

CITY OF PORT ALBERNI
PUBLIC HEARING AGENDA

Tuesday, May 23, 2017 at 6:00 pm in the City Hall Council Chambers

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

A1. Description of the Application (City Clerk)

This Public Hearing will proceed in two parts as follows:

Part A - Applicant: K. Poirier, 4465 and 4453 – 9th Avenue

Part B - Applicant: C. Minions and C. Braiden, 3994 Anderson Avenue

Part A - Applicant: K. Poirier, 4465 and 4453 – 9th Avenue

The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of two vacant properties to create four (4) residential parcels.

The proposed Bylaw is:

- "Zoning Bylaw Amendment No. 23 (4465 and 4453 – 9th Avenue), Bylaw No. 4937"

A2. Background Information from the Director of Development Services Report dated May 12, 2017.

A3. Correspondence

A4. Input from the Public regarding the Bylaw

A5. Late Correspondence Regarding the Matter (To be read by the City Clerk)

A6. Questions from Council: (Members of Council may ask questions, through the Chair, of the Director of Development Services or of the members of the public who may have spoken.)

B1. Description of the Application *(City Clerk)*

Part B - Applicants: C. Minions and C. Braiden, 3994 Anderson Avenue

The applicants is applying to amend the Zoning Bylaw to facilitate the subdivision of the property into two (2) residential parcels.

The proposed Bylaw is:

- "Zoning Bylaw Amendment No. 22 (3994 Anderson Avenue – Minions) Bylaw No. 4936"

B2. Background Information from the Director of Development Services Report dated May 12, 2017.

B3. Correspondence

B4. Input from the Public regarding the Bylaw

B5. Late Correspondence Regarding the Matter (To be read by the City Clerk):

B6. Questions from Council: (Members of Council may ask questions, through the Chair, of the Director of Development Services 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 Bylaws.

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. Termination of the Public Hearing:

That this Public Hearing terminate at _____ pm.



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 **Tuesday, May 23, 2017 at 6:00 pm** to hear representation about the following proposed bylaw:

**A. "Zoning Bylaw Amendment No. 23 (4465 and 4453 9th Avenue – Poirier),
Bylaw No. 4937"**

APPLICANT: K. Poirier - The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of two vacant properties to create four (4) 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 **4465 9th Avenue** - Lot 3, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-020-999) **and;** **4453 9th Avenue** - Lot 4, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-021-006), as shown outlined on the map below, from 'R1 - Single Family Residential' to '**R3 – Small Lot Single Family Residential**'.

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 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 12, 2017 to May 23, 2017 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 12th day of May, 2017.
Scott Smith, MCIP, Director of Development Services

SUBJECT PROPERTIES





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO

FROM: Scott Smith, Director of Development Services

DATE: May 12, 2017

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
4465 9th Avenue - Lot 3, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-020-999) and;
4453 9th Avenue - Lot 4, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-021-006)
Applicant: Karen Poirier

Issue

To consider an application for a map amendment to the Zoning Bylaw for the subject properties at 4465 and 4453 9th Avenue.

Background

An application has been made to amend the Zoning Bylaw to rezone 4465 and 4453 9th Avenue from R1 – Single Family Residential to R3 – Small Lot Single Family Residential in order to facilitate a subdivision application. The properties are located mid-block, between Cedarwood Street and Dogwood Street, on the east side of 9th Avenue. The applicant proposes to subdivide each of the two lots into two small residential lots.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on both **4465 and 4453 9th Avenue** is 'Residential' on the Official Community Plan Schedule A – Land Use Map. No amendments are required.
- b) The properties at **4465 and 4453 9th Avenue** are zoned 'R1 - Single Family Residential' on the Zoning Bylaw Schedule - A Zoning Map. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is required to designate both properties as '**R3 – Small Lot Single Family Residential**'.

Discussion

Zoning:

The properties at 4465 and 4453 9th Avenue are each ± 24.4 metres (80 ft.) wide by ± 29.6 metres (97 ft.) deep. Each lot is $\pm 721 \text{ m}^2$ (7,760 ft^2). The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m^2 (3,767 ft^2).

The proposed layout (see attached) would subdivide each of the two subject properties into two lots for a total of four lots that would each exceed the minimum lot size requirement of 350 m^2 . The maximum site coverage permitted in the R3 zone is 50% which is adequate to allow development of each small lot. Each of the four new lots would have frontage of ± 12.2 metres (40 ft.) and a lot area of $\pm 360.5 \text{ m}^2$ ($\pm 3,880 \text{ ft}^2$). The developable building envelope for each lot would be $\pm 175.7 \text{ m}^2$ ($\pm 1,891 \text{ ft}^2$).

Surrounding Area

The land use to the north, south and west of the site is predominately single family residential. A City lane to the rear of the site separates the single family residential neighbourhood from the area to the east where properties, fronting on 10th Avenue, include a mix of commercial and light industrial businesses.

The wider neighbourhood is comprised of more single family residences, multi-family residential developments, Fall Fair grounds, Alberni District Secondary School and major recreation areas.

Infrastructure

The City water and sanitary service connections for 4453 9th Ave. (Lot 4) are located as per the service card (see attached). There is no record of any connections on Lot 3. Storm connections are not available as there is no storm main located nearby. (see attachment showing current infrastructure)

Water: There is a water main along 9th Avenue that will be available to provide for the required connections of all four new lots. An existing connection on Lot 4 will need to be recertified or replaced.

Sewer: There is no sanitary sewer main line along 9th Avenue. The properties to the north of the site connect to the sewer main on Cedarwood Street. The property to the south of the site connects to a sewer main running through a narrow City property directly adjacent to the south of Lot 4. An existing connection on Lot 4 will need to be recertified or replaced. A short sanitary sewer main extension will be required to provide service to the proposed subdivision.

Access: New driveway access through the existing sidewalk will need to be installed.

Private

Utilities: There are private utilities along the rear lane that will be able to provide for services to the proposed subdivision.

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.

Status of the Application

At the April 20, 2017 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 **4465 9th Avenue** - Lot 3, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-020-999) and; **4453 9th Avenue** - Lot 4, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-021-006) from 'R1 - Single Family Residential' to '**R3 – Small Lot 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 letter for the proposed subdivision from the City of Port Alberni's Approving Officer.*

At its May 8, 2017 regular meeting, City Council received and accepted the APC recommendations and gave 1st and 2nd reading to Zoning Bylaw Amendment No. 23 (4465 and 4453 9th Avenue – Poirier), Bylaw No. 4937.

