



NOTICE OF PUBLIC HEARING

2011-SEP-08 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2011-SEP-08**, commencing 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 "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" and the City of Nanaimo "ZONING BYLAW 2011 NO. 4500".

1. BYLAW NO. 6500.016

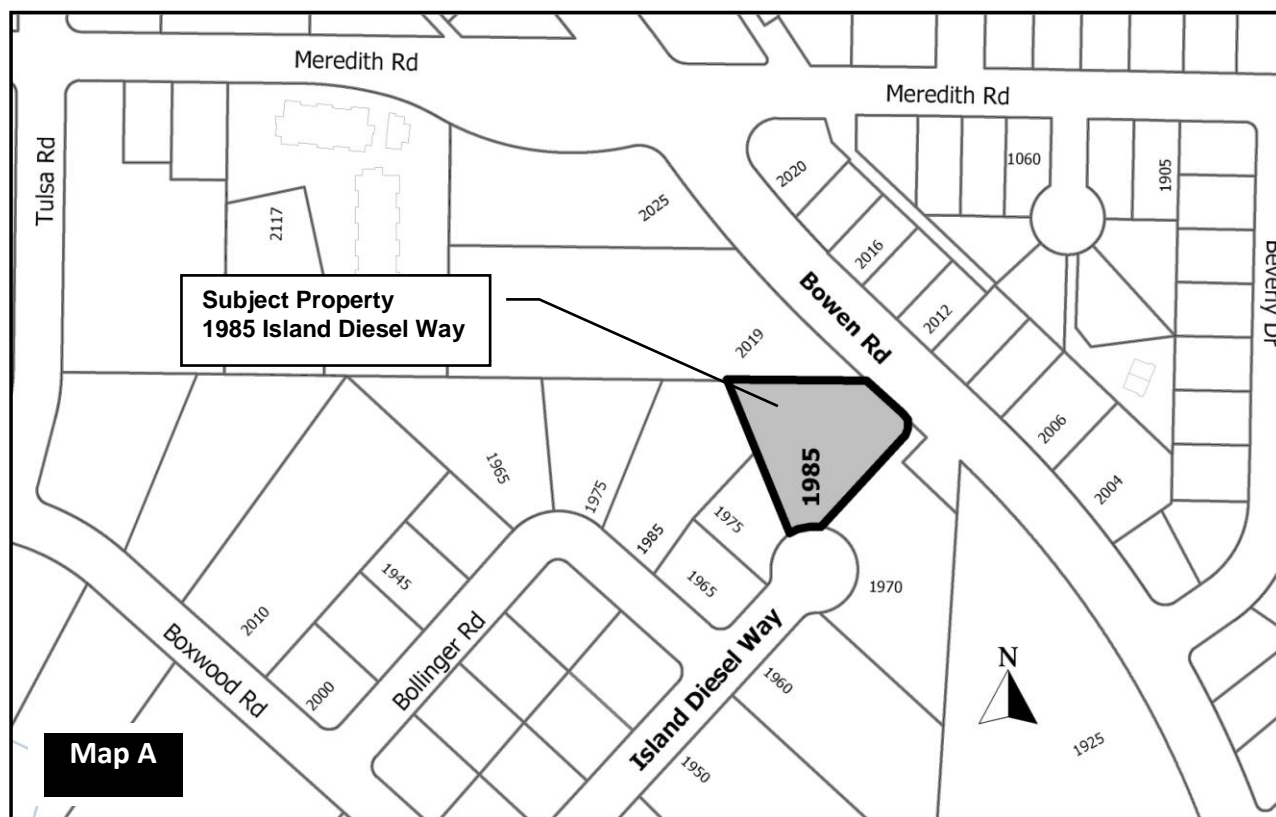
Purpose: To permit the use of land for a mixed use development.

Location(s): 1985 Island Diesel Way

File No.: OCP62

This bylaw, if adopted, will amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by redesignating the subject property from 'Light Industrial' to 'Corridor' in order to facilitate a mixed use development.

The subject property is legally described as LOT 35, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143 and is shown on Map A.



