

CITY OF PORT ALBERNI

BYLAW NO. 5078

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 (2846 4th Avenue) Bylaw No. 5078, 2023**".

2. Official Community Plan Map Amendments

Respecting Lot 6, Block 57, District Lot 1, Alberni District, Plan VIP197B (PID: 000-845-795) located at **2846 4th Avenue**, 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 'General Commercial' use to '**Multi-Family Residential**' use.

2.2 **Schedule B (Development Permit Areas Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended by removing the property from 'Development Permit Area No. 2 (General Commercial)' and by adding the property into '**Development Permit Area No. 1 (Multiple Family Residential)**'.

3. Official Community Plan Text Amendment

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

3.1 By adding the following to: Section E, Implementation, 1.1 Development Permit Area No. 1 – Multiple Family Residential,

"iv) Townhouses – Additional guidelines:

1. *Privacy screening must be considered including fencing and landscaping:*
 - a) *between units to enhance privacy and the quality of open space.*
 - b) *along the exterior property boundaries and buildings on adjacent properties.*
2. *On-site parking shall be located in a rear yard with access from a lane.*
 - a) *Where a property does not have lane access, or where topography prevents parking in the rear yard, parking may be provided in a front yard with access from the street.*

- b) *Where parking is located in a front yard, landscaping must be considered to support drainage and reduce impervious surfaces.*
3. *Detached parking garages shall be sited in a rear yard with direct access to a lane.*
4. *All dwelling units shall be connected to on-site parking via pathways.*
5. *All dwelling units shall have access to private amenity space located at-grade and not facing the street.*
- a) *For a stacked townhouse unit located above the first storey this space may be provided as a private balcony or roof terrace.”*

READ A FIRST TIME this 24th day of April, 2023.

READ A SECOND TIME this 24th day of April, 2023.

A PUBLIC HEARING WAS HELD this 23rd day of May, 2023.


READ A THIRD TIME this 26th day of June, 2023.

ADOPTED this 26th day of June, 2023.





Mayor



Corporate Officer

Schedule "A" to Bylaw 5078

