



CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 890, 891, and 892 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 **Monday, March 30, 2015 at 5:30 pm** to hear representation about the following proposed Bylaws:

- A. "Official Community Plan Amendment No. 15 (10th Avenue – Co-op Gas), Bylaw No. 4864"
- B. "Zoning Amendment No. 5 (10th Avenue – Co-op Gas), Bylaw No. 4865".

APPLICANTS: Alberni District Co-operative Association - The applicants are applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate the development of a Gas Bar and Convenience Store. The proposed amendments are listed below.

A. Official Community Plan Map Amendments:

1. Applying to amend the **Schedule A Land Use Map** which forms an integral part of Port Alberni Official Community Plan Bylaw No. 4602, 2007 to:
 - a) Change the designation of Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID 007-111-223), located at 3848 10th Avenue; from Residential **to General Commercial**; and to
 - b) Change the designation of Lots 8 - 10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 003-224-163, 007-111-266, 007-111-291) located at 3834, 3820 and 3808 10th Avenue; from Multi-Family Residential **to General Commercial** as shown outlined on the map below.

2. Applying to amend the **Schedule B Development Permit Areas Map** which forms an integral part of Port Alberni Official Community Plan Bylaw No. 4602, 2007 to:
 - a) Include Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID 007-111-223), located at 3848 10th Avenue; in **Development Permit Area No. 2 - Commercial (General) Area**; and to
 - b) Change the designation of Lots 8 - 10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 003-224-163, 007-111-266, 007-111-291) located at 3834, 3820 and 3808 10th Avenue; from Development Permit Area No. 3 – Multiple Family Residential **to Development Permit Area No. 2 - Commercial (General) Area** as shown outlined on the map below.

B. Zoning Bylaw Map Amendment:

1. Applying to amend the **Schedule A Zoning District Map** which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 to change the designation of Lots 7-10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 007-111-223, 003-224-163, 007-111-266, 007-111-291) located at **3848, 3834, 3820, and 3808 10th Avenue**; from R2 - One and Two Family Residential **to C4 - Highway Commercial** as shown outlined on the map beside.

The general purpose of the **C4 Highway Commercial** zone is to establish and maintain areas offering a range of large format retail, service, and tourist recreational uses, with high levels of visibility for vehicular traffic.

TAKE NOTICE THAT persons who deem their interest in property affected by the above noted bylaw amendments shall be afforded an opportunity to be heard before Council on matters related thereto. Written submissions should be addressed to City Council, 4850 Argyle Street, Port Alberni, BC, V9Y 1V8. The above noted bylaw amendments, together with Official Community Plan Bylaw No. 4602, 2007 and the Port Alberni Zoning Bylaw 2014, No. 4832, may be inspected at the offices of the Planning Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from March 20, 2015 to March 30, 2015 during regular business hours (8:30 a.m. to 4:30 p.m.).

