
PUBLIC HEARING – AGENDA
Tuesday, October 15, 2024 @ 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 sections 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: B. Wilson dba Seebros Holdings Ltd., Inc. No. BC0812664

The applicant is seeking to change the zoning of the property located at 4691 Gertrude Street to enable expansion of the Beaver Creek Home Center building and lumber supply business to accommodate parking and loading spaces, and construction of a new storage building.

The proposed bylaw is:

- i. "Zoning Amendment (4691 Gertrude Street), Bylaw No. 5112".

If amended, this bylaw:

- Changes the zoning classification of a portion of land at 4691 Gertrude Street from 'C5 Transitional Office' to 'C7 Core Business'.

3. **Background Information:**

Report dated October 7, 2024 from the Development Planner.

4. **Correspondence:**

Letter dated September 11, 2024 from Beaver Creek Home Center Ltd.

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 4691 Gertrude 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.



NOTICE OF PUBLIC HEARING

Zoning Bylaw Amendment

The City of Port Alberni has received an application to amend Zoning Bylaw No. 5105.

AMENDING BYLAW:

A. **"Zoning Amendment (4691 Gertrude Street) Bylaw No. 5112"**

SUBJECT PROPERTY:

1. **4691 Gertrude Street** - *a portion of Parcel C (Being a Consolidation of Lots 1, 2, and 3 see CB1406263) Block 7, District Lot 1, Alberni District, Plan VIP197 (PID: 032-272-774)*

DETAILS:

The proposed amendment would enable expansion of Beaver Creek Home Center to accommodate parking and loading spaces, and construction of a new storage building.

The property zoning would change from 'C5 Transitional Office' to **'C7 Core Business'** in the Zoning Bylaw.

TO PROVIDE FEEDBACK:

All comments to City Council **must be received before October 15, 2024 at 12:00 P.M.**

- Address correspondence to 'Mayor and Council' c/o 4850 Argyle St., Port Alberni, BC V9Y 1V8
- Include in the subject line: **"Bylaw number 5112"**
- Include the **name and address** of the person making the submission
- Email correspondence may be sent to: corp_serv@portalberni.ca
- Correspondence may also be hand delivered to the drop box located left of the main entrance to City Hall.

TO SPEAK AT THE PUBLIC HEARING:

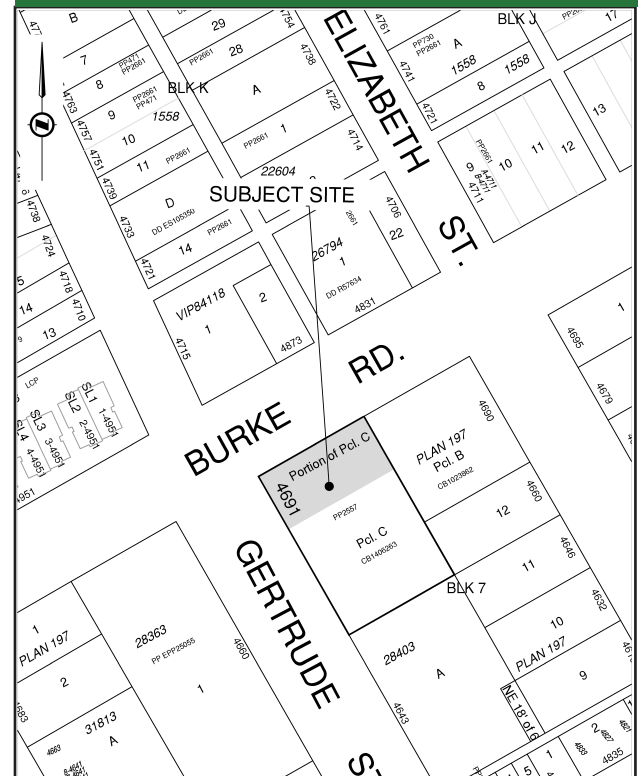
- Attend the meeting in person at the date and time of the meeting in City Hall Council Chambers.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.

Public Hearing

October 15, 2024

6:00 PM

City Hall, Council Chambers
4850 Argyle Street
Port Alberni



LOOKING FOR MORE INFORMATION?

