

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, 2014-FEB-06, COMMENCING AT 7:00 P.M.

CHAIR: MAYOR RUTTAN

ACTING MAYOR: COUNCILLOR KIPP (2014-JAN-20 TO 2014-MAR-09)

1. **CALL TO ORDER THE SPECIAL MEETING OF COUNCIL:**
2. **ADOPTION OF AGENDA: (Kipp/Johnstone)**
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. 4500.055** – RA324 – 4015 and part of 4001 Corunna Avenue – to be introduced by Ms. Sheila Herrera, Planner, Planning & Design Section. Pg. 3

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject properties from Single Dwelling Residential (R1) and Neighbourhood Centre (CC2) to Residential Corridor (COR1) in order to construct an office building.

- (b) **Bylaw No. 4500.056** – RA326 – 5393, 5397 and 5401 Jacobs Lane – to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section. Pg. 4

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject properties from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to permit a duplex on each subject property.

- (c) **Bylaw No. 4500.057** – RA278 – 4125 Jingle Pot Road – to be introduced by Ms. Sheila Herrera, Planner, Planning & Design Section. Pg. 5

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject property from Single Dwelling Residential (R1) to Light Industrial (I2) in order to construct a light industrial development.

- (d) **Bylaw No. 4500.059** – ZA1-54 – Various Properties – to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section. *Pg. 6*

This bylaw, if adopted, will amend “ZONING BYLAW 2011 NO. 4500” by amending subsection 13.2.1 to delete Medical Marihuana Growing and Production as a permitted use within the Industrial (I4) zone and permit Medical Marihuana Growing & Production as a site specific permitted use at 1100 Maughan Road.

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

6. **BYLAWS:**

- (a) That ZONING AMENDMENT BYLAW 2014 NO. 4500.055” (RA324 - to amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject properties from Single Dwelling Residential (R1) and Neighbourhood Centre (CC2) to Residential Corridor (COR1) in order to construct an office building) pass third reading. *Pg. 7-8*
- (b) That ZONING AMENDMENT BYLAW 2013 NO. 4500.056” (RA326 - to amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject properties from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to permit a duplex on each subject property) pass third reading. *Pg. 9-10*
- (c) That ZONING AMENDMENT BYLAW 2014 NO. 4500.057” (RA278 - to amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject property from Single Dwelling Residential (R1) to Light Industrial (I2) in order to construct a light industrial development) pass third reading. *Pg. 11-12*
- (d) That ZONING AMENDMENT BYLAW 2014 NO. 4500.059” (ZA1-54 - to amend “ZONING BYLAW 2011 NO. 4500” by amending subsection 13.2.1 to delete Medical Marihuana Growing and Production as a permitted use within the Industrial (I4) zone and permit Medical Marihuana Growing and Production as a site specific permitted use at 1100 Maughan Road) pass third reading. *Pg. 13-14*

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

NOTICE OF PUBLIC HEARING

February 6th 2014 at 7:00 pm



There will be a Public Hearing on Thursday, **February 6th 2014**, starting at **7:00 pm** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC**, to consider a proposed amendment to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500."

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. 4500.055 at the Public Hearing.

BYLAW NO. 4500.055

Purpose: To permit the use of land for development of an office building

Location(s): 4015 and part of 4001 Corunna Avenue, shown on Map A

File No.: Rezoning Application - RA000324

This bylaw, if adopted, will rezone the subject properties from Single Dwelling Residential (R1) and Neighbourhood Centre (CC2) to Residential Corridor (COR1) in order to construct an office building.

The subject properties are legally described as LOT 5, BLOCK 12, SECTION 5, WELLINGTON DISTRICT, PLAN 318, EXCEPT PART IN PLAN 33807 and part of PARCEL A (DD216N) OF LOT 6, BLOCK 12, SECTION 5, WELLINGTON DISTRICT, PLAN 318, EXCEPT PART IN PLAN 33807, and are 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 January 24th 2014 to February 6th 2014, 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: Application information can be accessed on the City's webpage:

What's Building In My Neighbourhood?
www.nanaimo.ca/whatsbuilding

QR CODE: Use this QR code on your mobile device to go directly to the online information.