Conclusions

In considering the Zoning amendment, City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The R3 - Small Lot Single Family Residential zone allows for slightly greater density while maintaining a single family residential character. The proposed small lot subdivision meets the strategic goal of a livable and sustainable community. The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed zoning and subdivision are compatible with the character of the neighbourhood and the Planning Department supports the zoning amendment to the R3 zone.

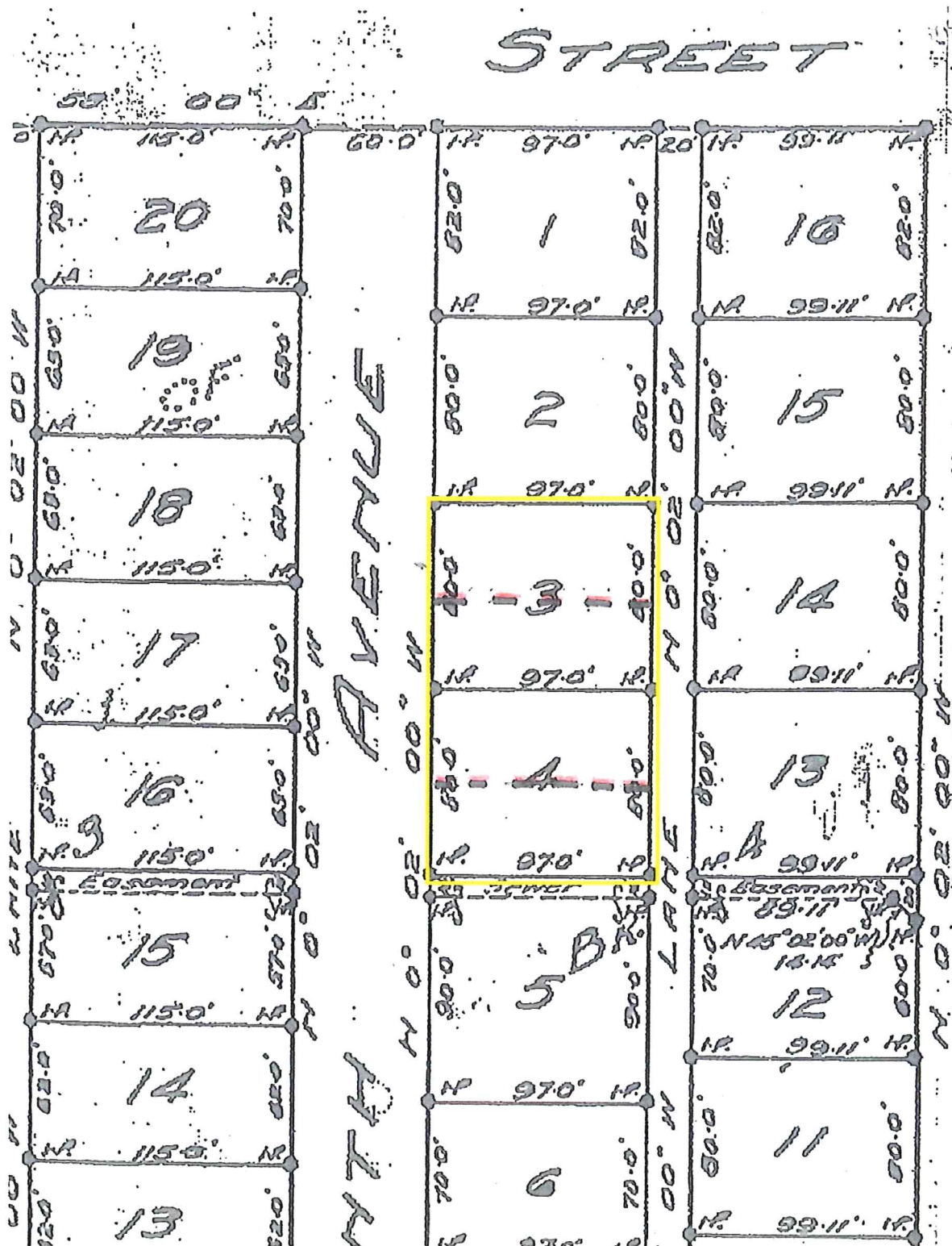
Respectfully submitted,



Scott Smith, MCIP
Director of Development Services

SUBJECT PROPERTIES



PROPOSED LAYOUT

Bylaw 4832

R3 – SMALL LOT SINGLE FAMILY RESIDENTIAL

5.13 The purpose of this *zone* is to provide for greater density in areas of the city that are being redeveloped and where small *lots* already exist.

