

NOTICE OF PUBLIC HEARING

April 4th 2013 at 7:00 pm



There will be a Public Hearing on Thursday, **April 4th 2013**, starting at **7:00 pm** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC**, to consider a covenant amendment application.

All persons who believe their interest in property is affected by the proposed covenant amendment will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Covenant Amendment Application RA000308 at the Public Hearing.

COVENANT AMENDMENT APPLICATION

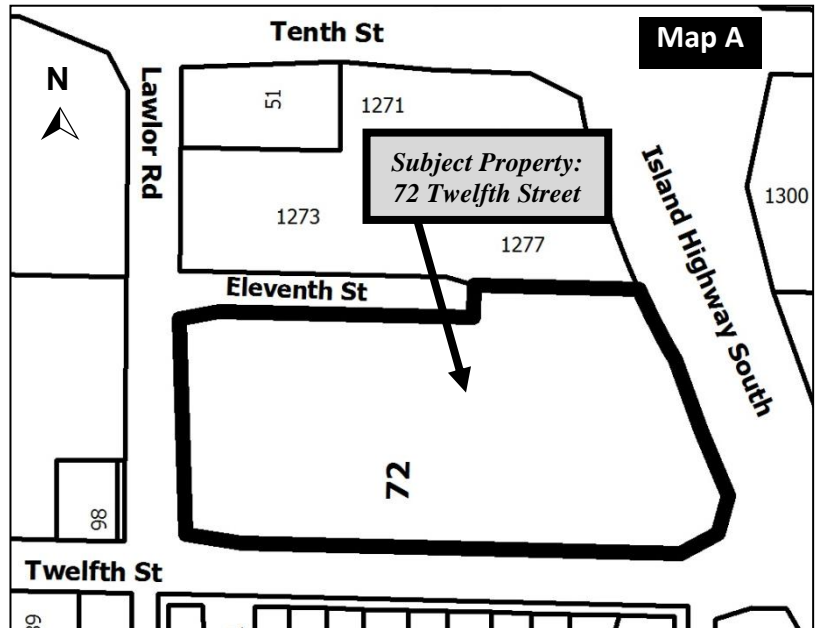
Purpose: To change the phasing of future development.

Location(s): 72 Twelfth Street, shown on Map A.

File No.: Covenant Amendment Application - RA000308

This application, if approved, will amend the phasing of development permitted on the site in order to construct a commercial building prior to constructing a mixed-use building.

The subject property is legally described as LOT 1, SECTION 20, RANGE 4, CRANBERRY DISTRICT AND SECTION 7 NANAIMO DISTRICT, PLAN VIP87593 and is shown on Map A.



WANT TO FIND OUT MORE INFORMATION?

IN PERSON: A copy of the above-noted application and related documents may be inspected from March 22nd 2013 to April 4th 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.

ONLINE: 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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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 Safety & Development Division

Location: Service and Resource Centre, 411 Dunsmuir Street

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

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There will be a Public Hearing on Thursday, **April 4th 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. 4500.035 at the Public Hearing.

BYLAW NO. 4500.035

Purpose: To permit a two-lot subdivision (four units).

Location(s): 433 Milton Street, shown on Map A.

File No.: Rezoning Application - RA000305

This bylaw, if adopted, will rezone the subject property from Old City Low Density (Fourplex) Residential (R14) to Comprehensive Development District Zone Ten (CD10) in order to facilitate a two-lot subdivision and construction of four units.

The subject property is legally described as SECTION A, LOT 16, BLOCK H, SECTION 1, NANAIMO DISTRICT, PLAN 584 and is shown on Map A.



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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. 4500.036 at the Public Hearing.

