

# AGENDA

AGENDA FOR THE SPECIAL MEETING OF  
THE COUNCIL OF THE CITY OF NANAIMO,  
TO BE HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC  
ON THURSDAY, 2015-SEP-03 COMMENCING AT 7:00 P.M.

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CHAIR: MAYOR MCKAY

1. **CALL TO ORDER THE SPECIAL MEETING OF COUNCIL:**
2. **ADOPTION OF AGENDA:**
3. **CALL TO ORDER THE PUBLIC HEARING:**
4. **PUBLIC HEARING AGENDA:**

Mr. Bruce Anderson, Manager, Planning & Design Section to explain the required procedures in conducting a Public Hearing and the regulations contained within Part 26 of the *Local Government Act*.

- a) Bylaw No. 6500.030 – OCP00080 – 305 Milton Street - to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section. Pg. 3-4

This bylaw, if adopted, will Amend Schedule A-7.1 the land use designations within the Old City Neighbourhood Concept Plan from Sub Area 3 (Multi-Family Low Density) to Sub Area 4 (Multi-Family Medium Density Residential) with a site specific amendment to permit a 5 storey building height and an FAR of 1.9 in order to recognize an existing 60 unit multiple family dwelling.

- b) Bylaw No. 4500.084 – RA000351 – 305 Milton Street - to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section. Pg. 3-4

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by adding Subsection 7.3.7 in order to permit a Floor Area Ratio of 1.9 site specific to the subject property; and rezone the subject properties for Old City Low Density (Fourplex) Residential (R14) to Old City Medium Density Residential (R15) to recognize an existing 60 unit multiple family dwelling.

- c) Bylaw No. 4500.086 – RA000354 – 2992 104<sup>th</sup> Street – to be introduced by Ms. Karin Kronstal, Planner, Planning & Design Section. Pg. 5

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) and Community Service One (CS1) to Single Dwelling Residential - Small Lot (R2) in order to facilitate a subdivision of the land into 7 small residential lots.

- d) Bylaw No. 4500.087 – RA000343 – 6524 Portsmouth Road – to be introduced by Ms. Karin Kronstal, Planner, Planning & Design Section. Pg. 6

This bylaw, if adopted, will rezone the subject property from Single

Dwelling Residential (R1) to Residential Corridor (COR1) in order to construct a 8-unit multi-family development.

5. **ADJOURNMENT OF THE PUBLIC HEARING:**

6. **BYLAWS:**

- (a) That "ZONING AMENDMENT BYLAW 2015 NO. 6500.30" (OCP00080) - to amend "ZONING BYLAW 2011 NO. 4500," by adding Subsection 7.3.7 in order to permit a Floor Area Ratio of 1.9 site specific to the subject property; and rezone the subject properties for Old City Low Density (Fourplex) Residential (R14) to Old City Medium Density Residential (R15) to recognize an existing 60 unit multiple family dwelling, be given Third Reading. *Pg. 7-9*
- (b) That "ZONING AMENDMENT BYLAW 2015 NO. 4500.084" (RA351) - to amend "ZONING BYLAW 2011 NO. 4500," by adding Subsection 7.3.7 in order to permit a Floor Area Ratio of 1.9 site specific to the subject property; and rezone the subject properties for Old City Low Density (Fourplex) Residential (R14) to Old City Medium Density Residential (R15) to recognize an existing 60 unit multiple family dwelling, be given Third Reading. *Pg. 10-11*
- (c) That "ZONING AMENDMENT BYLAW 2015 NO. 4500.086 (RA354) - to amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject property from Single Dwelling Residential (R1) and Community Service One (CS1) to Single Dwelling Residential - Small Lot (R2) in order to facilitate a subdivision of the land into 7 small residential lots, be given Third Reading. *Pg. 12-13*
- (d) That "ZONING AMENDMENT BYLAW 2015 NO. 4500.087" (RA343) - to amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to construct a multi-family development, be given Third Reading. *Pg. 14-15*

7. **ADJOURNMENT OF THE SPECIAL COUNCIL MEETING:**

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# NOTICE OF PUBLIC HEARING

September 3<sup>rd</sup> 2015 at 7:00 pm



There will be a Public Hearing on Thursday, **September 3<sup>rd</sup> 2015**, starting at **7:00 pm** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC** to consider proposed amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" and the City of Nanaimo "ZONING BYLAW 2011 NO. 4500."

All persons who believe their interest in property is affected by the proposed bylaws will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaws No. 6500.030 and 4500.084 at the Public Hearing.