2. BYLAW NO. 4500.001

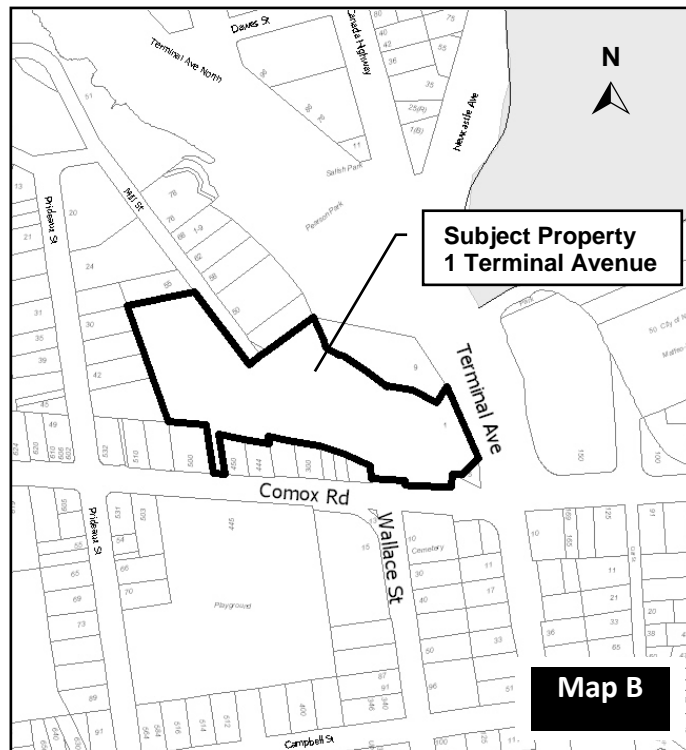
Purpose: To rezone property to allow for the uses, height and density permitted under the C-11 Zone of the previous Zoning Bylaw.

Location(s): 1 Terminal Avenue

File No.: ZA1-51

This bylaw, if adopted, will amend “ZONING BYLAW 2011 NO. 4500” by rezoning the property located at 1 Terminal Avenue from the Gateway (DT12) zone to a new Comprehensive Development District Zone Seven (CD7) in order to recognize the development rights permitted within the C-11 zone of the previous “ZONING BYLAW 1993 NO. 4000”.

The subject property is legally described as LOT 1, SECTION 1, DISTRICT LOT 234, NANAIMO DISTRICT, PLAN 15318, EXCEPT THAT PART IN PLAN 48701 and LOT 330, NANAIMO DISTRICT, EXCEPT THAT PART THEREOF INCLUDED IN PLAN 2100 RW, and LOTS A & B, SECTION 1, NANAIMO DISTRICT, PLAN 3360, and is shown on Map B.



3. BYLAW NO. 4500.002

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.: ZA1-51

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

- 1) Removing ‘Boarding and Lodging’ from the list of permitted uses within Part 8 – Agriculture Rural Residential, and adding it to the list of permitted accessory uses.
- 2) Increasing the minimum lot size within the Rural Resource (AR1) zone from 1.0 hectare to 2.0 hectares, and decreasing the minimum lot size within the Urban Reserve (AR2) zone from 2.0 hectares to 1.0 hectare.
- 3) Amending the address and legal description for the site specific Fast Food Restaurant within Part 10 – Commercial Centre, so that it references the property located at 2310 Northfield Road, and not the neighbouring property located at 2300 Northfield Road.
- 4) Adding Gas Station as a site specific use within Part 11 – Downtown, for the property located at 199 Nicol Street.
- 5) Adding Warehouse as a site specific use within Part 9 – Corridor, for the property located at 114 Fry Street.
- 6) Amending the ‘Intent of Zone’ description for the Harbour Waterfront (W2) zone to clarify the W2 zone supports a building height of up to four storeys.
- 7) Amending the Conditions of Use for Retail within Part 15 – Waterfront, to replace the word ‘all’ with ‘each’ to clarify the maximum Gross Floor Area limit applies to individual retail stores, and is not cumulative.
- 8) Amending the Conditions of Use for Canoe and Kayak Rental by removing the Gross Floor Area limit for the Harbour Waterfront (W2) zone.

-
- Subject Property**
2000 Island Highway N
- Map C

- 16) Rezoning those lands shown on Map D from Single Dwelling Residential (R1) to Single Dwelling Residential (R1a) in order to increase the minimum allowable lot size within the subject area from 500 m² to 600 m².
- 17) Rezoning a portion of the property located at 5521 Noye Road from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC-2) in order to recognize the recently acquired park use of the property.

