
PUBLIC HEARING – AGENDA
Monday, November 13, 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:

- A1. **Description of the Application** (*To be read by the Corporate Officer*)

The Public Hearing will proceed in two parts as follows:

Part A – Applicant: B. Elliott, 2780 Burde Street

Part B – Applicant: Prism Land Surveying Ltd., 3690 Loewen Road and 2791 Burde Street

Applicant: B. Elliott

The applicant is seeking to change the land use designation and zoning of the property located at 2780 Burde Street to enable a lot boundary adjustment.

The proposed bylaws are:

- i. "Official Community Plan Amendment (2780 Burde Street), Bylaw No. 5084".

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

- ii. "Zoning Amendment (2780 Burde Street), Bylaw No. 5085".

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

- A2. **Background Information**

Report dated November 7, 2023 from the Development Services Planner.

- A3. **Correspondence**

- A4. **Late Correspondence Regarding the Matter** (*To be read by the Corporate Officer*)

- A5. **Questions from Council**

- A6. **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 2780 Burde Street.

There being no further speakers, I declare this portion [Part A - 2780 Burde Street] of the Public Hearing closed.

B1. 3690 Loewen Road and 2791 Burde Street – Description of the Application *(To be read by the Corporate Officer)*

Applicant: Prism Land Surveying Ltd.

The applicant is seeking to change the land use designation and zoning of the properties located at 3690 Loewen Road and 2791 Burde Street to enable a lot boundary adjustment.

The proposed bylaws are:

- i. “Official Community Plan Amendment (3690 Loewen Road and 2791 Burde Street) Bylaw No. 5092”

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

- ii. “Zoning Amendment (3690 Loewen Road and 2791 Burde Street) Bylaw No. 5093”

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

B2. Background Information

Report dated November 7, 2023 from the Development Services Planner.

B3. Correspondence

B4. Late Correspondence Regarding the Matter *(To be read by the Corporate Officer)*

B5. Questions from Council

B6. Chair to Invite Input from the Public

Before closing this portion of the Public Hearing, I am going to call three times for any speakers on any of the matters contained in the proposed bylaws.

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

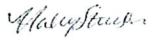
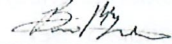
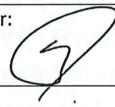

There being no further speakers, I declare this portion [Part B - 3690 Loewen Road and 2791 Burde Street] of the Public Hearing closed.

Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at _____ pm.

Date: November 7, 2023
File No: 3360-20-2780 Burde
To: Mayor and Council
From: M. Fox, CAO
Subject: **DEVELOPMENT APPLICATION – OCP and Zoning Bylaw Amendments at 2780 Burde Street, Port Alberni**
LOT B (SEE PLAN EP71136), BLOCK 27, DISTRICT LOT 139, ALBERNI DISTRICT, PLAN 1562
PID: 024-836-117
Applicant: B. Elliott

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

The City has received an application to amend the Official Community Plan (OCP) and Zoning Bylaw at 2780 Burde Street. The amending bylaws (No. 5084 and 5085) would change the property's OCP land use designation to *Residential (RES)*, and the zoning to *RR2 Semi Rural Residential*. This would enable construction of a single-detached dwelling.

BACKGROUND

The eastern end of Burde Street, known as Arrowsmith Heights in the Official Community Plan (OCP), consists of a mix of large rural lots and historically created smaller lots occupied by single-detached homes. Zoning is a mix of rural, semi-rural, and residential properties including several lots with *Future Development (FD)* zoning. The purpose of the *FD Future Development* 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."

The historically created lot at 2780 Burde Street (subject property) is significantly smaller than the intended size of properties zoned *FD Future Development*. As a result, the zone's *Site Development Regulations* limit the size of buildings that can be constructed on the property. The applicant is requesting to change the property's land use and zoning to enable more flexibility in constructing a single-detached dwelling on the residentially-sized lot.

Status of the Application

The development application was referred to the Advisory Planning Commission for their June 15, 2023 meeting however quorum was not met. At the Regular Council meeting of October 23, 2023, Council gave 1st and 2nd readings to OCP Amendment Bylaw 5084 and Zoning Amendment Bylaw 5085 for the property at 2780 Burde Street and advanced the bylaws to a public hearing.

Subject Property and Site Context

The subject property is a 1,534 m² vacant lot with frontage onto Burde Street, located approximately 550 metres east of the Uplands residential neighbourhood. A road right of way for Bulwer Avenue used to access a

neighbouring property abuts the subject property's western lot line. The subject property is designated *Future Residential (FUR)* in the OCP and is classified *FD Future Development* in *Zoning Bylaw No. 5074, 2023*.

Location	East end of Burde Street, approximately 550 metres east of Uplands residential neighbourhood. Area named "Arrowsmith Heights" in the OCP.
Total Area	1,534 m ² (0.38 acres)
Current Land Use (OCP)	Future Residential (FUR)
Proposed Land Use (OCP)	Residential (RES)
Current Zoning	Future Development (FD)
Proposed Zoning	Semi-Rural Residential (RR2)
Relevant Guidelines	<ul style="list-style-type: none"> • 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

