

NOTICE OF PUBLIC HEARING

2012-MAR-01 at 7:00 pm



There will be a Public Hearing on Thursday, **2012-MAR-01**, starting at **1900 hours (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. 4500.008 at the Public Hearing.

BYLAW NO. 4500.008

Purpose: To permit the use of land for single dwelling residential development

Location: Part of 1350 Fielding Road, shown on Map A

File No.: Rezoning Application - RA282

This bylaw, if adopted, will rezone part of the subject property from Rural Resource (AR1) to Single Dwelling Residential (R1) in order to allow for a single family subdivision on a portion of the lot.

The subject property is legally described as part of LOT 53, SECTION 2, NANAIMO DISTRICT, PLAN 1386, EXCEPT PARCEL A (DD 360011) THEREOF AND EXCEPT PART IN PLAN 15831 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 2012-FEB-17 to 2012-MAR-01, 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.

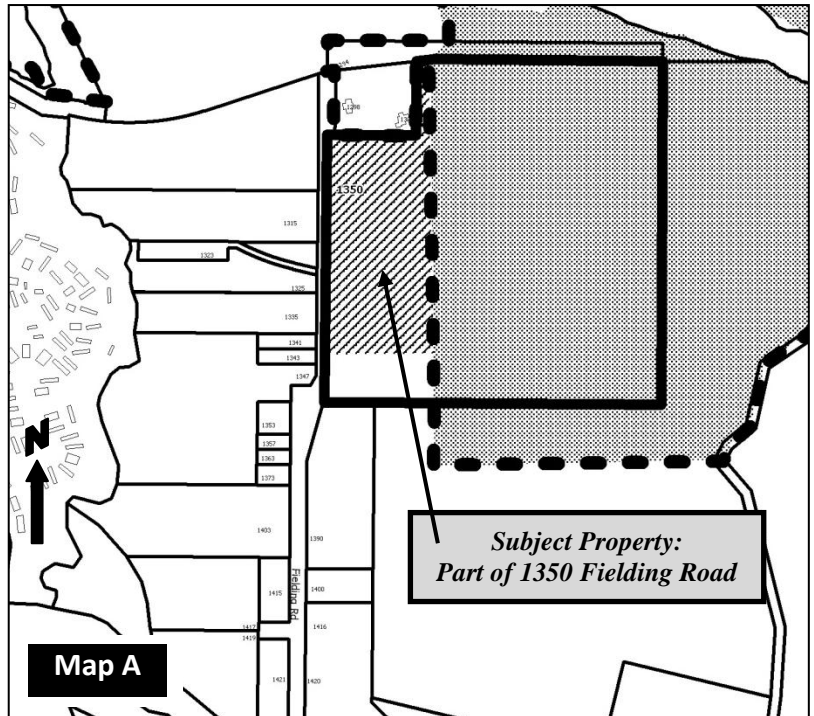
ONLINE: Application information associated with this bylaw, including a copy of the bylaw, can be accessed on the city's webpage:

What's Building In My Neighbourhood?
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City of Nanaimo www.nanaimo.ca
Community Safety & Development Division
Location: City Hall Annex Building
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BYLAW NO. 4500.012