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.



WANT TO MAKE A WRITTEN SUBMISSION?

If you are unable to attend the Public Hearing, written submissions must be received no later than 4:00pm, February 6th 2014, 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

WEBSITE: Submit comments directly through the City's website at www.nanaimo.ca/publichearing

MAIL: City of Nanaimo, Community Development Department, 455 Wallace Street, Nanaimo, BC, V9R 5J6.

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 www.nanaimo.ca

Community Development Department

Location: Service and Resource Centre, 411 Dunsmuir Street

Phone: (250) 755-4429 Fax: (250) 755-4439

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

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

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BYLAW NO. 4500.056

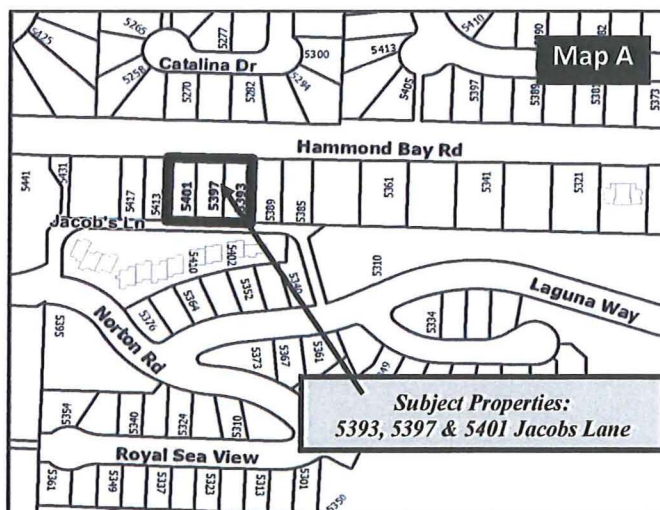
Purpose: To permit the use of land for development of duplexes

Location(s): 5393, 5397 and 5401 Jacobs Lane, shown on Map A

File No.: Rezoning Application - RA000326

This bylaw, if adopted, will rezone the subject properties from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to permit a duplex on each subject property.

The subject properties are legally described as LOTS A, B, and C, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN EPP23848, and are shown on Map A.



WANT TO FIND OUT MORE INFORMATION?

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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. 4500.057 at the Public Hearing.

BYLAW NO. 4500.057

Purpose: To permit the use of land for light industrial development

Location(s): 4125 Jingle Pot Road, shown on Map A

File No.: Rezoning Application - RA000278

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Light Industrial (I2) in order to construct a light industrial development.

The subject property is legally described as LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 21667, and is shown on Map A.



WANT TO FIND OUT MORE INFORMATION?

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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. 4500.059 at the Public Hearing.

BYLAW NO. 4500.059

Purpose: To remove Medical Marihuana Growing and Production as a permitted use within the Industrial (I4) zone and to add Medical Marihuana Growing and Production as a site specific use at 1100 Maughan Road

Location(s): Various

File No.: Zoning Bylaw Amendment - ZA1-54

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO.4500" by amending subsection 13.2.1 to delete Medical Marihuana Growing and Production as a permitted use within the Industrial (I4) zone and permit Medical Marihuana Growing and Production as a site specific permitted use at 1100 Maughan Road, legally described as LOT A, SECTION 2, RANGE 8, NANAIMO DISTRICT, PLAN VIP77217.

WANT TO FIND OUT MORE INFORMATION?