BYLAW NO. 4500.036

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

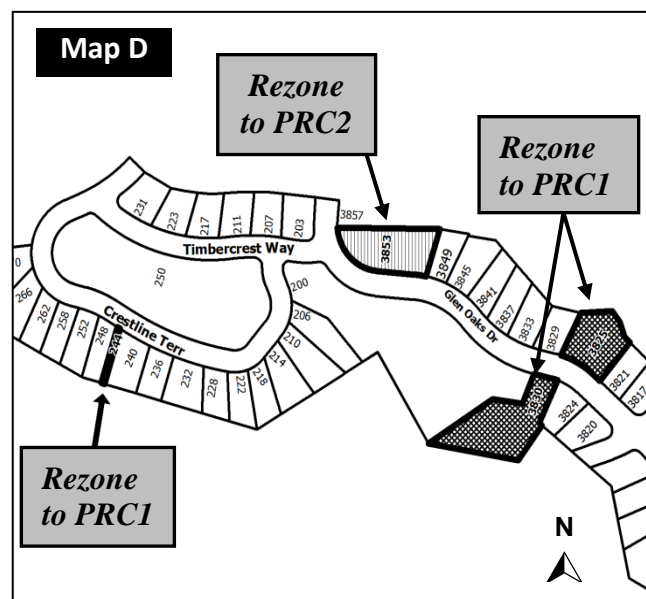
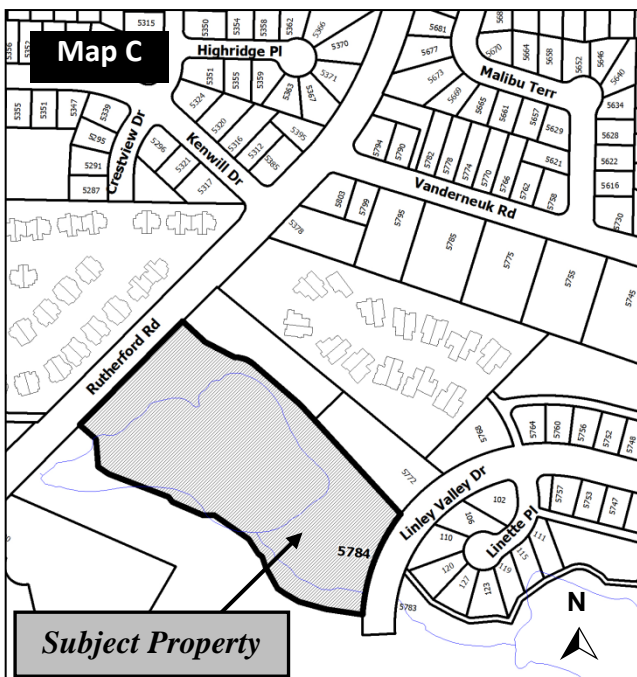
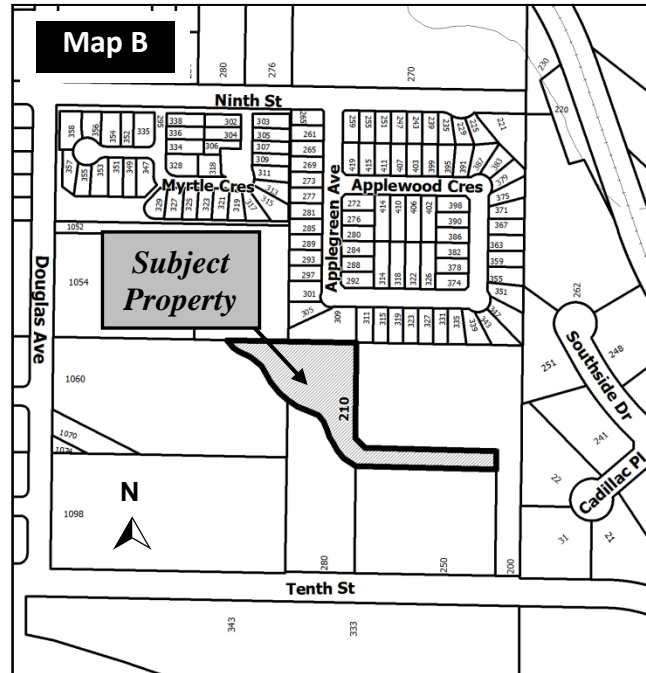
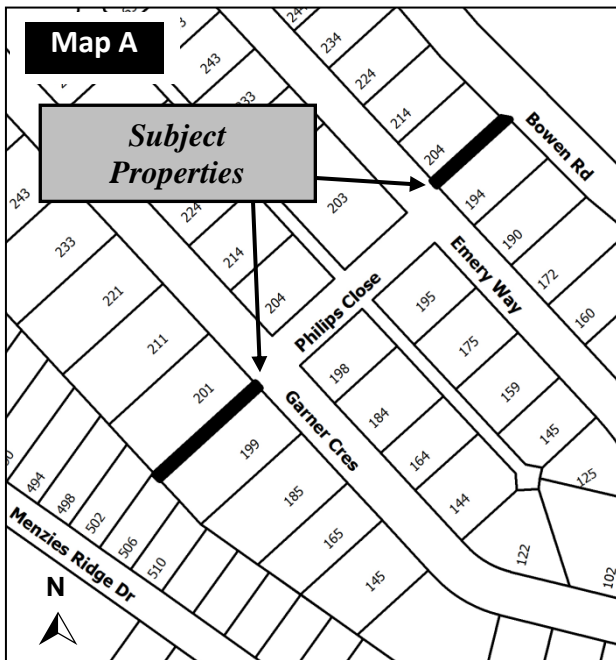
Location(s): Various.