TO VIEW DOCUMENTS





Copies of the amending bylaws as well as relevant reports, plans, and documents are available for inspection at the Development Services Department, now located upstairs at **4835 Argyle Street** from 8:30 A.M.- 4:00 P.M. Monday through Friday (except Statutory Holidays).

QUESTIONS?

Call the Development Services Department at 250-720-2835, or email to: developmentservices@portalberni.ca

Date: October 7, 2024
File No: 3360-20-4691 Gertrude St
To: Mayor and Council
From: M. Fox, CAO
Subject: **DEVELOPMENT APPLICATION – Zoning Bylaw Amendment at 4691 Gertrude Street, Port Alberni**
A portion of Parcel C (Being a Consolidation of Lots 1, 2, and 3 see CB1406263) Block 7, District Lot 1, Alberni District, Plan VIP197 (PID: 032-272-774)

Applicant: B. Wilson dba Seebros Holdings Ltd., Inc. No. BC0812664

Prepared by:  H. Stevenson Planner I	Supervisor:  B. McLoughlin Manager of Planning	Director:  S. Smith, Dir. of Development Services Deputy CAO	CAO Concurrence:  M. Fox, CAO
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PURPOSE

To consider zoning amendment Bylaw No. 5112 that would enable expansion of the Beaver Creek Home Center building and lumber supply business at 4691 Gertrude Street. The additional space would be used to accommodate parking and loading spaces, and construction of a new storage building.

BACKGROUND

Status of Application

The development application was referred to the Advisory Planning Commission (APC) at their meeting on June 20th, 2024. The APC passed a motion recommending Council support the application. The meeting's *Summary Minutes* are attached to this report. At the Regular Council Meeting on September 9, 2024, Council gave 1st and 2nd readings to Zoning Amendment Bylaw No. 5112 and advanced the bylaw to a public hearing on October 15th at 6:00 pm.

Subject Property and Site Context

The Beaver Creek Home Center operates a lumber and building materials retail and wholesale business at 4691, 4643, and 4660 Gertrude Street in the Northport commercial area. Operations include a commercial storefront, and indoor and outdoor storage facilities.