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Community Development Department

Location: Service and Resource Centre, 411 Dunsmuir Street

Phone: (250) 755-4429 Fax: (250) 755-4439

CITY OF NANAIMO

BYLAW NO. 4500.055

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 2014 NO. 4500.055".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 5, BLOCK 12, SECTION 5, WELLINGTON DISTRICT, PLAN 318, EXCEPT PART IN PLAN 33807 (4015 Corunna Avenue) and part of PARCEL A (DD 216N) OF LOT 6, BLOCK 12, SECTION 5, WELLINGTON DISTRICT, PLAN 318, EXCEPT PART IN PLAN 33807 (4001 Corunna Avenue) from Single Dwelling Residential (R1) and Neighbourhood Centre (CC2) to Residential Corridor (COR1) as shown on Schedule A.

PASSED FIRST READING 2014-JAN-13

PASSED SECOND READING 2014-JAN-13

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

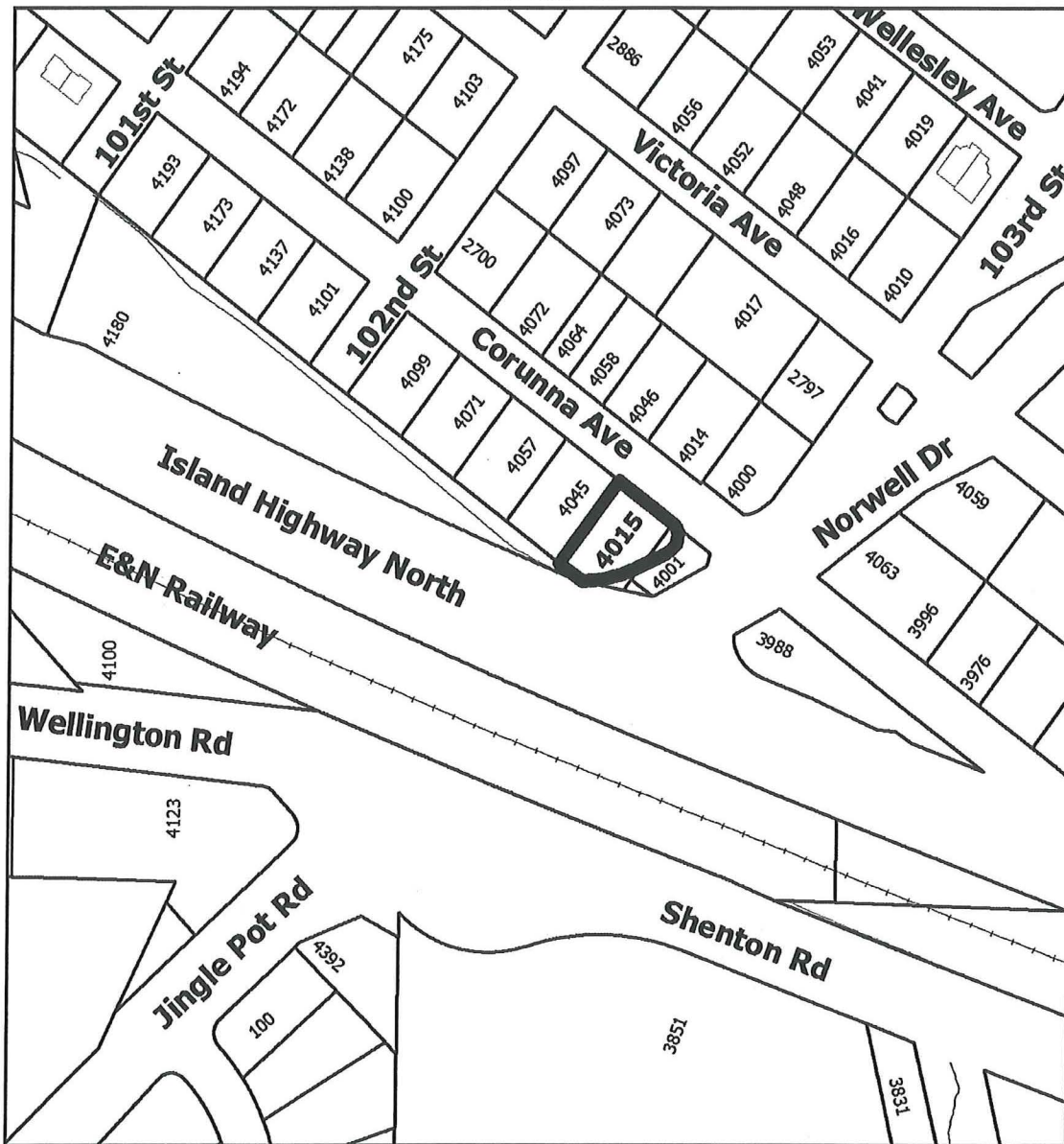
MINISTRY OF TRANSPORTATION APPROVAL _____