5.13.1 Permitted usesPrincipal Uses

Single family dwelling

Accessory Uses

Home occupation

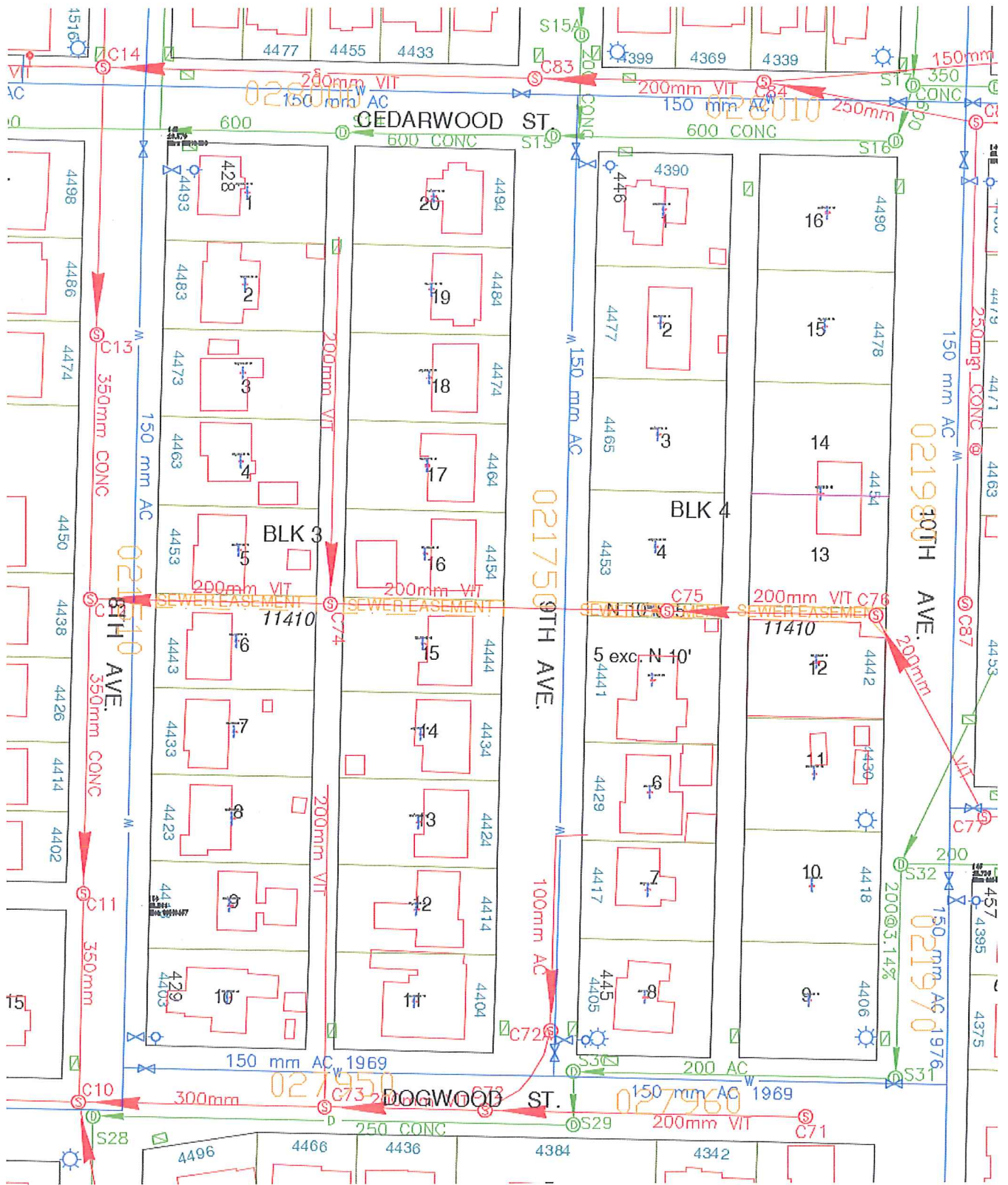
5.13.2 Site Development Regulations

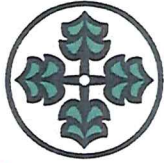
Minimum Lot Area	350 m ²	(3767 ft ²)
Minimum Frontage	10 m	(32.8 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	5 m	(16.4 ft)
Rear yard	5.5 m	(18.0 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.5	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	

5.13.3 Conditions of Use

Notwithstanding the provisions of 5.13.2,

- (a) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
- (b) 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*.
- (c) The minimum permitted *setback* from the vehicle entrance of a principal or *accessory building* to a highway other than a *lane* is 5.8 m (19 ft).

CURRENT INFRASTRUCTURE



WATER & SEWER SERVICE CONNECTION RECORD CARD

NOTE: Distances in meters unless otherwise shown

THIS DRAWING IS FOR CITY OF PORT ALBERNI RECORDS ONLY. THE CITY OF PORT ALBERNI DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE DRAWING

4453

NINTH AVE.

1

4

4

11410

HOUSE No.

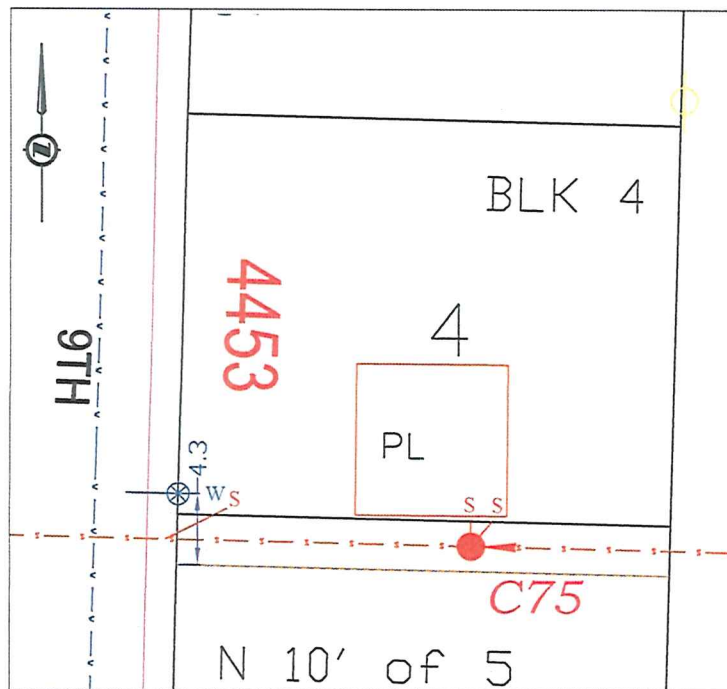
STREET

D.L.

