

NOTICE OF PUBLIC HEARING

November 1st 2012 at 7:00 pm



There will be a Public Hearing on Thursday, **November 1st 2012**, 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 "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. 4500.030 at the Public Hearing.

BYLAW NO. 4500.030

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

Location: Part of 2609 Rosstown Road, shown on Map A.

File No.: Rezoning Application - RA000302

This bylaw, if adopted, will rezone part of the subject property from Duplex Residential (R4) to Single Dwelling Residential (R1) in order to facilitate a three lot residential subdivision.

The subject property is legally described as part of LOT 12, SECTION 18, RANGE 5, MOUNTAIN DISTRICT, PLAN 27807 and is shown on Map A.

WANT TO FIND OUT MORE INFORMATION?

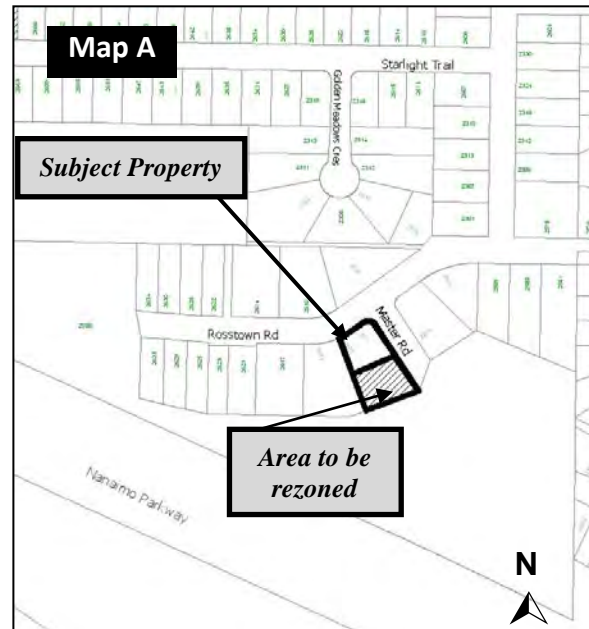
IN PERSON: A copy of the above-noted bylaw and related documents may be inspected from October 19th 2012 to November 1st 2012, from 8:00am to 4:30pm, Monday through Friday, at the City of Nanaimo, Community Safety & Development Division (City Hall Annex Building), located at 238 Franklyn Street.

ONLINE: Application information associated with this bylaw, including a copy of the bylaw, 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?

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MAIL: Mail to the City of Nanaimo, Community Safety & Development Division, 455 Wallace Street, Nanaimo, BC, V9R 5J6.

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City of Nanaimo www.nanaimo.ca

Community Safety & Development Division

Location: City Hall Annex Building, 238 Franklyn Street

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

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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. 4500.031 at the Public Hearing.

BYLAW NO. 4500.031

Purpose: To make text and mapping amendments to "ZONING BYLAW 2011 NO.4500" in order to correct minor discrepancies within the newly adopted Zoning Bylaw.