## **BYLAW NO. 6500.030**

**Purpose:** To recognize an existing 60 unit multiple family dwelling

**Location(s):** 305 Milton Street

**File No.:** OCP00080

This bylaw, if adopted, will:

- a) Amend Schedule A-7.1 (Land Use Concept Map) of the Old City Neighbourhood Concept Plan by redesignating the subject property from Sub Area 3 (Multi-Family Low Density) to Sub Area 4 (Multi-Family Medium Density Residential) as shown; and
- b) Add the following as Subsection 4.1.2.3 to the Old City Neighbourhood Concept Plan:

"Notwithstanding Section 4.1.2, Sub Area 4, a multiple family residential development of for a maximum of 60 residential units of up to 5 residential storeys in height, plus an additional two storeys of under building parking, is permitted on the property know as 305 Milton Street (STRATA LOTS 1- 60, SECTION 1, NANAIMO DISTRICT, STRATA PLAN 1142, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1)"

in order to recognize an existing 60 unit multiple family dwelling.

The subject property is legally described as STRATA LOTS 1- 60, SECTION 1, NANAIMO DISTRICT, STRATA PLAN 1142, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (305 Milton Street) and is shown on Map A (next page).

## **BYLAW NO. 4500.084**

**Purpose:** To recognize an existing 60 unit multiple family dwelling

**Location(s):** 305 Milton Street

**File No.:** RA000351

This bylaw, if adopted, will:

- a) Amend "ZONING BYLAW 2011 NO. 4500" by adding Subsection 7.3.7 in order to permit a Floor Area Ratio of 1.9 site specific to the subject property; and
- b) Rezone the subject properties from Old City Low Density (Fourplex) Residential (R14) to Old City Medium Density Residential (R15), as shown on Map A.

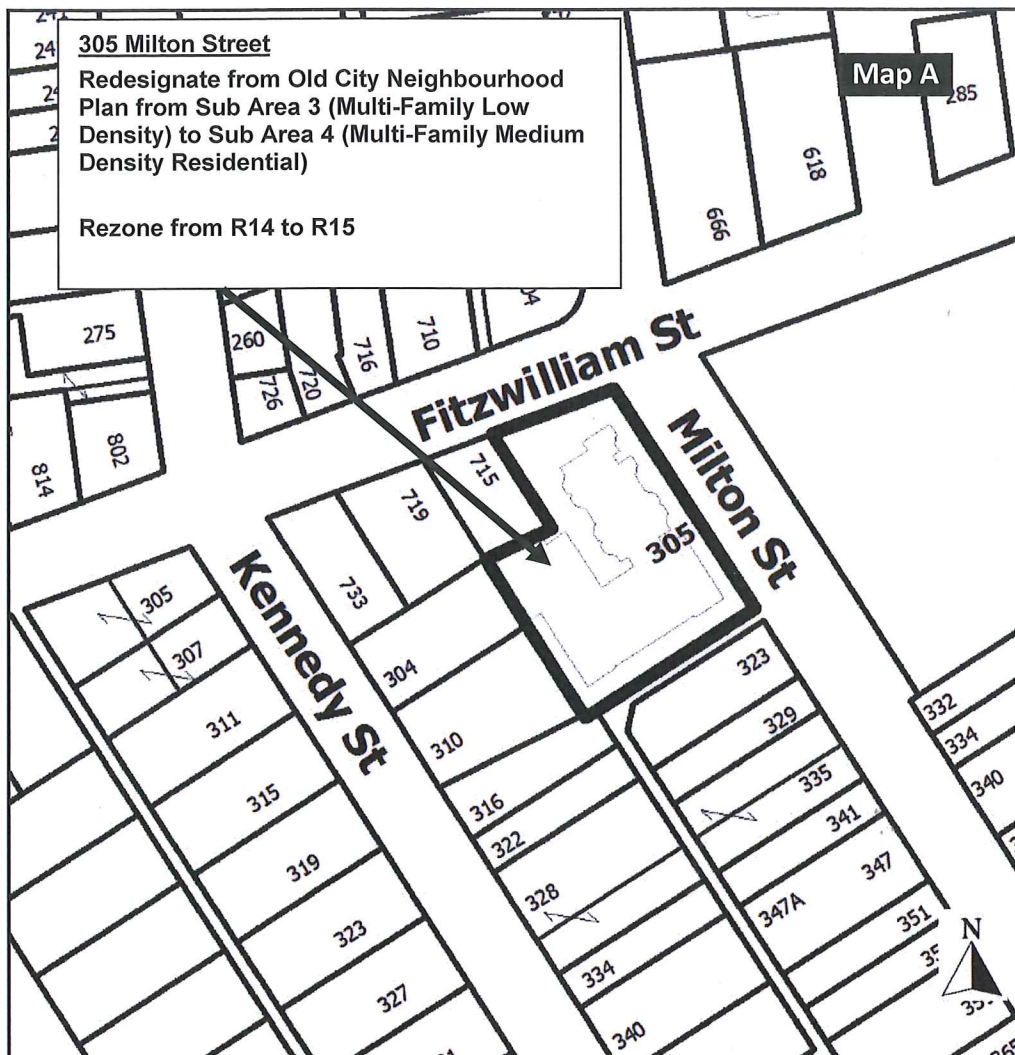
In order to recognize an existing 60 unit multiple family dwelling.