ADOPTED _____

MAYOR

CORPORATE OFFICER

Schedule A



REZONING APPLICATION NO. RA000324

LOCATION PLAN

Civic: 4015 Corunna Avenue



 Subject Property

CITY OF NANAIMO

BYLAW NO. 4500.056

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 "ZONING AMENDMENT BYLAW 2013 NO. 4500.056".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT A, DISTRICT LOT 49, WELLINGTON DISTRICT PLAN EPP23848 (5401 Jacob's Lane), LOT B, DISTRICT LOT 49, WELLINGTON DISTRICT PLAN EPP23848 (5397 Jacob's Lane) and LOT C, DISTRICT LOT 49, WELLINGTON DISTRICT PLAN EPP23848 (5393 Jacob's Lane) from Single Dwelling Residential (R1) to Duplex Residential (R4) as shown on Schedule A.

PASSED FIRST READING 2013-DEC-16

PASSED SECOND READING 2013-DEC-16

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA00326
Address: 5393, 5397 and 5401 Jacob's Lane

Schedule A



REZONING APPLICATION NO. RA000326

LOCATION PLAN

Civic: 5393, 5397 amd 5401 Jacobs Lane



Subject Properties

CITY OF NANAIMO

BYLAW NO. 4500.057

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 2014 NO. 4500.057".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 21667 (4125 Jingle Pot Road) from Single Dwelling Residential (R1) to Light Industrial (I2) as shown on Schedule A.