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

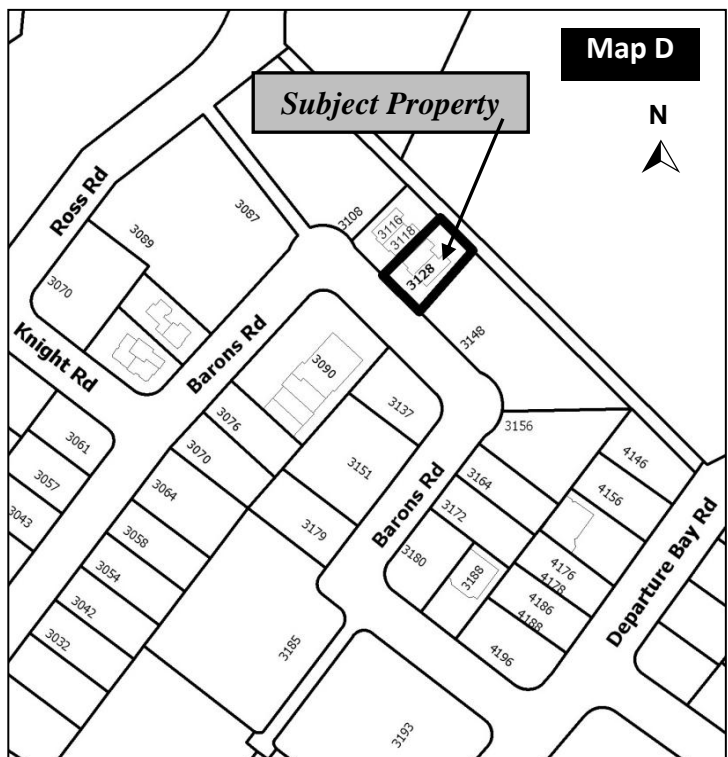
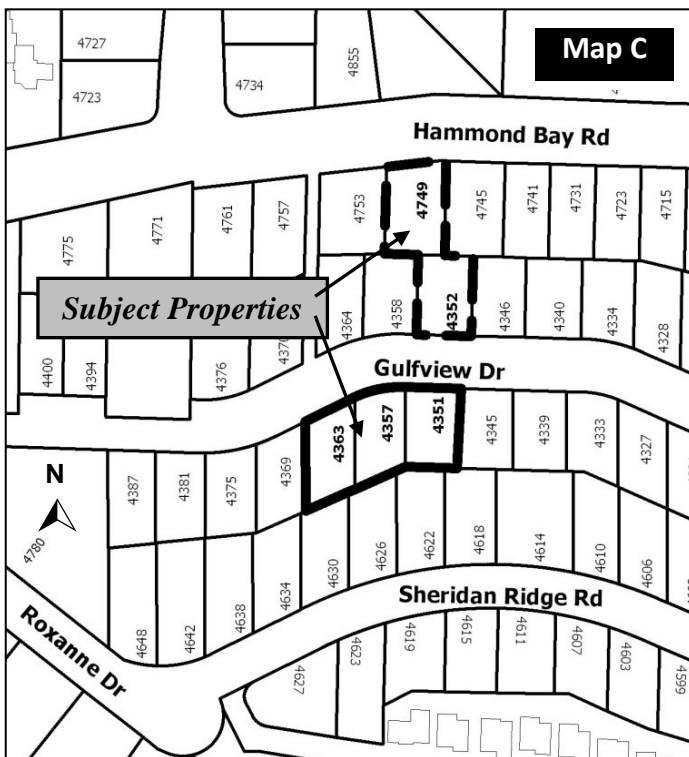
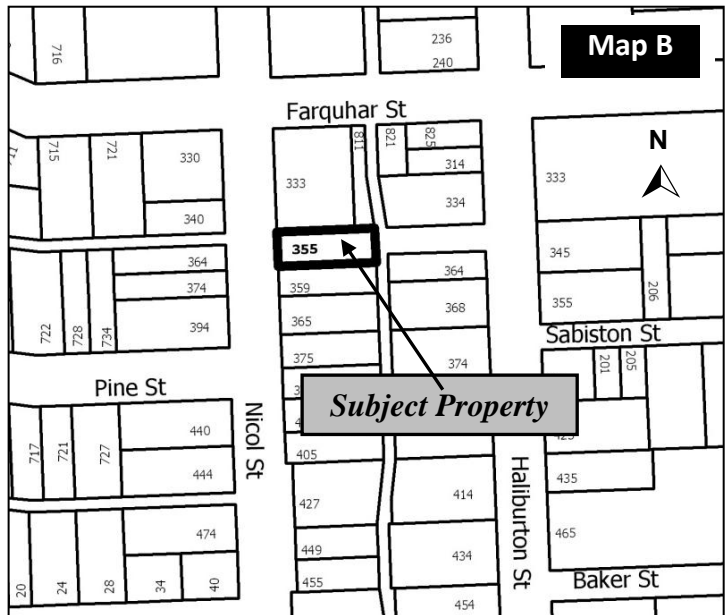
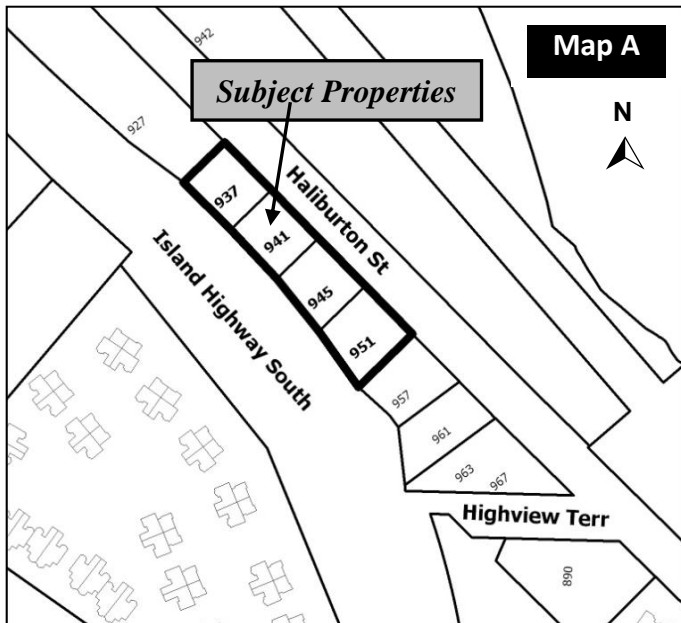
File No.: Zoning Bylaw Amendment – ZA1-51