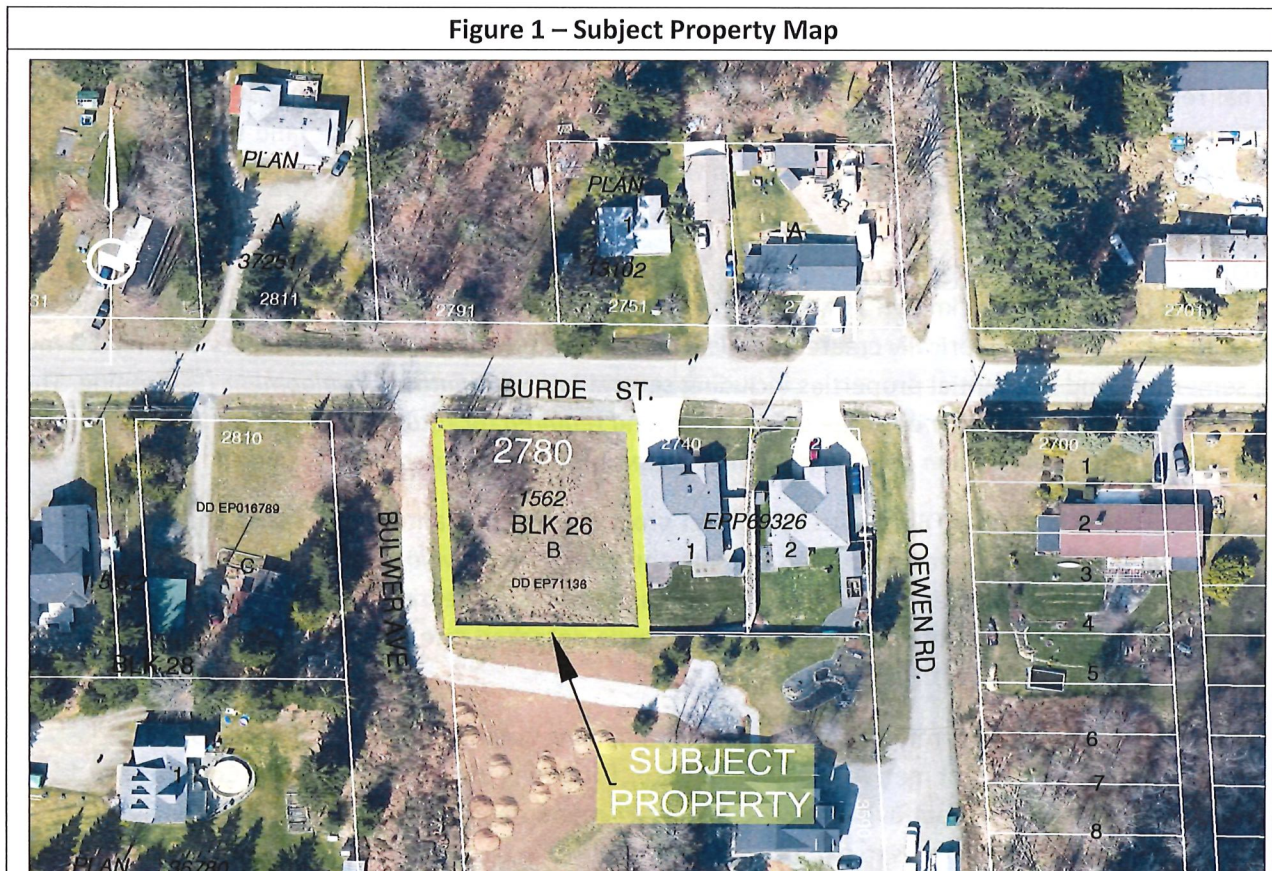
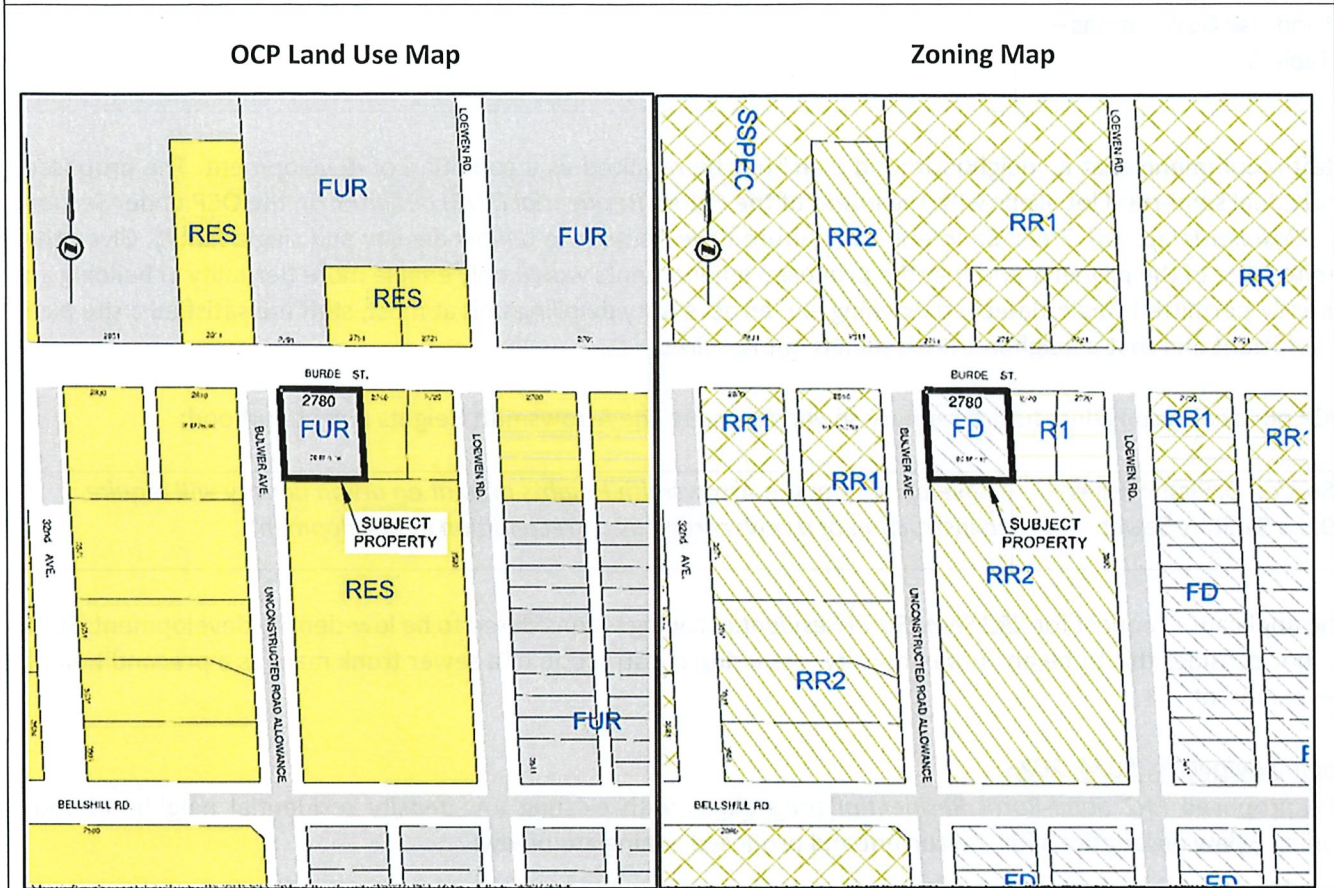


Figure 2 – OCP Land Use and Zoning Designation



ANALYSIS

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>

Section C: Plan Goals & Land Use Designations – Table 3	<i>Residential RES: Permits one and two family residential.</i>
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Staff recommend that a “neighbourhood plan” not be required as a condition of development. The proposed individual semi-rural lot 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 limited size of the property and that the proposed amendments would only enable more flexibility in building an already-permitted single-detached dwelling and an accessory dwelling unit at most, staff are satisfied a 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 request for *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.