The subject properties are legally described as STRATA LOTS 1- 60, SECTION 1, NANAIMO DISTRICT, STRATA PLAN 1142, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, and are shown on Map A (see next page).

*Please be advised that additional bylaws are scheduled for the Public Hearing.*

*The complete list of public hearing items is available on the City's website and published in local newspapers.*

If you would like more information about Public Hearings please go to the City website at [www.nanaimo.ca](http://www.nanaimo.ca) and use the search function to find the '**Public Hearing Information Sheet**', which contains many frequently asked questions.



Following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

**City of Nanaimo  
Community Development  
Department  
Service and Resource Centre  
411 Dunsmuir Street  
Phone: (250) 755-4429  
Fax: (250) 755-4439  
[www.nanaimo.ca](http://www.nanaimo.ca)**



### ***WANT TO FIND OUT MORE INFORMATION?***

- IN PERSON:** A copy of the above-noted bylaws and related documents may be inspected from August 21<sup>st</sup>, 2015 to September 3<sup>rd</sup> 2015, from 8:00 am to 4:30 pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Development Department, Service and Resource Centre, located at 411 Dunsmuir Street.
- WEBSITE:** Application information associated with Bylaws No. 6500.030 and 4500.084, including a copy of the bylaws, can be accessed on the City's web page at [What's Building In My Neighbourhood? www.nanaimo.ca/whatsbuilding](http://www.nanaimo.ca/whatsbuilding)
- QR CODE:** Use this QR code on your mobile device to go directly to the online information for Bylaw No. 4500.084

### ***WANT TO MAKE A WRITTEN SUBMISSION?***

If you are unable to attend the Public Hearing, written submissions must be received no later than 4:00 pm, September 3<sup>rd</sup> 2015, to ensure their availability to Council at the Public Hearing. Written submissions can be provided by any of the following methods:

- IN PERSON:** Drop off at the Service and Resource Centre, located at 411 Dunsmuir Street
- EMAIL:** Email should be sent to [public.hearing@nanaimo.ca](mailto:public.hearing@nanaimo.ca)
- WEBSITE:** Submit comments directly through the City's website at [www.nanaimo.ca/publichearing](http://www.nanaimo.ca/publichearing)
- MAIL:** City of Nanaimo, Community Development Department, 455 Wallace Street, Nanaimo, BC V9R 5J6



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September 3rd 2015 at 7:00 pm



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All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 4500.086 at the Public Hearing.

## BYLAW NO. 4500.086

**Purpose:** To permit the use of land for a small lot residential subdivision.

**Location(s):** 2992 104<sup>th</sup> Street, Shown on Map A

**File No.:** Rezoning Application - RA000354

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) and Community Service One (CS1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a subdivision of the land into seven small residential lots.

The subject property is legally described as LOT A, SECTION 3 AND 5, WELLINGTON DISTRICT, PLAN VIP64342, and is shown on Map A.