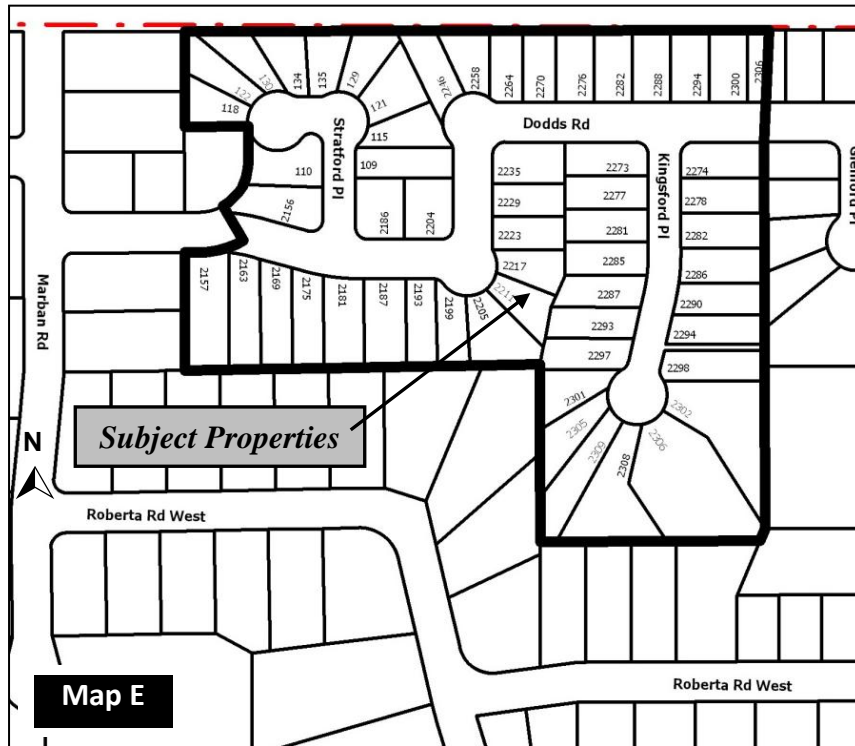
This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO.4500" by:

- 1) Amending the definition of Gross Floor Area to clarify how floor area is calculated for an accessory building.
- 2) Requiring a 20m setback for property lines abutting the Nanaimo Parkway.
- 3) Adding the word "not" after "does" to the following sentence "...the roadside stand is located on the property and does not impede sight lines from the driveway" to clarify that roadside stands within an urban food garden cannot restrict driveway sightlines.
- 4) Amending the heat pump setback, within Part 6.5 Projections, to clarify that the additional setback only applies to heat pumps on single dwelling residential lots.
- 5) Amending subsection 6.6.6.2 to reference subsection 6.6.6 rather than 6.6.5.
- 6) Amending section 6.15.3 to clarify that the restriction that limits the size of a suite within a home to 40% of the principal building size does not apply to secondary suites within an accessory building.
- 7) Removing subsection 6.22.7 which requires a 5ha parent parcel for all subdivisions, relating to Subsection 946 of the *Local Government Act* (subdivision to provide residence for a relative).
- 8) Amending subsection 7.3.1 (density) to clarify that the two units already permitted on a corner lot within the R1 zone can be detached but cannot contain a secondary suite.
- 9) Switching the R11 (RV park) and R12 (mobile home park) lot coverage requirements to correct an earlier typing mistake.
- 10) Amending section 7.6 to clarify that where a single residential dwelling exists within the Medium Density Residential (R8) zone, the maximum height of the home is limited to that within the Single Dwelling Residential (R1) zone.
- 11) Adding subscript below the size of buildings chart within the Residential zones to clarify that roof pitch is based on an area of 80% of all roof surfaces, as measured in plain view.
- 12) Adding a Condition of Use relating to the location parking spaces and access for properties within the Old City Residential (R12, R13, and R14) zones.
- 13) Adding conditions relating to the size of accessory buildings and decks that were previously contained within the RV-1 zone within the previous Zoning Bylaw to the R11 (Recreational Vehicle Park) zone.
- 14) Rezoning the properties located at 951, 945, 941 and 937 Haliburton Street from Single Dwelling Residential (R1) to Townhouse Residential (R6), as shown on Map A, in order to permit multiple family dwellings.
- 15) Rezoning the property located at 355 Nicol Street from Single Dwelling Residential (R1) to Community Service One (CS-1), as shown on Map B, in order to recognize an existing legal non-conforming women's drop in shelter.
- 16) Rezoning the properties located at 4363, 4357, 4351 Gulfview Drive from a split of Duplex Residential (R4) and Single Dwelling Residential (R1) to Single Dwelling Residential (R1), as shown by the solid lines on Map C, and rezoning 4749 Hammond Bay Road and 4352 Gulfview Drive from split of Duplex