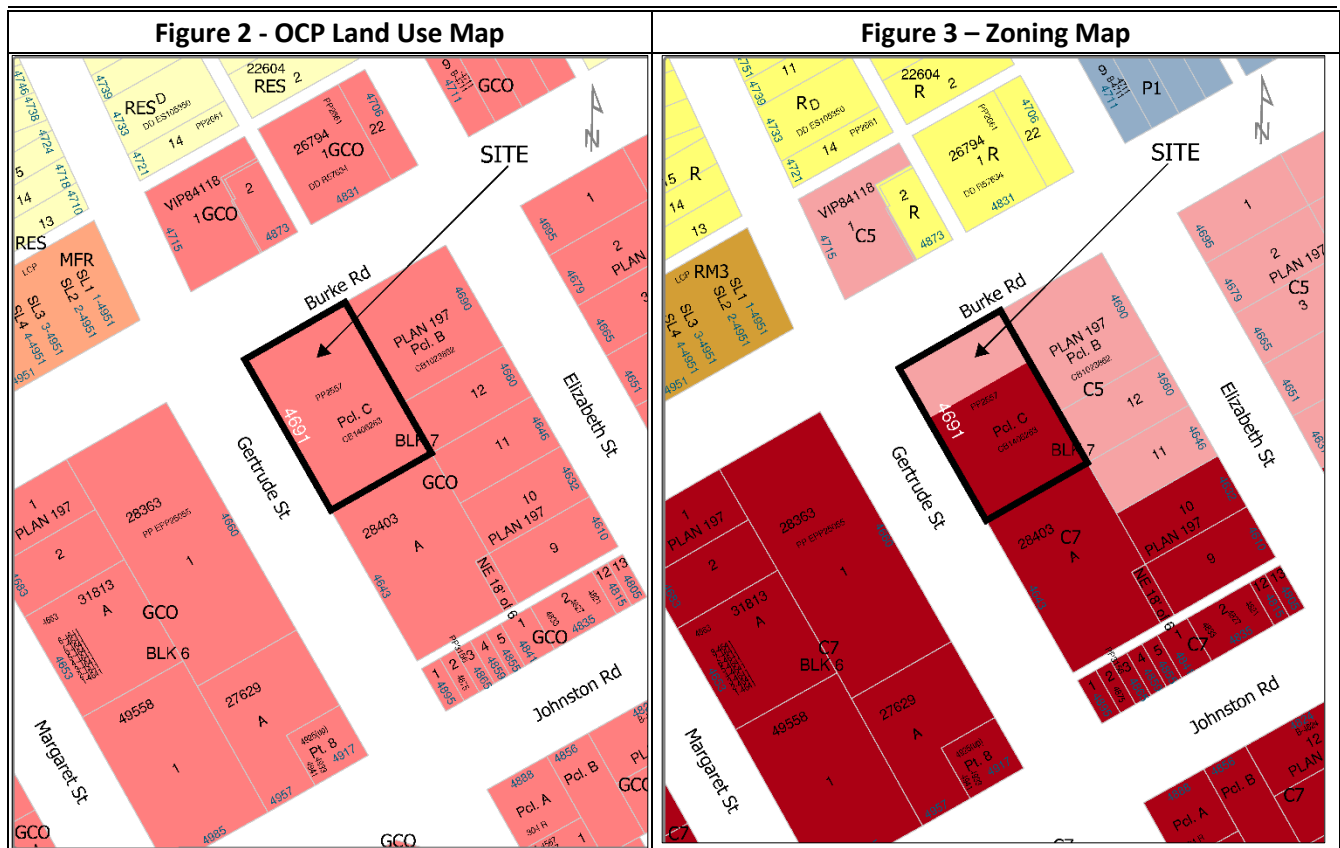
A single-detached dwelling was recently removed from the property at the corner of Gertrude Street and Burke Road (shaded green in Figure 1) and the 810.4 m² lot was consolidated with the adjacent Beaver Creek Home Center property. 4691 Gertrude Street now has split zoning. The portion with the proposed amendment is zoned *C5 Transitional Office*, while the remainder of the property is zoned *C7 Core Business* (Figure 3). 'Lumber and Building Materials Retailers and Wholesalers' is not permitted in the C5 zone.

Surrounding properties are a mix of *C5 Transitional Office*, *C7 Core Business*, *R Primary Residential*, *RM3 High Density Multi-Residential*, and *P1 Institutional* zoning. The subject property is located in the transition area between the neighbourhood’s commercial and residential properties.

Location	East side of Gertrude Street at the intersection with Burke Road.
Current Land Use	<i>General Commercial</i>
Current Zoning	<i>C5 Transitional Office</i>
Proposed Zoning	<i>C7 Core Business</i>
Total Area	810.4 m ² (0.2 acres)
Official Community Plan (OCP)	<ul style="list-style-type: none"> • Schedule A – Land Use Map • Schedule B – Development Permit Areas Map • Section E Implementation – 1.0 Development Permit Areas • Section D Plan Policies – 7.0 General Economic Development • Section D Plan Policies – Commercial

Figure 1 – Subject Property Map





Additional Context: Lumber and Building Materials Retailers and Wholesalers

In 1998, City Council adopted a text amendment to the Zoning Bylaw which added ‘*Building and Lumber Sales*’ as a permitted use in the *CMX1* zone (Northport mixed-use zone) to accommodate operation of the Beaver Creek Home Center. In 2014, the *CMX1* zone was updated to the *C7 Core Business Zone* which allows ‘*Lumber and Building Materials Retailers and Wholesalers*’ as a principal use.

The Beaver Creek Home Center has been a successful business in Port Alberni, and in recent years has purchased adjacent residential and small-scale commercial properties to expand their operations (Attachment 1). These properties have been largely converted to storage and warehousing areas. Currently the operation includes approximately 9188 m² (2.27 acres) of land in the C7 zone in the Northport commercial area (shaded orange in Figure 4). Upon successful rezoning of the subject site (shown in green), the operation would expand to include approximately 9998 m² (2.47 acres).

