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**PUBLIC HEARING – AGENDA**  
**Wednesday, May 11, 2022 @ 6:00 PM**  
**In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC**

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**CALL TO ORDER & APPROVAL OF THE AGENDA**

1. Recognition of unceded Traditional Territories.

This Public Hearing is held pursuant to section 464, 465, and 466 of the *Local Government Act*.

**Introductory Remarks by the Chair:**

2. **Description of the Application** (*To be read by the Corporate Officer*)

**Applicant: P. Hammer**

The applicant is applying to rezone a portion of the property at 5249 Pineo Road to facilitate a subdivision that will permit the future development of two residential duplexes.

The proposed bylaw is:

- i. "Zoning Map Amendment No. 50 (5249 Pineo Road – Hammer) Bylaw No. 5049".

3. **Background Information**

Report dated April 19, 2022 from the Development Planner.

4. **Correspondence**

5. **Late Correspondence Regarding the Matter** (*To be read by the Corporate Officer*)

6. **Questions from Council:**

7. **Chair to Invite Input from the Public:**

For the first time, is there anyone who wishes to speak to the proposed bylaw?

For the second time, is there anyone who wishes to speak to the proposed bylaw?

Before I call for a third and final time, I would like to remind those present that once the Public Hearing has closed, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

For the third and final time, is there anyone who wishes to make any further representation regarding the proposed bylaw as it pertains to 5249 Pineo Road.

There being no further speakers, I declare this Public Hearing closed.

**8. Termination of the Public Hearing:**

*It was moved and seconded:*

*That this Public Hearing terminate at \_\_\_\_\_ pm.*

# CITY OF PORT ALBERNI

## BYLAW NO. 5049

### 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 Map Amendment No. 50 (5249 Pineo Road - Hammer), Bylaw No. 5049**".

2. Zoning Amendment

2.1 A portion of Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081), located at **5249 Pineo Road** and shown shaded on Schedule A, attached hereto and forming part of this bylaw, is hereby rezoned from 'RR2 Semi-Rural Residential' to '**R2 One and Two Family Residential**'.

3. Map Amendment

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2 above.

**READ A FIRST TIME THIS 11<sup>TH</sup> DAY OF APRIL, 2022.**

**READ A SECOND TIME THIS 11<sup>TH</sup> DAY OF APRIL, 2022.**

**A PUBLIC HEARING WAS HELD THIS     DAY OF     , 2022.**

**READ A THIRD TIME THIS     DAY OF     , 2022.**

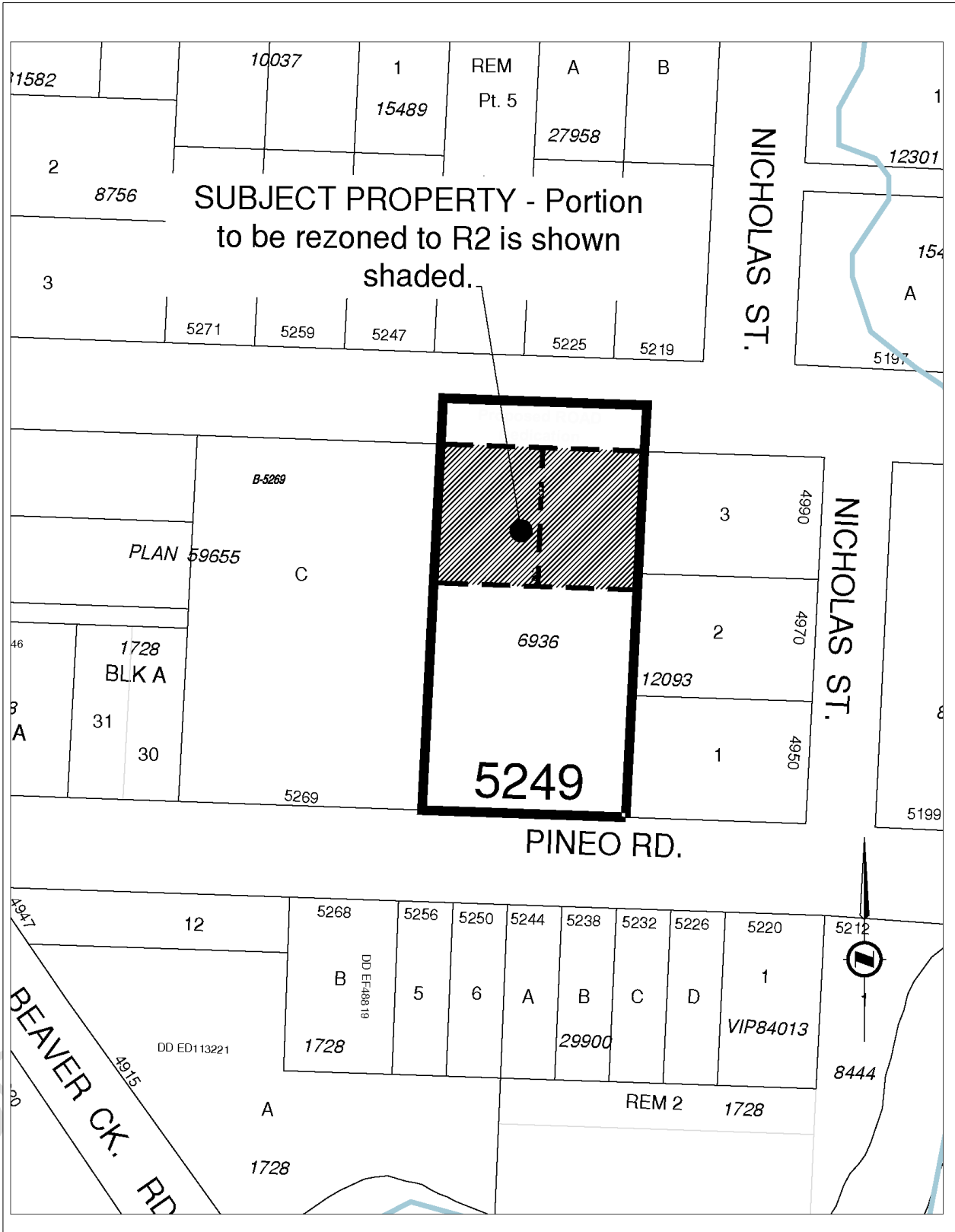
**APPROVED BY THE MINISTRY OF TRANSPORTATION THIS     DAY OF     ,2022.**

**FINALLY ADOPTED THIS     DAY OF     , 2022.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule "A" to Bylaw No. 5049





# CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 464, 465, and 466 of the *Local Government Act*, notice is hereby given that a Public Hearing will be held in the Council Chambers at City Hall, 4850 Argyle Street, Port Alberni, BC on **Wednesday, May 11, 2022 at 6:00 pm** to gather public feedback on the following proposed bylaw affecting a **portion** of the property located at **5249 Pineo Road (Lot 2, District Lot 11, Alberni District, Plan VIP6936 PID: 005-794-081)**:

## 1. "Zoning Map Amendment No. 50 (5249 Pineo Road - Hammer), Bylaw No. 5049"

### APPLICANT: P. Hammer

The applicant has applied to rezone a portion of the property to facilitate a subdivision, which would allow for the development of two lots suitable for duplex dwellings. The proposed lots would have frontage on Forrest Road. The amendment to the Zoning Bylaw being considered is listed below.

## 1. Proposed Zoning Bylaw Map Amendment:

Amend the **Schedule A (Zoning District Map)** to Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning a portion of the lot from 'RR2 Semi-Rural Residential' to 'R2 One and Two Family Residential' as shown shaded on the map beside.

The proposed bylaw amendment, along with Port Alberni Official Community Plan Bylaw, No. 4602 and Zoning Bylaw 2014, No. 4832, and other supporting documentation may be viewed at the offices of the Development Services Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from April 27, 2022 to May 11, 2022 during regular business hours (8:30 am to 4:30 pm).

The Public Hearing agenda will be available on the City's website on Friday, May 6, 2022. To view the agenda, visit [www.portalberni.ca](http://www.portalberni.ca) and select "Your Government, Council Meetings" from the drop-down menu.

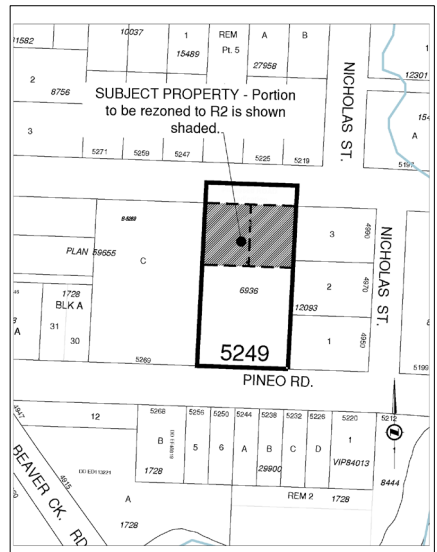
Anyone who believes their property may be affected by this application is invited to provide their written comments to Mayor and Council for consideration by **Friday, May 6<sup>th</sup> at 12:00 noon** as follows:

- Written submissions will be accepted by mail when addressed to 'Mayor and Council, 4850 Argyle Street, Port Alberni, BC V9Y 1V8'.
- Written submissions may also be hand delivered to the drop-box located to the left of the main entrance to City Hall.
- Written submissions may be emailed to [council@portalberni.ca](mailto:council@portalberni.ca). **NOTE: Email correspondence will only be considered received if receipt confirmation is provided by City staff.**

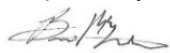

Submissions received **after Friday, May 6<sup>th</sup> at 12:00 noon** will be provided to Council for their consideration as late items. If preferred, the public may present directly to Council during the Public Hearing. For questions, please contact the Development Services Department at 250-723-2806 during regular hours (Monday through Friday between the hours of 8:30 am to 4:30 pm).