Residential (R4) and Single Dwelling Residential (R1) to Duplex Residential (R4), as shown by the dashed lines on Map C, in order to clarify zone boundaries.

- 17) Rezoning the property located at 3128 Barons Road from Residential Corridor (COR1) to Mixed Use Corridor (COR2), as shown on Map D, in order to recognize an existing legal non-conforming veterinary clinic.
- 18) Rezoning the properties, as shown on Map E, from Steep Slope Residential (R10) to Single Dwelling Residential (R1).





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ONLINE: Information associated with this bylaw can be located within the 2012-FEB-13 Council Agenda available on our website. From the home page (www.nanaimo.ca) use the link titled 'Council Agenda/Minutes/Video'.

QR CODE: Use this QR code on your mobile device to go directly to the online information. Scroll to page 38 of the document.



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This Notice is published in accordance with Section 892 of the Local Government Act.
Notice Given by the Manager of Legislative Services.

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BYLAW NO. 4500.013

Purpose: To permit the use of land for food and beverage processing

Location: 2046 Boxwood Road, shown on Map A

File No.: Rezoning Application - RA286

This bylaw, if adopted, will rezone the subject property from High Tech Industrial (I3) to Light Industrial (I2) in order to allow for a food and beverage processing facility (brewery).

The subject property is legally described as LOT 6, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP86523, and is shown on Map A.

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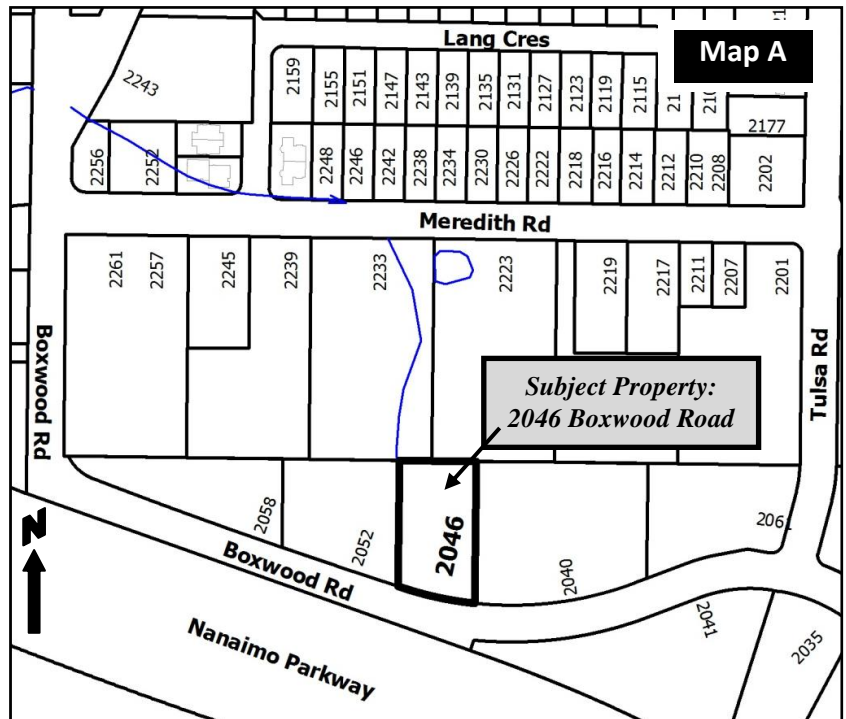
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