Figure 4 – Beaver Creek Home Center



ANALYSIS

The applicant proposes to change the zoning classification of an 810.4 m² portion of land at 4691 Gertrude Street from *C5 Transitional Office* to *C7 Core Business* in the Zoning Bylaw. The proposed amendment would enable expansion of the Beaver Creek Home Center business, including additional parking and loading spaces, and a new storage building.

Official Community Plan Bylaw No. 4602

Proposed zoning aligns with the property's *General Commercial (GCO)* land use designation in the Official Community Plan (OCP). See the attached Policy Summary document for policy relevant to the subject property and GCO land use designation. The property is located within *Development Permit Area No. 2 Commercial Development (DPA 2)*. Development plans would be reviewed against OCP policy and DPA 2 design guidelines at permitting stage to address lighting, landscaping, screening, the appearance of the proposed storage building, and to control how the site interacts with neighbouring properties.

OCP Section	OCP Text
<i>Section 2.0 Land Use Designations</i>	<i>General Commercial (GCO): Identifies areas that permit a wide range of uses such as retail, office, entertainment, food and beverage, and mixed commercial/residential. The purpose is to maximize the economic and social vitality of these areas. It is expected that associated development will provide an enhanced pedestrian experience to promote non-vehicle shopping trips.</i>

Tsunami Inundation Zone

The subject property is located within the Tsunami Inundation Zone, but is not located within flood-susceptible lands (based on most recent floodplain mapping) or within the area covered by the City’s *Floodplain Bylaw No. 4288*.

Zoning Bylaw No. 5105, 2024

Proposed C7 zoning aligns with commercial properties located to the south along Johnston Road. The change would reduce the buffer between the neighbourhood’s commercial and residential properties provided by C5 zoning. C5 zoning is established in locations like this to help maintain transitional areas between residential and non-residential uses. However, staff do not anticipate the change in land use will significantly impact neighbouring residential properties given the width of the Burke Road right-of-way (approximately 30 m).

Fence Regulations

The applicant proposes to install a 2.4 m (8 ft) chain link fence topped with barbed wire around the subject property to match existing fencing at the Beaver Creek Home Center. The zoning bylaw permits a 1.8 m (6 ft) maximum fence height and does not permit barbed wire in commercial zones, therefore a development variance permit (DVP) would be required (see Table 1). Staff would likely not support use of barbed-wire in this neighbourhood.

Table 1: Fence Regulations	
<i>Zoning Bylaw Section 6.7.4</i>	<i>Fences or walls not greater than 1.8 m (6 ft) in height are permitted from the rear of the required front yard setback to the rear of the property.</i>
<i>Zoning Bylaw Section 6.7.6</i>	<i>No fence in any zone shall be constructed using barbed wire, razor wire, electrified wire or any other material intended to produce any sensation or injury to any person or animal having contact with the fence.</i>

New OCP and Future Zoning Bylaw

While ‘*Lumber and Building Materials Retailers and Wholesalers*’ is a permitted use in the C7 zone, it is generally incompatible with the intent of the zone and neighbourhoods with this zoning. The C7 zone is intended for downtown neighbourhoods consisting of ‘main street’ businesses with apartments above.

Wholesale retail of building materials is vehicle-oriented and requires large areas of land for outdoor storage and warehousing. It also requires site security features like high fences and flood lights. This use is more appropriate for land zoned C3 *Service Commercial* or M1 *Light Industry* where there is less potential for impacting residential living, and businesses/services that depend on downtown locations. Table 2 contains a comparison of zone descriptions.

For the new OCP update, Council has supported a growth scenario that would direct more residential density towards commercial nodes, including the Northport area. Following adoption of a new OCP, staff anticipate updating the Zoning Bylaw to align with new OCP policy. At that time, staff will review the existing C7 zone and the long-term sustainability of allowing ‘*Lumber and Building Materials Retailers and Wholesalers*’ as a use in core neighbourhoods.

Table 2: Zone Comparison	
Zone (Bylaw No. 5105)	Description
C7 – Core Business	<i>‘The purpose of this zone is to establish and maintain vibrant mixed-use commercial core areas, with attention to providing goods and services to residents, the travelling public and tourists.’</i>
C3 – Service Commercial	<i>‘The purpose of this zone is to establish and maintain areas for retail and service operations that are vehicle-oriented or require large storage areas.’</i>
M1 – Light Industry	<i>‘The purpose of this zone is to establish and maintain areas containing light industrial uses, such as wholesale, warehouse and light manufacturing operations.’</i>

Infrastructure and Services

The applicant has not yet provided infrastructure details for the City’s Infrastructure Services Department to review. This would be required during the development permit application process. The applicant would be responsible for the design and cost of all necessary upgrades.

