, to the extent possible, so that urban development may someday proceed in an orderly fashion. These zone provisions enable lands to be used for open space, parks, or forestry uses on an interim basis.</i>
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Proposed	5.10 RR2 Semi-Rural Residential Zone	<i>The purpose of this zone is to provide for low density development of a semi-rural character.</i>
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Infrastructure and Servicing

Infrastructure upgrades will be required to service the development including water utilities and road improvements on Dundalk Avenue. The applicant will be responsible for the cost of designing and constructing all improvements.

Staff review has identified a need for a vehicle turn around at the end of Dundalk Avenue, a new water main, storm water drainage, and road surface upgrades. These servicing requirements as noted in the attached Engineering Services Report dated February 28, 2023 will be included in the servicing requirements for subdivision.

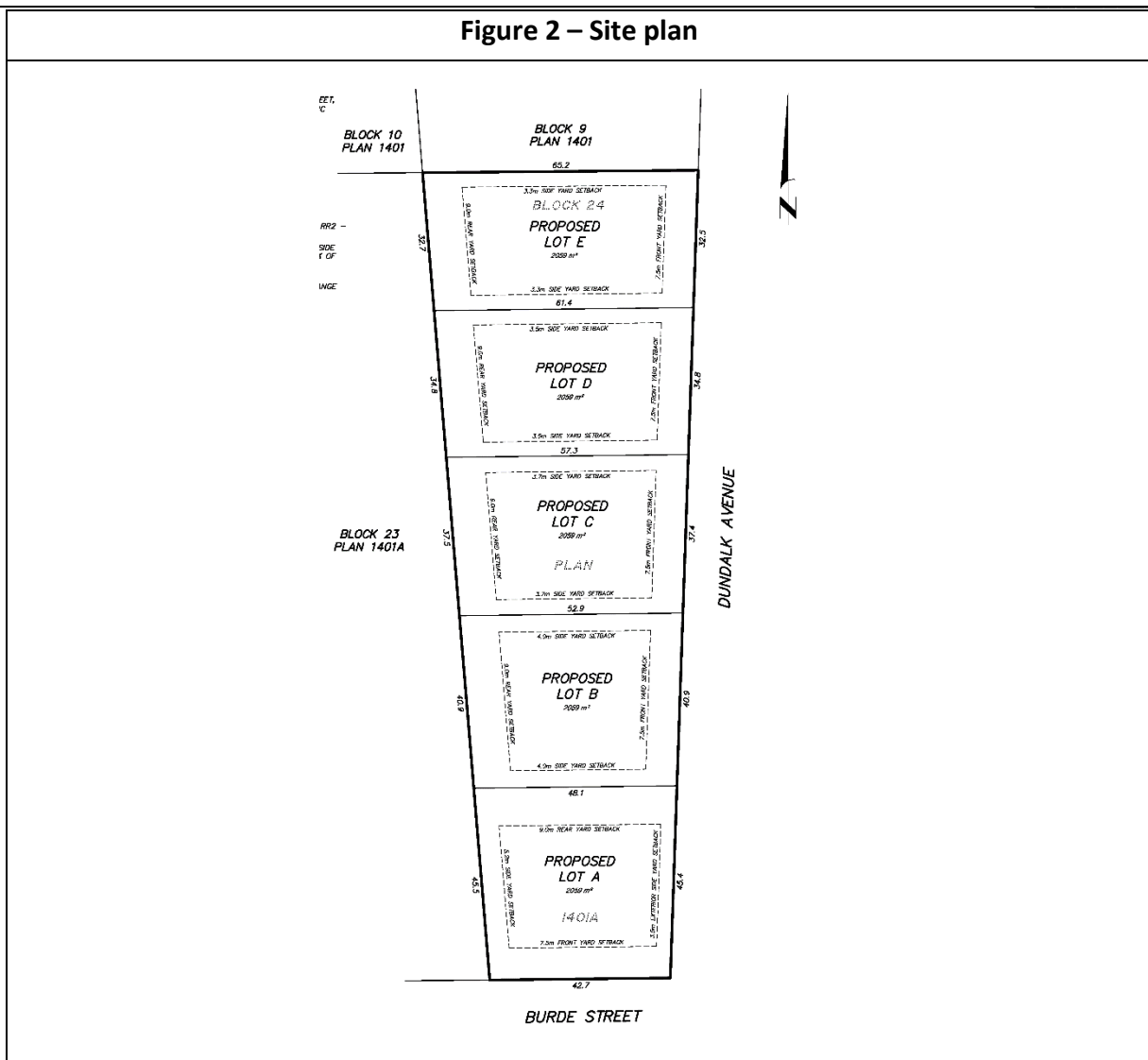
This neighbourhood is not serviced by municipal sanitary sewers system. As an alternative, the development would be serviced by an on-site sanitary system, which are regulated by the Province of BC under the *Sewerage System Regulation*. These systems must be designed by an authorized wastewater practitioner, and have a maintenance plan registered with the Province. The property owner is responsible for maintenance and ensuring compliance with provincial regulations.

