

NOTICE OF PUBLIC HEARING

December 5th 2013 at 7:00 pm



There will be a Public Hearing on Thursday, **December 5th 2013**, 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. 4500.047 at the Public Hearing.

BYLAW NO. 4500.047

Purpose: To permit the use of land for row house development.

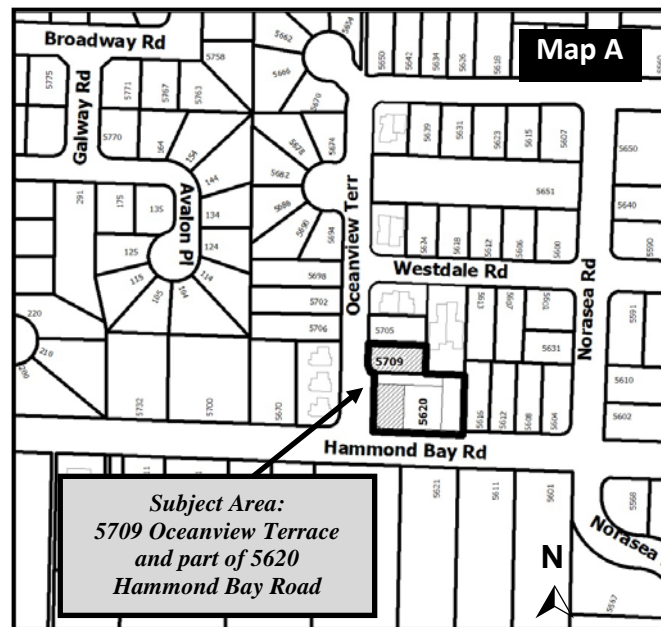
Location(s): 5709 Oceanview Terrace and part of 5620 Hammond Bay Road, shown on Map A.

File No.: Rezoning Application - RA000321

This bylaw, if adopted, will rezone the subject areas from Single Dwelling Residential (R1) to Row House Residential (R7) in order to permit two row houses at 5709 Oceanview Terrace and two row houses on part of 5620 Hammond Bay Road.

PLEASE NOTE: The application previously went to public hearing on September 5th, 2013 and was not approved at 3rd Reading on the same date. Council has subsequently directed Staff to prepare a report clarifying access issues related to this Zoning Amendment and return the application to public hearing.

The subject properties are legally described as Lot 7, District Lot 40, Wellington District, Plan VIP87805 and part of Lot A, District Lot 40, Wellington District, Plan 26105 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 November 22nd 2013 to December 5th 2013, from 8:00am to 4:30pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Safety & Development Division, 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.



WANT TO MAKE A WRITTEN SUBMISSION?

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City of Nanaimo www.nanaimo.ca

Community Safety & Development Division

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BYLAW NO. 4500.051

Purpose: To permit the use of land for a fuelling installation (commercial card lock)

Location(s): 2155, 2157 and 2161 Boxwood Road, shown on Map A.

File No.: Rezoning Application - RA000322.

This bylaw, if adopted, will rezone the subject properties from Single Dwelling Residential (R1) to Highway Industrial (I1) and add fuelling installation as a permitted use within the I1 zone.

The subject properties are legally described as LOTS 1 AND 2, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 46698; AND LOT 1, BLOCK 12, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 526, EXCEPT PART IN PLANS 46698, VIP58484, VIP66379 AND EPP10729 as shown on Map A.