**DATED AT PORT ALBERNI, B.C.** this 27<sup>th</sup> day of April, 2022.

Brian McLoughlin, Development Planner



Date: April 19, 2022  
File No: 3360-20-5249 PINEO  
To: Mayor & Council  
From: S. Smith, Acting CAO | Director of Development Services  
Subject: **DEVELOPMENT APPLICATION** – Proposed Zoning Bylaw Map Amendment at 5249 Pineo Road Lot 2, District Lot 11, Alberni District Plan 6936(PID: 005-794-081)  
**Applicant:** P. Hammer

Prepared by:  B. McLoughlin Development Planner	Supervisor: <b>M. Wade</b> MANAGER OF PLANNING	CAO Concurrence:  T. Pley, CAO
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## PURPOSE

The City has received an application proposing to rezone a portion of the property at 5249 Pineo Road to *R2 One and Two Family Residential* to facilitate a subdivision that will permit the future development of two residential duplexes.

## BACKGROUND

Council gave First and Second Reading of Zoning Map Amendment Bylaw No. 5049 on April 11, 2022 and set a public hearing date for May 11, 2022. The property at 5249 Pineo Road is currently occupied by a single-family dwelling with frontage on Pineo Road. The applicant is proposing to rezone the rear portion of the property to *R2 One and Two Family Residential* to facilitate a subdivision that would create two additional parcels. These parcels are north of the existing dwelling, and would have frontage on Forrest Road. The subject property is also located in an area designated as a floodplain by *Floodplain Bylaw No. 4288*.

### Current Official Community Plan (OCP) and Zoning Bylaw Designations

In the OCP, the subject property is currently designated *Residential on Schedule A – Land Use Map* which permits two-family dwellings. The property is not currently within a Development Permit Area. According to OCP policy, properties designated *Residential* are not required to be within a Development Permit Area. No OCP amendments are required for this application.

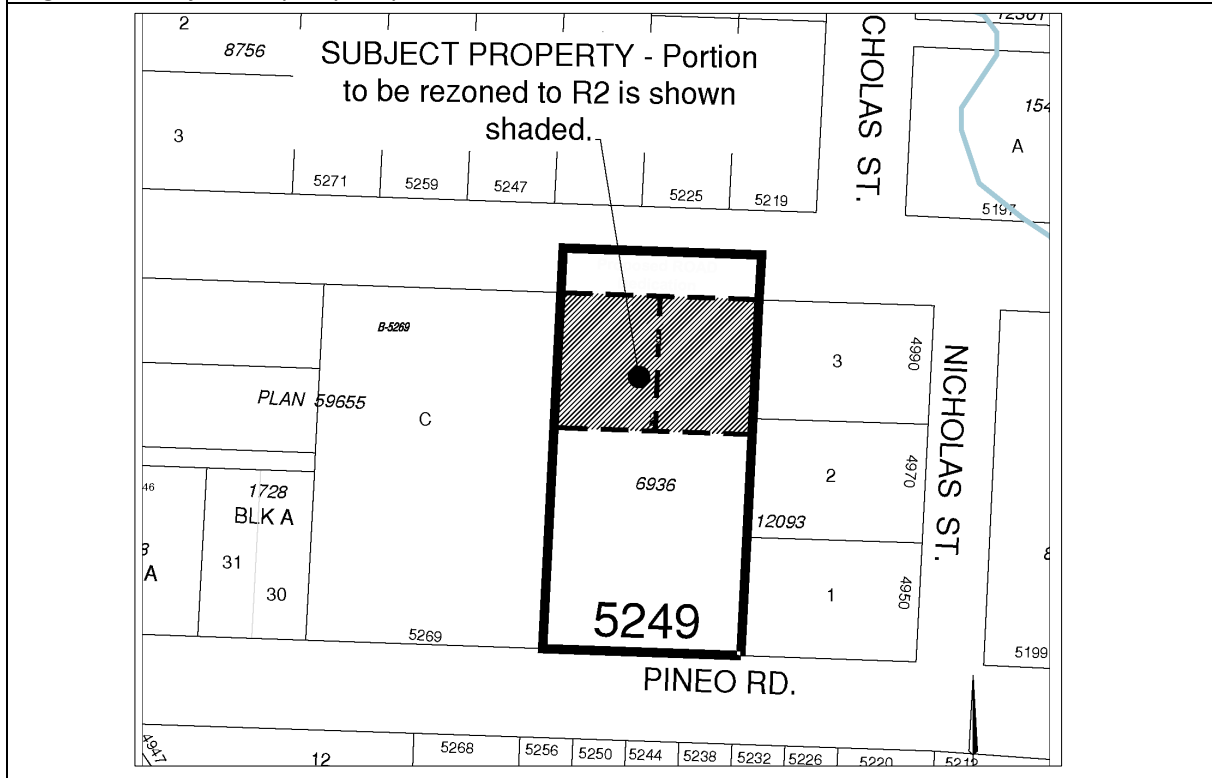
In the Zoning Bylaw, the property is currently classified *RR2 Semi Rural Residential on Schedule A – Zoning Map*. The applicant has requested to rezone a portion of the property to the *R2-One and Two Family Residential* zone. A map amendment to the Zoning Bylaw is required.

### Surrounding Land Use

The surrounding area contains several land uses that are generally low density. Closest to the subject property are semi-rural, multi-family, and single-family residential lots. A mix of parks, open space, agricultural, and

commercial properties are also located nearby. To the east are a number of one and two-family residential lots zoned R2. To the west is the Ahahswinis Reserve and a number of semi-rural properties. The neighbouring multi-family property to the west is restricted to two dwelling units via restrictive covenant meaning it will remain low density. The Kitsuksis Dyke public walking trail is easily accessible from the area, and the Northport commercial area is within approximately one kilometre of the property.

Figure 1 – Subject Property Map



#### OCP Policy on Tsunami Hazard Area

The subject property is located within the Tsunami Hazard Area in the OCP. The OCP recognizes this land use hazard by identifying a “tsunami inundation zone” below the 6.0 metre contour line, and the document provides policy guidance for development in these areas. To summarize – agricultural, park and open space recreational uses are encouraged in flood susceptible areas to minimize potential property damage. On lands where development does occur, all structures must be flood-proofed as specified by the *City of Port Alberni Floodplain Bylaw*.

#### Floodplain Bylaw No. 4288

The subject property is located within the floodplain identified by *Floodplain Bylaw No. 4288*. The bylaw contains regulations to protect from potential river flood hazards, though it is not intended to protect against potential tsunami events. The Floodplain Bylaw requires the underside of any floor system supporting a habitable area to be constructed at an elevation of at least 3.65 m G.S.C. The subject property has an approximate elevation of 3.1 m G.S.C.

## **ANALYSIS**

### *Zoning & Site Plan*

The subject property is currently zoned *RR2-Semi Rural Residential* and has one single family home and a detached garage on site. The primary consideration is ensuring the portion of property proposed to be rezoned meets the minimum requirements of the *R2 Site Development Regulations* in the Zoning Bylaw. Staff have reviewed the application, and found that this portion of the property meets the minimum lot area and minimum frontage required for an R2 lot.

The total area is approximately 4,057 m<sup>2</sup> (1 acre) with approximately 45 m of frontage onto Forrest Road, and enough area to create two R2 lots. Each additional lot will be 829 m<sup>2</sup> (0.22 acres). This exceeds the minimum lots size required for a two-family dwelling in the R2 zone which is 700 m<sup>2</sup> (0.17 acres).

The applicant intends to build a duplex on each new lot, and the site plan indicates there will be enough space for the buildings to meet all required setbacks from the property line. Furthermore, the remainder of the property would still meet the minimum requirements of the RR2 zone. This is important as the applicant intends to apply for a subdivision of the property.

### *Duplex Use (Two-Family Dwellings)*

Duplexes are a common form of two-family dwelling consisting of a single building with dwelling units sharing a common wall. They are an important housing option for people seeking a low-density alternative to the single-family home. Two-family dwellings are supported under the *Residential* land use designation of the OCP, and permitted in the *R2 One and Two-Family Residential* zone.

According to the Zoning Bylaw, the purpose of the R2 zone is to provide for quiet, low-density, residential neighbourhoods characterized by single family and two-family homes. Staff consider duplexes to be a low-density form of housing that is compatible with the adjacent lands and surrounding neighbourhood.

### *Subdivision*

Since the applicant intends to subdivide the property, staff recommend that final adoption of the zoning amendment be conditional upon receiving a Preliminary Layout Review (PLR) letter from the City's Approving Officer. The PLR will establish requirements for subdivision approval which may include works and services.

### *Infrastructure & Site Engineering*

Infrastructure upgrades will be required to properly service development at 5249 Pineo Road following subdivision. These improvements will be provided at the developer's cost. Key considerations are the capacity of the underground sewer at Forrest Road, and the management of stormwater/drainage.

Sewer and stormwater main upgrades may be required, along with new water service connections and driveway curb upgrades. A Stormwater Management Plan will also be required to confirm any potential issues with its location within a floodplain. Additionally, the applicant will be required to meet the 3.65 m G.S.C. elevation requirement of the Floodplain Bylaw in their building design and site layout. The Engineering Department has recommended that the following items be required from the applicant prior to approval:

- a) Geotechnical report
- b) Stormwater management plan
- c) Site grading plan
- d) Design and estimate for required off-site works



### Parking and Access

The existing property is accessed only from Pineo Road. The proposed new lots would be accessed from Forrest Road, which is currently at the rear of the existing property. Traffic from the new development would enter the neighbourhood from the Beaver Creek/Pineo Road intersection. This intersection is controlled by a stop sign, and staff do not anticipate that the addition of two duplexes would impact the flow of traffic in this area.

However, the Ministry of Transportation and Infrastructure will be required to sign-off on the bylaw amendment since the subject property is located within 800 m of a provincial highway. These approvals must be given before final adoption of the bylaw can be considered. To date, the Ministry has provided no objection to the bylaw amendments.