PASSED FIRST READING 2014-JAN-13

PASSED SECOND READING 2014-JAN-13

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

MINISTRY OF TRANSPORTATION APPROVAL _____

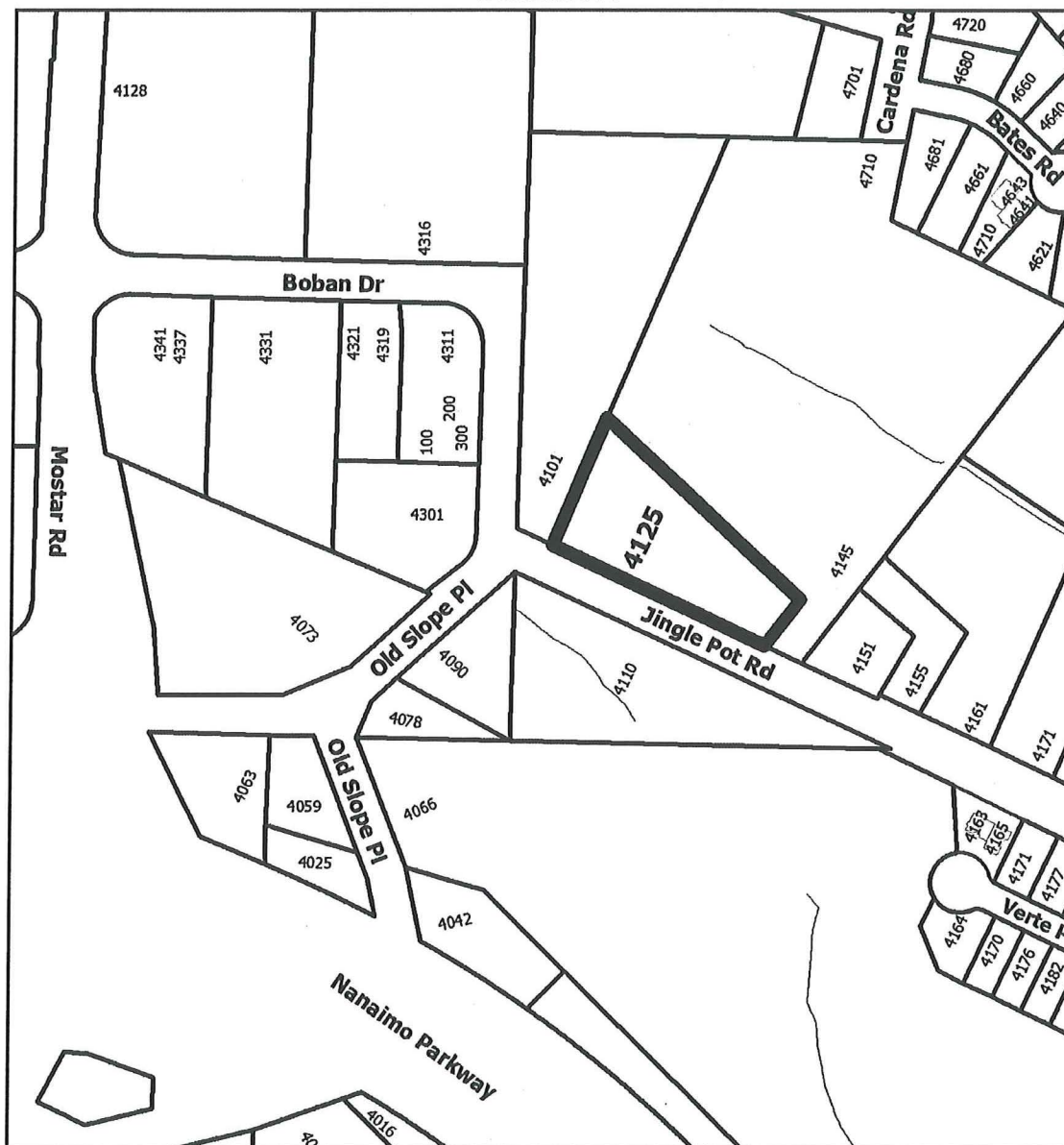
ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA000278
Address: 4125 Jingle Pot Road

Schedule A



REZONING APPLICATION NO. RA000278

LOCATION PLAN

Civic: 4125 Jingle Pot Road



 **Subject Property**

CITY OF NANAIMO

BYLAW NO. 4500.059

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 2014 NO. 4500.059".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:
 - 1) By amending Section 13.2.1 by removing 'Medical Marihuana Growing and Production' as a permitted use within the Industrial (I4) zone.
 - 2) By deleting Section 13.2.3 and replacing with the following:

Notwithstanding Subsection 13.2.1, the following uses shall be permitted on a site specific basis:

Use	Permitted Location Address	Legal Description of Permitted Location
Helicopter Landing Pad	1985 Boxwood Road	LOT 9, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143
Office	2100 and 2080 Labieux Road	LOT 1, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP58294 EXCEPT PART IN PLAN VIP62569 LOT A, SECTIONS 18, 19 & 20, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP62569
Medical Marihuana Growing and Production	1100 Maughan Road	LOT A SECTION 2 RANGE 8 NANAIMO DISTRICT PLAN VIP77217

PASSED FIRST READING 2014-JAN-13

PASSED SECOND READING 2014-JAN-13

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

MINISTRY OF TRANSPORTATION APPROVAL _____
ADOPTED _____

MAYOR

CORPORATE OFFICER

File: ZA1-54
Address: Various