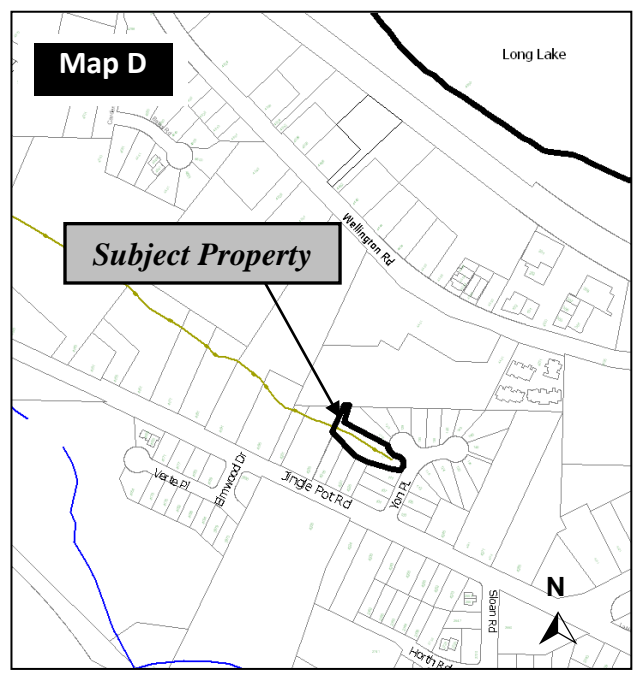
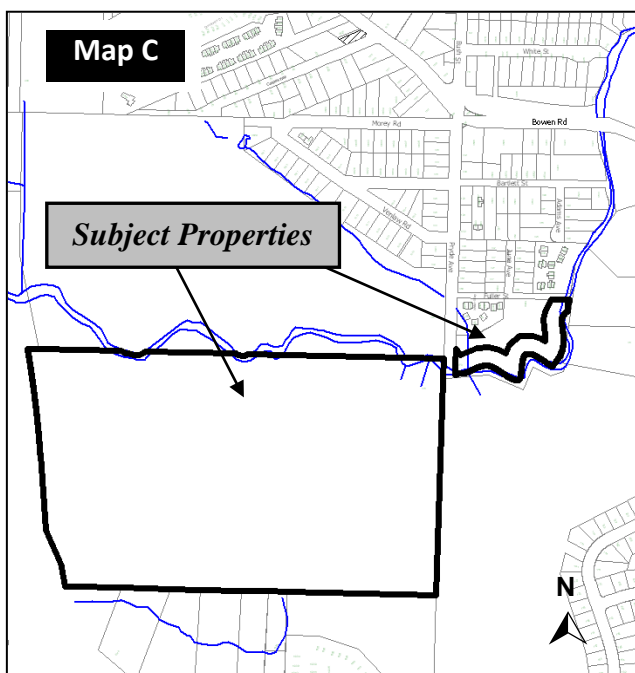
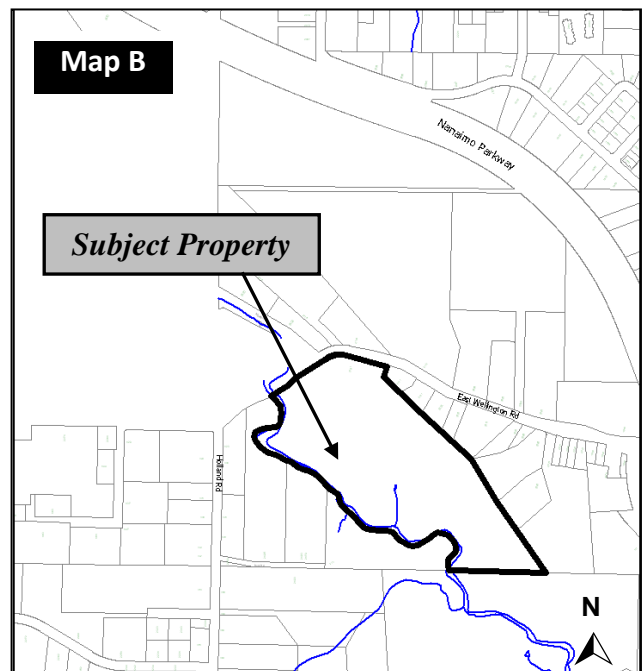
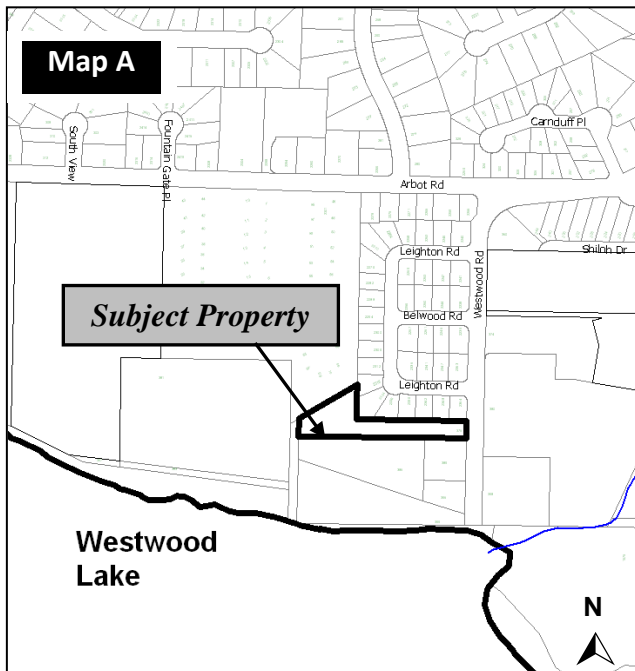
Location(s): Various