Referrals

The application was referred to external agencies and internal departments. The City’s Fire Department expressed concerns for the potential fire load of the proposed storage building and impacts to neighbouring properties. Staff anticipate that these concerns can be addressed through setbacks and building designs at permitting stage.

The City’s Community Safety and Social Development Department expressed concerns for traffic issues along Gertrude Street resulting from the business’ operations:

- Community Safety and Social Development Department (6/20/2024): *“There have been reports of traffic safety concerns at this location on a busy street. Forklifts at the business cross Gertrude Street without traffic control, customer vehicles cross the street to pick up materials, pedestrian customers cross in the middle of the street to access the business. Large commercial vehicles block lanes of traffic to load and unload materials. The industrial nature of the business would be better suited to an M zone. The expansion of the property may impact traffic safety concerns as mentioned above.”*

General Summary of Potential Impacts and Benefits

- Proposed zoning would reduce the buffer area between the neighbourhood’s commercial and residential properties typically provided by C5 zoning. However, staff don’t anticipate that this will significantly impact nearby properties given the width of adjacent road rights-of-ways. Landscape screening will also be required at permitting stage to help mitigate visual impacts.
- Expansion of operations may impact C5 properties located to the east that have residential uses.

- Preliminary plans proposed the addition of 6 on-site parking spaces. However, on-site parking is not required for commercial uses in the C7 zone and so the Zoning Bylaw would not require that these spaces be provided if amendments were adopted. If the spaces were provided, it would help reduce pressure on the area’s street parking which is frequently used by patrons of the Beaver Creek Home Center.
- The proposed expansion of Beaver Creek Home Center operations may contribute to existing traffic safety concerns on Gertrude Street.

IMPLICATIONS

Supporting the proposed bylaw amendment would enable expansion of the Beaver Creek Home Center, including development of a new storage building at 4691 Gertrude Street.

COMMUNICATIONS

Under Section 464 of the *Local Government Act* (LGA), Council may waive a public hearing for an application when proposed zoning aligns with the OCP. Despite this, Council passed a motion at the September 9th Regular Council meeting advancing the amending bylaw to a public hearing given the subject property’s location in a commercial-residential transition area.

Prior to the Public Hearing, staff completed all required statutory notifications including mailing letters to all owners and occupants of properties within 100 metres of the subject property. Notices were also placed in the newspaper as required by sections 465 and 466 of the *Local Government Act* (LGA). A total of 143 letters were mailed, and as of the date of this report no letters of correspondence have been received in response to the Public Hearing notice.

Because the property is located within 800 m of Johnston Road (Provincial Highway 4), the application has received approval from the Ministry of Transportation (MOTI).

BYLAWS/PLANS/POLICIES

Zoning Bylaw No. 5105:

Below is a summary of proposed amending Bylaw No. 5112:

- a) Change the classification of 4691 Gertrude Street from ‘*C5 Transitional Office*’ to ‘*C7 Core Business*’ on the Zoning Bylaw map.

SUMMARY

The City has received an application to rezone a portion of 4691 Gertrude Street from *C5 Transitional Office* to *C7 Core Business*. The proposed amendment would enable expansion of the Beaver Creek Home Center to accommodate parking and loading spaces, and a new storage building. Staff don’t anticipate that the expansion would significantly impact surrounding properties.

Proposed zoning aligns with the property’s *General Commercial* land use designation. *Lumber and Building Materials Retailers and Wholesalers* is a permitted use in the C7 zone, however the use is generally incompatible with the intent of the zone and neighbourhoods with this zoning. Staff anticipate reviewing this use further after the new OCP is adopted.