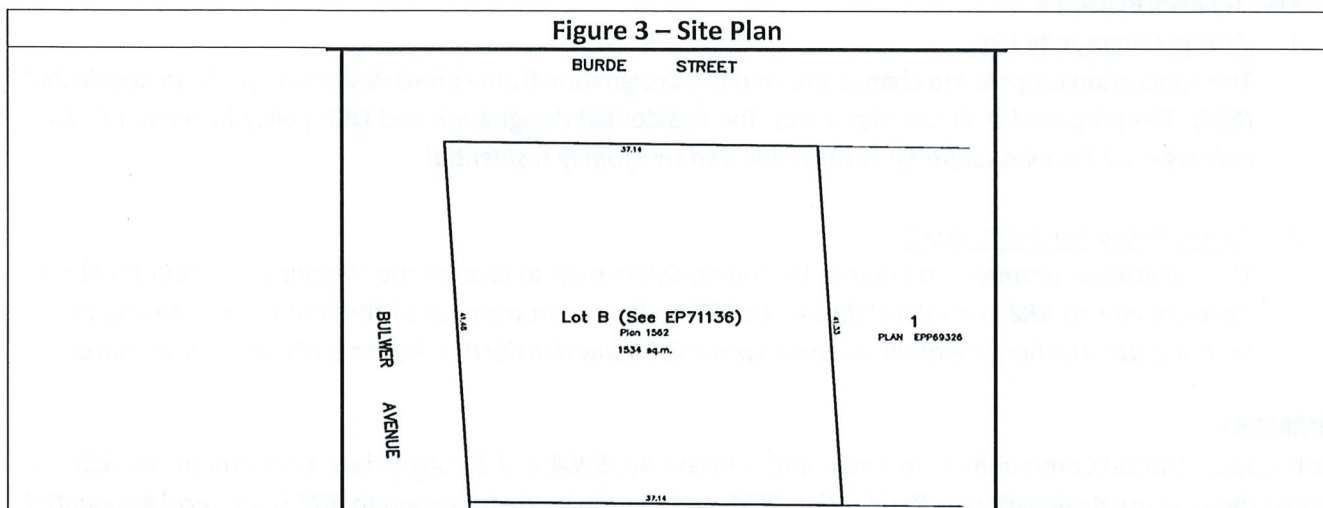
Zoning Bylaw No. 5074, 2023

The proposed *RR2 Semi-Rural Residential* zone aligns with existing low-density residential neighbourhood. 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>
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>

Maximum Lot Coverage in the FD zone is limited to 10%. Due to the relatively small size of the property compared to its zoning, a building footprint of approximately 153 m² (1651 ft²) may be constructed. The proposed *RR2* zone permits a higher *Maximum Lot Coverage* (33%) that is more consistent with residential properties, and would provide the owner more flexibility to design a single detached dwelling. The subject property meets the requirements of the *RR2 Semi-Rural Residential* zone.

Table 2 – Zone Requirements and Proposed Lot Dimensions			
Site Regulations	FD Future Development	RR2 Semi Rural Residential	Current Lot dimensions
Minimum Lot Area	40,000 m ² (9.88 acres)	1,160 m ² (0.28 acres)	1,534 m ² (0.38 acres)
Minimum Frontage	150 m	23 m	37.2 m
Maximum Coverage	10%	33%	n/a



Infrastructure and Servicing

This neighbourhood is not serviced by municipal sanitary sewer meaning the subject property would be serviced by an on-site sanitary system. These are regulated by the Province of BC under the *Sewerage System Regulation*, and must be designed by an authorized wastewater practitioner. The property owner is responsible for ensuring compliance with regulations, and must register a maintenance plan with the province. The applicant has already provided a report from a Registered Onsite Wastewater Practitioner (R.O.W.P) confirming the property will support a septic system.

Upon referral, the Vancouver Island Health Authority commented that the property is below the organization's Subdivision Standards minimum lot size. However, no subdivision is proposed, the bylaw amendments would not enable new uses, and the applicant is already required to follow Provincial regulations.

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 property 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*.

IMPLICATIONS

Supporting this application at 2780 Burde Street would enable construction of a single-detached dwelling on the property. This use is already permitted by the existing FD zone, however the proposed RR2 zoning would enable greater lot coverage.

COMMUNICATIONS

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 as specified in *Development Application Notice Bylaw No. 5076*. Notices were also placed in the newspaper as required by sections 465 and 466 of the *Local Government Act* (LGA). A total of 24 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.

BYLAWS/PLANS/POLICIES

1. *Official Community Plan*

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

2. *Zoning Bylaw No. 5074, 2023:*

The application proposes to amend the Zoning Bylaw map to change the classification from *FD Future Development* to *RR2 Semi-Rural Residential*. This 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 Official Community Plan Amendment Bylaw No. 5084 and Zoning Bylaw Amendment No. 5085 to change the land use designation to *Residential (RES)*, and the zoning classification to *RR2 Semi-Rural Residential* at 2780 Burde Street to enable development of one single-detached dwelling.

ATTACHMENTS/REFERENCE MATERIALS

- “OCP Amendment (2780 Burde Street) Bylaw No. 5084”
- “Zoning Map Amendment (2780 Burde Street) Bylaw No. 5085”

C: D. Monteith, Director of Corporate Services
R. Gaudreault, Building/Plumbing Inspector
J. MacDonald, Director of Infrastructure Services

J:\Engineering\Planning\Development Applications\ZoningAmend\ZON-2023\ZON_2023_01 -2780-BurdeSt-Elliot\Council



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. 5084 Zoning Amendment Bylaw No. 5085

November 13, 2023 6:00 PM

City Hall Council Chambers
4850 Argyle Street
Port Alberni

Property: 2780 Burde Street

Notice of Application to amend *Official Community Plan Bylaw 4602* and *Zoning Bylaw 5074*. The development application is requesting the following:

1. To change the land use designation of the property from 'Future Residential' to 'Residential' in the Official Community Plan.
2. To change the classification of the property from 'Future Development' to 'RR2 Semi-Rural Residential' in the Zoning Bylaw.

Details:

The intent is to enable construction of a single detached dwelling on the property.

Map of subject
property on
reverse:



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:

- Address to Mayor and Council, 4850 Argyle St., Port Alberni, BC V9Y 1V8.
- Identify in the subject line the OCP Amendment 5084, and Zoning Amendment Bylaw No. 5085
- 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