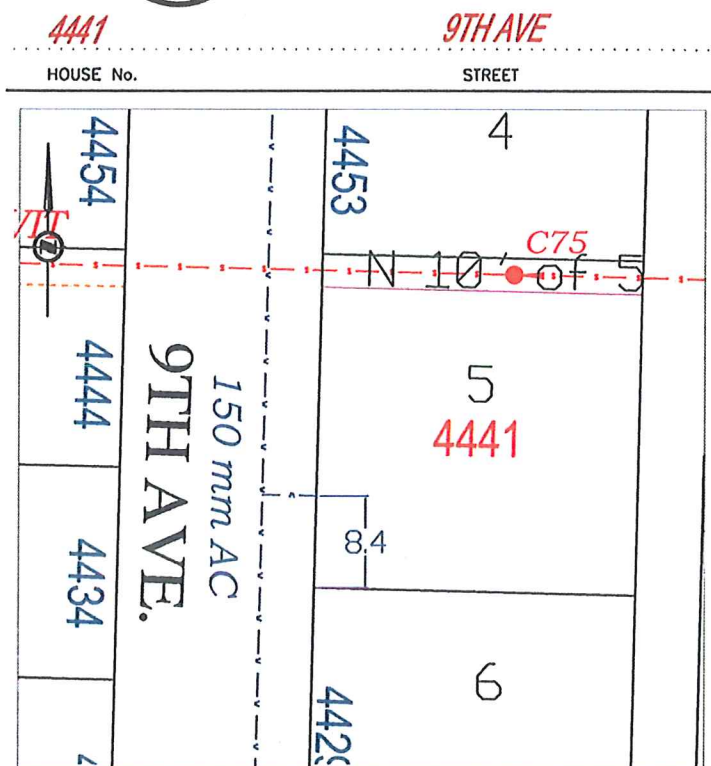
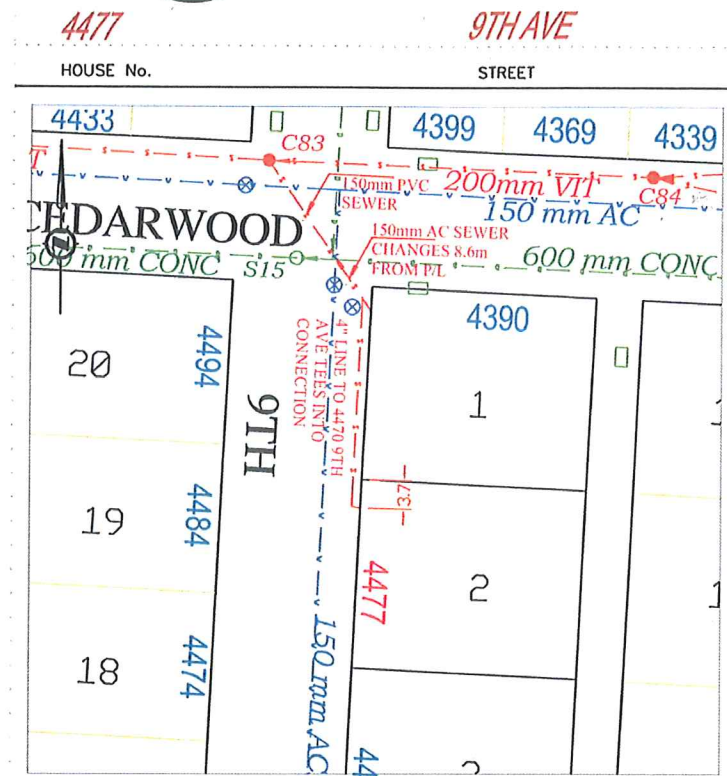
BLK.

LOT

PLAN



STORM		WATER		SEWER	
INSTALLATION DATE		INSTALLATION DATE		INSTALLATION DATE	
-		-		-	
CONNECTION DATE		CONNECTION DATE		CONNECTION DATE	
-		-		-	
SIZE	- mm	SIZE	50 mm	SIZE	- mm
LENGTH	-	DISTANCE FROM MAIN TO CURB STOP METER	-	LENGTH	-
RISER	-	CORP. STOP	mm	RISER	-
FITTING AT MAIN	-	CURB STOP	mm	FITTING AT MAIN	-
BENDS	-	COUPLINGS	-	BENDS	-
DEPTH AT PROPERTY LINE	-	REDUCER	-	DEPTH AT PROPERTY LINE	-
DIST from D/S M.H. TO FITTING ON MAIN	-	SHUT OFF DEPTH	-	DIST from D/S M.H. TO FITTING ON MAIN	-
MEASURED	-	MEASURED 4.3M N. OF S. P.L.	-	MEASURED	-
-	-	-	-	-	-
-	-	-	-	-	-



From 9th Avenue facing northeast.



From 9th Avenue facing southeast.



CITY OF PORT ALBERNI

BYLAW NO. 4937

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 Amendment No. 23 (4465 and 4453 9th Avenue – Poirier), Bylaw No. 4937"**.

2. Zoning Amendment

2.1 That Lot 3, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-020-999), located at **4465 9th Avenue**, and, Lot 4, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-021-006), located at **4453 9th Avenue**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, are hereby rezoned from 'R1 - Single Family Residential' to '**R3 – Small Lot 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.

READ A FIRST TIME THIS 8TH DAY OF MAY, 2017.

READ A SECOND TIME THIS 8TH DAY OF MAY, 2017.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2017.