ATTACHMENTS/REFERENCE MATERIALS

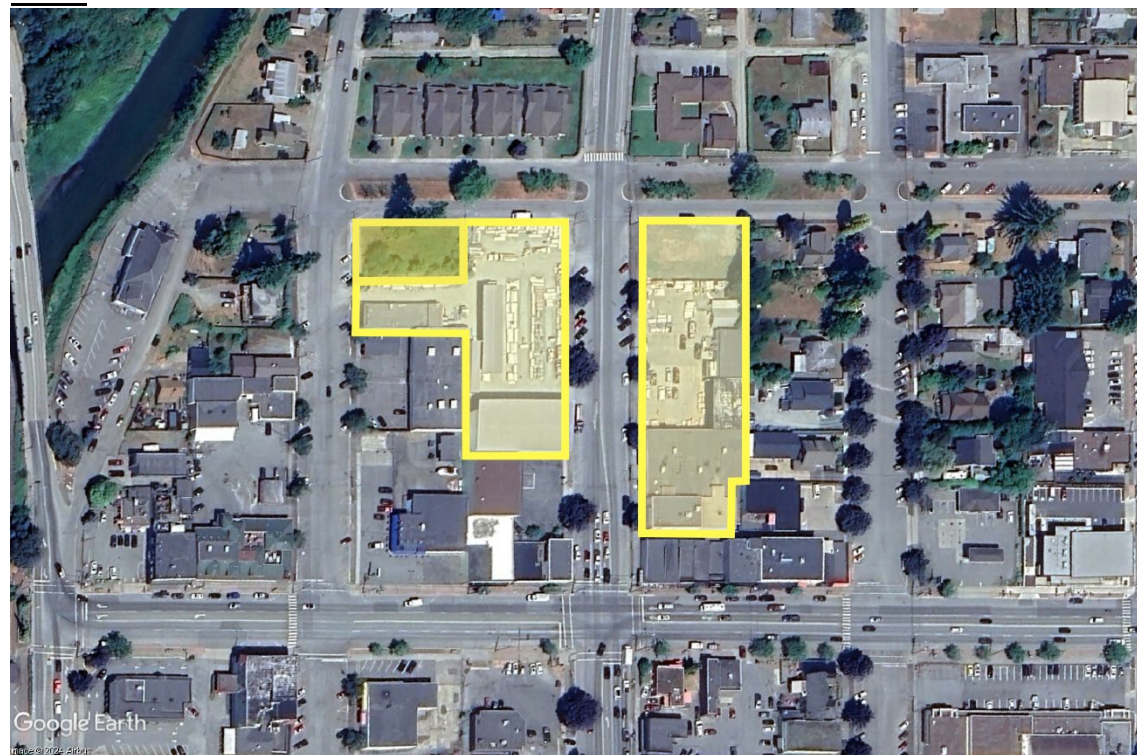
1. *Beaver Creek Home Centre Air Photos (2006/2023)*
2. *Summary of Relevant OCP Policy*
3. *Advisory Planning Commission June 20th, 2024 Draft Minutes*
4. *“Zoning Amendment (4691 Gertrude Street), Bylaw No. 5112”*

BEAVER CREEK HOME CENTER AIR PHOTOS 2006/2024 (APPROXIMATE)

2006



2024



SUMMARY OF RELEVANT OCP POLICY

The following table contains *Official Community Plan Bylaw* policy statements relevant to the property at 4691 Gertrude Street.