### **IMPLICATIONS**

Supporting this application to rezone a portion of the property from RR2 to R2, would enable a subdivision of 5249 Pineo Road and the creation of two additional parcels zoned R2. This would enable the applicant to build a total of two duplexes – one on each R2 parcel.

Council should consider the appropriateness of the proposal including its location in a floodplain, potential neighbourhood impacts, and potential benefit to the community. This application will enable the creation of four dwelling units of low-density housing in an area that is primarily characterized by large lots with single family homes. Additionally:

- The property is located within the Tsunami Hazard Area of the OCP.
- The applicant will be required to provide infrastructure improvements to ensure the property can be properly serviced and accessed.
- The applicant will be required to build in compliance with *Floodplain Bylaw No. 4288* as per the OCP.

### **COMMUNICATIONS**

Prior to the Public Hearing staff completed all required statutory notices. This included notification to owners and occupants within 75 metres as per section 5 of the City's *Development Application Notice Bylaw No. 4614*, and notice in the newspaper as required by sections 465 and 466 of the *Local Government Act*.

There were 35 notices sent to occupants and owners, as of the date of this report no comments have been received.

The public has until noon on May 6, 2022 to submit any comments to corporate services, any comments received between the writing of this report and the deadline noted, will be brought forward at the public hearing by corporate services.

## **BYLAWS/PLANS/POLICIES**

The applicant is requesting a map amendment to the Zoning Bylaw No.4832. The Zoning Map Amendment No. 5049 is attached to this report and a summary of this amendment is noted below:

1. Change the zoning classification of a portion of 5249 Pineo Road from *RR2 Semi-Rural Residential* to *R2 One and Two Family Residential*.

## **STATUS OF THE APPLICATION**

The application was reviewed by the Advisory Planning Commission (APC) at their meeting on March 17, 2022. The APC recommended that Council proceed with the application to rezone 5249 Pineo Road subject to the conditions of final approval recommended by staff. The APC raised questions regarding the status of the floodplain as agricultural land, and if any local creeks might be impacted by the proposed development. The APC supported the applicant's proposal for low density infill development in this area.

At the Regular meeting on April 11, 2022, Council gave 1<sup>st</sup> and 2<sup>nd</sup> Readings of the amending bylaw and scheduled a Public Hearing for May 11, 2022.

## **SUMMARY**

The applicant had applied to rezone a portion of the property at 5249 Pineo Road from RR2 to R2, for the purpose of subdividing and constructing two duplex buildings. The proposal aligns with the OCP land use designation for the property, and high-level policy objectives supporting a diversity of housing options within the community.

The Development Services Department supports this application because it will enable the creation of new housing, while maintaining a low density of development comparable to the land use and zoning of the surrounding neighbourhood. The low density of the proposed development is also compatible with the location of the property within a floodplain.


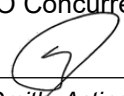
## **ATTACHMENTS/REFERENCE MATERIALS**

- *Staff Report to Council, April 11, 2022 – 5249 Pineo Road*
- *Advisory Planning Commission March 17, 2022 Meeting Minutes*
- *Staff Report to Advisory Planning Commission, March 1, 2022 – 5249 Pineo Road*
- *Public Notice*
- *"Zoning Map Amendment No. 50 (5249 Pineo Road – Hammer), Bylaw No. 5049"*

C: T. Slonski, Director of Corporate Services

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Date: March 23, 2022  
File No: 3360-20-5249 PINEO  
To: Mayor & Council  
From: S. Smith, Acting CAO | Director of Development Services  
Subject: **DEVELOPMENT APPLICATION**  
Proposed Zoning Bylaw Map Amendment  
5249 Pineo Road  
Lot 2, District Lot 11, Alberni District Plan 6936(PID: 005-794-081)  
Applicant: P. Hammer

Prepared by:  B. McLoughlin Development Planner	Supervisor: <b>M. Wade</b> MANAGER OF PLANNING	CAO Concurrence:  S. Smith, Acting CAO   Dir. of Development Services
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#### RECOMMENDATION

- a. THAT "Zoning Map Amendment No.50 (5249 Pineo Road – Hammer), Bylaw No. 5049 be now introduced and read a first time.
- b. THAT "Zoning Map Amendment No.50 (5249 Pineo Road – Hammer), Bylaw No. 5049 be read a second time.
- c. THAT as part of the development process for 5249 Pineo Road the applicant be required to complete the following before Council considers final adoption of Bylaw No. 5049:
  - i. Geotechnical report
  - ii. Stormwater management plan
  - iii. Site grading plan
  - iv. Design and estimate for required off-site works
  - v. Receive a subdivision Preliminary Layout Review letter from the City's Approving Officer.
- d. THAT "Zoning Map Amendment No.50 (5249 Pineo Road – Hammer), Bylaw No. 5049, be advanced to a Public Hearing on Wednesday, May 11, 2022 at 6:00 pm in City Hall, Council Chambers.

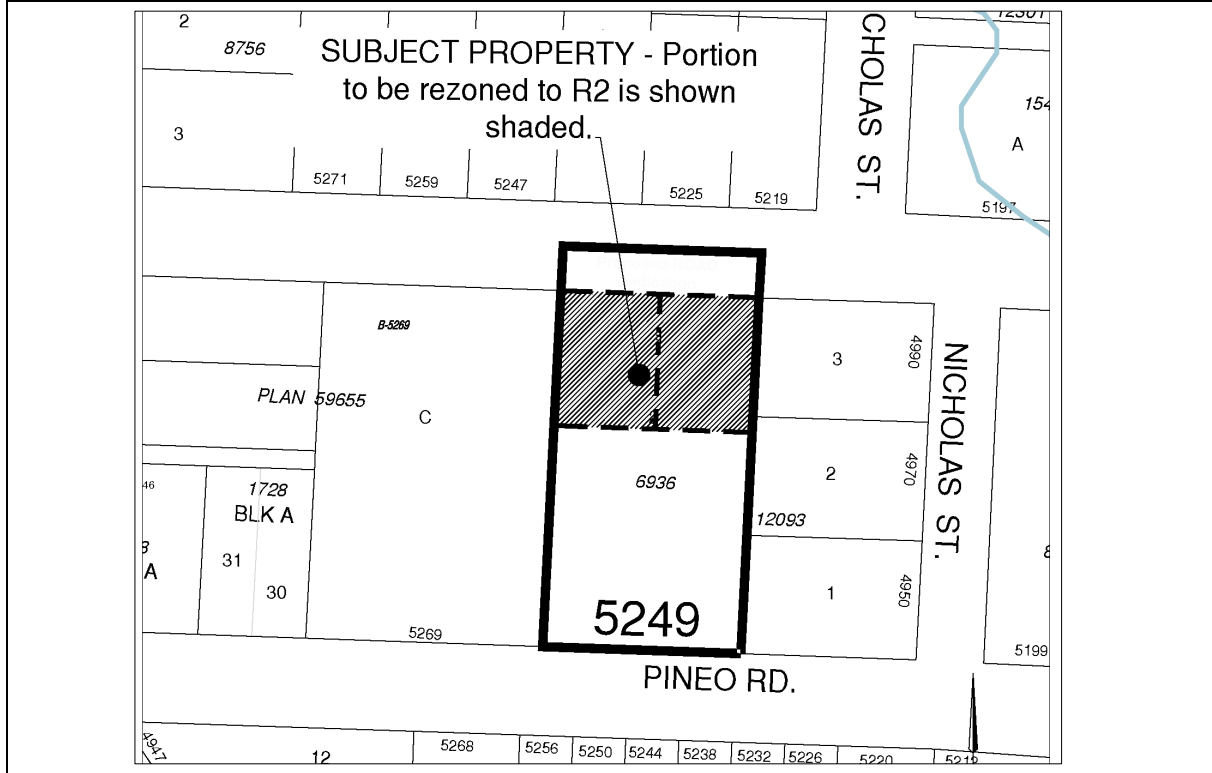
#### PURPOSE

The application proposes to rezone a portion of the property at 5249 Pineo Road to enable a subdivision and future development of two residential duplexes. The purpose of this report is to consider an application for a map amendment to the Zoning Bylaw.

## BACKGROUND

The property at 5249 Pineo Road is currently occupied by a single-family dwelling with frontage on Pineo Road. The applicant is proposing to rezone the rear portion of the property to *R2 One and Two Family Residential* to facilitate a subdivision that would create two additional parcels. These parcels are north of the existing dwelling, and would have frontage on Forrest Road. The subject property is also located in an area designated as a floodplain by *Floodplain Bylaw No. 4288*.

Figure 1 – Subject Property Map



### Status of the Application

The application was reviewed by the Advisory Planning Commission (APC) at their meeting on March 17, 2022. The APC recommended that Council proceed with the application to rezoning 5249 Pineo Road subject to the conditions of final approval recommended by staff. The APC raised questions regarding the status of the floodplain as agricultural land, and if any local creeks might be impacted by the proposed development. The APC supported the applicant's proposal for low density infill development in this area. Meeting minutes are attached to this report.

### Current Official Community Plan (OCP) and Zoning Bylaw Designations

In the OCP, the subject property is currently designated *Residential on Schedule A – Land Use Map* which permits two-family dwellings. The property is not currently within a Development Permit Area. According to OCP policy, properties designated *Residential* are not required to be within a Development Permit Area. No OCP amendments are required for this application.

In the Zoning Bylaw, the property is currently classified *RR2 Semi Rural Residential on Schedule A – Zoning Map*. The applicant has requested to rezone a portion of the property to the *R2-One and Two Family Residential* zone. A map amendment to the Zoning Bylaw is required.