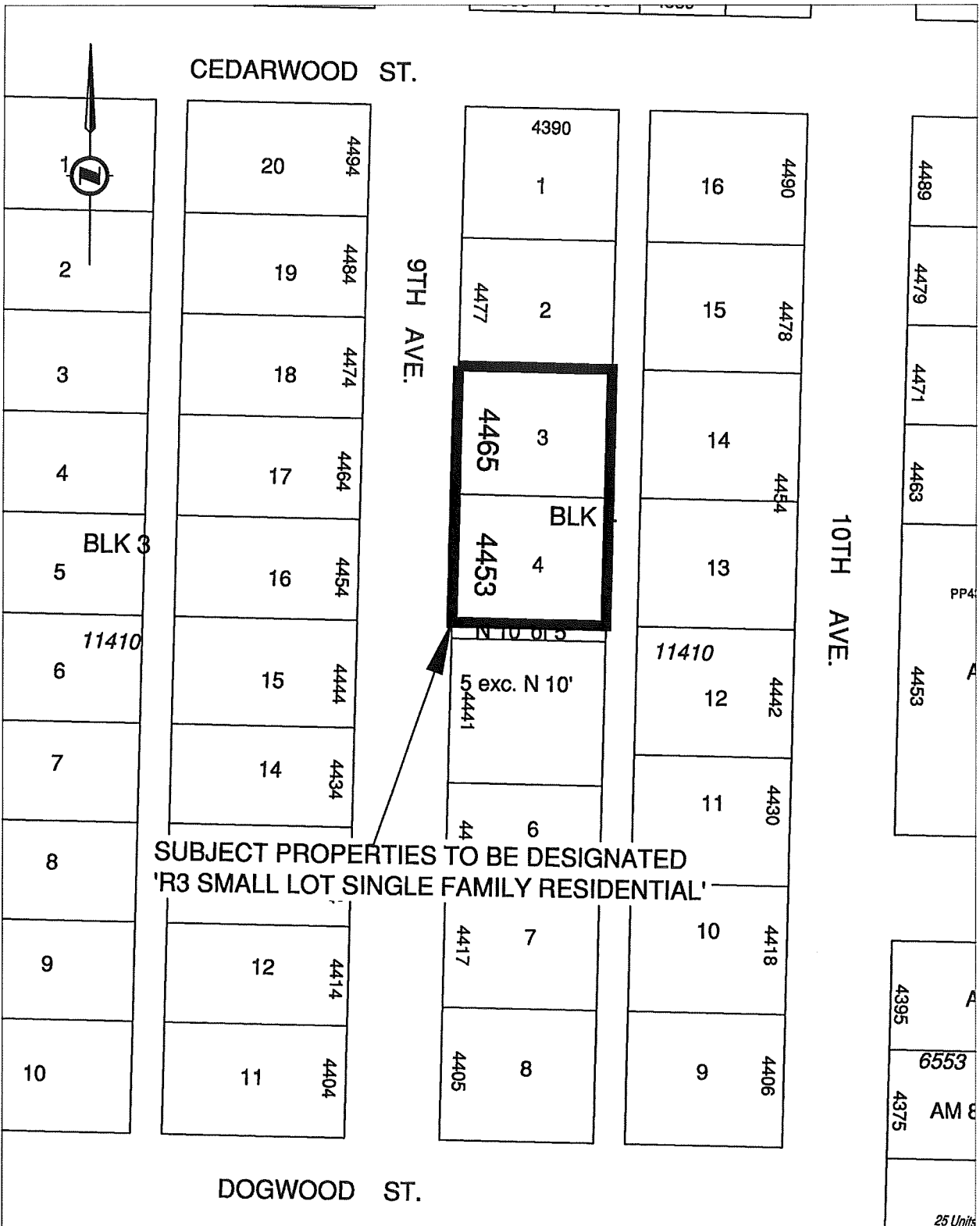
READ A THIRD TIME THIS DAY OF , 2017.

FINALLY ADOPTED THIS DAY OF , 2017.

Mayor

Clerk

Schedule "A" to Bylaw No. 4937





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 **Tuesday, May 23, 2017 at 6:00 pm** to hear representation about the following proposed bylaw:

**A. "Zoning Bylaw Amendment No. 22 (3994 Anderson Avenue – Minions),
Bylaw No. 4936"**

APPLICANT: C. Minions and C. Braiden - The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of the property into 2 residential parcels. The amendment being considered is as follows:

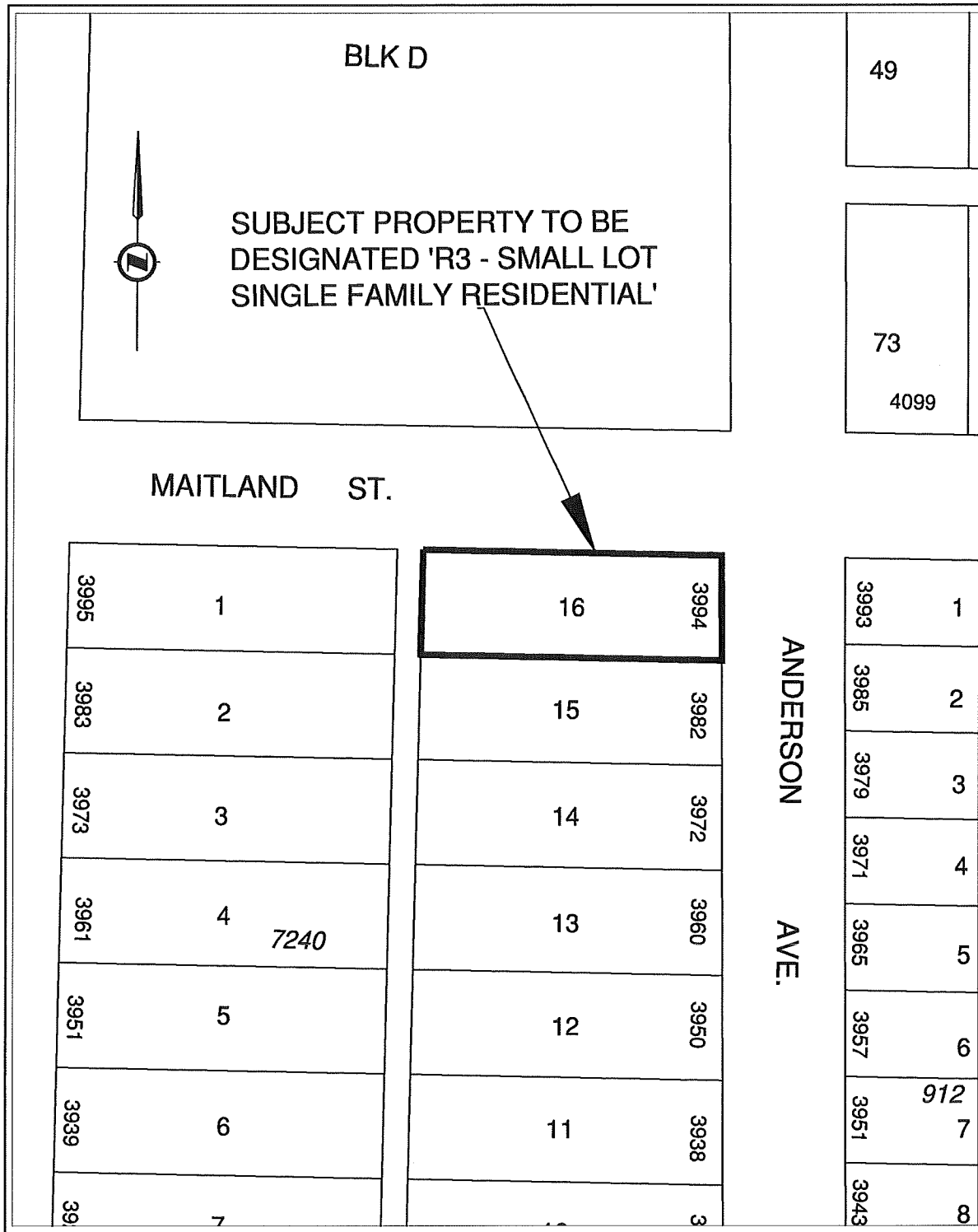
A. Zoning Bylaw Map Amendment:

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 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214), located at **3994 Anderson Avenue**, as shown outlined on the map below, from 'R1 - Single Family Residential' to '**R3 – Small Lot Single Family Residential**'.