council@portalberni.ca

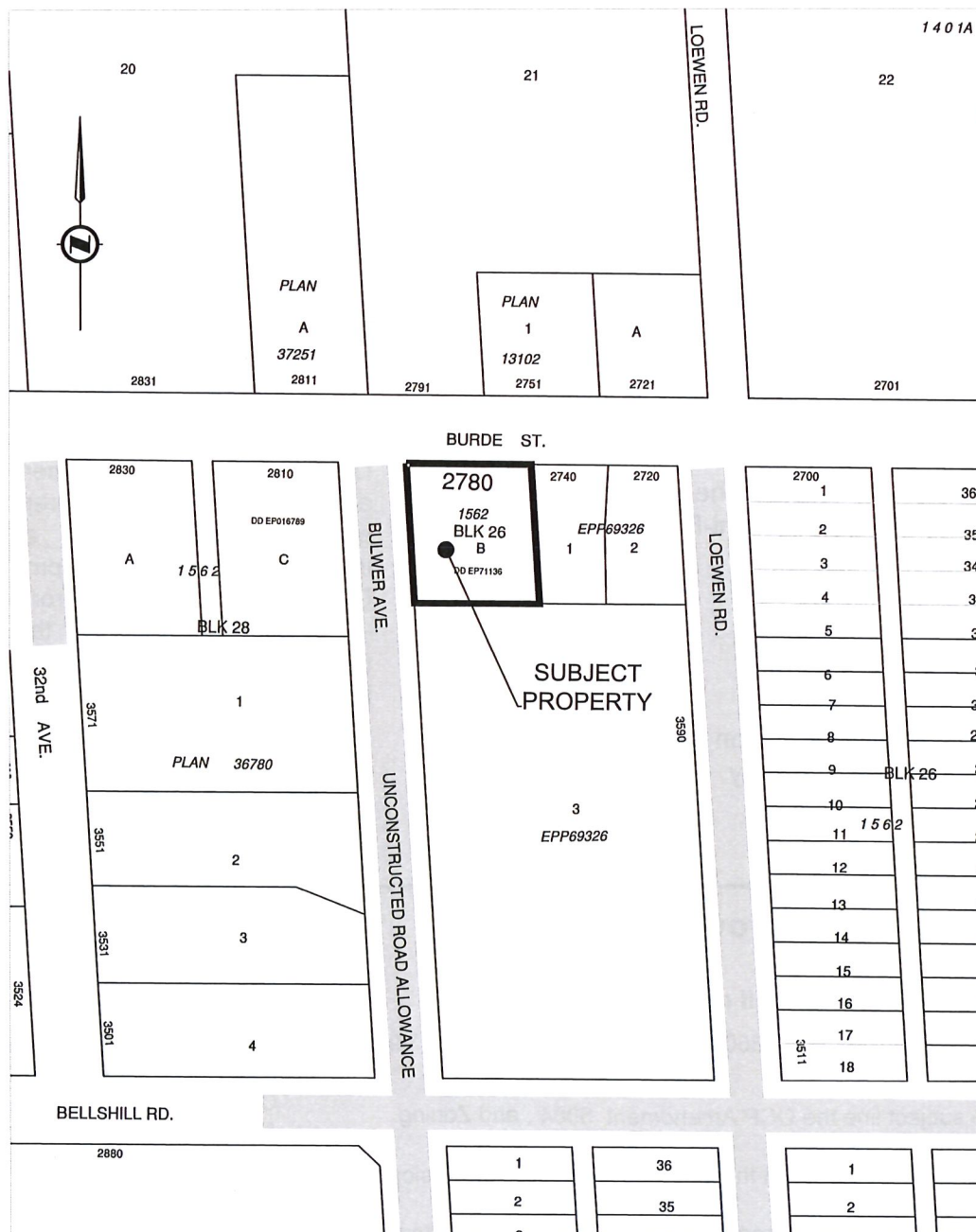


Speak at the Public Hearing

Subject Property Map

2780 Burde Street

PID: 024-836-117



1-1 Engineering Planning Development Applications Zoning Amend 7/01/2023 7/01/2023-01-2780-Burda St. Moltram/Dinnarthy Manoj 7/01/2023-01-2780-Burda St. Moltram-Redwan Man chun 7/8/2023 9:14:58 AM

CITY OF PORT ALBERNI

BYLAW NO. 5084

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 (2780 Burde Street) Bylaw No. 5084**".

2. Official Community Plan Amendments

Respecting *Lot B, Block 27, District Lot 1, Alberni District, Plan VIP1562 See EP71136 (PID: 024-836-117)* located at **2780 Burde Street** and shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw, the following amendments apply:

- 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 on the property from 'Future Residential' use to '**Residential**' use.

READ A FIRST TIME this 23rd day of October, 2023.

READ A SECOND TIME this 23rd day of October, 2023

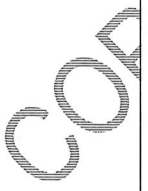
A PUBLIC HEARING WAS HELD this day of , 2023.

READ A THIRD TIME this day of , 2023.

FINALLY ADOPTED this day of , 2023.

Mayor

Corporate Officer



CITY OF PORT ALBERNI

BYLAW NO. 5085

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW NO. 5074, 2023

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 (2780 Burde Street) Bylaw No. 5085"**.

2. Zoning Amendment

The property legally described as *Lot B, Block 27, District Lot 1, Alberni District, Plan VIP1562 See EP71136 (PID: 024-836-117)*, and located at **2780 Burde Street**, as shown outlined in heavy black line on Schedule A attached hereto and forming part of this bylaw, is hereby rezoned from, 'Future Development' to **'RR2 Semi Rural Residential'** zone.

3. Map Amendments

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw, Bylaw No. 5074 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME this 23rd day of October, 2023.

READ A SECOND TIME this 23rd day of October, 2023

A PUBLIC HEARING WAS HELD this day of , 2023.

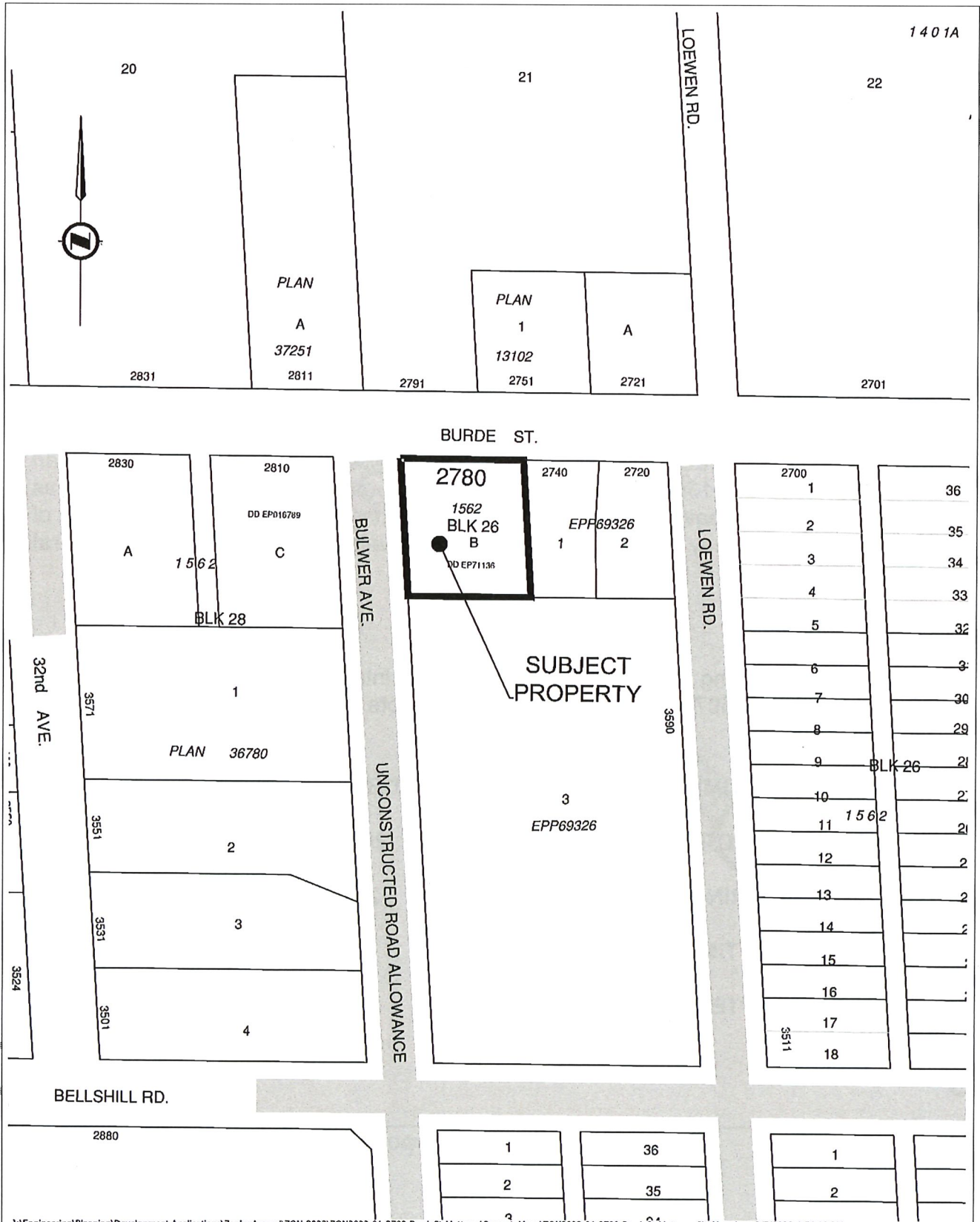
READ A THIRD TIME this day of , 2023.