Staff Notes:

- The current OCP review will begin a community conversation on the future land use of the Arrowsmith Heights neighbourhood.
- Increased traffic would be limited to two dwellings per lot since the RR2 zone allows only one (1) single detached dwelling with one (1) secondary suite.
- Development Permit would not be required as single-family properties are not included on *Schedule B Development Permit Areas Map* in the OCP.
- The OCP amendment requires a Public Hearing to be held.

Site Layout

The applicant has submitted a preliminary site plan which is attached to this report. The proposed five (5) lot subdivision meets the requirements of the *RR2 Semi-Rural Residential* zone.



IMPLICATIONS

Supporting this application at 2601 Burde Street would enable a subdivision application for the creation of five lots, and a total of four new single detached dwellings. The new dwellings would be serviced by municipal water, but connected to private on-site sanitary septic systems. Staff recommend a restrictive covenant be placed on land title requiring the property be connected to municipal sanitary sewer if/when service is extended to the Arrowsmith Heights neighbourhood.

COMMUNICATIONS

Prior to the Public Hearing staff completed all required statutory notifications including mailed letters to all owners and occupants of property within 750 metres of the subject property. Staff determined the standard 75 metre notice specified in *Development Application Notice Bylaw No. 4614* was not sufficient given the large lot sizes in the area, and expanded the mailing radius to include the entire Arrowsmith Heights neighbourhood. Notices were also placed in the newspaper as required by sections 465 and 466 of the *Local Government Act*

(LGA). A total of 74 letters were mailed, and three (3) letters of support were received as of April 18, 2023 in response to the Public Hearing notice.

BYLAWS/PLANS/POLICIES

1. Official Community

The application proposes to change the land use designation from Future Residential to Residential. The proposed land use aligns with the Residential designation and OCP policy in *Section D: Plan Policies – 4.2 Residential (RES)*:

2. Zoning Bylaw 2014 (Bylaw 4832):

The application proposes to amend the Zoning Bylaw map to change the classification from FD Future Development to RR2 – Rural Residential. The proposed development aligns with purpose of the RR2 zone in Zoning Bylaw section 5.10: *The purpose of this zone is to provide for low density development of a semi-rural character.*

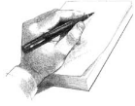
SUMMARY

Staff support the proposed OCP and Zoning designations which will allow a subdivision to create five (5) low-density single-family lots.

ATTACHMENTS/REFERENCE MATERIALS

- *Advisory Planning Commission October 20, 2022 Meeting Minutes*
- *Engineering Services Report dated February 28, 2023*
- *OCP Amendment No. 40 (2601 Burde Street - Irg), Bylaw No. 5070*
- *Zoning Map Amendment No. 58 (2601 Burde Street – Irg), Bylaw No. 5071*
- *Letters in Response to Public Notice*

C: *D. Leurebourg, Director of Corporate Services*
A. McGifford, Director of Finance
R. Dickinson, Director of Engineering and Public Works