#### Surrounding Land Use

The surrounding area contains several land uses that are generally low density. Closest to the subject property are semi-rural, multi-family, and single-family residential lots. A mix of parks, open space, agricultural, and commercial properties are also located nearby. To the east are a number of one and two-family residential lots zoned R2. To the west is the Ahahswinis Reserve and a number of semi-rural properties. The neighbouring multi-family property to the west is restricted to two dwelling units via restrictive covenant meaning it will remain low density. The Kitsukis Dyke public walking trail is easily accessible from the area, and the Northport commercial area is within approximately one kilometre of the property.

#### OCP Policy on Tsunami Hazard Area

The subject property is located within the Tsunami Hazard Area in the OCP. The OCP recognizes this land use hazard by identifying a “tsunami inundation zone” below the 6.0 metre contour line, and the document provides policy guidance for development in these areas. To summarize – agricultural, park and open space recreational uses are encouraged in flood susceptible areas to minimize potential property damage. On lands where development does occur, all structures must be flood-proofed as specified by the *City of Port Alberni Floodplain Bylaw*.

#### Floodplain Bylaw No. 4288

The subject property is located within the floodplain identified by *Floodplain Bylaw No. 4288*. The bylaw contains regulations to protect from potential river flood hazards, though it is not intended to protect against potential tsunami events. The Floodplain Bylaw requires the underside of any floor system supporting a habitable area to be constructed at an elevation of at least 3.65 m G.S.C. The subject property has an approximate elevation of 3.1 m G.S.C.

#### **ALTERNATIVES/OPTIONS**

1. Proceed with 1<sup>st</sup> and 2<sup>nd</sup> Reading of “Zoning Map Amendment No.50 (5249 Pineo Road – Hammer), Bylaw No. 5049”, and advance to a Public Hearing on Wednesday, May 11<sup>th</sup>, 2022 at 6:00 pm in City Hall, Council Chambers.
2. Do not proceed with the proposed bylaw amendment.
3. Provide alternative direction.

#### **ANALYSIS**

##### Zoning & Site Plan

The subject property is currently zoned *RR2-Semi Rural Residential* and has one single family home and a detached garage on site. The applicant is requesting to rezone a portion of the property with frontage on Forrest Road to *R2-One and Two Family Residential*.

In terms of the site, the primary consideration is ensuring the portion of property proposed to be rezoned meets the minimum requirements of the *R2 Site Development Regulations* in the Zoning Bylaw. Staff have reviewed the application, and found that this portion of the property meets the minimum lot area and minimum frontage required for an R2 lot.

The total area is approximately 4,057 m<sup>2</sup> (1 acre) with approximately 45 m of frontage onto Forrest Road, and enough area to create two R2 lots. Each additional lot will be 829 m<sup>2</sup> (0.22 acres). This exceeds the minimum lots size required for a two-family dwelling in the R2 zone which is 700 m<sup>2</sup> (0.17 acres).

The applicant intends to build a duplex on each new lot, and the site plan attached to the APC report indicates there will be enough space for the buildings to meet all required setbacks from the property line. Furthermore, the remainder of the property would still meet the minimum requirements of the RR2 zone. This is important as the applicant intends to apply for a subdivision of the property.

#### Duplex Use (Two-Family Dwellings)

Duplexes are a common form of two-family dwelling consisting of a single building with dwelling units sharing a common wall. They are an important housing option for people seeking a low-density alternative to the single-family home. Two-family dwellings are supported under the *Residential* land use designation of the OCP, and permitted in in the *R2 One and Two-Family Residential* zone.

According to the Zoning Bylaw, the purpose of the R2 zone is to provide for quiet, low-density, residential neighbourhoods characterized by single family and two-family homes. Staff consider duplexes to be a low-density form of housing that is compatible with the adjacent lands and surrounding neighbourhood.

#### Subdivision

Since the applicant intends to subdivide the property, staff recommend that final adoption of the zoning amendment be conditional upon receiving a Preliminary Layout Review (PLR) letter from the City's Approving Officer. The PLR will establish requirements for subdivision approval which may include works and services.

#### Infrastructure & Site Engineering

Infrastructure upgrades will be required to properly service development at 5249 Pineo Road following subdivision. These improvements will be provided at the developer's cost. Key considerations are the capacity of the underground sewer at Forrest Road, and the management of stormwater/drainage.

Sewer and stormwater main upgrades may be required, along with new water service connections and driveway curb upgrades. A Stormwater Management Plan will also be required to confirm any potential issues with its location within a floodplain. Additionally, the applicant will be required to meet the 3.65 m GSC elevation requirement of the Floodplain Bylaw in their building design and site layout. The Engineering Department has recommended that the following items be required from the applicant prior to approval:

- a) Geotechnical report
- b) Stormwater management plan
- c) Site grading plan
- d) Design and estimate for required off-site works

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Parking and Access

The existing property is accessed only from Pineo Road. The proposed new lots would be accessed from Forrest Road, which is currently at the rear of the existing property. Traffic from the new development would enter the neighbourhood from the Beaver Creek/Pineo Road intersection. This intersection is controlled by a stop sign, and staff do not anticipate that the addition of two duplexes would impact the flow of traffic in this area.

However, the Ministry of Transportation and Infrastructure will be required to sign-off on the bylaw amendment since the subject property is located within 800 m of a provincial highway. These approvals must be given before final adoption of the bylaw can be considered. To date, the Ministry has provided no objection to the bylaw amendments.

**IMPLICATIONS**

Supporting this application to rezone a portion of the property from RR2 to R2, would enable a subdivision of 5249 Pineo Road and the creation of two additional parcels zoned R2. This would enable the applicant to build a total of two duplexes – one on each R2 parcel.

Council should consider the appropriateness of the proposal including its location in a floodplain, potential neighbourhood impacts, and potential benefit to the community. This application will enable the creation of four dwelling units of low-density housing in an area that is primarily characterized by large lots with single family homes. Additionally:

- The property is located within the Tsunami Hazard Area of the OCP.
- The applicant will be required to provide infrastructure improvements to ensure the property can be properly serviced and accessed.
- The applicant will be required to build in compliance with *Floodplain Bylaw No. 4288* as per the OCP.

**COMMUNICATIONS**

The rezoning process includes a Public Hearing. If Council chooses to advance the application to a Public Hearing staff will proceed with all required statutory notices. This will include notification to owners and occupants within 75 metres as per section 5 of the City's *Development Application Notice Bylaw No. 4614*, and notice in the newspaper as required by sections 465 and 466 of the *Local Government Act*.

**BYLAWS/PLANS/POLICIES**

The applicant is requesting a map amendment to the Zoning Bylaw. The draft bylaw is attached to this report. A summary of the proposed Zoning Bylaw map amendment is below:

1. Change the zoning classification of a portion of 5249 Pineo Road from *RR2 Semi-Rural Residential* to *R2 One and Two Family Residential*.

**SUMMARY**

This application proposes to rezone a portion of the property at 5249 Pineo Road from RR2 to R2, for the purpose of subdividing and constructing two duplex buildings. The proposal aligns with the OCP land use designation for the property, and high-level policy objectives supporting a diversity of housing options within the community.

The Development Services Department supports this application because it will enable the creation of new housing, while maintaining a low density of development comparable to the land use and zoning of the surrounding neighbourhood. The low density of the proposed development is also compatible with the location of the property within a floodplain.

**ATTACHMENTS/REFERENCE MATERIALS**

- *Subject Property Map – 5249 Pineo Road*
- *OCP Land Use Designation*
- *Current Zoning Bylaw Classification*
- *Advisory Planning Commission March 17, 2022 Meeting Minutes*
- *Staff Report to Advisory Planning Commission, March 1, 2022 – 5249 Pineo Road*
- *Zoning Map Amendment No. 50 (5249 Pineo Road - Hammer), Bylaw No. 5049.*

C:        *T. Slonski, Director of Corporate Services*

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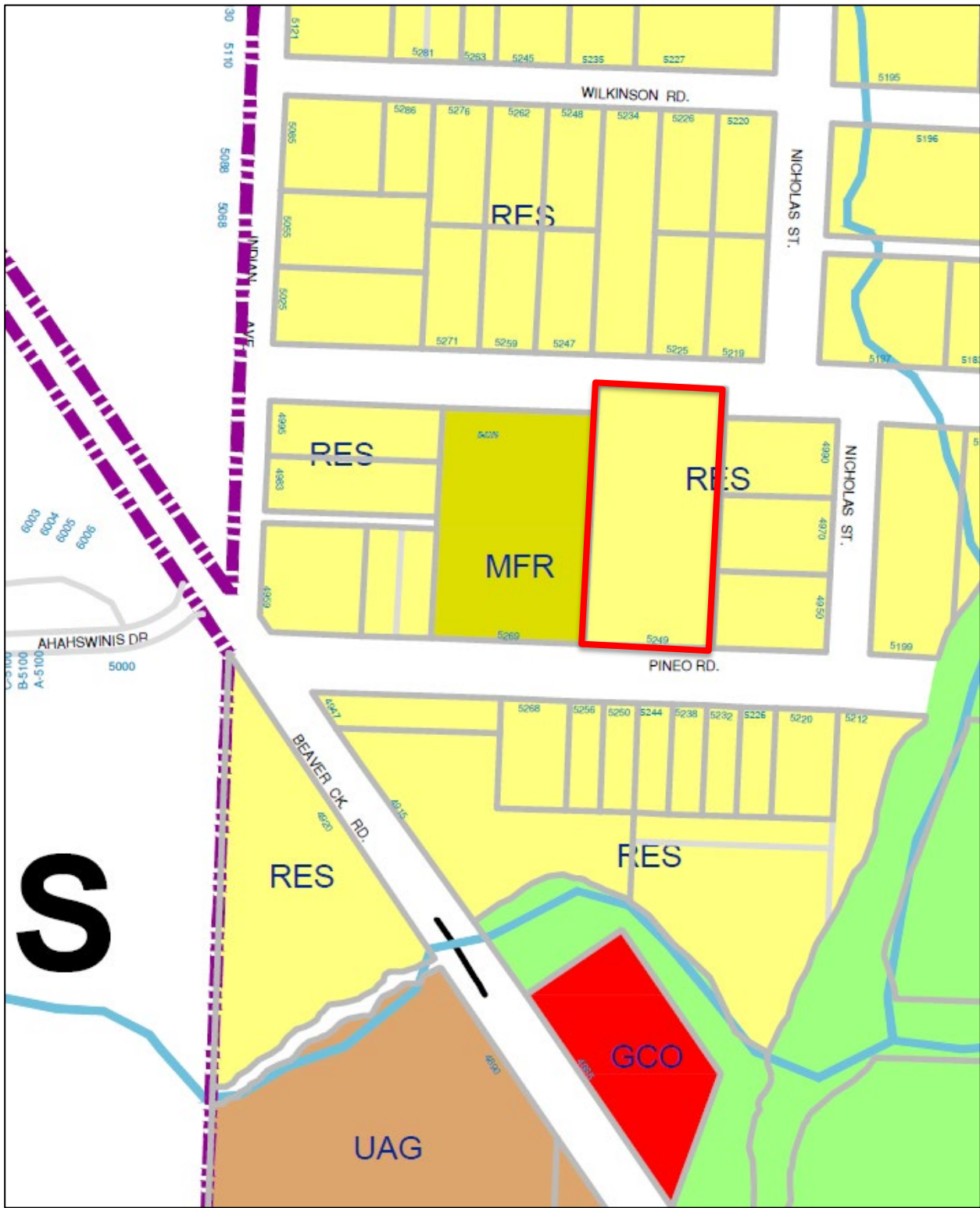