OCP Section	Policy Text
General Commercial Council Policy 5.1.1	Lands designated as General Commercial (GCO) on Schedule “A” (Land Use Map) are to be used for a broad range of pedestrian-scale uses including retail, office, financial, institutional, service, entertainment, food and beverage, and accommodation. Residential is permitted where it is located above ground floor commercial, unless stated otherwise.
General Commercial Council Policy 5.1.3	The City will encourage the concentration of commercial development in established commercial nodes. It should complement the character of adjacent land uses and achieve an appropriate human scale in order to create compact and vibrant shopping nodes. Where current residential parcels in GCO designated areas along Johnston Road are proposed for commercial zoning, Council will consider such zoning with attention to overall comprehensive development. Council will discourage the potential to leave one residential parcel ‘locked in’ between commercially zoned properties. As a rule, no commercial zoning will be considered where 2 or less contiguous parcels are left as residential, unless it is clearly demonstrated that such parcels can be readily converted to a suitable commercial development.
General Commercial Council Policy 5.1.4	Large format retail is permitted within this designation however, it must respond to the principles of compact, vibrant and pedestrian-friendly urban form. This is to be achieved by respecting existing block patterns, preserving the rhythm of small-scale, pedestrian oriented commercial retail units along the street frontage, and containing the majority of off-street parking within the building envelope.
General Commercial Council Policy 5.1.5	For all other forms of commercial where off-street parking is required it should be provided at the rear of the building in order to avoid disruption of the street wall by parking lots or driveways.
General Commercial Council Policy 5.1.7	Buildings should be oriented to the street and located at the property line or be setback minimally in order to accommodate a specific programming requirement such as outdoor seating.
General Provisions – Economic Development Council Policy 7.1.5	The downtown cores of Southport and Northport are intended as the primary commercial cores of the City. As such they should benefit from the widest range of permitted uses within the City including high density residential so as to bring vitality, aesthetic quality and liveability to these nodal locations.

Hazardous Area Council Policy 1.4.2	To protect against the loss and to minimize property damage associated with flooding events the Council encourages agricultural, park and open space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and manufactured homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood proofed to those standards specified by the City of Port Alberni Floodplain Bylaw.
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**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on June 20, 2024 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Stefanie Weber (CHAIR)
Harley Wylie (VICE-CHAIR, Tseshah (č išaaʔath) F.N)
Dan Holder
Sandy McRuer
Jack Roland
Larry Ransom (Alt.- S.D.70)
Councilor Dustin Dame (Council Liaison)
Derrin Fines (P.A.F.D. Liaison)

Regrets

Joe McQuaid
Councilor Serena Mayer, (Hupačasath F.N)
Callan Noye
Sgt. Ryan Archer, (R.C.M.P. Liaison)

Staff

Scott Smith, Director of Dev. Services/Deputy CAO
Haley Stevenson, Planner I

Guests

Applicant/s: B. Wilson
Applicant/s: N/A
Members of the public: N/A

Alternates and Staff not in attendance

Christine Washington (Alternate - School District #70)
Ken Watts (ECC, Alt. Tseshah (č išaaʔath) F.N)
Councilor Deb Haggard (Alt. Council Liaison)
Cara Foden, Planning Technician
Brian McLoughlin, Manager of Planning



1. Acknowledgements and Introductions

- The Chair acknowledged that this meeting is being held within the un-ceded, traditional territories of the Hupačasath Nation and the Tseshah (č išaaʔath) First Nation.

2. Adoption of previous meeting minutes:

- Summary Report/Minutes from the APC Meetings held on January 18, 2024

(Holder/Wylie) CARRIED

3. DEVELOPMENT APPLICATION: Zoning Bylaw

4691 Gertrude St. - Lot 1, Block 7, District Lot 1, Alberni District, Plan 197 PID: 009-270-469

APPLICANT: Brent Wilson for Seebros Holdings Ltd., INC.NO. BC0812664.

- The Planner presented a summary of the application. A full report dated June 13, 2024 was included in the Agenda package for this meeting.
- Attendees discussed the proposed zoning bylaw amendment as follows:
 - Zoning/OCP amendment applications within 800 m of Highway 4 require MOTI approval.
 - Applicant anticipates that new storage building will be used by both staff and customers.
 - Applicant's intent is for new parking area to be accessed from Gertrude Street. No new access off of Burke Road.
 - The application would not be referred to the Advisory Traffic Committee as part of the review process.
 - How/whether future review of "Lumber and Building Materials Retailers and Wholesalers" use in C7 zone would impact the business. Discussed relevance to current application.
 - Discussion/consideration needed for future of this neighbourhood. This discussion to occur during OCP review process.

Motions:

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

(Ransom/Wylie) CARRIED

4. **DEVELOPMENT APPLICATION:** Official Community Plan (OCP) and Zoning Bylaw
15th Avenue at Montrose Street - a portion of Lot A (DD F39405) of District Lot 113, Alberni District,
Plan VIP1044 Except part in Plan VIP55450 PID: 008-079-820
APPLICANT: Paul Turner dba 521803 BC Ltd. (Windward Homes).