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on October 20, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Joe McQuaid (Acting as Chair)
Harley Wylie (Alt. – Tseshahṭ (č iṣaaʔaṭḥ) F.N)
Jolleen Dick, Councillor, Hupačasath F.N
Amy Anaka
Callan Noye
Peter Dionne, R.C.M.P. Liaison
Amy Needham, Parks Liaison
Councillor Deb Haggard, Council Liaison

Regrets

Ken Watts, Chief, Tseshahṭ (č iṣaaʔaṭḥ) F.N)
Ed Francoeur (Chair)
Christine Washington, SD70
Ken McRae, (Vice - Chair)
Stefanie Weber
Scott Smith, Dir. of Dev. Services/Deputy CAO
Derrin Fines, P.A.F.D. Liaison

Staff

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

Guests

Applicant: Steve Irg
Applicant: Dion Hopkins
Public:

Alternates (not in attendance)

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



1. Acknowledgements and Introductions:

The Acting Chair acknowledged that this Advisory Planning Commission (APC) meeting is held within the unceded, traditional territories of the Hupačasath Nation and the č iṣaaʔaṭḥ (Tseshahṭ) First Nation. Welcome and introductions.

2. Minutes: Adoption of September 15, 2022 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the September 15, 2022 regular meeting.

(Noye / Dick) CARRIED

3. DEVELOPMENT APPLICATIONS – Official Community Plan and Zoning Bylaw amendments

2601 Burde Street - Block 24, District Lot 139, Alberni District, Plan 1401A (PID:007-437-161)

APPLICANT: S. and T. Irg

- The Planner summarized his report to the APC dated October 5, 2022.
- APC discussed the proposed permit with respect to the following:
 - The APC asked questions about the water and sewer services that would be required.
 - The Planner indicated that a water line was available along Burde St. and the applicant would likely be required to extend the line to service a proposed subdivision.
 - The Planner also indicated that the City Engineer had requested that a Section 219 Covenant be registered on the Land Title in order to ensure that the property owner/s, and/or future property owners, would be required to connect to a city sanitary sewer main if it becomes available. The

proposed OCP and Zoning bylaw amendments would facilitate subdivision but would require the approval of Island Health for appropriate septic system installations.

- The APC voiced concern about increasing development in the upper Burde St. area and asked staff if the City had a plan in place for future servicing of the area. Staff indicated that there is not a plan in place currently however the issue of future servicing would be a subject of review and policy discussion as the new Official Community Plan review continues to move forward. Public engagement has been significant to date.
- The timing of the proposed OCP amendment was discussed as the OPC is currently under review and the new OCP may have implications for the applicant.
- The APC asked for clarification on the impacts of proceeding with amending the OCP while the OCP review project is still active. It was noted that the current OCP contains policy that all development proposals, for land within the 'Future Residential' designation, be subject to preparation and approval of a Neighbourhood Plan. The APC commented that a Neighbourhood Plan had not been required of the applicant and asked for clarification.
- The Manager of Planning provided information regarding the rights of the applicant / landowner and potential ramifications if the City were to attempt to "freeze" the current rights of the landowner for the duration of the OCP review project. Staff also described the density proposed as being consistent with current rural policy in the OCP. The applicant has not proposed an "urban" level of development or density.
- Park dedication requirements will be reviewed during the subdivision process.

Motion:

That the Advisory Planning Commission recommends to City Council that Council support the application with the condition that a Section 219 Covenant be registered on the Land Title to ensure that the property owner/s, and/or future property owners, would be required to connect to a city sanitary sewer main if it becomes available.

(Wylie / Noye) CARRIED

4. DEVELOPMENT APPLICATIONS – Zoning Bylaw amendment

3911 Cedar Street - Lot 5 (DD EX32142) District Lot 112, Alberni District, Plan 43267 PID: 026-235-731;

3909 Cedar Street - Lot 17, District Lot 112, Alberni District, Plan 43267 PID: 004-985-419

APPLICANT: D. Hopkins dba 1077823 BC Ltd.

- The Planner II summarized his report to the APC dated October 5, 2022.
- APC discussed the proposed permit with respect to the following:
 - The APC asked if both properties were being amended to the R3 zone and noted that the R3 zone does not permit secondary suites. The APC were advised that the applicant had indicated to staff that the existing home on 3911 Cedar St. did not currently contain a secondary suite and was aware that rezoning from R1 to R3 would remove the potential for a suite to be created in the existing home.