SUBJECT PROPERTY – 5249 PINEO ROAD

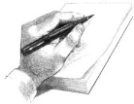




OCP LAND USE DESIGNATION







**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on March 17, 2022 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ken McRae (Vice-Chair)  
Amy Anaka  
Stefanie Weber  
Chris Washington, S.D.70  
Callan Noye

Councillor Deb Haggard, Council Liaison  
Peter Dionne, R.C.M.P. Liaison  
Andre Guerin, P.A.F.D. Liaison

**Regrets**

Ed Francoeur (Chair)  
Joe McQuaid  
Amy Needham, Parks Operations Liaison  
Councillor Deb Haggard, Council Liaison  
Jolleen Dick, Councillor, Hupačasath F.N  
Ken Watts, (CEO Tseshahat (č išaa?ath) F.N)

**Staff**

Scott Smith, Dir. of Dev. Services/Acting CAO  
Brian McLoughlin, Development Planner  
Price Leurebourg, Development Planner  
Cara Foden, Planning Technician

**Guests**

Applicant: P. Hammer

**Alternates (not in attendance)**

Larry Ransom (Alt.– S.D.70)  
Roger Nopper CEO, (Alt. - Hupačasath F.N.)  
Councillor Helen Poon (Alt.– Council Liaison)  
L. Sam, (Alt. – Tseshahat (č išaa?ath) F.N)



**1. Acknowledgements and Introductions –**

Acknowledgement, by the Vice - Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshahat (č išaa?ath) First Nations.  
Welcome and introductions.

**2. Minutes - Adoption of February 17, 2022 Minutes**

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the February 17, 2022 regular meeting.*

**( Weber / Washington ) CARRIED**

**3. DEVELOPMENT APPLICATION – Zoning Bylaw amendment**

**5249 Pineo Road**

Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081)

**Applicant: P. Hammer**

- City Development Planner (B.M.) summarized his report dated March 1, 2022 and distributed the Engineering service report (see attached) indicating that he had intended to include it in his report.
- APC discussed the proposed amendments and report.
  - The location of the property is in the flood plain. The Director of Development Services informed members that the A.C.R.D. had recently updated their flood plain mapping. In addition to construction levels required in the City's Floodplain bylaw, the newer floodplain mapping levels will be applied as required.

- The APC asked about Agricultural Land Reserve (ALR). The Director of Development Services indicated that the Somass flats area is likely very good soil however the property is not included in the ALR.
- The APC inquired about impact on creeks in the vicinity of the property. It was noted that there are no creeks running through the subject property however there are local creeks in the vicinity.
- The APC indicated support for the proposed type of low density, infill development in the area.
- The neighbouring property was noted to have been recently rezoned for Multi-Family development to accommodate one additional dwelling on the large property. The additional home had minimal impact on the general neighbourhood.

**Motions:**

1. *THAT the Advisory Planning Commission recommends to Council that the City proceed with the application to rezone a portion of 5249 Pineo Road from 'RR2 Semi Rural Residential' to 'R2-One and Two Family Residential'.*
2. *THAT prior to final adoption of the proposed bylaw amendment the applicant be required to apply for subdivision and receive a Preliminary Layout Review letter from the Approving Officer.*
3. *THAT prior to Final Adoption of the amending bylaw, the applicant be required to complete the following to the satisfaction of the Director of Engineering:*
  - a) *Geotechnical report*
  - b) *Stormwater management plan*
  - c) *Site grading plan*
  - d) *Design and estimate for required off-site works*

**( Washington / Weber ) CARRIED**

**4. STATUS UPDATE:**

The Director of Development Services updated the APC with respect to the following:

- The City has hired a Manager of Planning, Marianne Wade, who will start on March 28<sup>th</sup>
- 5405 Argyle (B. Toor) – 3<sup>rd</sup> Read and Final Adoption.
- 4841 Redford (Uchucklesaht) – Development Variance Permit approved by Council.
- 5<sup>th</sup> Ave. & Burde St. (Carniato) – Public Hearing scheduled (Mar 29).
- 4440 Vimy St. (ACAWS) – Council gave adoption to bylaw amendments.
- RFP – City owned land at 15<sup>th</sup> Ave. & Montrose St. – a communication will be going out to adjacent residents prior to Council releasing information regarding the successful proponent/s.
- Vancouver Resource Society (3507 Anderson Ave) – Building Permit will likely be issued soon.
- Seymour Pacific (3553 Anderson Ave) – 90 unit Multi-Family housing development will start construction soon.
- San Group development (upper Burde St.) - Architect and City Staff have been in discussion and progress is being made.
- Former Somass Mill lands (City owned) – background work is being done by Staff and Council. The OCP review process may help to determine policy direction/guidelines for high profile sights like these lands and the lands on upper Burde St.

- OCP Review update:
  - C.O.W. meeting will be held on April 6 and a summary report of the public engagement will be presented. APC members are encouraged to attend and will be given an opportunity at the meeting to provide input for Council's consideration.
  - APC members expressed that they would like to be made aware via email when OCP input opportunities are scheduled.
  - It was noted that the public engagement summary will likely identify gaps where more public engagement is needed.

**5. OTHER BUSINESS - None**

**6. ADJOURNMENT** – The meeting adjourned at 12:50 pm. The next meeting is scheduled for 12:00 pm on **April 21, 2022**.

**( Washington / Dionne ) CARRIED**



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Ken McRae (Vice-Chair)



# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: Mar 1, 2022

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**SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment**  
**5249 Pineo Road, Port Alberni**  
*Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081)*

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### RECOMMENDATION

1. *THAT the Advisory Planning Commission recommends to Council that the City proceed with the application to rezone a portion of 5249 Pineo Road from 'RR2 Semi Rural Residential' to 'R2- One and Two Family Residential'.*
2. *THAT prior to final adoption of the proposed bylaw amendment the applicant be required to apply for subdivision and receive a Preliminary Layout Review letter from the Approving Officer.*
3. *THAT prior to Final Adoption of the amending bylaw, the applicant be required to complete the following to the satisfaction of the Director of Engineering:*
  - a) *Geotechnical report*
  - b) *Stormwater management plan*
  - c) *Site grading plan*
  - d) *Design and estimate for required off-site works*