File No.: Zoning Bylaw Amendment – ZA1-51

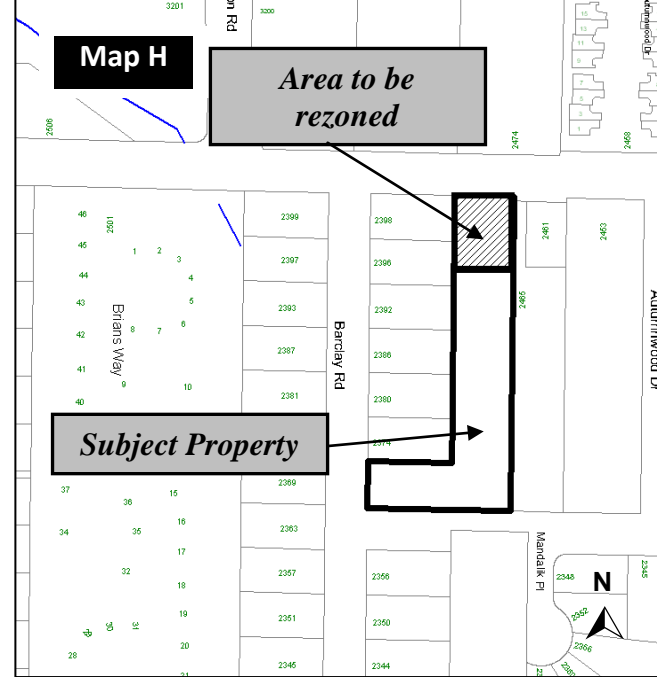
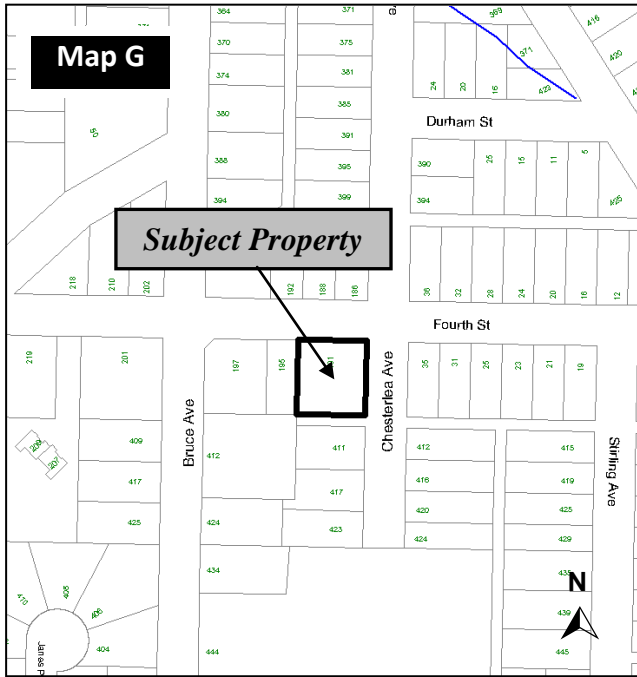
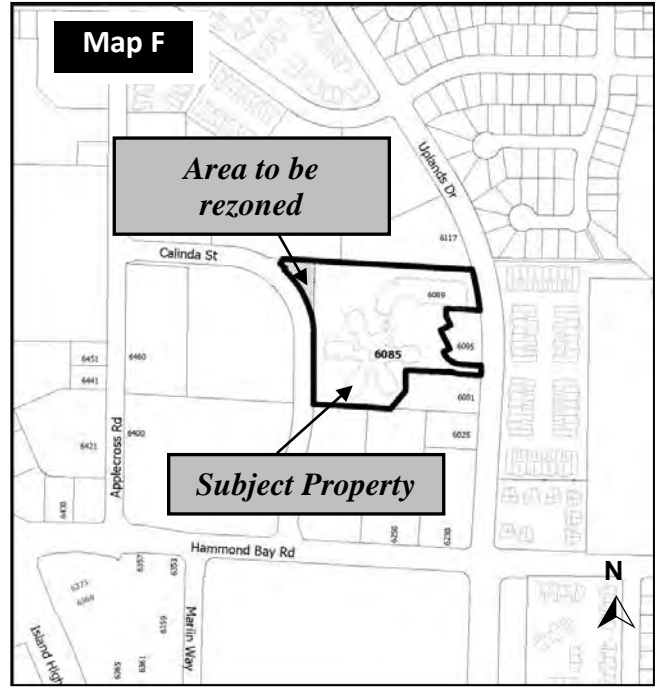
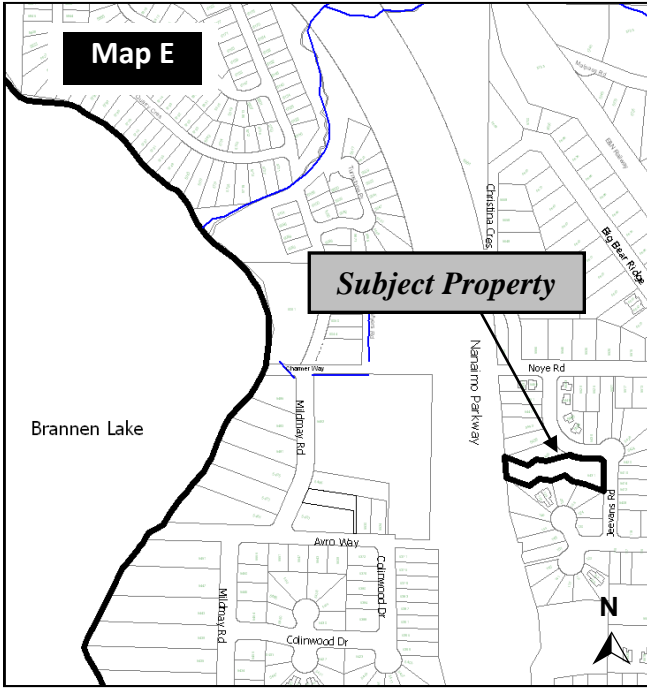
This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO.4500" by:

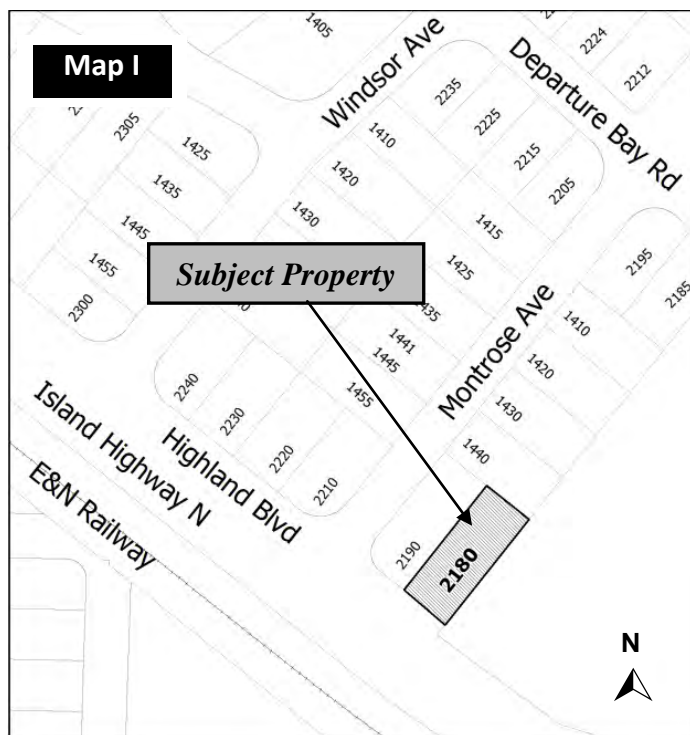
- 1) Rephrasing the definition of **flat roof** to state that a flat roof is a roof that does not have a slope of 4:12 or greater for more than 20% of the roof surface.
- 2) Amending the definition of **nightclub** to remove the reference to "see Part 6 entertainment uses."
- 3) Amending the definition of **shopping centre** to remove the reference to allow temporary automobile sales.
- 4) Clarifying that with the exception of eaves and wheelchair ramps, which are permitted, the allowance for projections into setbacks does not apply to projections from accessory buildings.
- 5) Adding a maximum height of 3m for fences and retaining walls not located in setbacks.
- 6) Adding a maximum allowable fence height of 2.4m for all Agriculture Rural Residential (AR) zones.
- 7) Amending subsection 6.15.1 (Secondary Suites) to change 'rural resource' reference to 'agriculture rural residential'.
- 8) Amending subsection 6.22.1 (Subdivision) to replace the term 'rural resource' to 'AR1'.
- 9) Adding R1b, R13, and R14 to the list of zones in which a two-bedroom bed and breakfast is permitted. Add the R15, W2, W3, and W4 zones to the list of zones in which a four-bedroom bed and breakfast is permitted.
- 10) Amending Single Dwelling Residential (R1, R1a and R1b) description to change "duplex" reference to "two residential dwellings" and to clarify two family dwellings are not permitted within the R1b zone.
- 11) Requiring access from a lane where a lane exists within the R2 (Small Lot) zone.
- 12) Requiring a 6m setback for a garage on the flanking side yard of a corner lot.
- 13) Increasing the allowable Floor Area Ratio for duplexes within the Steep Slope Residential (R10 Zone) from 0.45 to 0.55.
- 14) Amending subsection 7.2.2. to add a secondary suite as an accessory use to a single residential dwelling within the Duplex Residential (R4) zone.
- 15) Amending subsection 8.4.1, which regulates lot size within the Agriculture Rural Residential zones, by removing the word 'serviced'.
- 16) Adding 'warehouse' as a site specific use within the Corridor Three (COR3) Zone for the property located at 4524 Wellington Road.
- 17) Removing the condition of use for auto sales and rental within the CC3 zone which currently only allows automobile sales within a shopping centre.
- 18) Adding a helicopter pad as a site specific use at 1985 Boxwood Road within the High Tech Industrial (I3) zone.
- 19) Adding a fire hall as a permitted use within the Community Service One (CS1) zone.
- 20) Rezoning the property located at 375 Westwood Road from Single Dwelling Residential (R1) to Parks, Recreation and Culture (PRC2), as shown on Map A.
- 21) Rezoning the property located at 2191 East Wellington Road from Rural Resource (AR1) to Parks, Recreation and Culture One (PRC1), as shown on Map B.