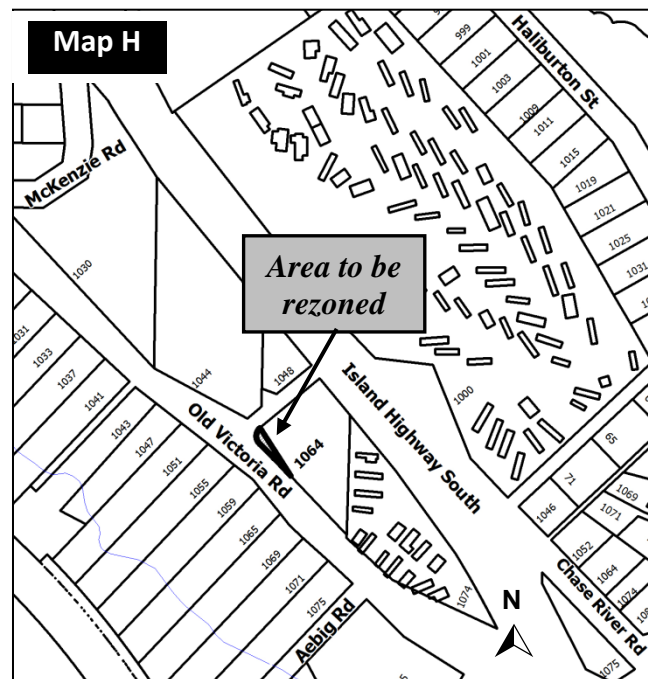
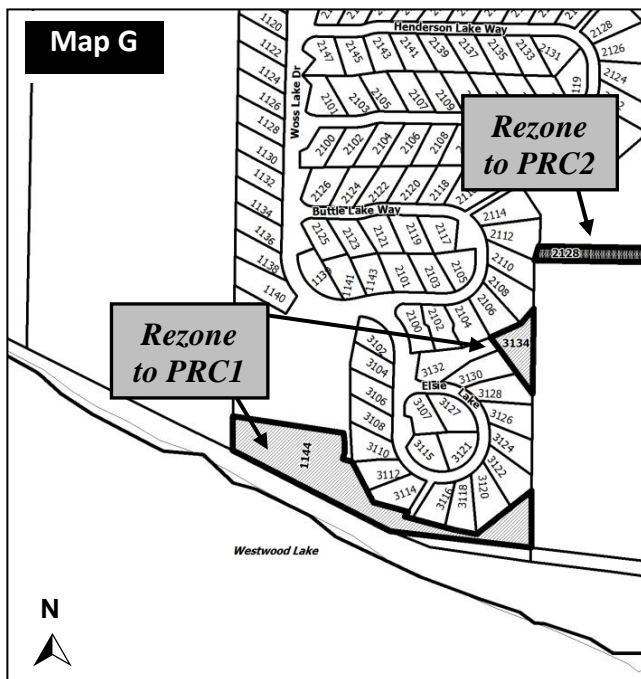
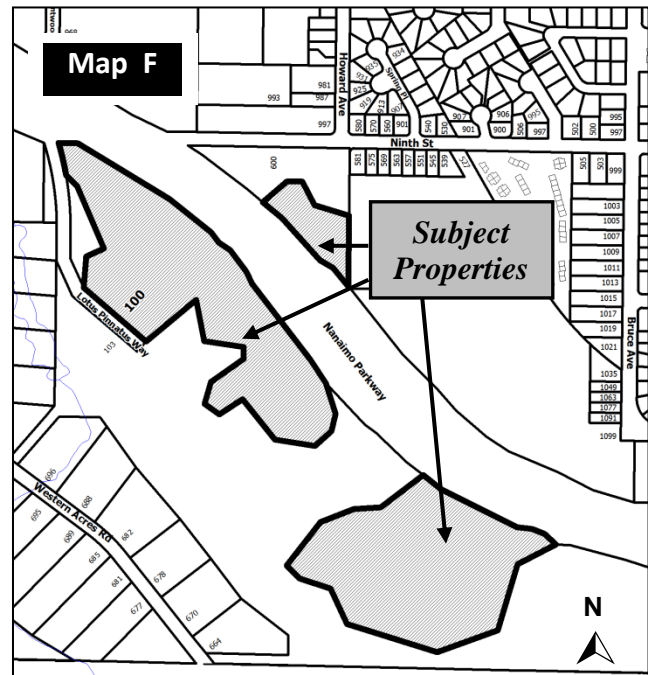
File No.: Zoning Bylaw Amendment - ZA1-51