## WANT TO FIND OUT MORE INFORMATION?

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**WEBSITE:** Access the rezoning application information on the City's webpage:

*What's Building In My Neighbourhood?*  
[www.nanaimo.ca/whatsbuilding](http://www.nanaimo.ca/whatsbuilding)

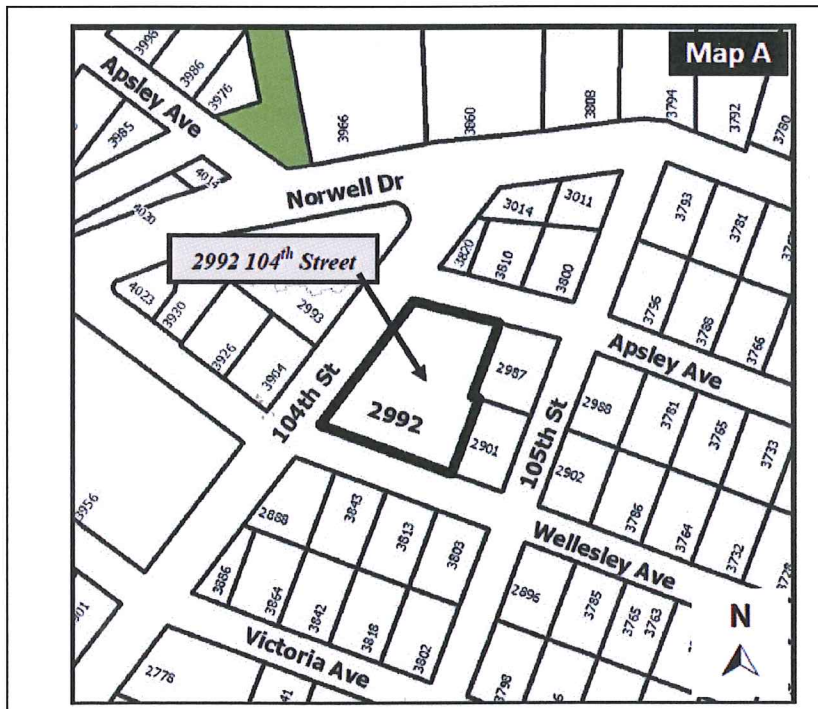
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**City of Nanaimo**  
**Community Development Department**  
**Service and Resource Centre**  
**411 Dunsmuir Street**

**Phone: (250) 755-4429 Fax: (250) 755-4439**  
[www.nanaimo.ca](http://www.nanaimo.ca)



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*This Notice is published in accordance with Section 892 of the Local Government Act. Notice given by the Corporate Officer.*



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All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 4500.087 at the Public Hearing.

## BYLAW NO. 4500.087

**Purpose:** To permit the use of land for a multi-family development.

**Location(s):** 6524 Portsmouth Road, Shown on Map A

**File No.:** Rezoning Application - RA000343

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to construct a 8-unit multi-family development.

The subject property is legally described as LOT 72, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689, and is shown on Map A.

## WANT TO FIND OUT MORE INFORMATION?

**IN PERSON:** A copy of the above-noted bylaw and related documents may be inspected from August 21<sup>st</sup> 2015 to September 3<sup>rd</sup> 2015, from 8:00am to 4:30pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Development Department, Service and Resource Centre, located at 411 Dunsmuir Street.

**WEBSITE:** Access the rezoning application information on the City's webpage:

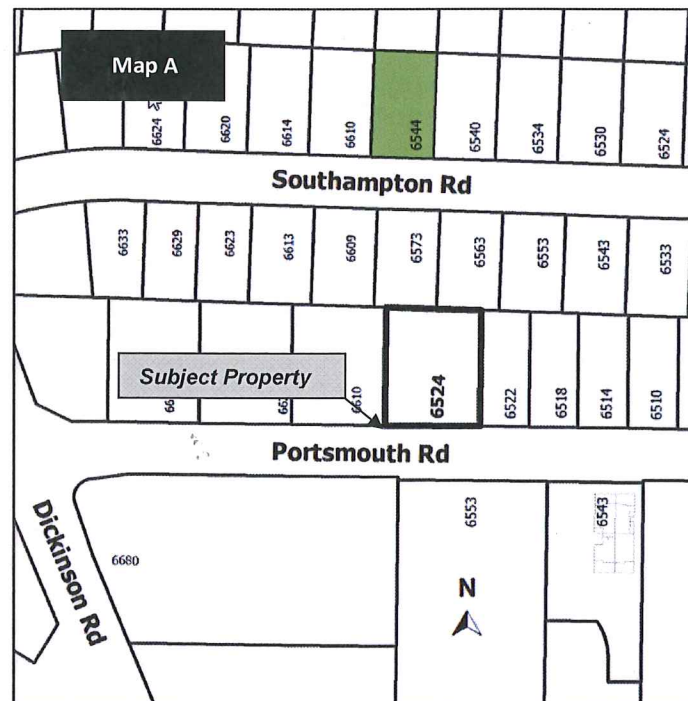
*What's Building In My Neighbourhood?*  
[www.nanaimo.ca/whatsbuilding](http://www.nanaimo.ca/whatsbuilding)

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**Community Development Department**  
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**Phone: (250) 755-4429 Fax: (250) 755-4439**  
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CITY OF NANAIMO

BYLAW NO. 6500.030

A BYLAW TO AMEND THE CITY OF NANAIMO  
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

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WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500";

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2015 NO. 6500.030".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby amended as set out in Schedule A to this Bylaw.