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 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 12, 2017 to May 23, 2017 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 12th day of May, 2017.
Scott Smith, Director of Development Services

SUBJECT PROPERTY – 3994 Anderson Avenue





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO

FROM: Scott Smith, Director of Development Services

DATE: May 12, 2017

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
3994 Anderson Avenue
Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214)
Applicant: C. Minions and C. Braiden

Issue

To consider an application for a map amendment to the Zoning Bylaw for the property at 3994 Anderson Avenue.

Background

An application has been made to amend the Zoning Bylaw to rezone 3994 Anderson Avenue from R1 – Single Family Residential to R3 – Small Lot Single Family Residential in order to facilitate a subdivision application. The property is a corner lot located on the southwest corner of the intersection of Maitland Street and Anderson Avenue. There is a city lane to the rear of the property. There is an existing house and shed on the property. The applicant proposes to demolish the existing shed and subdivide the lot into two small residential lots.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on **3994 Anderson Avenue**, Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214), is currently 'Residential' on the Official Community Plan Schedule A – Land Use Map. No amendments are required.
- b) The property at **3994 Anderson Avenue**, Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214), is currently zoned R1 - Single Family Residential. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is required to designate the property as **R3 – Small Lot Single Family Residential**.

Discussion

Zoning:

The property at 3994 Anderson Avenue has frontage along Anderson Avenue of ±17 metres (55.89 ft.) and a lot area of ±836.4 m² (9002.7 ft²). The lot depth along Maitland Street is 49.1 metres (161.08 ft.).

The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m² (3,767 ft²). With the total site area being ±836.4 m² (9002.7 ft²) it would be possible to create two smaller lots that would each exceed the minimum lot size requirement of 350 m². The maximum site coverage permitted in the R3 zone is 50% which is adequate to allow development if the parcel is subdivided into two lots. The site frontage facing Anderson Avenue would not change for the existing residence. See attached proposed site plan.

Each lot would have an area of ±419.7 m², with the vacant lot having a developable building envelope of ±136 m² (±1460 ft²). The existing house meets the front yard setback (from Anderson Ave.) requirements however the side yard setback off the flanking (Maitland St.) street is only 2.6 m, falling short of the required 3 m. The proposal does not change the location of the side yard for the existing home and therefore a Development Variance is not required under Local Government Act (Section 529) provisions. The proposed new lot will have ±24.5 m of frontage along Maitland Street. Prior to subdivision approval the applicant will be required to remove the existing shed to allow for the creation of a lot

Surrounding Area

The area is predominately single family residential use. Several small lot rezoning applications have been approved in the neighbourhood in recent years.

To the west: Although the use is primarily Single Family Residential there is a mixed use component that includes, Commercial (Yellow River Restaurant) and Small Lot Residential.

To the south: Properties to the immediate south are mostly Single Family Residential use with some Small Lot Single Family Residential and Multi-Family use included as well.

To the north: The City owned Russell Park soccer and ball fields are directly adjacent, across Maitland St., to the north.

To the east: The neighbourhood to the east is almost exclusively Single Family Residential use.

Infrastructure

The City water and sanitary service connections for the existing house are located as per the service card (see attached). Storm connections are not available as there is no storm main located in that area.

Water: There are water mains along both Anderson Avenue and Maitland Street and the new lot will require a connection to the Maitland Street water main line.

Sewer: Sewer main runs along Maitland Street and also along the lane to the rear of the site.
Private

Utilities: A new hydro pole has been installed along Maitland Street with a new service to the existing house that can also provide for service to the proposed new lot. There are private utilities along the rear lane. The existing Telus and/or cable lines from the rear lane to the existing house will trespass over the new proposed lot and this issue will need to be resolved.

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.

Status of the Application

At the April 20, 2017 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 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214) located at **3994 Anderson Avenue**; from R1 - Single Family Residential to **R3 – Small Lot 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 letter for the proposed subdivision from the City of Port Alberni's Approving Officer.*

At its May 8, 2017 regular meeting, City Council received and accepted the APC recommendations and gave 1st and 2nd reading to Zoning Bylaw Amendment No. 22 (3994 Anderson Avenue – Minions) Bylaw No. 4936.