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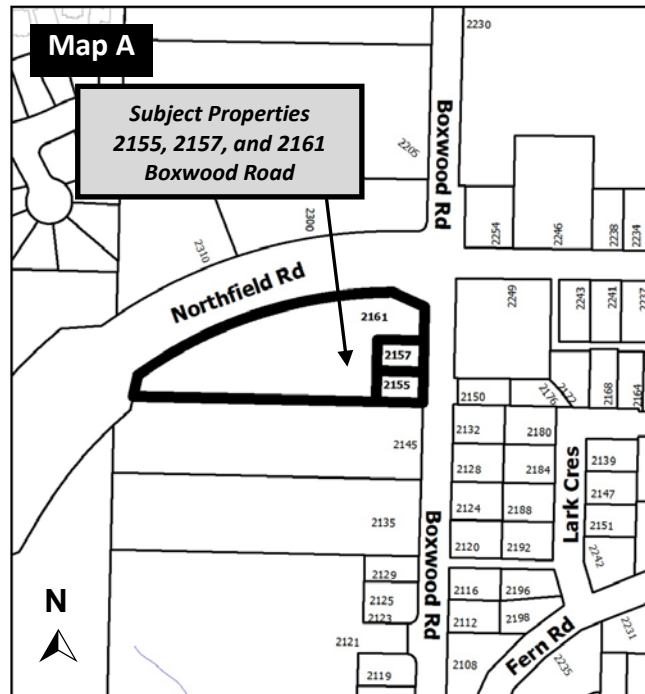
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BYLAW NO. 4500.054

Purpose: To permit the use of land for medical marihuana growing and production.

Location(s): 1100 Maughan Road, shown on Map A.

File No.: Rezoning Application - RA000325.

This bylaw, if adopted, will rezone the subject property from Light Industrial (I2) to Industrial (I4) in order to allow for a medical marihuana growing and production facility.

The subject property is legally described as LOT A, SECTION 2, RANGE 8, NANAIMO DISTRICT, PLAN VIP77217, and is shown on Map A.

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WEBSITE: Application information can be accessed on the City's webpage:

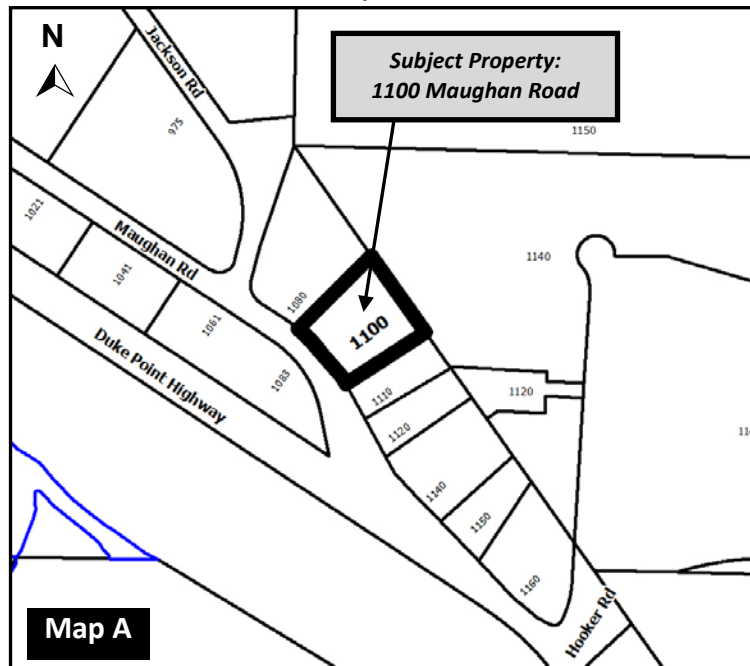
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Please be advised that additional bylaws are scheduled for the Public Hearing. The complete list of public hearing items is available on the City's website and published in local newspapers.



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BYLAW NO. 4500.053

Purpose: To make 11 text and 10 separate mapping amendments to Zoning Bylaw 4500.