Subject Properties

Holland Rd

Twiggly Wiggly Rd

Neil Dr

Ashlee Rd

Dockside Way

Village Landing

Dawkins Ln

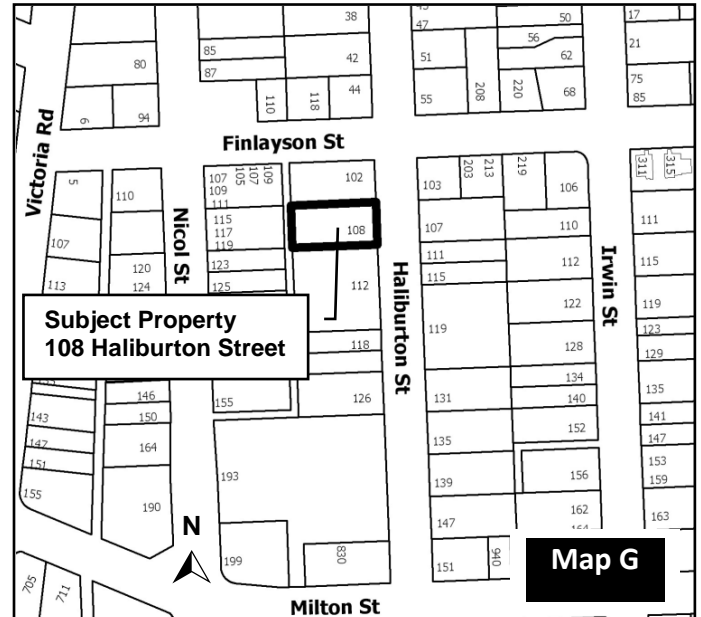
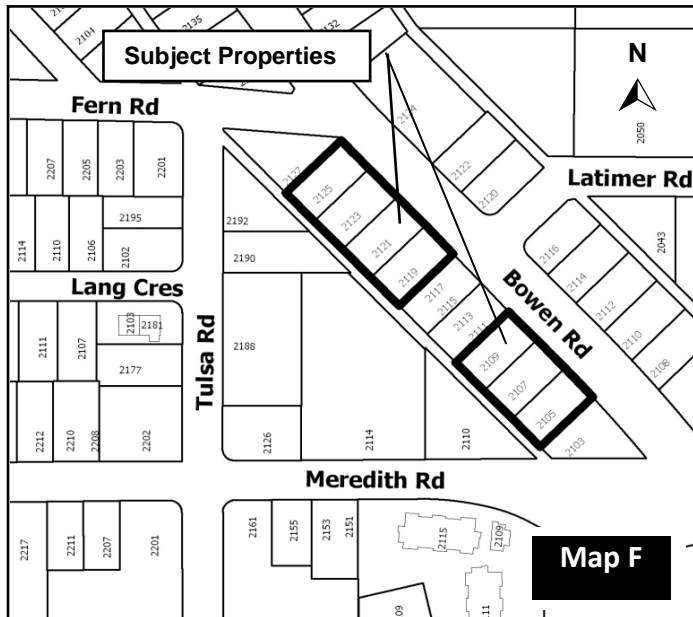
Map D

