

CITY OF PORT ALBERNI

BYLAW NO. 4900

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 Text Amendment T8 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4900**".

2. Zoning Text Amendment

Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended by:

Adding the following text under a new Section 8:

"8. Comprehensive Development Zones

Comprehensive Development zones are usually site specific and often create a package of Zoning standards unique to that site.

CD1 – Comprehensive Development -Uplands Phase 2 – Burde Street

8.1 The purpose of this zone is to provide for varying lot sizes, for single family dwellings, and to retain and preserve the environmentally sensitive area of the site.

8.1.1 Permitted Uses

Principal Uses

Single family dwelling
Parks and playgrounds
Natural areas

Accessory Uses

Bed and breakfast
Home occupation
Secondary suite
Supportive housing

8.1.2 Site Development Regulations

Minimum *Lot Area*

<i>Single family dwelling</i>	350 m ²	(3,767 ft ²)
<i>Single family dwelling with Bed and breakfast</i>	600 m ²	(6,458 ft ²)
<i>Single family dwelling with Secondary suite</i>	600 m ²	(6,458 ft ²)

Single <i>family dwelling with Supportive housing</i>	600 m ²	(6,458 ft ²)
Minimum Frontage		
Single <i>family dwelling</i>	10 m	(32.8 ft)
Single <i>family dwelling with Bed and breakfast</i>	15 m	(49.2 ft)
Single <i>family dwelling with Secondary suite</i>	15 m	(49.2 ft)
Single <i>family dwelling with Supportive housing</i>	15 m	(49.2 ft)
Minimum Setbacks		
<i>Front Yard</i>	7.5 m	(24.6 ft)
OR on lots less than 600 m ² (6,458 ft ²) and/or having a lot depth of less than 33.0 m (108 ft)	5.0 m	(16.4 ft)
<i>Rear Yard</i>	9.0 m	(29.5 ft)
OR on lots less than 600 m ² (6,458 ft ²) and/or having a lot depth of less than 33.0 m (108 ft)	5.5 m	(18.0 ft)
<i>Side Yard</i>	1.5m	(4.9 ft)
Maximum Coverage	40%	
OR on lots less than 600 m ² (6,458 ft ²)	50%	
Maximum Floor Area Ratio	0.5 m	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum Number of dwelling units per lot	2	
OR on lots less than 600 m ² (6,458 ft ²)	1	

8.1.3 Conditions of Use

- a) Notwithstanding the provisions of 8.1.2:
 - i. On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft.) wide.
 - ii. 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 metres (9.8 ft.) for one side yard.
- b) For supportive housing, the maximum number of persons in care shall not exceed four (4).
- c) Only one of the three (3) following accessory uses is permitted on any lot: bed and breakfast OR secondary suite OR supportive housing.

- d) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 metres (19 ft.).
- e) The Principal Uses 'Parks and Playgrounds' and 'Natural areas' are permitted only on property owned by the City of Port Alberni."

8.1.4 Fencing and Signage of Environmentally Sensitive Areas

- a) A minimum fence height of 1.8 m (6ft) shall be required along all residential property boundaries adjacent to environmentally sensitive areas and shall be designed to protect those areas.
- b) Facing each residential lot, standard signage shall be required to identify environmentally sensitive areas."

READ A FIRST TIME THIS 29TH DAY OF MARCH, 2016.

READ A SECOND TIME THIS 29TH DAY OF MARCH, 2016.

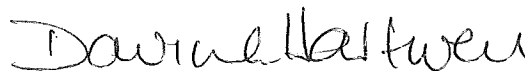
A PUBLIC HEARING WAS HELD THIS 11TH DAY OF APRIL, 2016.

READ A THIRD TIME THIS 11TH DAY OF APRIL, 2016.

FINALLY ADOPTED THIS 10TH DAY OF APRIL, 2017.



Mayor



Clerk

Schedule "A" to Bylaw No. 4900