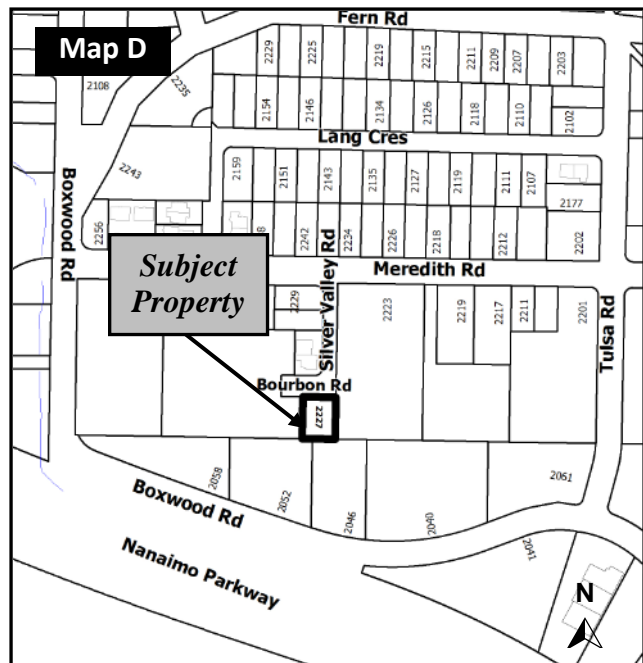
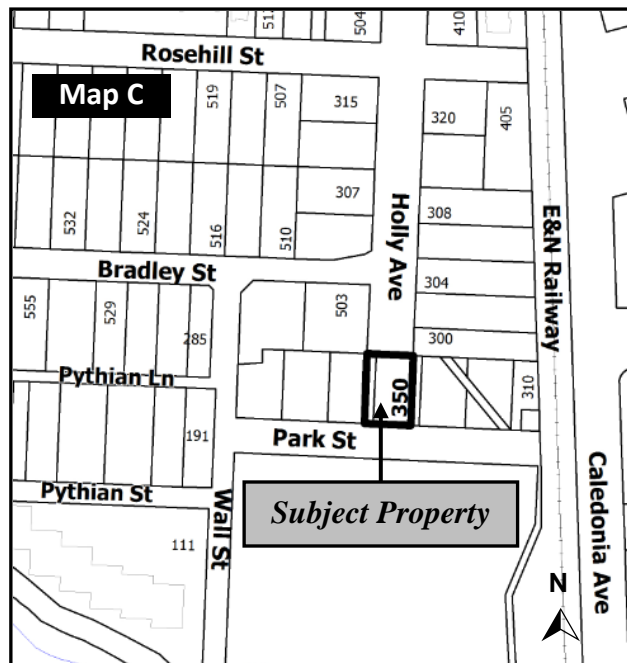
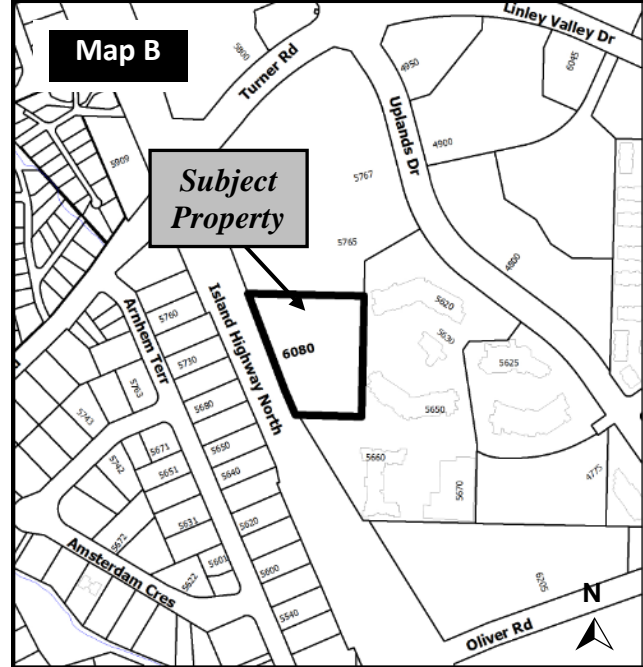
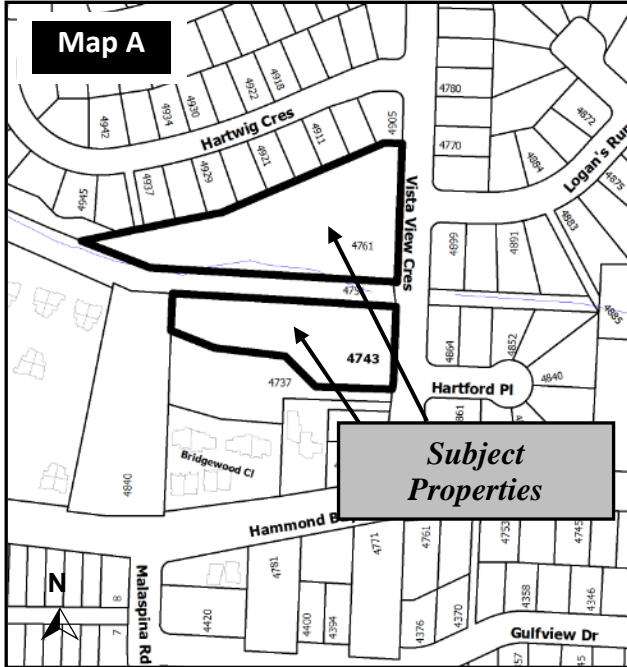
Location(s): Various.

