

CITY OF PORT ALBERNI

BYLAW NO. 4958

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 T13 (Increase Height – C2 General Commercial) Bylaw No. 4958**".

2. Zoning Text Amendment

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

- a) By deleting the following text under C2 – General Commercial Section 5.19.3(c) (i)

Conditions of Use:

"A completely separate and independent entrance to the dwelling unit shall be provided from a ground floor entrance having access directly onto the public street."

- b) By adding the following text under C2 – General Commercial Section 5.19.3(c) (i)

Conditions of Use:

"Access to residential portions of a building shall be through a completely separate and independent entrance located at ground level and providing access to the outdoors directly onto a public street or approved pedestrian walkway through the property."

- c) By deleting the following text under C2 – General Commercial Section 5.19.2 Site

Development Regulations:

<i>"Maximum Height, Principal Building</i>	<i>9m (29.5 ft.)</i>
<i>Maximum Number of Principle Building Storeys</i>	<i>2"</i>

- d) By adding the following text under C2 – General Commercial Section 5.19.2 Site

Development Regulations:

<i>"Maximum Height, Principal Building (on lots less than 1120 m²)</i>	<i>9m (29.5 ft.)</i>
<i>Maximum Height, Principal Building (on lots of 1120 m² or greater and where only residential units are located above commercial uses)</i>	<i>18m (59 ft.)</i>

<i>Maximum Number of Principle Building Storeys (on lots less than 1120 m²)</i>	<i>2</i>
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<i>Maximum Number of Principle Building Storeys (on lots of 1120 m² or greater and where only residential units are located above commercial uses)</i>	<i>5"</i>
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READ A FIRST TIME THIS 13th DAY OF FEBRUARY, 2018.

READ A SECOND TIME THIS 13th DAY OF FEBRUARY, 2018.

A PUBLIC HEARING WAS HELD THIS 12TH DAY OF MARCH, 2018.

READ A THIRD TIME THIS 12TH DAY OF MARCH, 2018.

FINALLY ADOPTED THIS 12TH DAY OF MARCH, 2018.



Mayor



Clerk