

CITY OF PORT ALBERNI

BYLAW NO. 5012

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

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as "**Official Community Plan Amendment No. T5 (Cannabis Cultivation - Development Permit Area Regulations), Bylaw No. 5012**".

2. Official Community Plan Text Amendments

Schedule One" that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended by:

A. Adding a subsection below Section E, Implementation, 1.2 Development Permit Area No.2 – Commercial Development, iii) Highway Commercial (HCO) – Additional guidelines as follows:

"iv) Commercial Cannabis Production Facilities – Additional Guidelines

1. *Any Cannabis Production Facility to be located within a commercial zone must follow relevant Commercial Development Permit Area Design Guidelines, Sign Bylaw requirements and any other design guidelines. Development permit area exemptions do not apply.*
2. *Development permit application submissions shall include information on venting, as well as information on how odors from the business would be addressed (e.g. location of venting, carbon filters, etc.).*
3. *Repetitive and featureless monotonous buildings and barriers (such as solid fences and blank walls) shall be avoided.*
4. *Fences located in the front yard setback are strongly discouraged. Landscaping generally shall be used, in preference to fences and walls, to provide buffers and screens.*
5. *Sound attenuation measures should be employed. May include planting, grade changes and greater separation of uses in preference to fences.*
6. *Loading zones and/or garbage facilities shall be screened and/or located away from public entrances and front of building activity. Loading entrances should be secure.*
7. *A sidewalk 1.9 metres in width shall be provided (or improved) along road frontages.*
8. *Setbacks and buffers should provide adequate separation from conflicting adjacent uses."*
9. *On-site lighting should permit identification of another person's face at a 23 metre distance."*

- B. Adding the following text below Section E, Implementation, 1.3 Development Permit Area No. 3 – Industrial Development Guidelines 5:

“6. Industrial Cannabis Production Facilities – Additional Guidelines

- a. Any Cannabis Production Facility to be located within an industrial zone shall follow relevant Industrial Development Permit Area Design Guidelines, Sign Bylaw requirements and any other design guidelines. Development permit area exemptions do not apply.
- b. Development permit application submissions shall include information on venting, as well as information on how odors from the business would be addressed (e.g. location of venting, carbon filters, etc.).
- c. The site shall provide a hard-landscaped buffer (i.e. fence or wall) and a landscaped buffer consisting of some combination of trees, shrubs, hedges, ground cover, lawns, or other horticultural elements.
- d. Repetitive and featureless monotonous buildings and barriers (such as solid fences and blank walls) shall be avoided.
- e. Sound attenuation measures should be employed. May include planting, grade changes and greater separation of uses in preference to fences.
- f. Loading zones and/or garbage facilities shall be screened and/or located away from public entrances and front of building activity. Loading entrances should be secure.
- g. Setbacks and buffers should provide adequate separation from conflicting adjacent uses.
- h. On-site lighting should permit identification of another person’s face at a 23 metre distance.
- i. Large industrial facilities should incorporate signage into formal entrance features.”

READ A FIRST TIME THIS 25TH DAY OF MAY, 2020.

READ A SECOND TIME THIS 25TH DAY OF MAY, 2020.

A PUBLIC HEARING WAS HELD THIS 14TH DAY OF SEPTEMBER, 2020.

READ A THIRD TIME THIS 28TH DAY OF SEPTEMBER, 2020.

FINALLY ADOPTED THIS 13TH DAY OF OCTOBER, 2020.





Mayor



Corporate Officer