FINALLY ADOPTED this day of , 2023.


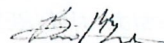
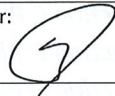

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5085



Date: November 7, 2023
File No: 3360-20-3690 Loewen_2791 Burde
To: Mayor and Council
From: M. Fox, CAO
Subject: **DEVELOPMENT APPLICATION – OCP and Zoning Bylaw Amendments at 3690 Loewen Road and 2791 Burde Street, Port Alberni**
LOT 1, DISTRICT LOT 139, ALBERNI DISTRICT, PLAN 19284 (PID: 000-962-805)
LOT 21, DISTRICT LOT 139, ALBERNI DISTRICT, PLAN 1401A, EXCEPT THAT PART INCLUDED WITHIN PARCEL A(DD 82302N) AND EXCEPT THOSE PARTS IN PLANS 13102 AND 19284 (PID: 005-712-343)
Applicant: Prism Land Surveying Ltd.

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

The City has received an application to amend the Official Community Plan (OCP) and Zoning Bylaw at 3690 Loewen Road and a portion of 2791 Burde Street. The amending bylaws (No. 5092 and 5093) would change the properties' land use designation to *Residential (RES)* and the zoning to *RR2 Semi-Rural Residential* to enable a lot boundary adjustment.

BACKGROUND

The property owner(s) of 3690 Loewen Road wish to purchase a small portion of 2791 Burde Street to consolidate it with the rear of their property. The intent is for the consolidated property to serve as a buffer for their residence located immediately to the north. This process requires a lot boundary adjustment.

Although 3690 Loewen Road would gain land, it still wouldn't meet the required *Minimum Lot Area* of its current *RR1 Rural Residential* zoning. Therefore, the entirety of 3690 Loewen Road and the portion of 2791 Burde Street to be consolidated both require rezoning to ensure that the resulting lot conforms to the Zoning Bylaw. An OCP map amendment is required to align the land use designation with the residential zoning. No development is currently proposed for 3690 Loewen Road post-lot boundary adjustment.

Status of the Application

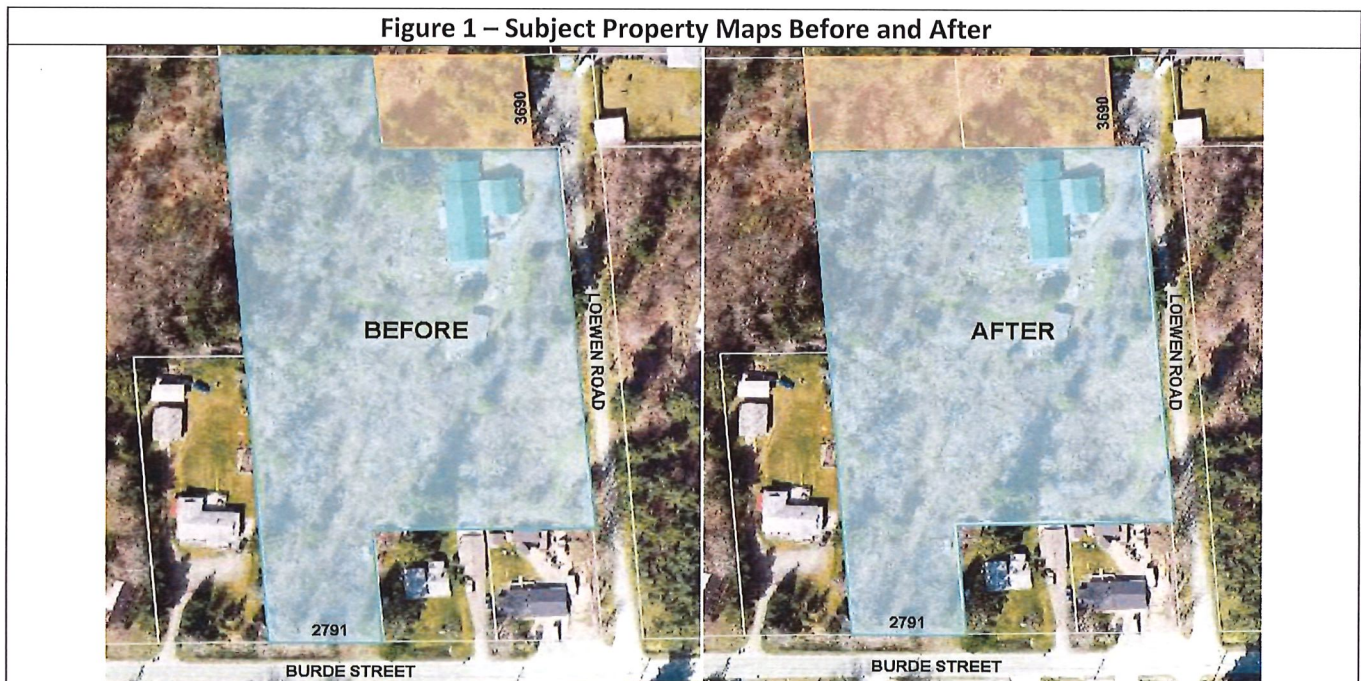
The development application was referred to the Advisory Planning Commission for their July 20, 2023 meeting, where they passed a motion in support of the application. At the Regular Council meeting of October 23, 2023, Council gave 1st and 2nd readings to OCP Amendment Bylaw 5092 and Zoning Amendment Bylaw 5093 and advanced the bylaws to a public hearing.