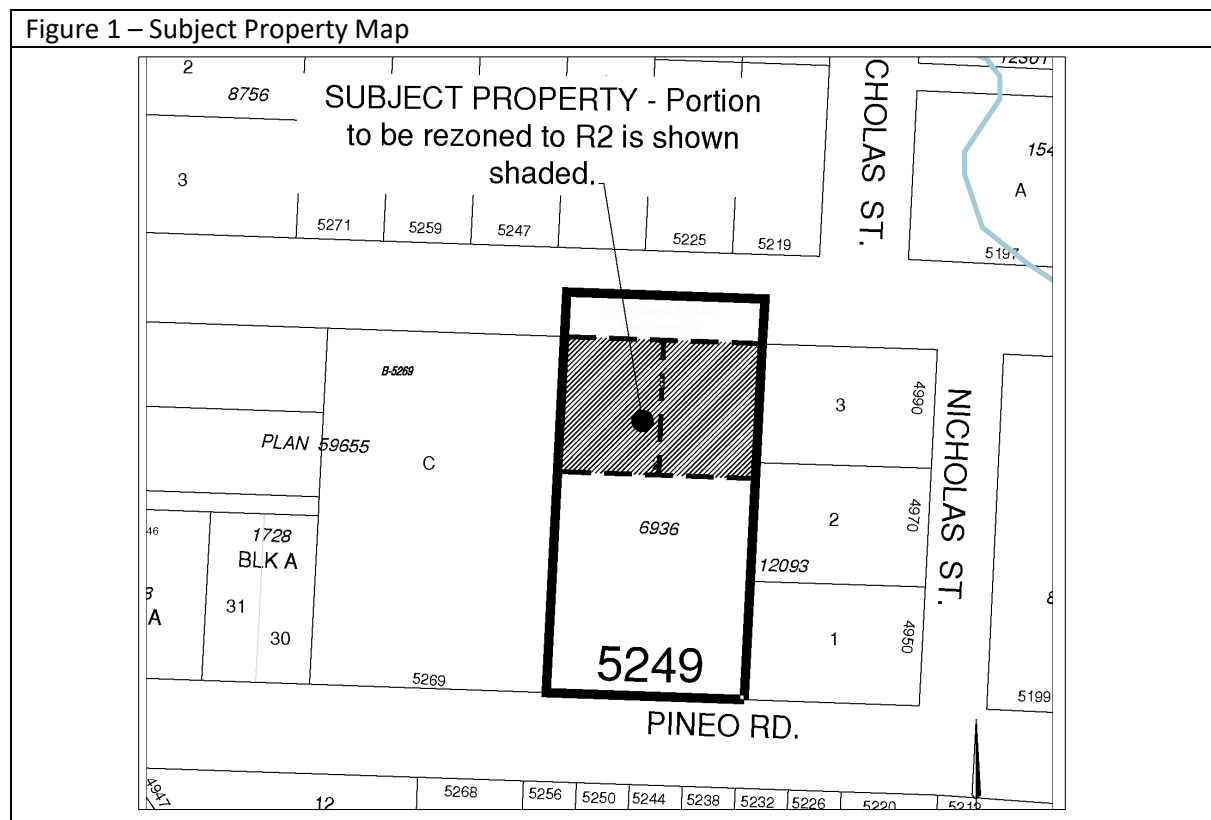
### PURPOSE

The application proposes to rezone a portion of the property at 5249 Pineo Road to enable a subdivision and future development of two residential duplexes. The purpose of this report is to consider an application for a map amendment to the Zoning Bylaw.

### BACKGROUND

The property at 5249 Pineo Road is currently occupied by a single family dwelling with frontage on Pineo Road. The applicant is proposing to rezone the rear portion of the property to *R2 One and Two Family Residential* to facilitate a subdivision that would create two additional parcels. These parcels are north of the existing dwelling, and would have frontage on Forrest Road. The subject property is also located in an area designated as a Flood Plain by *Flood Plain Bylaw No. 4288*.





#### Current Official Community Plan (OCP) and Zoning Bylaw Designations

1. The subject property, is currently designated '**Residential**' on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
2. The subject property is not within a Development Permit Area on the Schedule B – Development Permit Areas Map. No amendment is required.
3. The subject property, is currently zoned '**RR2 Semi Rural Residential**' on the Zoning Bylaw Schedule A – Zoning Map. The applicant has requested a to rezone a portion of the property to '**R2 One and Two Family Residential**' zone. A map amendment to the Zoning Bylaw is required.

#### **ALTERNATIVES/OPTIONS**

The Development Services Department supports Option #1.

1. Recommend to Council that the City proceed with the proposed Zoning Bylaw map amendment with conditions.
2. Recommend to Council that the City not proceed.

#### **ANALYSIS**

The following section contains an analysis of the OCP and Zoning Bylaw amendments proposed by the applicant. This includes a preliminary review of servicing and access improvements required to develop the property.



OCP Policy on Tsunami Hazard Area

The property is located within the Tsunami Hazard Area in the OCP. Port Alberni is vulnerable to tsunami inundation as seen during the 1964 tidal wave generated by a powerful earthquake in Alaska. The OCP recognizes this hazard in land use designations by identifying a “tsunami inundation zone” below the 6.0 meter contour line. The OCP provides the following policy context statement:

*To protect against the loss and to minimize property damage associated with flooding events the Council encourages agricultural, park and open space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and manufactured homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood proofed to those standards specified by the City of Port Alberni Floodplain Bylaw.*

Flood Plain Bylaw No. 4288

The subject property is located within the flood plain identified by *Flood Plain Bylaw No. 4288*. The Floodplain Bylaw contains regulations to protect from potential river flood hazards, and is not intended to protect against potential tsunami events. However, where development occurs within the floodplain there are specific minimum elevation requirements.

The Floodplain Bylaw requires the underside of any floor system supporting a habitable area to be at an elevation of at least 3.65 m G.S.C. The subject property has an approximate elevation of 3.1 m G.S.C. The applicant will be required to meet this elevation requirement in their site and building design. A stormwater management plan will also be required as a condition of development to confirm any potential issues with its location within a flood plain and tsunami inundation area.

OCP Policy on Residential and Duplexes

Duplexes are a low-density alternative to single family home ownership. **Section D, Part 4.0 – Residential** of the OCP contains housing policy that emphasizing support for a variety of housing types.

*A wide range of housing choice should be provided in the community in order to respond to diverse housing requirements or choices. This is a major element in the creation of complete and livable communities as it enables people that have special housing requirements to stay within the community rather than having to relocate.*

Zoning and Site Analysis:

The subject property is a large rectangular parcel approximately 90 m in length and 45 m wide. The total area is approximately 4,057 m<sup>2</sup> (1 acre). The property is currently zoned *RR2-Semi Rural Residential* and has one single family home and a detached garage on site. The applicant is requesting to rezone a portion of the property with frontage on Forrest Road to *R2-One and Two Family Residential*.

In terms of the site, the primary consideration is ensuring the portion of property proposed to be rezoned meets the minimum requirements of the *R2 Site Development Regulations* in the Zoning Bylaw. Staff have reviewed the application, and found that this portion of the property meets the minimum lot area and minimum frontage required for an R2 lot.

The property has approximately 45 m of frontage onto Forrest Road, with an area large enough to create two R2 lots. Each additional lot will be 829 m<sup>2</sup>. This exceeds the minimum lots size required for a two-family dwelling in the R2 zone which is 700 m<sup>2</sup>. The applicant intends to build a duplex on each new

lot, and the site plan they have provided indicates preliminary building footprints (attached). The site plan also indicates that there will be enough space for the proposed duplexes to meet all required setbacks from property line. Furthermore, the remainder of the property, which is zoned RR2, would still meet the minimum requirements of the RR2 zone. This is important as the applicant intends to apply for a subdivision of the property.

<b>Table 1 – Proposed Lot Dimensions and R2 Site Development Regulations</b>				
<b>Site Regulations</b>	<b>RR2 Semi-Rural</b>	<b>R2 One and Two Family (two family dwelling req.)</b>	<b>Dimensions of proposed R2 portion</b>	<b>Dimensions of proposed remaining RR2 portion</b>
Minimum Lot Area	1160 m <sup>2</sup>	700 m <sup>2</sup>	1,658.42 m <sup>2</sup>	2,398.23 m <sup>2</sup>
Minimum Frontage	23 m	20 m <sup>2</sup>	44.81 m	44.81 m

#### Duplex Use (Two Family Dwellings)

Duplexes are a common form of two-family dwelling consisting of a single building with dwelling units sharing a common wall. They are an important housing option for people seeking a low-density alternative to the single-family home. Two-family dwellings are supported under the Residential land use designation of the OCP, and permitted in in the *R2 One and Two Family Residential* zone.

According to the Zoning Bylaw, the purpose of the R2 zone is to provide for quiet, low-density, residential development characterized by single family homes and two-family dwellings. Staff consider duplexes to be a low-density form of housing that is compatible with adjacent lands and surrounding neighbourhood.

#### Surrounding Area

The surrounding area contains several land uses, which can be seen on the attached neighbourhood maps showing OCP and Zoning information. Closest to the subject property are semi-rural, multi-family, and single-family residential lots. A mix of parks and open space, agricultural, commercial properties, can also be found nearby. To the east are also a number of one and two family residential lots (R2). The Kitsuksis Dyke public walking trail is easily accessible from the area, and the Lower Johnston Road Northport Commercial within 1 km of the property.

North: Predominately a mix of semi-rural and single family residential.

South: A combination of rural, semi-rural, agricultural, service commercial, and parks and open space.

East: A combination of semi-rural and single family residential, and parks and open space.

West: Neighbouring lot is zoned RM2. Beyond this are several semi-rural residential properties, and the Ahaswinis Reserve.

#### Infrastructure & Site Engineering

Infrastructure upgrades will be required to properly service development at 5249 Pineo Road, or future subdivided parcels. These improvements will be provided at the developer's cost. Key considerations are

the capacity of the underground sewer at Forrest Road, and the management of stormwater/drainage. Sewer and a stormwater main upgrades may be required, along with new water service connections and driveway curb upgrades. Comments from the Engineering Department are attached to this report.

The Engineering Department has recommended that the following items be required from the applicant prior to Final Adoption by City Council:

- a) Geotechnical report
- b) Stormwater management plan
- c) Site grading plan
- d) Design and estimate for required off-site works

#### Parking and Access

The existing property is accessed only from Pineo Road. The proposed new lots would be accessed from Forrest Road, which is currently at the rear of the existing property. Traffic from the new development would enter the neighbourhood from the Beaver Creek/Pineo Road intersection. This intersection is controlled by a stop sign, and staff do not anticipate that the addition of two duplexes would impact the flow of traffic in this area.

However, the Ministry of Transportation and Infrastructure will be required to sign-off on the bylaw amendment since the subject property is located within 800 m of a provincial highway. These approvals must be given before final adoption of the bylaw can be considered. To date, they have provided no objections to the bylaw amendments.

#### REFERRALS

Agency/department	Comments
Tseshaht First Nation	<i>Tseshaht has reviewed the subdivision application for the Zoning bylaw for a portion of the property. At this time, with this application, Tseshaht has no objections to the work proposed.</i>
CPA Engineering Department	<i>Engineering has no objection to the proposed rezoning provided it conforms to current bylaw standards. Engineering Services Report dated Mar 1, 2022 submitted.</i>
CPA Parks and Recreation Department	<p><b>Parks:</b> <i>Only concern that Parks has is that the trees on the frontage along Forrest Rd. have their ownership confirmed. If they are city owned boulevard trees then they are to be preserved and maintained during all construction activities, including driveway installation.</i></p> <p><b>Recreation:</b> <i>Interests unaffected by proposed amendment.</i></p>
BC Hydro	<i>BC Hydro has single phase power available to the two proposed lots. Approved.</i>
Min. Transportations and Infrastructure	<i>MoTI has no objections to the proposed zoning amendment.</i>

## IMPLICATIONS

Supporting this application to rezone a portion of the property from RR2 to R2, would enable a subdivision of 5249 Pineo Road and the creation of two additional parcels zoned R2. This would enable the applicant to build a total of two duplexes – one on each R2 parcel.