- The Planner presented a summary of the application. A full report dated June 11, 2024 was included in the Agenda package for this meeting.
- Attendees discussed the proposed zoning bylaw amendment as follows:
 - Reasons property was chosen to be sold, RFP process, and what degree of review was done at time of RFP (prior to this OCP/ZON application).
 - City should prioritize preserving municipal land along jurisdictional boundary for green space and recreation. Should be considered in OCP update.
 - Walking path along property's eastern boundary would remain on City-owned portion of land, not within development area. Path is not a designated/maintained City trail.
 - Applicant required to pay cash-in-lieu of parkland dedication at time of subdivision.
 - Applicant required to pay DCC's on top of any necessary infrastructure upgrades at time of subdivision.
 - Proposed lots are comparable to existing lot sizes in neighbourhood, but are larger than permitted under new 'R' zone (280 m²).

Motions:

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

(Roland/Wylie) CARRIED

5. Updates from the Director of Development Services

- Staff working on OCP policy and drafting document over the summer.
- New zoning bylaw adopted by Council Bylaw at June 10th meeting. Adopted to align with Provincial legislation for SSMUH.
- Status of Microtel development application.
- Status of Port Pub remediation order.

6. Other Business: N/A

7. **Adjournment** – The meeting adjourned at 1:00 pm. The next regular meeting is scheduled for 12:00 pm on **Thursday, July 18, 2024.**

(Chair)

CITY OF PORT ALBERNI

BYLAW NO.5112

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW NO. 5105

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 Amendment (4691 Gertrude Street), Bylaw No. 5112**”.

2. Zoning Map Amendments

- 2.1 The property legally described as A Portion of Parcel C (Being a Consolidation of Lots 1, 2, and 3 see CB1406263) Block 7, District Lot 1, Alberni District, Plan VIP197 (PID: 032-272-774) and located at **4691 Gertrude Street**, as shown outlined in heavy black and shaded grey on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'C5 Transitional Office' to '**C7 Core Business**'.
- 2.2 Schedule “A” (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw No. 5105 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME this 9th day of September, 2024.

READ A SECOND TIME this 9th day of September, 2024.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 19th day of September, 2024.

A PUBLIC HEARING WAS HELD this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5112





Helping to build your community.

RECEIVED

September 11, 2024

SEP 13 2024

City of Port Alberni

CITY OF PORT ALBERNI

Re: Rezoning of 4691 Gertrude Street

☒ Council
☒ Mayor
☒ CAO
☐ Finance
☐ Corporate Services
☐ Agenda
☐ Economic Development
☐ Engineering/PW
☐ Parks, Rec. & Heritage
☒ Development Services
☐ Community Safety
☐ Other *PA Oct. 15*
File # *3360-20 4691 Gertrude*

We just finished watching the City Council session on our rezoning application on 4691 Gertrude Street and we are disappointed to hear disparaging comments on how we conduct our business in the City of Port Alberni.

We recognize that over the years our growth has presented some challenges; however, we have consistently made improvements aiming to mitigate the issues. Voluntary improvements that we have taken the initiative to integrate include:

- moving our main pedestrian entrance off Gertrude
- adding more on-site parking
- expanding our yard and adding a second entrance so that trucks can pull right through and not impede traffic
- adding more loading and unloading space within our yard so we no longer unload in the middle of Gertrude Street
- purchasing more equipment to limit crossing Gertrude Street.

We feel it is preposterous to suggest that we've outgrown the location that we have worked so hard to establish and to improve. We have a very long history in the Alberni Valley and through it all we have considered ourselves extremely good corporate citizens.

The corner lot that is up for rezoning is yet another step in our efforts to alleviate the congestion. We hope this proposal gains unanimous support from council.

Sincerely,

Albert See Jr
Beaver Creek Home Center Ltd.
SeeGroup of Companies



Beaver Creek Home Center
4643 Gertrude St., Port Alberni, BC V9Y 6K3
P 250.724.1291 F 250.724.4700
www.beavercreekhomecenter.com

Albertsons Home Center
1187 Franklin's Gull, Parksville, BC V9P 1R2
P 250.248.6888 F 250.248.6960
www.albertsonshomecenter.com