- 22) Rezoning the properties located at 170 and 175 Pryde Avenue from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1), as shown on Map C.
- 23) Rezoning the property located at 115 Yon Place from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2), as shown on Map D.
- 24) Rezoning the property located at 5431 Jeevans Road from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2), as shown on Map E.
- 25) Rezoning a portion of the property located at 6085 Uplands from Community Service Two (CS2) to Medium Density Residential (R8), as shown on Map F.
- 26) Rezoning the property located at 191 Fourth Street from Single Dwelling Residential (R1) to Community Service One (CS1), as shown on Map G.
- 27) Rezoning a portion of the property located at 2469 Labieux Road from Townhouse Residential (R6) to Single Dwelling Residential (R1), as shown on Map H.
- 28) Rezoning the property located at 2180 Highland Boulevard from Single Dwelling Residential (R1) and City Commercial Centre (CC1) to Comprehensive Development District Zone Eight (CD8), as shown on Map I.



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





WANT TO FIND OUT MORE INFORMATION?

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ONLINE: Information associated with this bylaw can be located within the October 1st, 2012 Council Agenda available on our website. From the home page (www.nanaimo.ca) use the link titled 'Council Agenda/Minutes/Video'.

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BYLAW NO. 4500.033

Purpose: To make text and mapping amendments to "ZONING BYLAW 2011 NO.4500" arising from the Greater Nanaimo Chamber of Commerce sponsored review of the bylaw.