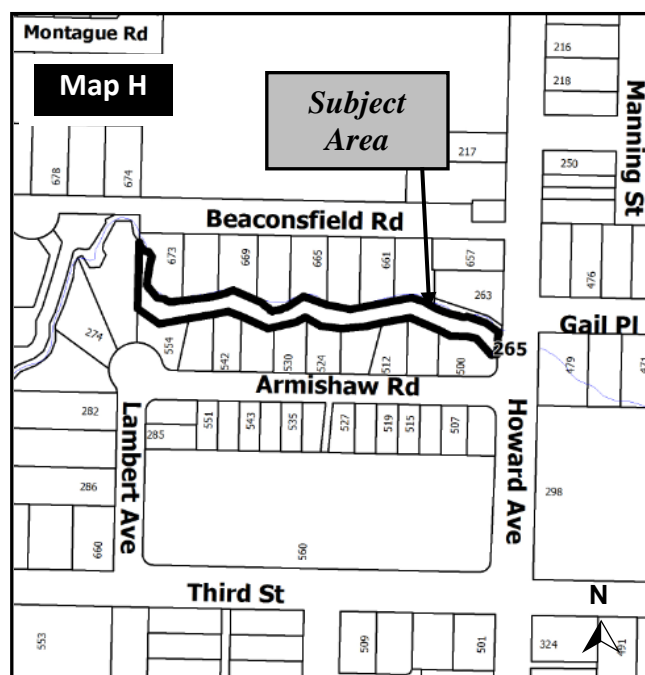
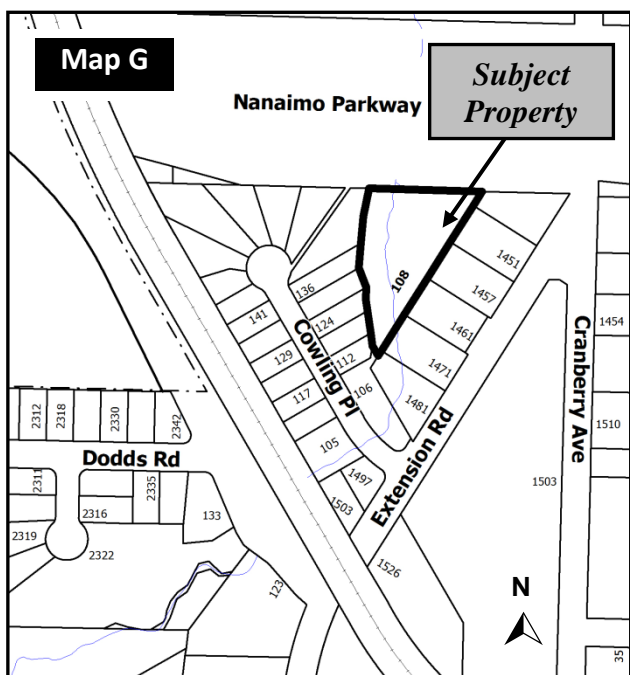
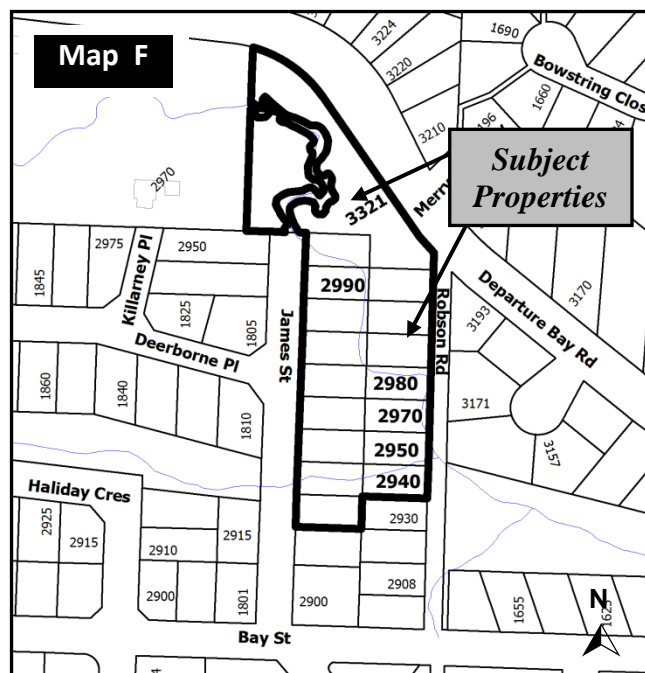
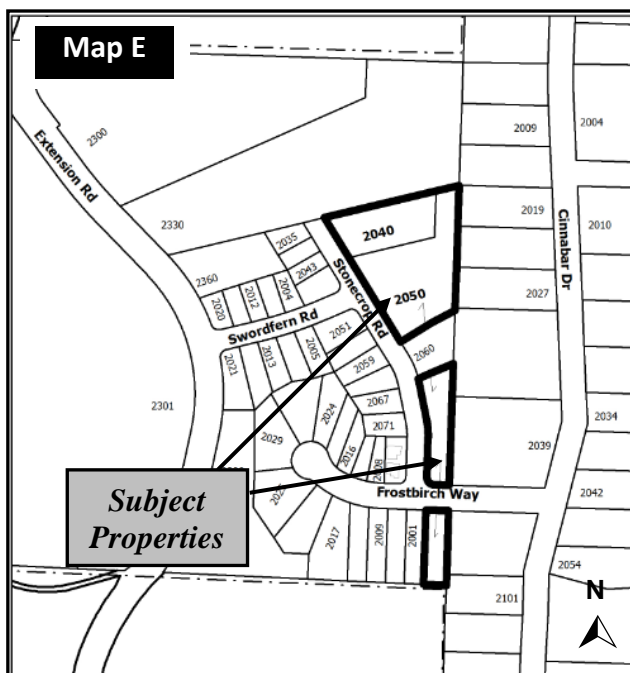
File No.: Zoning Bylaw Amendment - ZA1-51