Conclusions

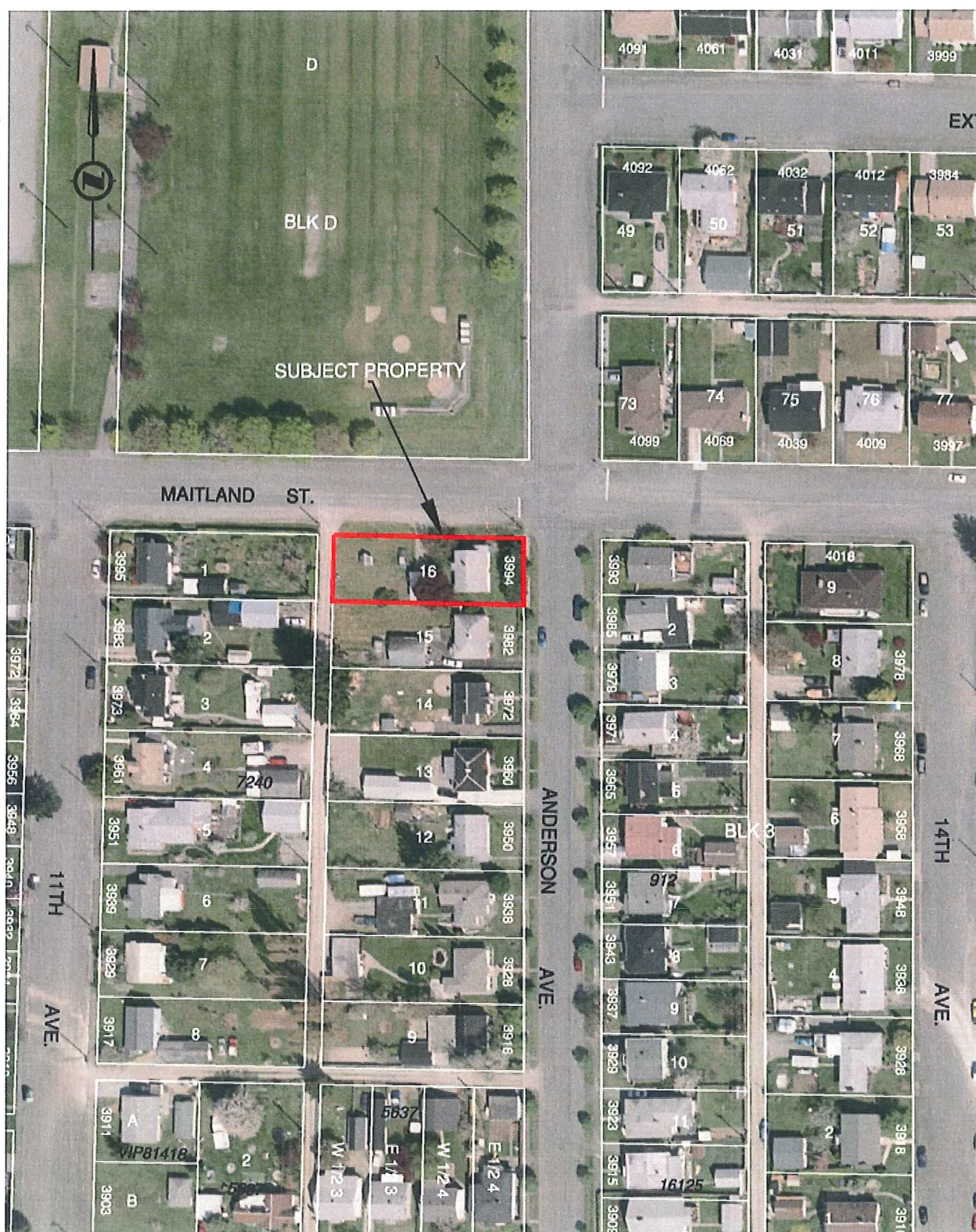
In considering the Zoning amendment, City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The R3 - Small Lot Single Family Residential zone allows for slightly greater density while maintaining a single family residential character. The proposed small lot subdivision meets the strategic goal of a livable and sustainable community. The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed zoning and subdivision are compatible with the character of the neighbourhood and the Planning Department supports the zoning amendment to the R3 zone.

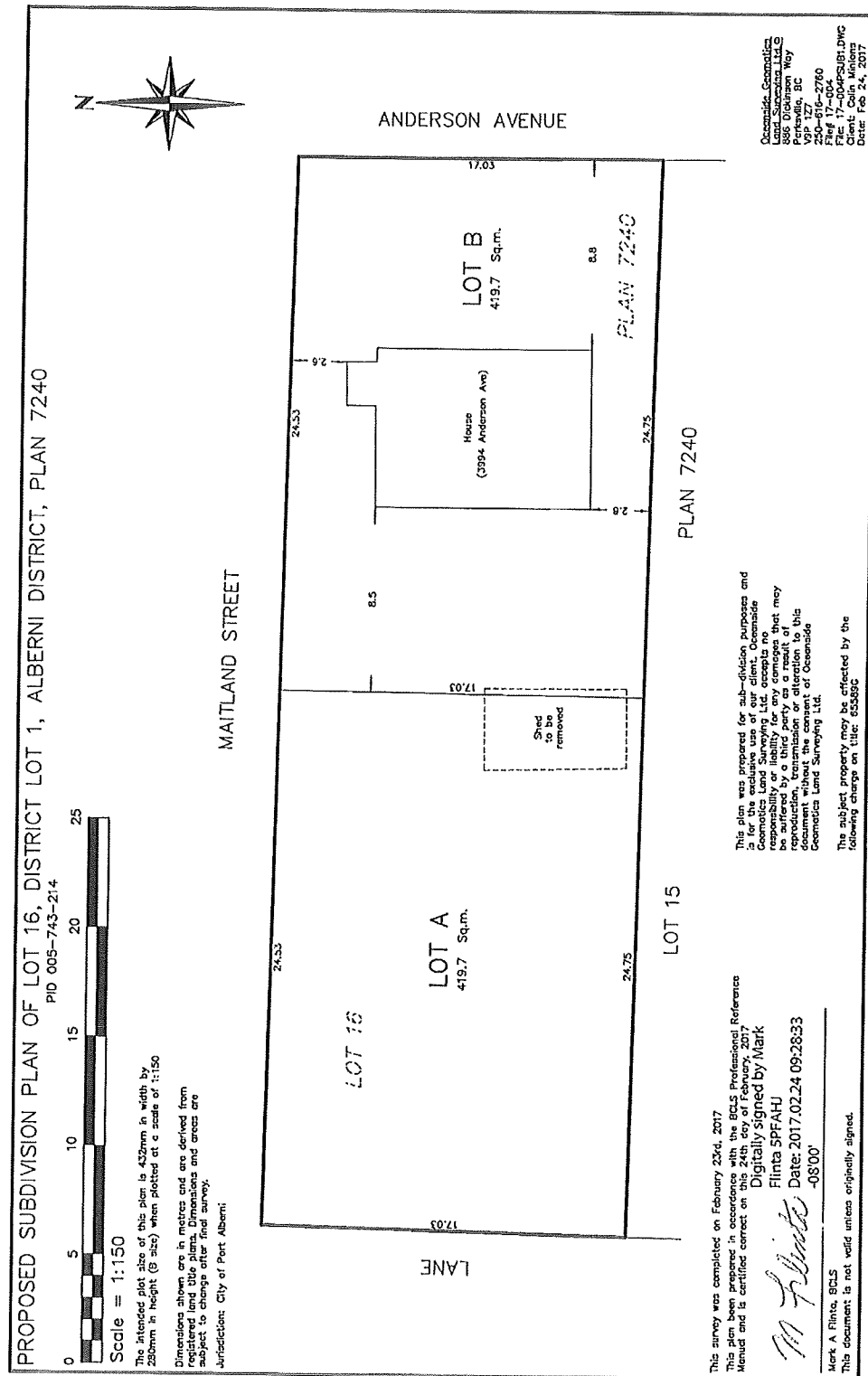
Respectfully submitted,



Scott Smith, MCIP
Director of Development Services



SUBJECT PROPERTY - 3994 ANDERSON AVENUE

PROPOSED LAYOUT

Bylaw 4832

R3 – SMALL LOT SINGLE FAMILY RESIDENTIAL

5.13 The purpose of this *zone* is to provide for greater density in areas of the city that are being redeveloped and where small *lots* already exist.