Subject Property
5521 Noye Road

Map E

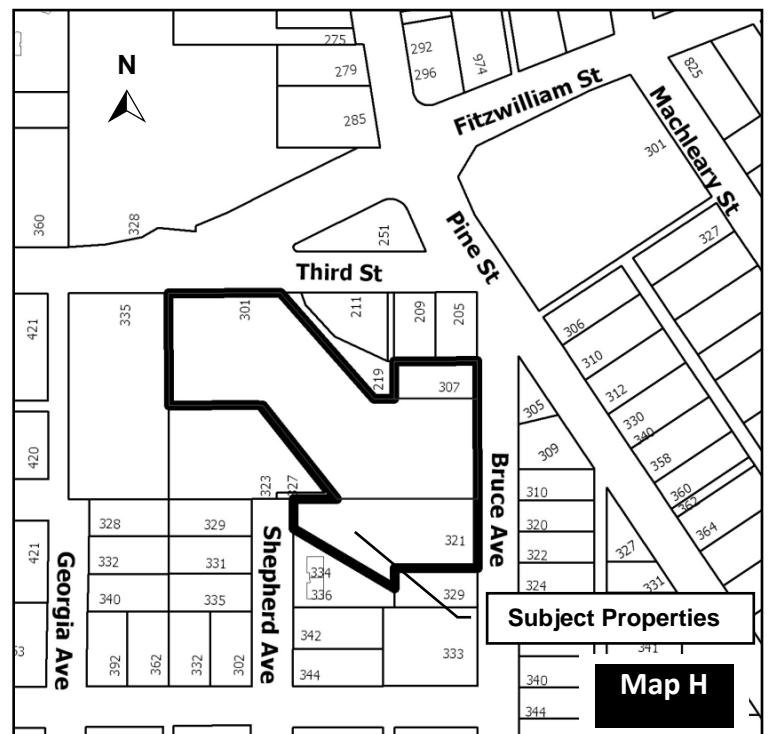
- 18) Rezoning those lands shown on Map F from Residential Corridor (COR1) to Single Dwelling Residential (R1) in order to limit the use and density on each property to a Single Residential Dwelling use.
- 19) Rezoning the property located at 108 Haliburton Street from Local Service Centre (CC1) to Medium Density Residential (R8) in order to permit the construction of a multiple family dwelling previously approved through development permit.

The subject property is legally described as LOT 19, BLOCK 10, SECTION 1, NANAIMO DISTRICT, PLAN 584, and is shown on Map G.



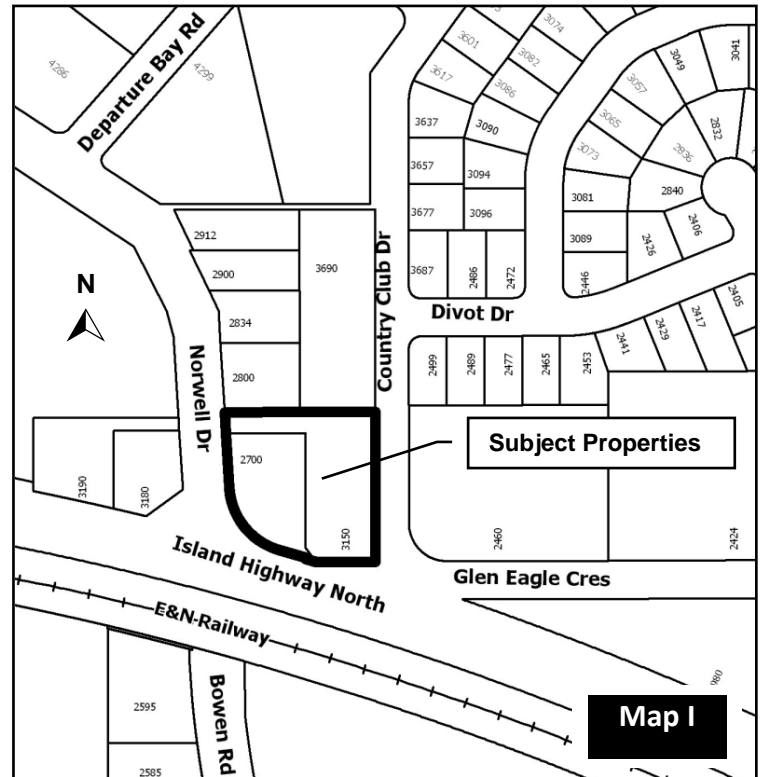
- 20) Rezoning the properties located at 301 Third Street, and 307 and 321 Bruce Avenue from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC-1) in order to recognize the parkland use of the property.

The subject properties are legally described as THAT PART OF LOT 4, SECTION 1, NANAIMO DISTRICT, PLAN 2137, SHOWN OUTLINED IN RED ON PLAN 882R, AND INCLUDED WITHIN THE BOUNDARIES OF PLAN 36796 and THAT PART OF LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 16238 IN PLAN 36796, and LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 2137, and are shown on Map H.



- 21) Rezoning the properties located at 3150 Island Highway and 2700 Norwell Drive from Mixed Use Corridor (COR2) to Community Corridor (COR3) in order to permit stand alone commercial use.

The subject properties are legally described as LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN 32586 and LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 32586, and are shown on Map I.