PASSED FIRST READING 2015-AUG-17

PASSED SECOND READING 2015-AUG-17

PUBLIC HEARING HELD \_\_\_\_\_

PASSED THIRD READING \_\_\_\_\_

ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: OCP00080  
Address: 305 Milton Street

## SCHEDULE A

1. Schedule A-7.1 (Land Use Concept Map) of "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO 6500 SCHEDULE B" is amended as follows:
  - a) Redesignate the subject area known as STRATA LOTS 1- 60, SECTION 1, NANAIMO DISTRICT, STRATA PLAN 1142, TOGETHER WITH AN INTERST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1; (305 Milton) from Sub Area 3 (Multi-Family Low Density) to Sub Area 4 (Multi-Family Medium Density Residential) as shown.



OFFICIAL COMMUNITY PLAN NO. OCP00080

## LOCATION PLAN

Civic: 305 Milton Street



 Subject Property



- b) Adding the following as Subsection 4.1.2.3: Notwithstanding Section 4.1.2, Sub Area 4, a multiple family residential development of for a maximum of 60 residential units of up to 5 residential storeys in height, plus an additional two storeys of under building parking, is permitted on the property know as 305 Milton Street (STRATA LOTS 1- 60, SECTION 1, NANAIMO DISTRICT, STRATA PLAN 1142, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1)

CITY OF NANAIMO

BYLAW NO. 4500.084

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2015 NO. 4500.084."
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as STRATA LOTS 1- 60, SECTION 1, NANAIMO DISTRICT, STRATA PLAN 1142, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1; from Old City Low Density (Fourplex) Residential (R14) to Old City Medium Density Residential (R15) as shown on Schedule A.

3. By adding the following as Subsection 7.3.7.

7.3.7. Notwithstanding 7.3.1, the maximum Floor Area Ratio shall not exceed 1.9 for the lands legally described as STRATA LOTS 1- 60, SECTION 1, NANAIMO DISTRICT, STRATA PLAN 1142, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (305 Milton Street).

PASSED FIRST READING 2015-AUG-17

PASSED SECOND READING 2015-AUG-17

PUBLIC HEARING HELD \_\_\_\_\_

PASSED THIRD READING \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE \_\_\_\_\_

ADOPTED \_\_\_\_\_

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MAYOR

---

CORPORATE OFFICER



## Schedule A



REZONING APPLICATION NO. RA000351

## LOCATION PLAN

Civic: 305 Milton Street



### Subject Property

CITY OF NANAIMO

BYLAW NO. 4500.086

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2015 NO. 4500.086".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT A, SECTIONS 3 AND 5, WELLINGTON DISTRICT, PLAN VIP64342 (2992 104<sup>th</sup> Street) from Single Dwelling Residential (R1) and Community Service One (CS1) to Single Dwelling Residential - Small Lot (R2) as shown on Schedule A.

PASSED FIRST READING 2015-AUG-17

PASSED SECOND READING 2015-AUG-17

PUBLIC HEARING HELD \_\_\_\_\_

PASSED THIRD READING \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE \_\_\_\_\_

COVENANT REGISTERED \_\_\_\_\_

ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: RA000354  
Address: 2992 104<sup>th</sup> Street



Schedule A



REZONING APPLICATION NO. RA000354

**LOCATION PLAN**

Civic: 2992 104th Street



-  Subject Property
-  Parks & Open Spaces

CITY OF NANAIMO

BYLAW NO. 4500.087

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2015 NO. 4500.087".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 72, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689 (6524 Portsmouth Road) from Single Dwelling Residential (R1) to Residential Corridor (COR1) as shown on Schedule A.

PASSED FIRST READING 2015-AUG-17

PASSED SECOND READING 2015-AUG-17

PUBLIC HEARING HELD \_\_\_\_\_

PASSED THIRD READING \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE \_\_\_\_\_

COVENANT REGISTERED \_\_\_\_\_

ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: RA000343  
Address: 6524 Portsmouth Road



