

ABOUT THE CITY OF PORT ALBERNI OFFICIAL COMMUNITY PLAN DEVELOPMENT PERMIT AREAS

What is a Development Permit?

The City of Port Alberni has three Development Permit Areas at this time (Multi-Family Residential, Commercial (includes two types – general and highway) and Industrial). The areas and accompanying regulations are established by Official Community Plan Bylaw No.4602. In a Development Permit Area a permit is required prior to the development or redevelopment of the site or area. There are specific goals for each Development Permit Area and guidelines which development proposals are expected to comply with before a Permit can be issued.

Why do we have Development Permit Areas?

As provided in the *Local Government Act*, **Section 488 (1)** Development Permit Areas may be designated for the following purposes:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;**
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation;
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The City of Port Alberni has Development Permit Areas designated under Section **488 (1) (f)** as above.

What conditions can be specified in a Development Permit?

If land has been designated under section **488 (1) (f)**, a development permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and structures.

Application Process and Fees:

A developer or individual who is proposing a change to the Official Community Plan Bylaw should note the following explanation of the process:

- Applicant should consult with the Manager of Planning.

- Applicant must file an application for a Development Permit at City Hall and pay the administration fees. The application must be accompanied by a written description of the project and detailed drawings of the project. **All registered owners of the property must sign the application and a copy of a current Land Title document (current within 30 days) must be included with the application.**
- The Manager of Planning prepares a report with recommendations to City Council.
- If the Development Permit is approved by Council, the applicant is notified and the Permit is registered on the Land Title.
- The application process may take six weeks or more from the time the application is submitted until the time a final decision is made.

**For more information contact:
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