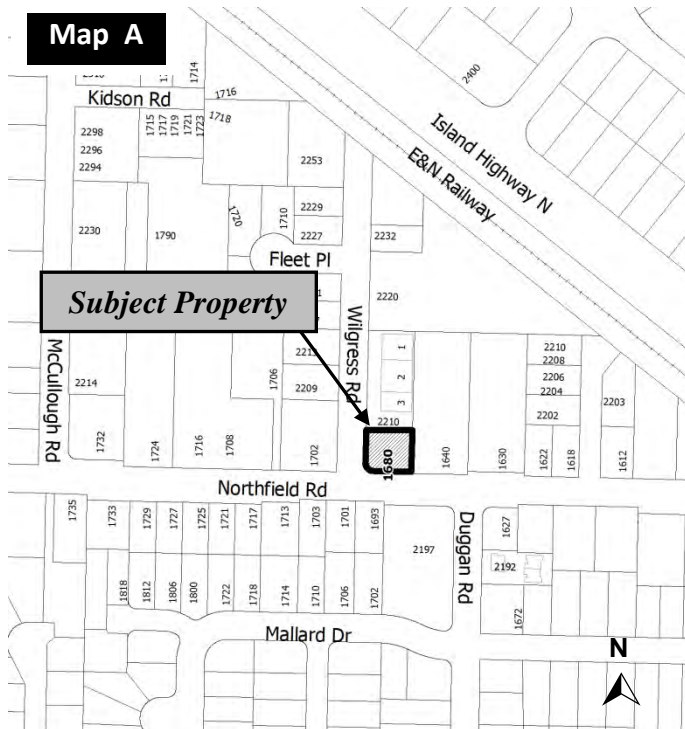
Location(s): Various

File No.: Zoning Bylaw Amendment – ZA1-51

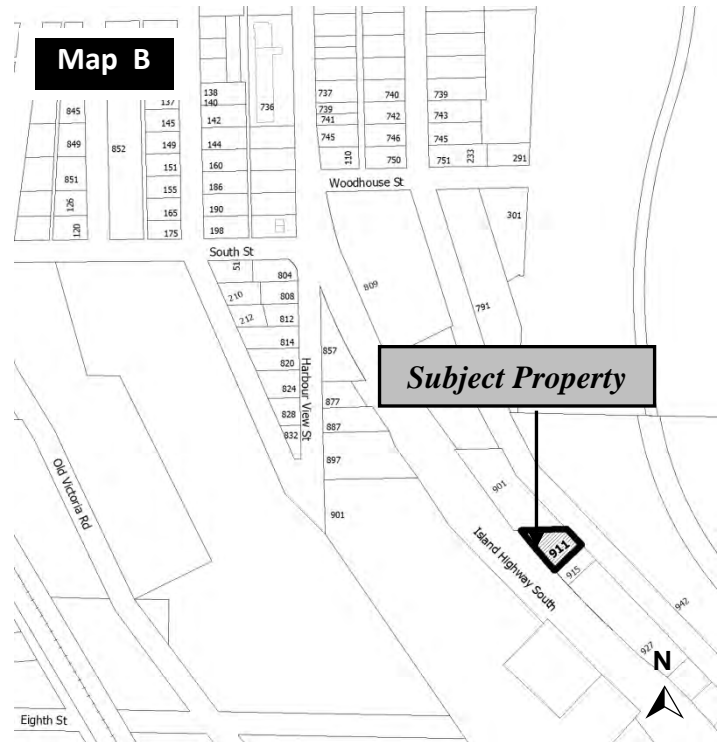
This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO.4500" by:

- 1) Deleting the definition of **Manufacturing Office** and replacing it by adding a definition for **Manufacturing/Contractors Office**.
- 2) Amending the definition of Warehouse by deleting the phrase "but excludes retail sales from the lot".
- 3) Adding a new section, 9.2.3.1, immediately following the table of site specific permitted uses, which states "Automobile Sales Service and Rentals" in the COR2 and COR3 zones and includes "the sales, service and rentals of boats, motorcycles, mobile homes, recreation vehicles, trucks, trailers and heavy equipment".
- 4) Removing the use of "Automobile and Auto Part Sales and Rentals" from the Part 13- Industrial Zones and adding the "Automobile Sales and Rentals" and "Auto Part Sales" as a permitted use within the Highway Industrial (I1) Zone.
- 5) Adding "Automotive Repair" as a permitted use within the Light Industrial (I2) zone.
- 6) Adding "Food and Beverage Processing" as a permitted use within the High Tech Industrial (I3) zone.
- 7) Adding "Laboratory" as a permitted use within the Highway Industrial (I1) zone.
- 8) Adding "Manufacturing/Contractors Office" to the Highway Industrial (I1) and Light Industrial (I2) zones.
- 9) Deleting the condition of use for Manufacturing/Contractors Office" that limits office floor area to 49% of total floor area and replacing it with a maximum gross floor area for office use of 929m².
- 10) Adding "Printing and Publishing" as a permitted use within the Highway Industrial (I1) and Light Industrial (I2) zones.
- 11) Adding "Research Facility" as a permitted use within the Highway Industrial (I1) and Light Industrial (I2) zones.
- 12) Adding "Truck, Trailer and Heavy Equipment Sales" as a permitted use within the Light Industrial (I2) zone.
- 13) Adding "Wholesale" as a permitted use within the Highway Industrial (I1), Light Industrial (I2), High Tech Industrial (I3) and Heavy Industrial (I4) zones.
- 14) Adding "Office" as a permitted accessory use within the High Tech Industrial (I3) zone.
- 15) Adding "Retail" as a permitted accessory use within the Highway Industrial (I1) zone.
- 16) Deleting the phrase "manufactured on the property" from the conditions of use for accessory retail sales within Industrial zoned property.
- 17) Rezoning the property located at 1680 Northfield Road from Highway Industrial (I1) to Neighbourhood Centre (CC2), as shown on Map A.
- 18) Rezoning the property located at 911 Haliburton Street from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5), as shown on Map B.

Map A



Map B

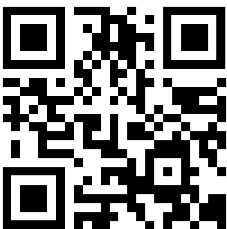


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