APC should consider the appropriateness of the proposal including its location in a flood plain, potential neighbourhood impacts, and potential benefit to the community. This application will enable the creation of four dwelling units of low-density housing in an area that is primarily characterized by large lots with single family homes. Additionally:

- The property is located within the Tsunami Hazard Area of the OCP.
- The applicant will be required to provide infrastructure improvements to ensure the property can be properly serviced and accessed.
- The applicant will be required to build in compliance with *Flood Plain Bylaw No. 4288* as per the OCP.

## COMMUNICATIONS

The rezoning process includes a Public Hearing. If Council chooses to advance the application to a Public Hearing staff will proceed with all required statutory notices.

## BYLAWS/PLANS/POLICIES

The applicant is requesting a map amendment to the Zoning Bylaw. The draft bylaw is attached to this report. A summary of the proposed Zoning Bylaw map amendment is listed below:

1. Change the zoning classification of a portion of 5249 Pineo Road from *RR2 Semi-Rural Residential* to *R2 One and Two Family Residential*.

## SUMMARY

This application proposes to rezone a portion of the property at 5249 Pineo Road from RR2 to R2, for the purpose of subdividing and constructing two duplex buildings. The proposal aligns with the OCP land use designation for the property, and high-level policy objectives supporting a diversity of housing options within the community.

Staff support this application because it will enable the creation of new housing, while maintaining a low density of development comparable to the land use and zoning of the surrounding neighbourhood. The low density of the proposed development is also compatible with the location of the property within a flood plain.

## ATTACHMENTS

- Subject Property Map – 5249 Pineo Road
- OCP Land Use Designation
- Current Zoning Bylaw Classification
- Preliminary Site Plan
- Proposed Zone Description
- Engineering Servicing Report re: 5249 Pineo Road – March 1, 2022
- Draft Amending Bylaw