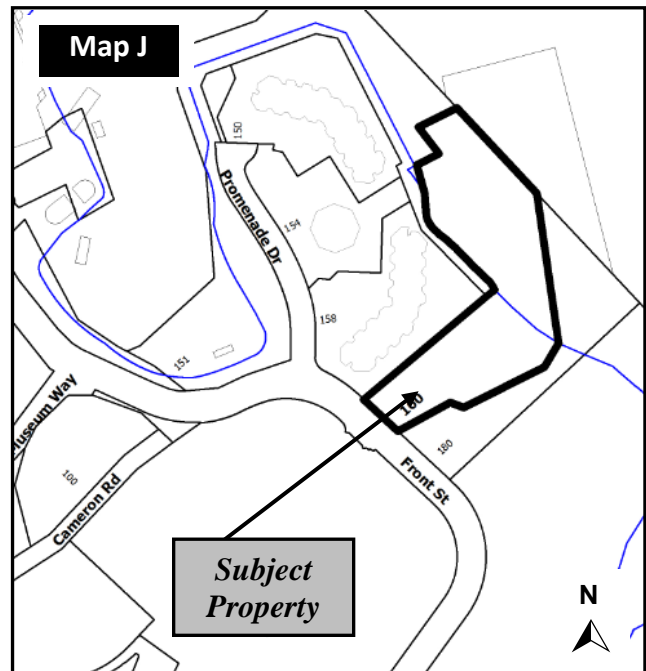
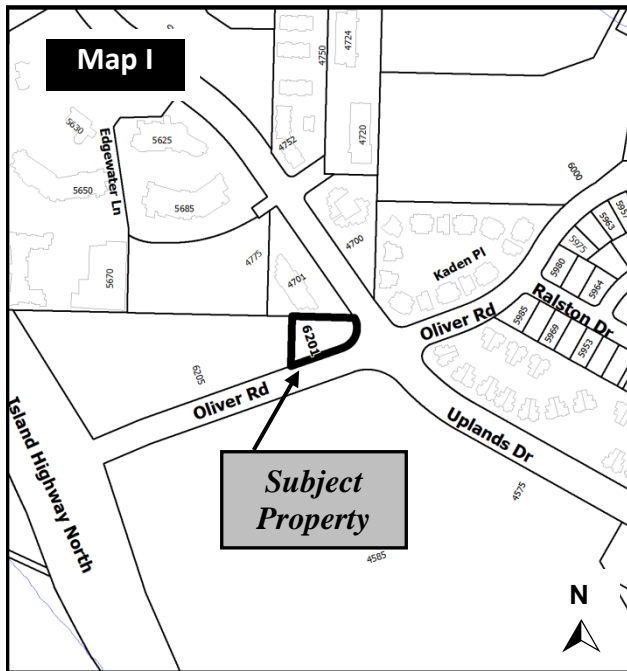
This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by:

