



NOTICE OF PUBLIC HEARING

2008-SEP-04 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2008-SEP-04**, commencing at **1900 hours (7:00 pm)** in the **Mount Benson Ballroom, Port of Nanaimo Centre, 101 Gordon Street, Nanaimo, BC** to consider proposed amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500".

1. BYLAW NO. 6500.001

Purpose: To redesignate the subject property to allow for a comprehensive, mixed use resort development of recreational, commercial and residential use.

Location(s): 950, 960, 1170, 1260, 1270 Phoenix Way

File No.: OCP37

This bylaw, if adopted, will make text amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" to provide for a comprehensive mixed use resort development of recreational, commercial and residential uses.

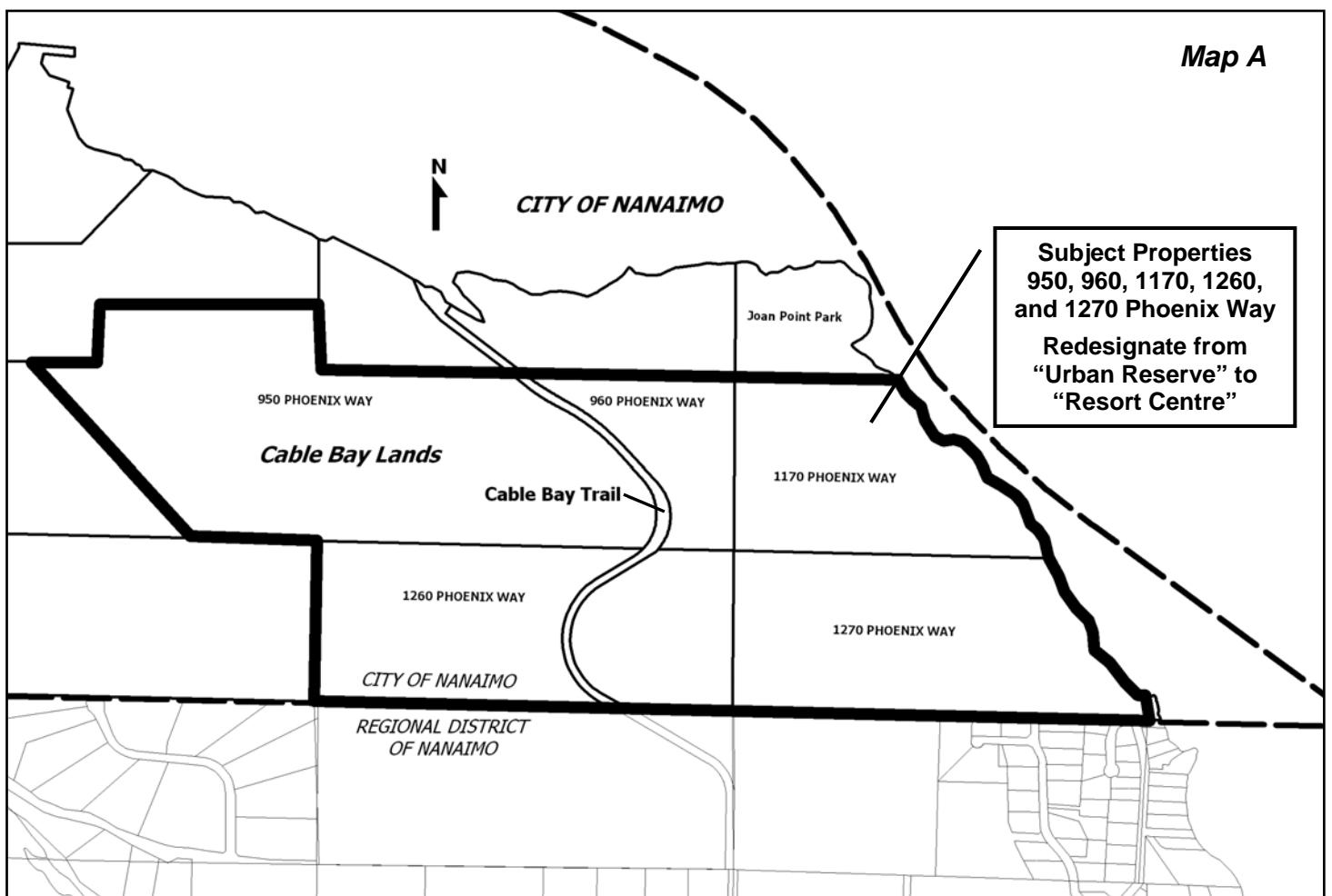
The proposed amendments will provide for development of a golf course, and residential and commercial uses within the area known as the Cable Bay lands. The new 'Resort Centre' designation is intended to provide for a mixed use district designed around a core of recreational and commercial uses. A primary recreational facility (the golf course) will be supported by a parks and open space network, and residential neighbourhoods and accommodations in close proximity to small-scale commercial activity. The residential neighbourhood areas are intended to provide a mix of housing types, ranging in densities from 10 to 50 units per hectare, at a maximum height of four storeys.

This bylaw, if adopted, will also add Schedule G to include the Cable Bay Plan as part of the Official Community Plan. Objectives of the Cable Bay Plan address the requirement to prepare a comprehensive Master Plan and Phased Development Agreement prior to development of the site, with specific policies related to land use, transportation and mobility, utilities and public services, and future planning.

This bylaw, if adopted, will also amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by redesignating the subject properties from 'Urban Reserve' to 'Resort Centre.'

The subject properties are legally described as a portion of Lot 4, Sections 21, 22 and 23, Range 2, and Section 21, Range 3, Cedar District, Plan VIP65621; Section 21, Range 3, Cedar District, Except the Westerly 10 Chains Except Those Parts in Plans VIP59192 and VIP65621; Section 20, Range 3, Cedar District, Except That Part in Plan VIP59192; Section 21, Range 4, Cedar District; and Section 20, Range 4, Cedar District, and are shown on Map 'A'.

(see next page)



PLEASE NOTE full details of the above-noted bylaw are available at the City of Nanaimo Development Services Department, located at 238 Franklyn Street.

The above bylaw, relevant staff reports, and other background information may be inspected from 2008-AUG-22 to 2008-SEP-04, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Development Services Department, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaw shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaw No. 6500.001 at the Public Hearing.

Please note the following:

Written submissions may be sent to the City of Nanaimo, Development Services Department, 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, 2008-SEP-04, 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 Development Services Department
Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website www.nanaimo.ca
238 Franklyn Street, Nanaimo, BC V9R 5J6**