Motion:

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

(Anaka / Noye) CARRIED

5. Status Update: OCP Vision and Guiding Principles

- The Manager of Planning gave a verbal update regarding the status of the OCP review project including public engagement to-date. She indicated that the City had received 300 of the surveys that had been made available online and via hardcopy. Five pop-up opportunities had been completed and a number of targeted meetings. A workshop was well attended on September 14th. A “Bull’s Eye” exercise with students and teachers had received positive feedback and Councilor Haggard thanked the Manager of Planning for involving youth in the OCP project.
- Analysis of the public input is being compiled for presentation in a report that will present potential direction for the OCP policy development phase of the project.

6. OTHER BUSINESS:

- The Manager of Planning indicated to the APC that the November Agenda will include a discussion of APC membership as two current APC members are not eligible for reappointment having served the maximum term allowable under the APC Bylaw.

7. ADJOURNMENT: The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **November 17, 2022.**

(Noye / McQuaid) CARRIED



Ed Francoeur (Chair)

THE CITY OF PORT ALBERNI

ENGINEERING SERVICING REPORT

FILE: ZON2022-08-2601 BurdeSt-Irg

DATE: February 28, 2023

LEGAL: BLOCK 24, DISTRICT LOT 139, PLAN 1401A

LOCATION: 2601 Burde St

SUBJECT: Development Application - Amendment to Zoning Bylaw

Engineering has no objection to the proposed amendment to the zoning bylaw provided it conforms to bylaw standards. The following report identifies key site-specific requirements and bylaw issues which are to be satisfactorily addressed as a condition of Subdivision. All works on City property to follow City of Port Alberni Engineering Specifications and MMCD Standards.

1.00 Roads

- 1.01 The Applicant to engage a Civil Engineer licensed in the Province of BC to provide a Dundalk Ave road design to meet Service Level 1 Standards. Design to be approved by the Director of Engineering. Road Section to be a minimum of 7.5 meters.

Temporary turnaround fronting the property at the north end of Dundalk Avenue must be provided as per drawing R-6 of the CPA Engineering Specifications. This will have to be part of the applicants subdivision.

2.00 Sewerage

- 2.01 On site sanitary treatment is acceptable as a sanitary sewer is not present to connect to. Lot size to meet Provincial and City of Port Alberni requirements based on on-site sewer treatment. Property owners will be required to connect to the future sewer line

when it is available as per the City's Sewer Bylaw. At time of subdivision, this information must be put on each Property Title.

3.00 Drainage

- 3.01 All lots must be serviced with storm sewer. All lots must be designed to allow for gravity site drainage. Storm water discharges must be restricted to a predevelopment condition with a runoff coefficient of 0.25 (grassland equivalent) for 6 month and 10 year return flows. The overland flow route for each lot must be verified and onsite grading or curbing done as required to direct major event flows and protect any flow routes that cross property line(s).
- 3.02 The applicant is required to verify the location of all onsite buried works and obtain an easement or abandon the works as necessary to ensure any private works are protected or fully contained within each lot.
- 3.03 Applicant to have a Civil Engineer licensed in the Province of BC complete a Stormwater Management Plan for the proposed property and adjacent road ROW.

4.00 Water

- 4.01 The Applicant to engage a Civil Engineer licensed in the Province of BC to provide a water design to be approved by the Director of Engineering and Island Health.
- 4.02 All water requirements must be shown on the engineering plans prior to final approval.
- 4.03 New water main to run along full length of the property on Dundalk Ave.

5.00 Shallow Utilities

- 5.01 All electrical, communications and CATV wiring must be installed as per all applicable standards and bylaws for the zoning designation of the property. Additional power poles will not be approved within the City Right of Way. The applicant may be required to submit BC Hydro approved drawings power supply from an existing source. The drawings are to address Telus and Cable issues as well.
- 5.02 All conditions of BC Hydro, Telus, Fortis Gas and CATV must be satisfied. Aft shallow utilities must be shown on the engineering plans prior to approval. The City reserves the right to approve proposed line assignments of shallow utilities.