4. BYLAW NO. 4500.003

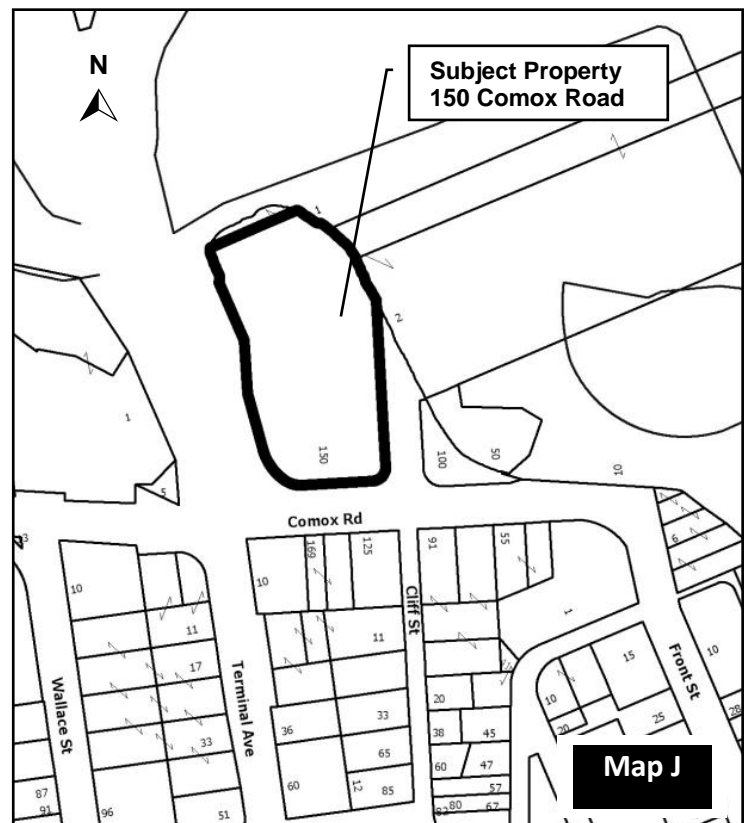
Purpose: To rezone property to reflect existing park use and prohibit use for high density multiple family dwellings.

Location(s): 150 Comox Road

File No.: ZA1-51

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the property located at 150 Comox Road from Comprehensive Development District Zone Three (CD3) to the Parks, Recreation and Culture Three (PRC-3) zone in order to recognize the park use of the property.

The subject property is legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP82428, and is shown on Map J.



5. BYLAW NO. 4500.004

Purpose: To make text amendments to set maximum allowable height within select Residential zones at the heights generally specified in the Residential zones of the previous Zoning Bylaw.

Location(s): Various

File No.: ZA1-51

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by reducing the maximum allowable height within the Single Dwelling Residential (R1/R1a), Single Dwelling Residential – Small Lot (R2), Island Residential (R3), and Duplex Residential (R4) zones to generally reflect those maximum heights specified in the previous "ZONING BYLAW 1993 NO. 4000." Maximum heights for a principal building are proposed at 6.71 metres for a flat roof building (< 4:12 pitch) and 8.25 metres for a sloped roof building (≥ 4:12 pitch). Where a lot is less than 1666.66 m² in size and the principal building with a sloped roof is measured from the curb level of the highest street on which the property fronts, the maximum allowable height is reduced from 5.5 metres to 5.0 metres. Properties exempt from specified building heights are specified in Schedule E – Height Exemption of the Zoning Bylaw.

PLEASE NOTE full details of the above-noted bylaws are available online at www.nanaimo.ca or at the City of Nanaimo Community Safety & Development Division, located at 238 Franklyn Street.

The above bylaws, relevant staff reports, and other background information may be inspected from 2011-AUG-26 to 2011-SEP-08, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Community Safety & Development Division, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaws shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaws No. 6500.016, 4500.001, 4500.002, 4500.003 and 4500.004 at the Public Hearing.

Please note the following:

Written submissions may be sent to the City of Nanaimo, Community Safety & Development Division, 455 Wallace Street, Nanaimo, BC V9R 5J6.

Electronic submissions (email) should be sent to **public.hearing@nanaimo.ca**, or submitted online at **www.nanaimo.ca**. These submissions must be received no later than 4:00 pm, 2011-SEP-08, to ensure their availability to Council at the public hearing.

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.

**For more information, please contact the City of Nanaimo Community Safety & Development Division
Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website www.nanaimo.ca
238 Franklyn Street, Nanaimo, BC**