Subject Property and Site Context

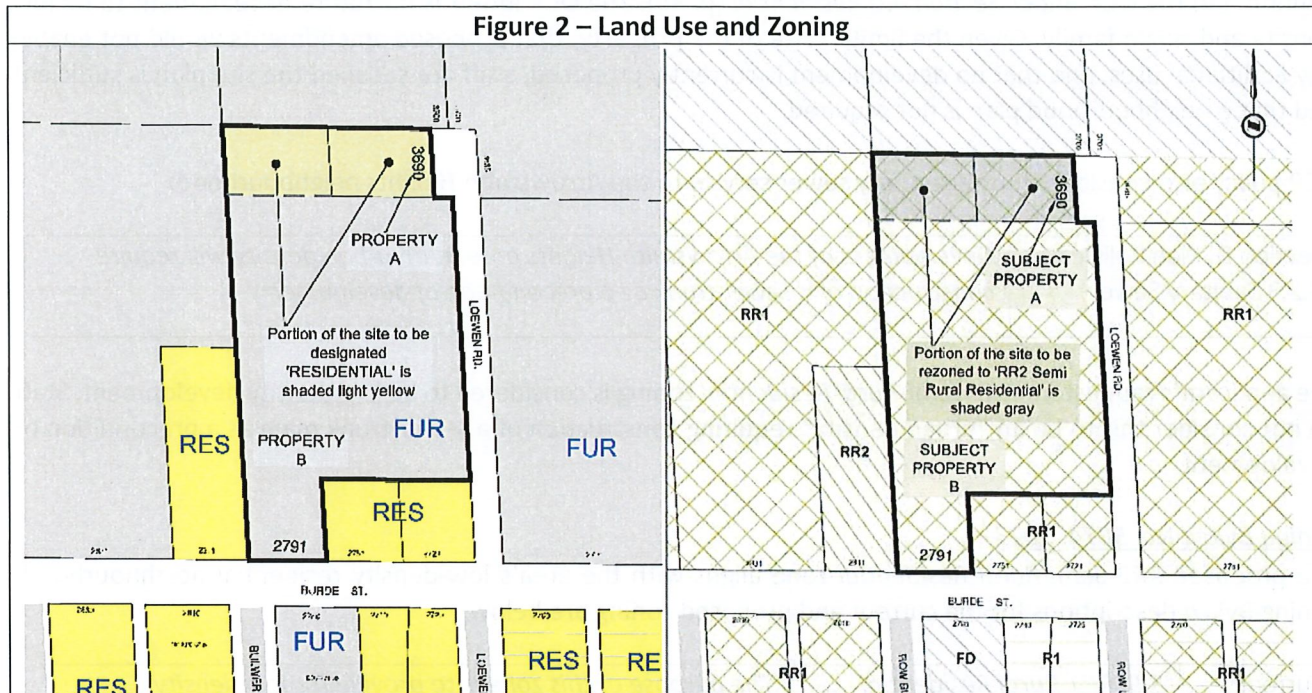
The subject properties are located approximately 175 metres north of the Loewen Road and Burde Street intersection. 3690 Loewen Road is a small vacant lot, while 2791 Burde Street is a large lot occupied by one single-detached dwelling.

Location	Approximately 175 m north of the Loewen Road and Burde Street intersection. Neighborhood named “Arrowsmith Heights” in OCP.
Total Area(s)	<ul style="list-style-type: none"> • 3690 Loewen Road: Approx. 1394 m² (0.34 acres) • Portion of 2791 Burde Street: Approx. 1427 m² (0.35 acres) • Combined Total: Approx. 2821 m² (0.70 acres)
Current Land Use (OCP)	Future Residential (FUR)
Proposed Land Use (OCP)	Residential (RES)
Current Zoning	RR1 Rural Residential
Proposed Zoning	RR2 Semi-Rural Residential
Relevant Guidelines	<ul style="list-style-type: none"> • <i>OCP Section C Plan Goals & Land Use Designations – Table 3</i> • <i>OCP Section D Plan Policies – 4.2 Residential (RES)</i> • <i>OCP Section D Plan Policies – 9.2 Sanitary Sewer</i> • <i>Zoning Bylaw section 5.9 – RR1 Rural Residential Zone</i> • <i>Zoning Bylaw section 5.10 – RR2 Semi Rural Residential Zone</i>

Figure 1 shows the location of both subject properties (3690 Loewen Road shaded orange and 2791 Burde Street shaded blue) and illustrates their approximate dimensions “before” and “after” the proposed lot boundary adjustment. The total area of land affected by the OCP and zoning bylaw amendments is shaded orange in the “after” image.



The surrounding area is a mix of large rural lots and historically created smaller lots with single detached homes. Zoning is a mix of future development, rural, semi rural, and residential properties.



ANALYSIS

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, OCP policy statements 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>
Section C: Plan Goals & Land Use Designations – Table 3	<i>Residential RES: Permits one and two family residential.</i>

Staff recommend that a “neighbourhood plan” not be required as a condition of development. No new lots would be created and the proposed individual semi-rural lot 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 limited size of the property, that proposed amendments would not enable any additional uses, and that no development is currently proposed, 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 request for *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.

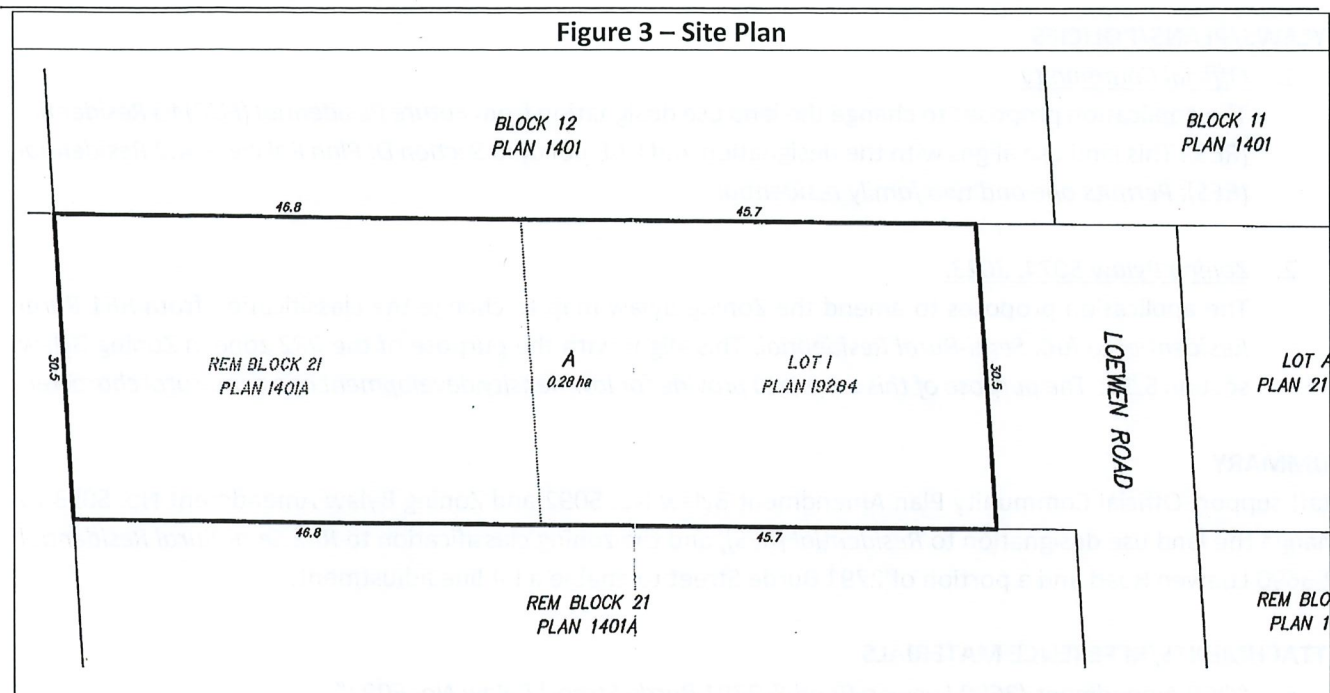
Zoning Bylaw No. 5074, 2023

The proposed *RR2 Semi-Rural Residential* zone aligns with the area’s low-density residential neighbourhood. Zoning Bylaw descriptions for the current and proposed zoning are below:

Current	<i>5.9 RR1 Rural Residential</i>	<i>The purpose of this zone is to provide for low density development of a rural character, with larger lots, serviced by on-site sewage disposal field.</i>
Proposed	<i>5.10 RR2 Semi-Rural Residential Zone</i>	<i>The purpose of this zone is to provide for low density development of a semi-rural character</i>

The subject property meets the requirements of the *RR2 Semi-Rural Residential* zone.