6.00 Geotechnical

6.01 A geotechnical investigation of the site will be required. The report should address all geotechnical issues which may affect the proposed development such as:

- a) Site soil and groundwater characteristics
- b) Site suitability for intended development
- c) Recommendations for foundation design
- d) Recommendations for slab-on-grade construction
- e) Any special requirements for construction
- f) Location and stability of fill areas
- g) Restricted building areas
- h) Road design
- i) Drainage practices
- j) Potential flood areas

7.00 Site Grading

7.01 Site grading plans (also known as lot grading plans) for each lot and adjacent Road ROW will be required to ensure the proposed grading fits with surrounding areas. Building Permits are required for all walls exceeding 1.2m in height.

7.02 Site grading plan to show driveway location and grades.

8.00 Statutory Right of Ways and Easements:

- 8.01 Existing and proposed servicing that will cross subdivision lines must be protected by an Easement and may not be built upon.

Robert-Lee Dickinson

Director of Engineering and Public Works

CITY OF PORT ALBERNI

BYLAW NO. 5070

**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. 40 (2601 Burde Street - Irg), Bylaw No. 5070**".

2. Official Community Plan 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 Block 24, District Lot 139, Alberni District, Plan 1401A (PID:007-437-161), located at **2601 Burde Street**, from 'Future Residential' to '**Residential**' use as shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw.

READ A FIRST TIME this 27th day of March, 2023.

READ A SECOND TIME this 27th day of March, 2023.

A PUBLIC HEARING WAS HELD this day of , 2023.

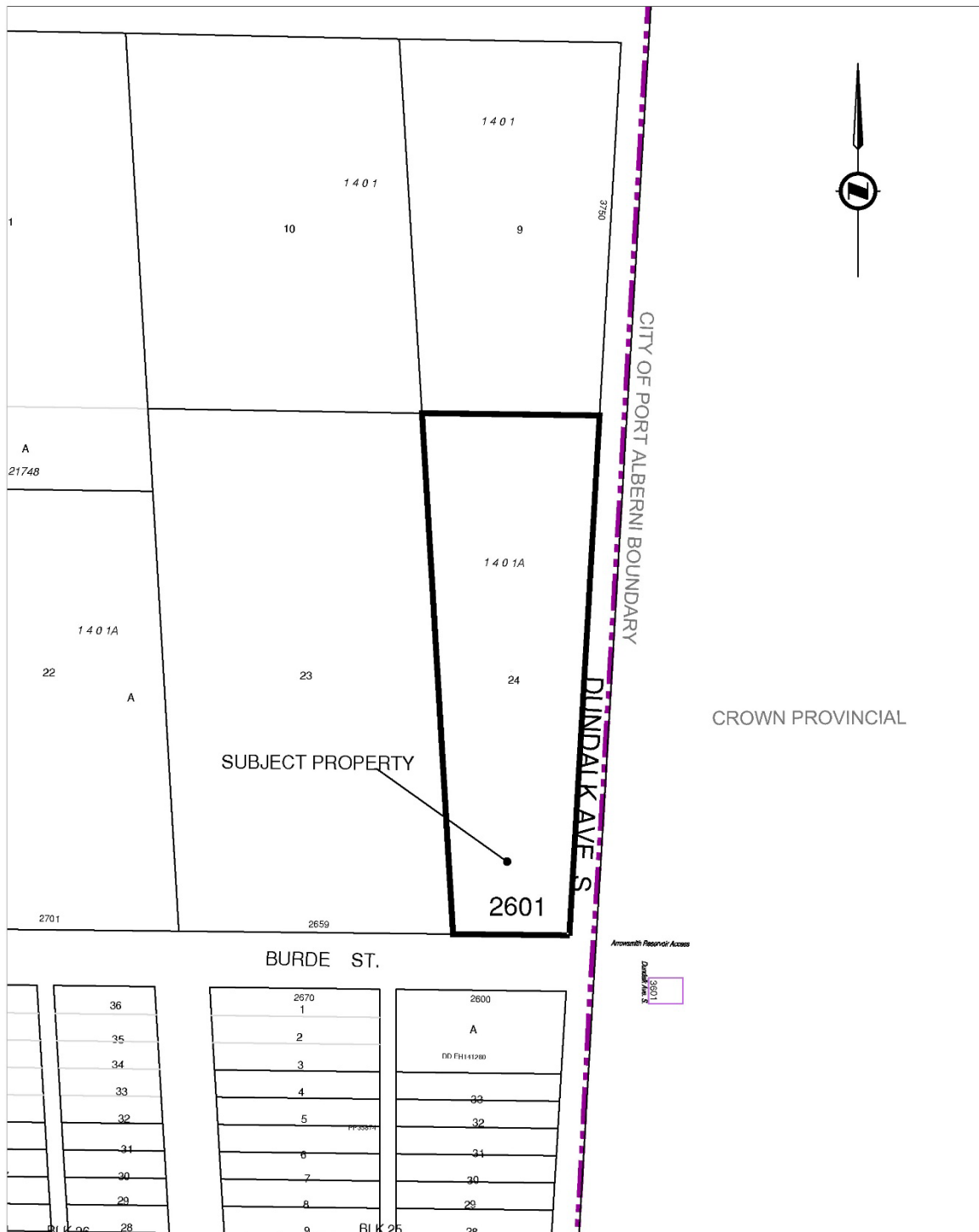
READ A THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