1. Removing the definition of "Residential Hotel" from the bylaw
2. Amending the definition of "Recreational Facility" by removing the phrase "specifically excludes arcades" and amending Part 10 (Commercial Centre) to allow arcades as an accessory use in commercial zones.
3. Amending the definition of "Lot Line, Rear" to include the phrase "or lot lines"
4. Adding a park model trailer as a permitted use within the Mobile Home Park Residential (R12) zone.
5. Amending the condition of use regarding retail uses within the Corridor zones to increase the allowable Gross Floor Area from 500m² to 750m² for an individual retail use and from 2000m² to 2500m² for a grocery store use.
6. Amending the condition of use regarding an Office within the Residential Corridor zone by clarifying that where an office use is the only use within the building the use is not limited to the ground floor
7. Adding "Financial Institution" as a permitted use within the Neighbourhood Centre zone but limiting the size to 600m².
8. Adding "Lumber Yard" as a permitted use within the Light Industrial (I2) zone.
9. Adding "Restaurant" as an accessory use within Highway Industrial (I1) and Light Industrial (I2) zones
10. Adding "Office" as a site specific use for the existing office buildings on 2100 and 2080 Labieux Road within the High Tech Industrial (I3) zone.
11. Amending Schedule B (Fine Schedule) to add a fine for home based business uses which are not permitted within the Zoning Bylaw.
12. Rezoning 4743 and 4761 Vista View Crescent from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC-1), as shown on Map A.
13. Rezoning 6080 Island Highway North from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC-1), as shown on Map B.
14. Rezoning 350 Park Street from Community Service Two (CS2) to Single Dwelling Residential (R1), as shown on Map C.
15. Rezoning 2227 Bourbon Road from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC-2), as shown on Map D.
16. Rezoning 2050 and 2040 Stonecrop Road from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC-1), as shown on Map E.
17. Rezoning 3321 Departure Bay Road; 2990 James Street; and 2940, 2950, 2970, 2980 Robson Street from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC-1), as shown on Map F.
18. Rezoning 108 Cowling Place from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC-1), as shown on Map G.

19. Rezoning 265 Howard Avenue from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC-1), as shown on Map H.
20. Rezoning 6201 Oliver Road from Mixed Use Corridor (COR2) to Residential Corridor (COR1), as shown on Map I.
21. Rezoning 160 Front Street from High Density (High Rise) Residential (R9) to Community Service Three (CS3), as shown on Map J.







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ONLINE: See page 69 of the October 28th 2013 Council Agenda which includes information regarding the proposed general amendments: www.nanaimo.ca/meetings

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