Table 2 – Zone Requirements and Proposed Lot Dimensions			
<i>Site Development Regulations</i>	<i>RR1 Rural Residential</i>	<i>RR2 Semi-Rural Residential</i>	<i>Current Lot dimensions</i>
<i>Minimum Lot Area</i>	4,000 m ² (0.988 acres)	1,160 m ² (0.28 acres)	2821.25 m ² (0.7 acres)
<i>Minimum Frontage</i>	40 m	23 m	30.5 m



Infrastructure and Servicing

This neighbourhood is not serviced by municipal sanitary sewer meaning the subject property would be serviced by an on-site sanitary system. These are regulated by the Province of BC under the *Sewerage System Regulation*, and must be designed by an authorized wastewater practitioner. The property owner is responsible for ensuring compliance with regulations, and must register a maintenance plan with the province.

Staff recommend that at time of subdivision, a restrictive covenant (s.219 *Land Title Act*) be placed on property title at 3690 Loewen Road as a condition of development. The covenant would require the property 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*.

IMPLICATIONS

Supporting the application at 3690 Loewen Road and 2791 Burde Street would enable a lot boundary adjustment, no new lots would be created.

COMMUNICATIONS

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 as specified in *Development Application Notice Bylaw No. 5076*. Notices were also placed in the newspaper as required by sections 465 and 466 of the *Local Government Act* (LGA). A total of 25 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.

BYLAWS/PLANS/POLICIES

1. Official Community

The application proposes to change the land use designation from *Future Residential (FUR)* to *Residential (RES)*. This land use aligns with the designation and OCP policy in *Section D: Plan Policies – 4.2 Residential (RES): Permits one and two family residential*.

2. Zoning Bylaw 5074, 2023:

The application proposes to amend the Zoning Bylaw map to change the classification from *RR1 Rural Residential* to *RR2 Semi-Rural Residential*. This aligns with the 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 Official Community Plan Amendment Bylaw No. 5092 and Zoning Bylaw Amendment No. 5093 to change the land use designation to *Residential (RES)*, and the zoning classification to *RR2 Semi-Rural Residential* at 3690 Loewen Road and a portion of 2791 Burde Street to enable a lot line adjustment.

ATTACHMENTS/REFERENCE MATERIALS

- “OCP Amendment (3690 Loewen Road & 2791 Burde Street) Bylaw No. 5092”
- “Zoning Map Amendment (3690 Loewen Road & 2791 Burde Street) Bylaw No. 5093”

C: D. Monteith, Director of Corporate Services
J. MacDonald, Director of Infrastructure Services
R. Gaudreault, Building/Plumbing Inspector

J:\Engineering\Planning\Development Applications\ZoningAmend\ZON-2023\ZON_2023_02 -3690 Loewen & 2791 Burde Prism Land Surveying\Council



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. 5092 Zoning Amendment Bylaw No. 5093

November 13, 2023 6:00 PM

City Hall Council Chambers
4850 Argyle Street
Port Alberni

Property:

3690 Loewen Rd. and a portion of 2791 Burde St.

Notice of Application to amend *Official Community Plan Bylaw 4602* and *Zoning Bylaw 5074*. The development application is requesting the following:

1. To change the land use designation of the property from 'Future Residential' to 'Residential' in the Official Community Plan.
2. To change the classification of the property from 'RR1 Rural Residential' to 'RR2 Semi Rural Residential' in the Zoning Bylaw.

Details:

The intent is to enable a lot line adjustment between the properties.

Map of subject
property on
reverse:



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 250-720-2835, or Email developmentservices@portalberni.ca

We're listening. Please provide feedback.

To send written feedback by mail or e-mail:

- Address to Mayor and Council, 4850 Argyle St., Port Alberni, BC V9Y 1V8.
- Identify in the subject line the OCP Amendment 5092, and Zoning Amendment Bylaw No. 5093
- 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