Mayor

Corporate Officer

Schedule "A" to Bylaw 5070



J:\Engineering\Planning\Development Applications\Zoning\Amend\ZON-2022\ZON2022-08-2601 BurdeSt-Ira\Property\Map\2601 BurdeSt-Ira-SiteMap.dwg, 7/14/2022 3:40:33 PM

CITY OF PORT ALBERNI

BYLAW NO. 5071

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. 58 (2601 Burde Street - Irg) Bylaw No. 5071**".

2. Zoning Amendment

2.1 That Block 24, District Lot 139, Alberni District, Plan 1401A (PID:007-437-161), located at **2601 Burde Street**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'FD Future Development' to '**RR2 Semi Rural 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 27th day of March, 2023.

READ A SECOND TIME this 27th day of March, 2023.

A PUBLIC HEARING WAS HELD this day of , 2023.

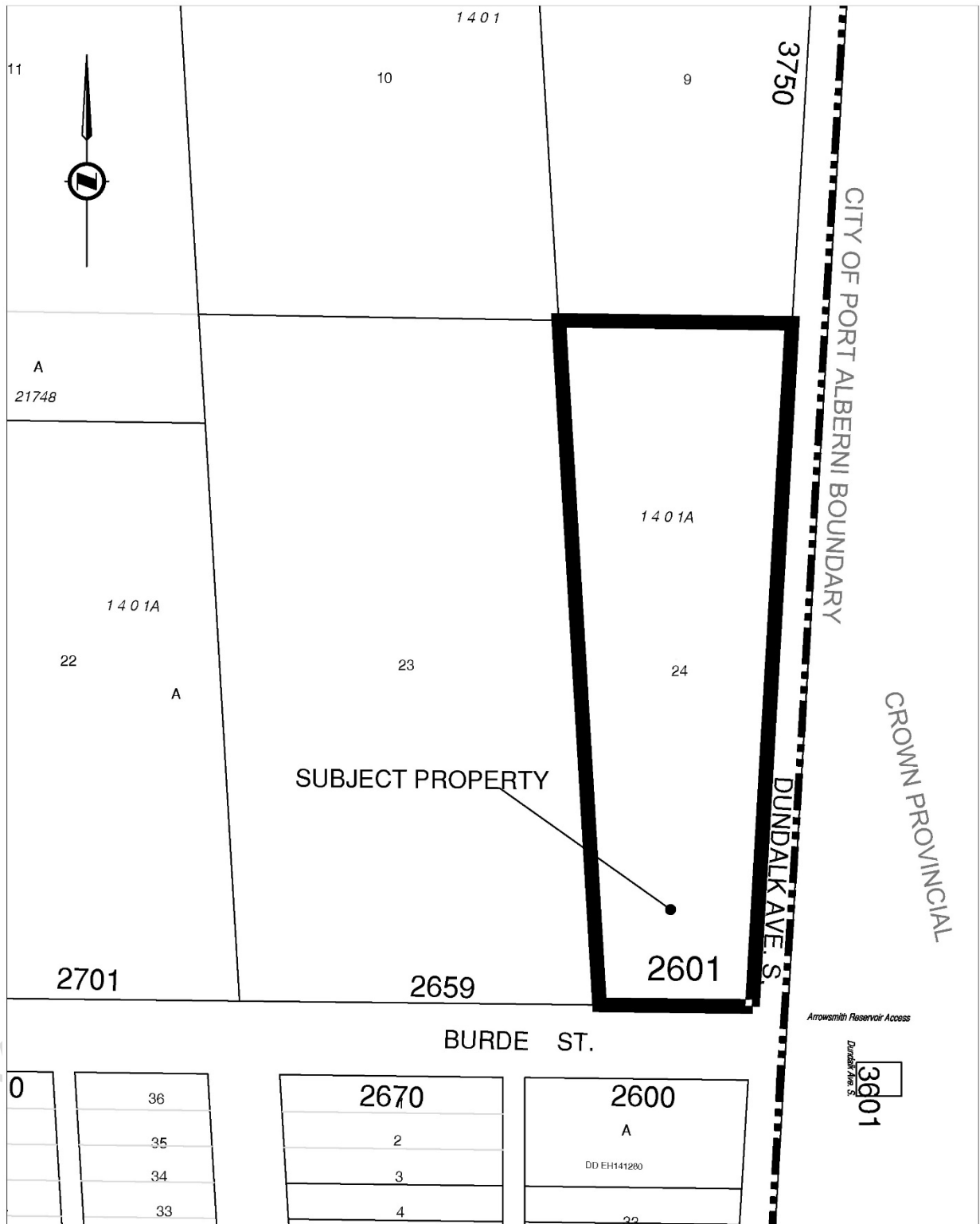
READ A THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5071



RECEIVED

APR 18 2023

CITY OF PORT ALBERNI

From: Co [REDACTED] Audet [REDACTED]
Sent: April 17, 2023 7:15 PM
To: Council <council@portalberni.ca>
Subject: 2601 Burde St

Hello,
I support the subdivision at 2601 Burde st.
Co [REDACTED] Audet
[REDACTED]

☒ Council	☐ Economic Development