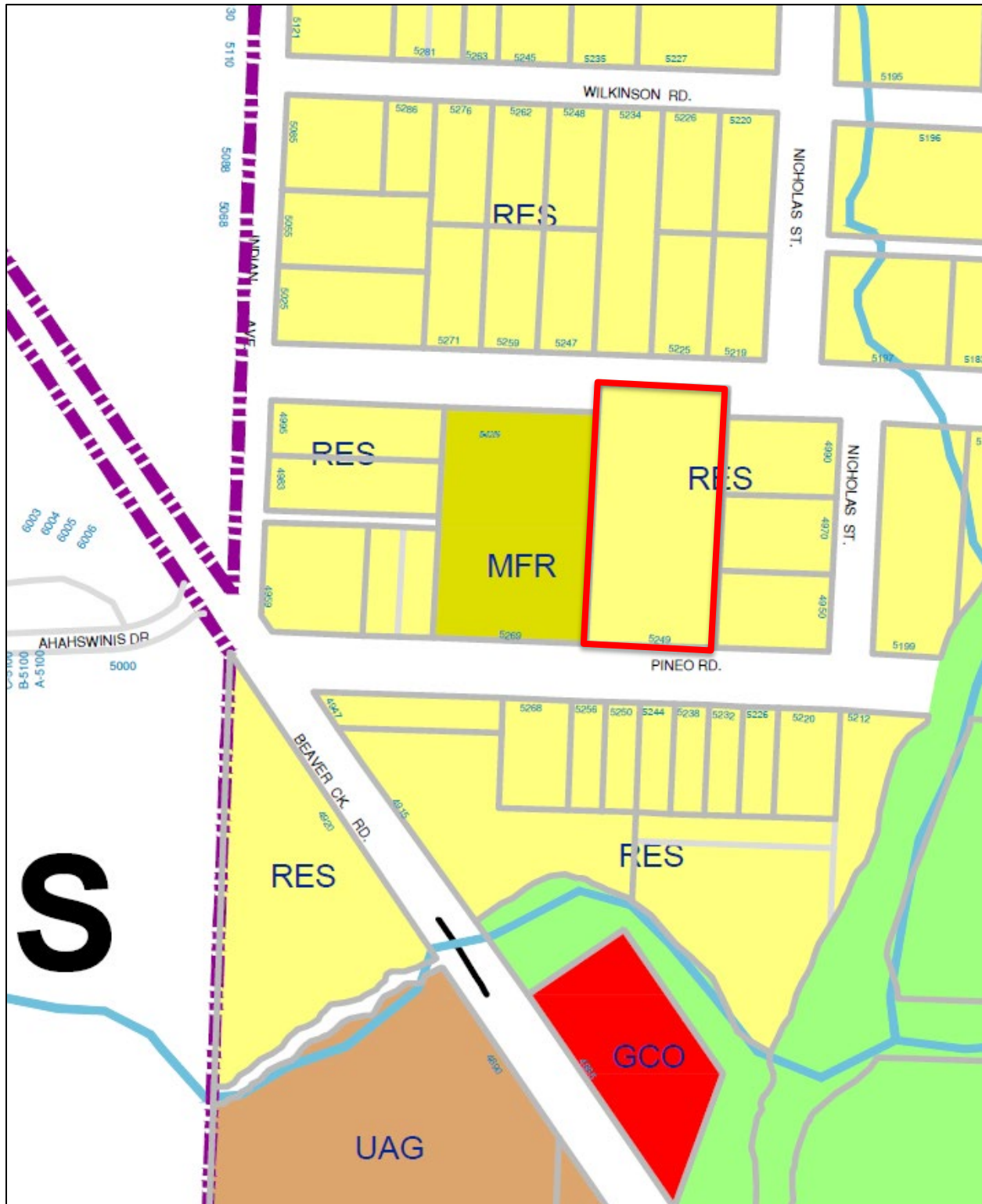


SUBJECT PROPERTY – 5249 PINEO ROAD

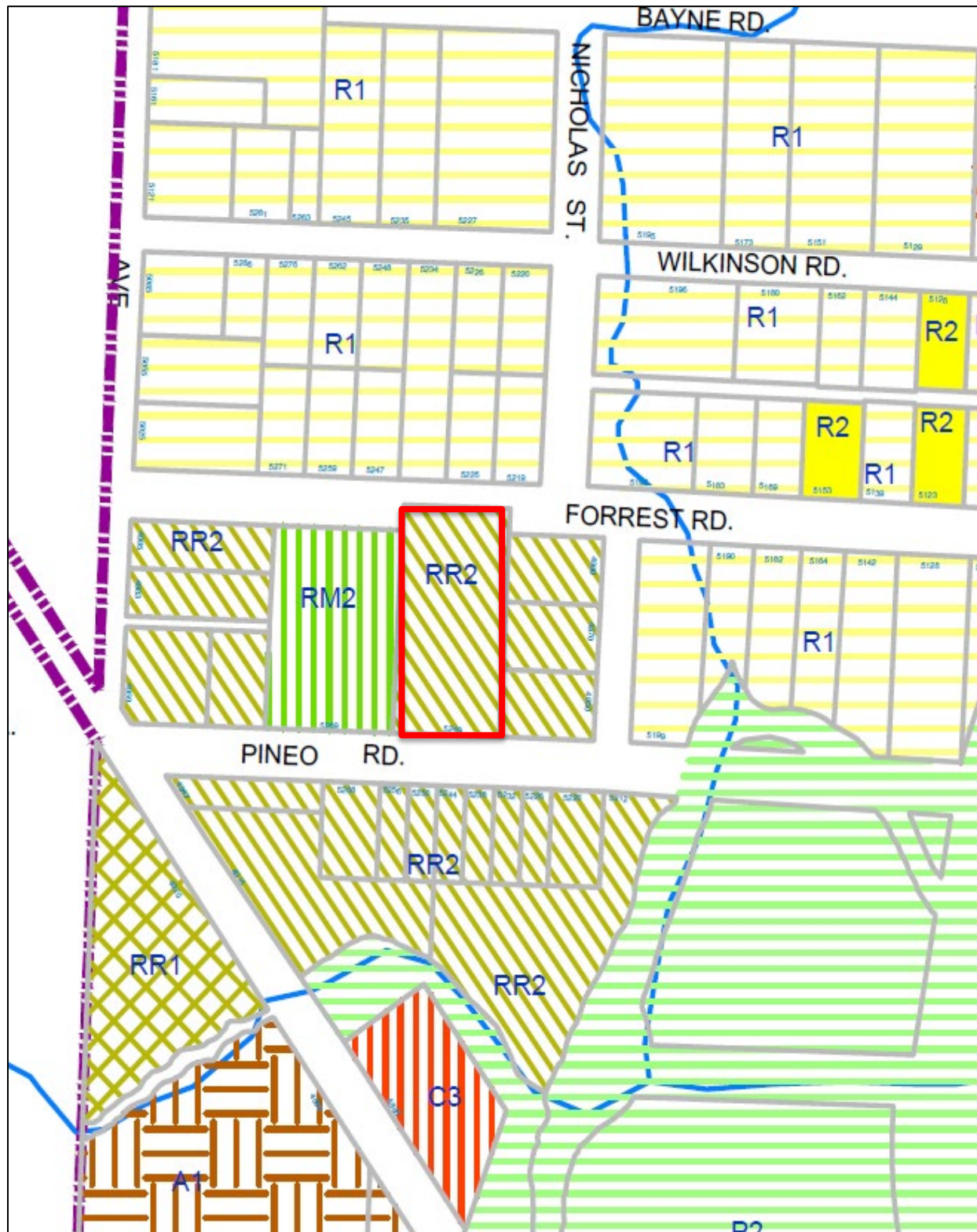




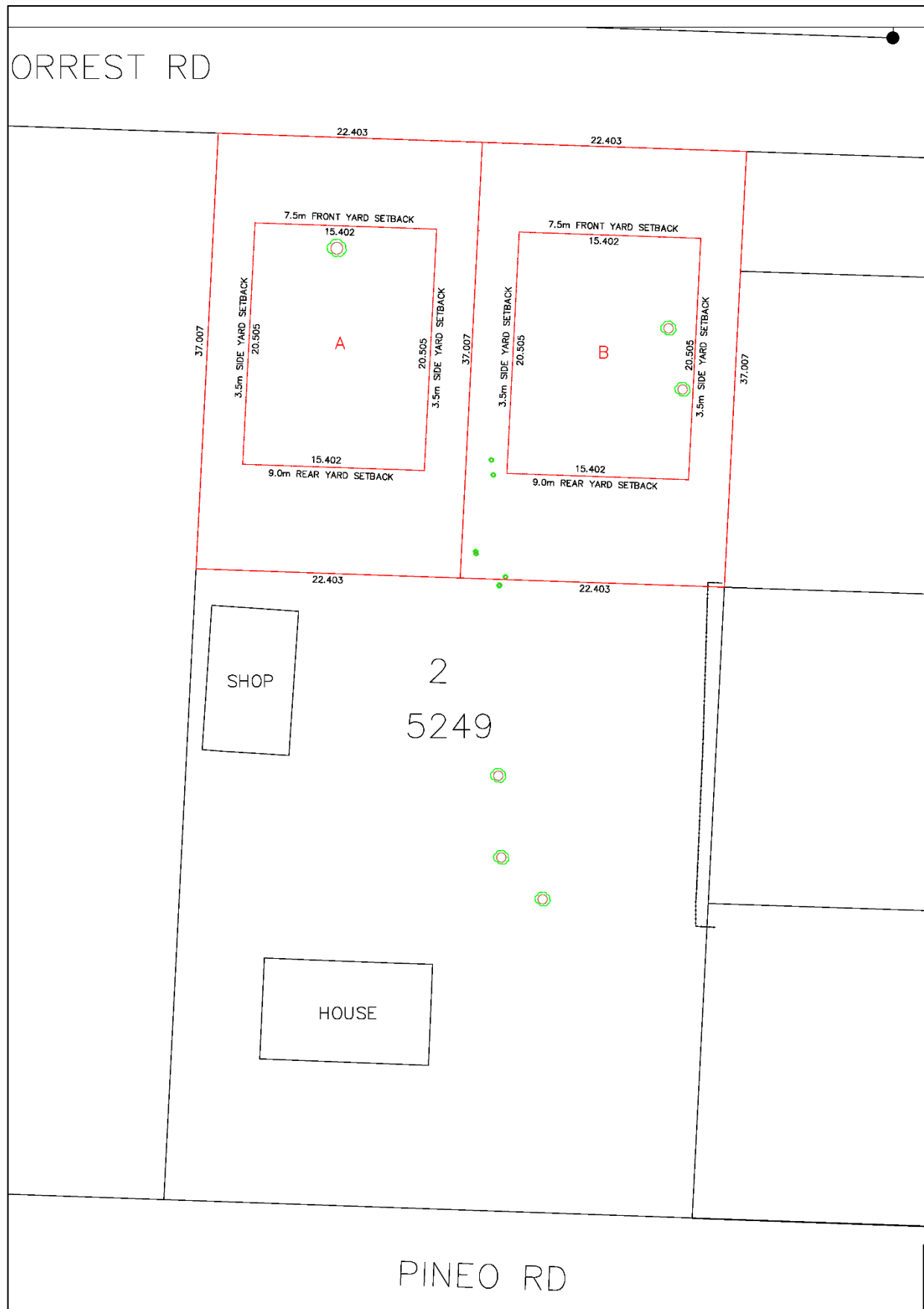
OCP LAND USE DESIGNATION



CURRENT ZONING BYLAW CLASSIFICATION



# PRELIMINARY SITE PLAN – 5249 PINEO ROAD





## PROPOSED ZONE DESCRIPTION

**R2 – ONE AND TWO FAMILY RESIDENTIAL**

5.12 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods featuring single *family* and two *family* dwellings.

5.12.1 Permitted usesPrincipal UsesSingle *family* dwellingTwo *family* dwellingAccessory Uses*Bed and breakfast**Home occupation**Secondary suite**Supportive housing*5.12.2 Site Development RegulationsMinimum *Lot Area*

Single <i>family</i> dwelling	500 m <sup>2</sup>	(5,382 ft <sup>2</sup> )
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Single <i>family</i> dwelling with <i>secondary suite</i>	600 m <sup>2</sup>	(6,458 ft <sup>2</sup> )
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Two <i>family</i> dwelling	700 m <sup>2</sup>	(7,535 ft <sup>2</sup> )
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Minimum *Frontage*

Single <i>family</i> dwelling	15 m	(49.2 ft)
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Single <i>family</i> dwelling with <i>secondary suite</i>	15 m	(49.2 ft)
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Two <i>family</i> dwelling	20 m	(65.6 ft)
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Maximum *Coverage*

40%

Minimum *Setbacks*:

<i>Front yard</i>	7.5 m	(24.6 ft)
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<i>Rear yard</i>	9 m	(29.5 ft)
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<i>Side yard</i>	1.5 m	(4.9 ft)
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Maximum *Floor Area Ratio*

0.5

Maximum Height, Principal *Building*

10 m (32.8 ft)

Maximum Number of Principal *Building Storeys*

2.5

Maximum number of residential units per *lot*

2

5.12.3 Conditions of Use

(a) Notwithstanding the provisions of 5.12.2:

(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 m (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) Notwithstanding any other provisions of this bylaw, *secondary suites* are not permitted in a duplex.
  - (e) Notwithstanding Section 5.12.1, on *lots* less than 500 m<sup>2</sup> in area that exist prior to the adoption of this Bylaw, single *family dwelling* is the only permitted *use*.

## THE CITY OF PORT ALBERNI

### ENGINEERING SERVICING REPORT

FILE:

DATE: March 1, 2022

LEGAL: LOT 2, DL 11, Plan 6936

LOCATION: 5249 Pineo Rd.

SUBJECT: Rezoning Application

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Engineering has no objection to the proposed rezoning provided it conforms to current bylaw standards. The following report identifies key site specific requirements and bylaw issues which are to be satisfactorily addressed.

#### **1.00 ROADS:**

- 1.01 Forrest Rd the existing dead end 6m wide paved road fits in with the character of the other roads in this neighborhood. No pavement upgrades will be required. Applicant to address the existing non mountable asphalt curb on South side of Forrest Rd when future driveways locations are determined. Mountable asphalt curb will need to be installed across the driveways. Driveway connections in the Blvd will also need to be established from the existing pavement to the proposed property line. Drainage paths will need to be identified and maintained in the Blvd.

#### **2.00 Sewerage**

- 2.01 The Applicant to engage a Civil Engineer licensed in the Province of BC to provide a sanitary sewer design to be approved by the CPA Director of Engineering. A sanitary sewer main may need to be designed and extended on Forrest Rd to provide a 100mm gravity sanitary sewer connection to each of the 2 proposed lots.

#### **3.00 Drainage**

- 3.01 The Applicant to engage a Civil Engineer licensed in the Province of BC to provide a storm water management plan and related drain design to be approved by the CPA Director of Engineering. Stormwater management plan to discuss, and if applicable, indicate flood plain, elevations and tsunami elevations. A storm drain main may need to be designed on Forrest Rd to provide a 150mm gravity storm drain connection to each of the proposed lots.

**4.00 Water**

- 4.01 The CPA will install a 25mm water service connection to each proposed lot from Forrest Rd. The cost to the Applicant will be the current CPA Fees and Charges rate. The water service connections will be installed for each lot at the shared P/L area for the 2 proposed lots.

**5.00 SHALLOW UTILITIES:**

- 5.01 All conditions of BC Hydro, Telus, Fortis Gas and CATV must be satisfied. All shallow utilities must be shown on the engineering plans prior to approval.

**6.00 GEOTECHNICAL:**

- 6.01 A geotechnical investigation of the site will be required. The report should address all geotechnical issues which may affect the proposed development such as:
- a) Site soil and groundwater characteristics.
  - b) Site suitability for intended development.
  - c) Recommendations for foundation design.
  - d) Recommendations for slab-on-grade construction.
  - e) Any special requirements for construction.
  - f) Location and stability of fill areas.
  - g) Restricted building areas.
  - h) Road design.
  - i) Drainage practices.
  - j) Potential flood areas.

**7.0 SITE GRADING:**

- 7.01 Site grading plans for on site development will be required to ensure the proposed grading fits with surrounding areas, drainage and any identified hazards.
-

## CITY OF PORT ALBERNI

### BYLAW NO. 5051

#### 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 Map Amendment No. 50 (5249 Pineo Road - Hammer), Bylaw No. 5051**".

2. Zoning Amendment

- 2.1 A portion of Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081), located at **5249 Pineo Road** and shown shaded on Schedule A, attached hereto and forming part of this bylaw, is hereby rezoned from 'RR2 Semi-Rural Residential' to '**R2 One and Two Family Residential**'.

3. Map Amendment

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME THIS    DAY OF    , 2022.

READ A SECOND TIME THIS    DAY OF    , 2022.

A PUBLIC HEARING WAS HELD THIS    DAY OF    , 2022.

READ A THIRD TIME THIS    DAY OF    , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS    DAY OF    , 2022

FINALLY ADOPTED THIS    DAY OF    , 2022.

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Mayor

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Director of Corporate Services

# Schedule "A" to Bylaw No. 5051