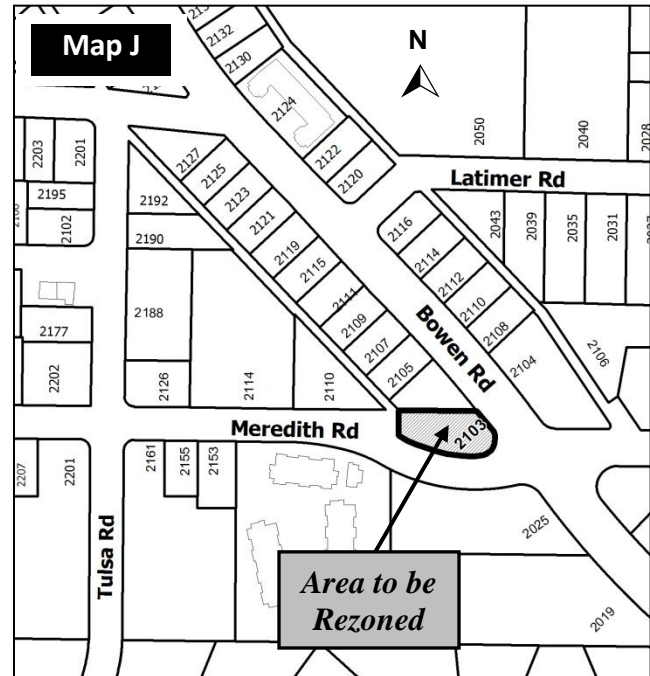
This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by:

1. Removing the word "property" from the definition of "Mixed Use" and replacing it with the phrase "total gross floor area" for all buildings on the lot.
2. Amending the definition of "Pet Daycare" to remove the requirement for the facility to be 'wholly enclosed'.
3. Adding the R1b subzone to the list of zones in which an accessory building is permitted located 1.5m from the rear property line, or 1m from the rear property line where a lane exists.
4. Amending the condition of use and density regulations regarding permitting duplexes on corner lots within the Single Dwelling Residential (R1) zone. The proposed amendment will replace the 1000m² maximum lot size cap with regulations not permitting a duplex where the lot meets the minimum size, frontage and depth requirements for subdivision.
5. Amending the density sections within the Residential, Corridor, Commercial Centre, and Downtown zones and the introductory paragraph within Schedule D to clarify that additional density, where permitted through Schedule D, is assigned at the Development Permit stage.
6. Adding "Personal Care Facility" as a site specific use for the properties located at 6085, 6095 and 6081 Uplands Drive, included within the Medium Density Residential (R8) zone.
7. Removing the condition of use in the Corridor zones which does not allow an office, retail or furniture and appliance sales use where the lot does not meet the minimum required lot size.
8. Adding a column labeled "Helicopter Landing Pad" after "Furniture and Appliance Sales" to the permitted use chart as a site specific use within the Industrial zones.
9. Adding "Cemetery" as a permitted use within the Community Service Two (CS2) zone.
10. Amending the Landscape Treatment Levels table to include the Hospital Urban Centre (CC5) zone within the same treatment area as all other commercial centre zones.
11. Rezoning the existing right-of-way's on Emery Way and Garner Crescent from Parks, Recreation and Culture Two (PRC2) to Single Dwelling Residential (R1), as shown on Map A.
12. Rezoning the property located at 210 Tenth Street from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2), as shown on Map B.
13. Rezoning the property located at 5784 Linley Valley Drive from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC1), as shown on Map C.
14. Rezoning the properties located at 3825 & 3830 Glen Oaks Drive and 244 Crestline Drive from Steep Slope Residential (R10) to Parks, Recreation and Cultural One (PRC1) and 3853 Glen Oaks Drive from Steep Slope Residential (R10) to Parks, Recreation and Culture Two (PRC2), as shown on Map D.
15. Rezoning the property located at 5270 Dublin Way from Comprehensive Development District Zone Five (CD5) to Parks, Recreation and Culture Two (PRC2), as shown on Map E.

16. Rezoning the property located at 100 Lotus Pinnatus Way from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC1), as shown on Map F.
17. Rezoning the properties located at 1144 Woss Lake Drive and 3134 Elsie Lake Circle from Recreational Vehicle Park (R11) to Parks, Recreation and Cultural Zone One (PRC1) and 2128 Buttle Lake Way from Recreational Vehicle Park (R11) to Parks, Recreation and Culture Two (PRC2), as shown on Map G.
18. Rezoning a portion of the property located at 1064 Old Victoria Road from Single Dwelling Residential (R1) to Community Service One (CS1), as shown on Map H.
19. Rezoning a portion of the property located at 1720 Meredith Road from Single Dwelling Residential (R1) to Community Service One (CS1), as shown on Map I.
20. Rezoning a portion of the property located at 2103 Bowen Road from Community Corridor (COR3) to Row House Residential (R7), as shown on Map J.







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ONLINE: See page 66 of the March 11th 2013 Council Agenda which includes information regarding the proposed general amendments: www.nanaimo.ca/meetings

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