☒ Mayor	☐ Engineering/PW
☒ CAO	☐ Parks, Rec. & Heritage
☐ Finance	☒ Development Services
☐ Corporate Services	☐ Community Safety
☒ Agenda	☐ Other _____

File # 3360-20-2601 Burde *PH Apr 24, 23*

RECEIVED

APR 18 2023

CITY OF PORT ALBERNI

From: D. [REDACTED]
Sent: April 17, 2023 10:04 PM
To: Council <council@portalberni.ca>
Subject: Subdivision @ 2601 Burde

To whom it may concern,

I am sending this email in support of the proposed subdivision @ 2601 Burde St. I believe that this development and the increase in housing that this would provide is a positive step forward for our city.

Thank you
D. [REDACTED] Sutton
[REDACTED]
Port Alberni

☒ Council	☐ Economic Development
☒ Mayor	☐ Engineering/PW
☒ CAO	☐ Parks, Rec. & Heritage
☐ Finance	☒ Development Services
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☒ Agenda	☐ Other _____

File # PH Apr. 21, 23
3360-20-2601 Burde

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APR 18 2023

CITY OF PORT ALBERNI

From: [REDACTED]
Sent: April 17, 2023 7:19 PM
To: Council <council@portalberni.ca>
Subject: Burde Street Subdivision

To Whom It May Concern,

I am in support of the purposed subdivision at 2601 Burde Street.