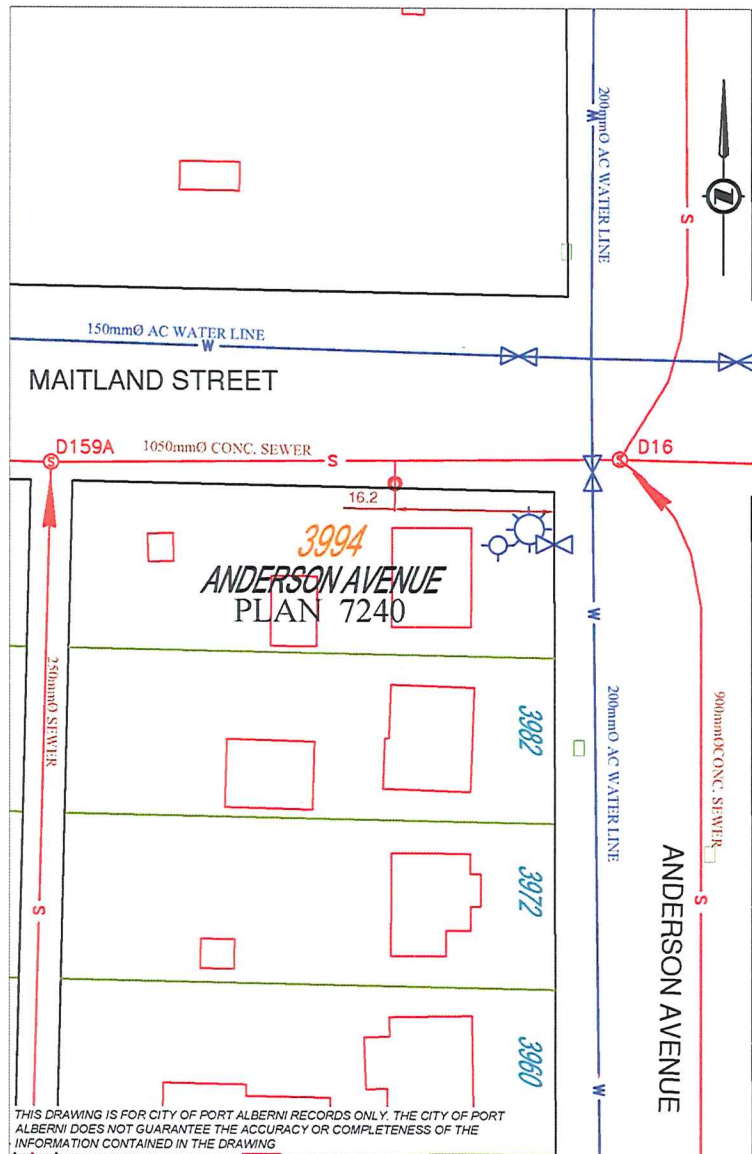
5.13.1 Permitted UsesPrincipal UsesSingle *family dwelling*Accessory Uses*Home occupation*5.13.2 Site Development Regulations

Minimum <i>Lot Area</i>	350 m ²	(3767 ft ²)
Minimum <i>Frontage</i>	10 m	(32.8 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	5 m	(16.4 ft)
<i>Rear yard</i>	5.5 m	(18.0 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	0.5	
Maximum Height, <i>Principal Building</i>	10 m	(32.8 ft)
Maximum Number of <i>Principal Building Storeys</i>	2.5	

5.13.3 Conditions of Use

Notwithstanding the provisions of 5.13.2,

- (a) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
- (b) 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*.
- (c) The minimum permitted *setback* from the vehicle entrance of a principal or *accessory building* to a highway other than a *lane* is 5.8 m (19 ft).



WATER & SEWER SERVICE CONNECTION RECORD

NOTE: Distances in metres unless otherwise shown

HOUSE # 3994	STREET # ANDERSON AVENUE	LOT # 16
DISTRICT LOT # 1	BLOCK # -	PLAN # 7240
STORM	WATER	SEWER
INSTALLATION DATE -	INSTALLATION DATE UNKNOWN	INSTALLATION DATE FEBRUARY 24, 2015
CONNECTION DATE -	CONNECTION DATE UNKNOWN	CONNECTION DATE FEBRUARY 24, 2015
SIZE -	SIZE -	SIZE PVC 100
DIST. MAIN TO P/L -	DISTANCE FROM MAIN TO CURB STOP X METER	LENGTH 5.4
RISER -	CORB. STOP -	RISER -
FITTING AT MAIN -	CURB STOP -	FITTING AT MAIN HOLE
BENDS -	COUPLINGS -	BENDS 22.5° 2
DEPTH AT P/L -	REDUCER -	DEPTH AT P/L 1.5
DIST from D/S M.H. TO FITTING ON MAIN -	SHUT-OFF DEPTH -	DIST from D/S M.H. TO FITTING ON MAIN -
MEASURED -	MEASURED -	MEASURED -C/O 16.2m W OF NE PROPERTY CORNER.

NOTES:



CITY OF PORT ALBERNI

BYLAW NO. 4936

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 Amendment No. 22 (3994 Anderson Avenue – Minions), Bylaw No. 4936**".

2. Zoning Amendment

2.1 That Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214), located at **3994 Anderson Avenue**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'R1 - Single Family Residential' to **R3 – Small Lot 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.

READ A FIRST TIME THIS 8TH DAY OF MAY, 2017.

READ A SECOND TIME THIS 8TH DAY OF MAY, 2017.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2017.

READ A THIRD TIME THIS DAY OF , 2017.

FINALLY ADOPTED THIS DAY OF , 2017.

Mayor

Clerk

Schedule "A" to Bylaw No. 4936