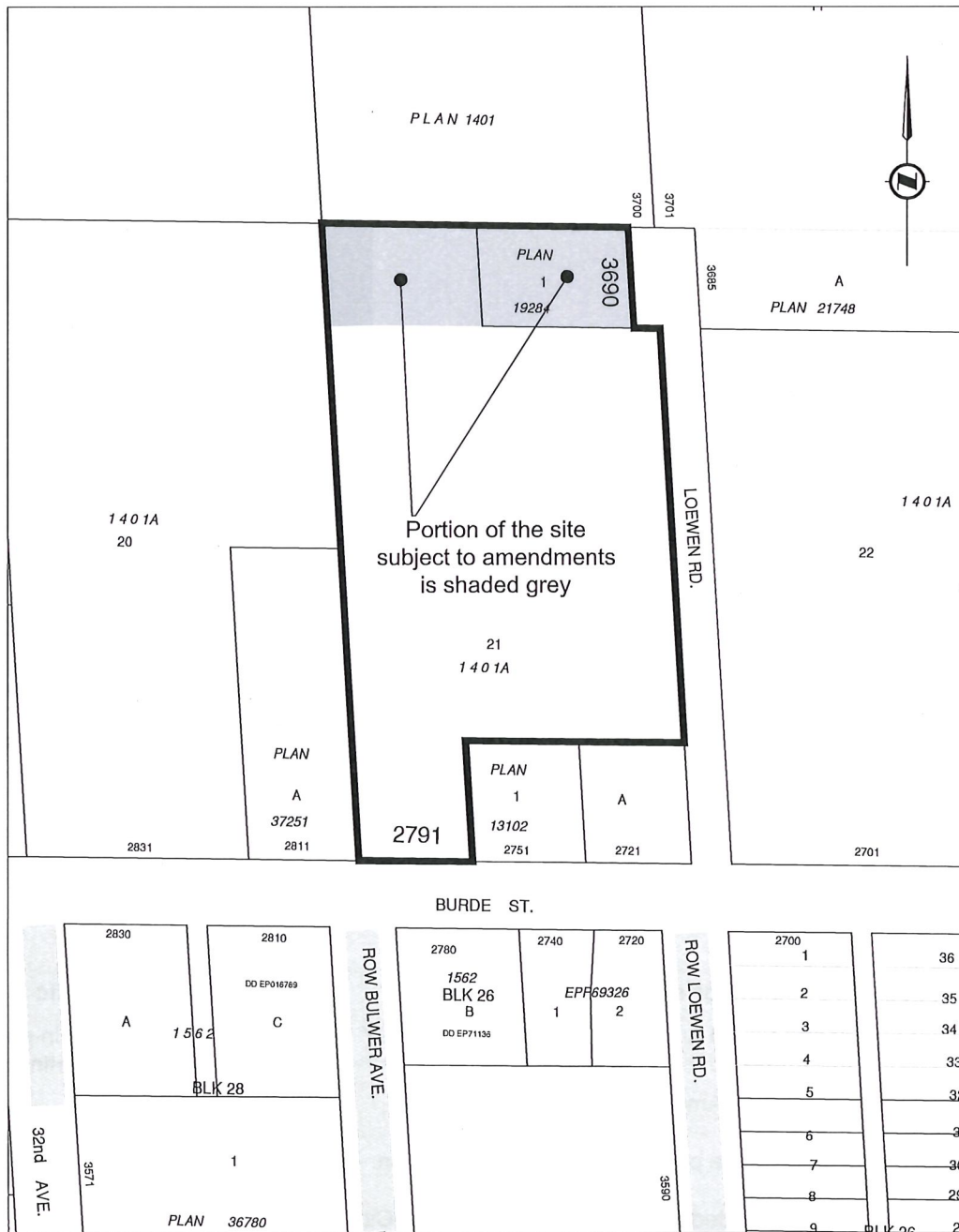
council@portalberni.ca



Speak at the Public Hearing

Subject Property Map

3690 Loewen Rd. and a portion of 2791 Burde St. PID: 000-962-805, 005-712-343



CITY OF PORT ALBERNI

BYLAW NO. 5092

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 (3690 Loewen Road and 2791 Burde Street) Bylaw No. 5092**".

2. Official Community Plan Amendments

Respecting *Lot 1, District Lot 139, Alberni District, Plan VIP19284 PID: 000-962-805, and located at **3690 Loewen Road**; and a portion of the property legally described as Lot 21, District Lot 139, Alberni District, Plan VIP1401A Except Plan 13102 Exc PCL A (DD82302N) & Exc PL 19284 PID: 005-712-343 and located at **2791 Burde Street**, and shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw, the following amendments apply:*

- 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 on the properties from 'Future Residential' use to '**Residential**' use.

READ A FIRST TIME this 23rd day of October, 2023.

READ A SECOND TIME this 23rd day of October, 2023

A PUBLIC HEARING WAS HELD this day of , 2023.

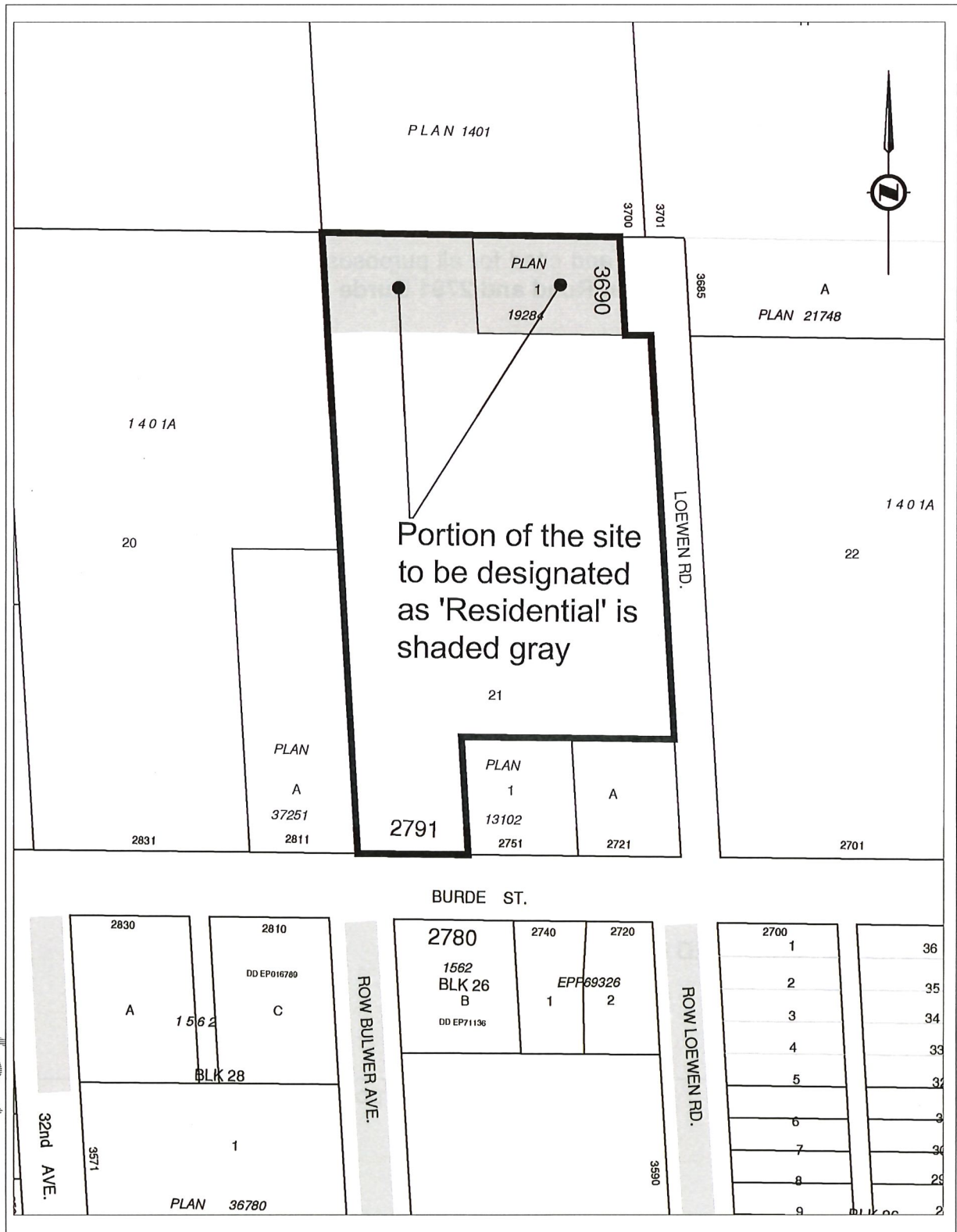
READ A THIRD TIME this day of , 2023.

FINALLY ADOPTED this day of , 2023.

Mayor

Corporate Officer

Schedule "A" to Bylaw 5092



CITY OF PORT ALBERNI

BYLAW NO. 5093

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW NO. 5074, 2023

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 (3690 Loewen Road and 2791 Burde Street) Bylaw No. 5093**".

2. Zoning Amendment

The property legally described as *Lot 1, District Lot 139, Alberni District, Plan VIP19284 PID: 000-962-805*, and located at **3690 Loewen Road**; and a portion of the property legally described as *Lot 21, District Lot 139, Alberni District, Plan VIP1401A Except Plan 13102 Exc PCL A (DD82302N) & Exc PL 19284 PID: 005-712-343* and located at **2791 Burde Street**, shown shaded in gray on Schedule A attached hereto and forming part of this bylaw, is hereby rezoned from 'RR1 Rural Residential' to '**RR2 Semi Rural Residential**' zone.

3. Map Amendments

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw, Bylaw No. 5074 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME this 23rd day of October, 2023.

READ A SECOND TIME this 23rd day of October, 2023

A PUBLIC HEARING WAS HELD this day of , 2023.

READ A THIRD TIME this day of , 2023.

FINALLY ADOPTED this day of , 2023.

Mayor

Corporate Officer