T [REDACTED] Audet
[REDACTED]
Port Alberni, BC
[REDACTED]

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☒ CAO
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File # 3360-20-2601 Burde PH Apr. 24, 23

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CITY OF PORT ALBERNI

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File # 3360-20-2601 Burde **PH Apr 24, 23**

From: [REDACTED]

Sent: April 19, 2023 10:03 AM

To: Council <council@portalberni.ca>

Subject: OCP Amendment Bylaw NO.5070, zoning Amendment Bylaw NO.5071.

To, Mayor Minions and Council.

I am in support for the development of the property 2601 Burde St. to create up to five parcels for semi rural residential development.

I hope to see the change of the zoning classifications to our R2 semi rural residential.

Sincerely

A [REDACTED] Prouten

[REDACTED]

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CITY OF PORT ALBERNI

-----Original Message-----

From: T [REDACTED] Smith [REDACTED]
Sent: April 19, 2023 2:39 PM
To: Council <council@portalberni.ca>
Subject: Subdivision of 2601 Burde St.

☒ Council	☐ Economic Development
☒ Mayor	☐ Engineering/PW
☐ CAO	☐ Parks, Rec. & Heritage
☐ Finance	☒ Development Services
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☒ Agenda	☐ Other _____
File #	<u>3360-20-2601 Burde</u>

PT Apr 24, 23

I'm name is T [REDACTED] Smith, I live at [REDACTED] Port Alberni. I support the subdivision at 2601 Burde st. It's a good thing, we need more housing in Port Alberni. As well as the jobs it will create, to help our economy.

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APR 19 2023

CITY OF PORT ALBERNI

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☒ Mayor	☐ Engineering/PW
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☒ Agenda	☐ Other _____

File # 3360-26-2601 Burde. **P# Apr 24, 23**

From: L N Myrfield [REDACTED]

Sent: April 18, 2023 8:26 PM

To: Council <council@portalberni.ca>

Subject: OCP Amendment Bylaw No. 5070 and Zoning Amendment Bylaw No. 5071

To: Mayor Minions and Council,

I am writing to you today, in support of the subdivision at 2601 Burde St, here in Port Alberni. I strongly believe we are in desperate need of more city lots for housing purposes. Thank you for your time and consideration in this matter.

Sincerely,

L [REDACTED] Myrfield

[REDACTED]
Port Alberni, BC
[REDACTED]

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APR 20 2023

CITY OF PORT ALBERNI

From: C [REDACTED] Salmon [REDACTED]
Sent: April 19, 2023 7:20 PM
To: Council <council@portalberni.ca>
Subject: OCP Amendment 5070, and Zoning Amendment Bylaw No. 5071

☒ Council	☐ Economic Development
☒ Mayor	☐ Engineering/PW
☒ CAO	☐ Parks, Rec. & Heritage
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☒ Corporate Services	☐ Community Safety
☒ Agenda	☐ Other _____

File # 3360-20-2601 Burde *PH Apr. 24, 23*

Mayor Sharie Minions and Port Alberni City Council,

I would like to voice my support for the proposed zoning changes to the property at 2601 Burde Street. This semi-rural area is an ideal location to bring more, attractive housing options to our growing community. The suggested proposal to subdivide one lot to create up to 5 parcels of land makes sense for the area and for our community.
Thank you,

M [REDACTED] & C [REDACTED] Salmon

[REDACTED]
Port Alberni, BC
[REDACTED]

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APR 20 2023

CITY OF PORT ALBERNI

From: A [REDACTED] Smith [REDACTED]
Sent: April 20, 2023 8:12 AM
To: Council <council@portalberni.ca>
Subject: Subdivision at 2601 Burde St

Hello there,

My name is A [REDACTED] Smith, I live at [REDACTED]. I fully support the subdivision at 2601 Burde St. I strongly feel that Port Alberni need more quality housing in the community. Thank you for your time.

Sincerely
A [REDACTED] Smith

☒ Council
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☒ CAO
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☒ Agenda
☐ Economic Development
☐ Engineering/PW
☐ Parks, Rec. & Heritage
☒ Development Services
☐ Community Safety
☐ Other
File # PH Apr 24, 23
3360-20-2601 Burde