

2007-NOV-09

STAFF REPORT

TO: A. TUCKER, DIRECTOR, PLANNING & DEVELOPMENT, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: REPORT OF THE PUBLIC HEARING HELD THURSDAY, 2007-NOV-01
FOR BYLAWS NO. 4000.423, 4000.424 AND 6000.073

STAFF'S RECOMMENDATION:

That Council receive this report and the minutes of the Public Hearing held on Thursday, 2007-NOV-01.

EXECUTIVE SUMMARY:

A Public Hearing was held on 2007-NOV-01, the subject of which was three items. Seven members of the public were in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

1. BYLAW NO. 4000.423:

RA196 – 5190 Dunster Road

This bylaw, if adopted, will rezone property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1) in order to permit a duplex. The subject property is legally described as LOT 5, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN VIP80527.

This application appears before Council this evening for consideration of Third Reading.

No written or verbal submissions were received for this Bylaw.

2. BYLAW NO. 4000.424:

RA197 – 4775 and 4777 Hammond Bay Road

This bylaw, if adopted, will rezone a portion of the property from Residential Duplex Zone (RM-1) to Single Family Residential Zone (RS-1) in order to permit a three-lot residential subdivision, with two single family lots proposed to front along Gulfview Drive, and the existing duplex to remain along Hammond Bay Road. The subject property is legally described as LOT 3, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN 20283.

This application appears before Council this evening for consideration of Third Reading and Adoption.

No written or verbal submissions were received for this Bylaw.

3. BYLAW NO. 6000.073:

OCP30 – 141 Westwood Road

This bylaw, if adopted, will amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO.6000" by realigning the Urban Containment Boundary (UCB) and redesignating the subject property from "Rural Resource Lands" to "Suburban Neighbourhood" to allow for future subdivision. The subject property is legally described as THAT PART OF LOT 10, SECTION 14, RANGE 7, MOUNTAIN DISTRICT, PLAN 2494, SHOWN OUTLINED IN RED ON PLAN 914R, EXCEPT THOSE PARTS IN PLANS VIP58984 AND VIP60427.

This application appears before Council this evening for consideration of Third Reading and Adoption.

No written or verbal submissions were received for this Bylaw.

Respectfully submitted,



D. Lindsay
Manager, Planning Division
Development Services Department

A. Tucker
Director, Planning & Development
Development Services Department

/pm

Council: 2007-NOV-19

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MINUTES OF THE PUBLIC HEARING HELD PURSUANT
TO THE LOCAL GOVERNMENT ACT IN THE BOARD CHAMBERS
OF THE REGIONAL DISTRICT OF NANAIMO,
6300 HAMMOND BAY ROAD, NANAIMO, BC, ON THURSDAY, 2007-NOV-01,
TO CONSIDER AMENDMENTS TO THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000"

PRESENT: Councillor W.L. Bestwick
Councillor M.D. Brennan
Councillor J.D. Cameron
Councillor L.D. McNabb

REGRETS: Mayor G.R. Korpan
Councillor W.J. Holdom
Councillor C.S. Manhas
Councillor L.J. Sherry
Councillor W.M. Unger

STAFF: D. Lindsay, Manager, Planning Division, DSD
S. Smith, Planner, Planning Division, DSD
P. Masse, Planning Clerk, Planning Division, DSD

PUBLIC: There were seven members of the public present.

CALL TO ORDER:

Councillor McNabb called the meeting to order at 7:02 pm and asked Mr. Lindsay to explain the required procedure for this evening's Public Hearing. Mr. Lindsay explained the required procedure in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. Mr. Lindsay read the items as they appeared on the Agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading of Bylaw No. 4000.423, and Third Reading and Adoption of Bylaws No. 4000.424 and 6000.076, at the next regularly scheduled Council meeting of 2007-NOV-19.

1. BYLAW NO. 4000.423:

RA196 – 5190 Dunster Road

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No written or verbal submissions were received for this Bylaw.

2. **BYLAW NO. 4000.424:**

RA197 – 4775 and 4777 Hammond Bay Road

This bylaw, if adopted, will rezone a portion of the property from Residential Duplex Zone (RM-1) to Single Family Residential Zone (RS-1) in order to permit a three-lot residential subdivision, with two single family lots proposed to front along Gulfview Drive, and the existing duplex to remain along Hammond Bay Road. The subject property is legally described as LOT 3, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN 20283.

No written or verbal submissions were received for this Bylaw.

3. **BYLAW NO. 6000.073:**

OCP30 – 141 Westwood Road

This bylaw, if adopted, will amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO.6000" by realigning the Urban Containment Boundary (UCB) and redesignating the subject property from "Rural Resource Lands" to "Suburban Neighbourhood" to allow for future subdivision. The subject property is legally described as THAT PART OF LOT 10, SECTION 14, RANGE 7, MOUNTAIN DISTRICT, PLAN 2494, SHOWN OUTLINED IN RED ON PLAN 914R, EXCEPT THOSE PARTS IN PLANS VIP58984 AND VIP60427.

No written or verbal submissions were received for this Bylaw.

MOVED by Councillor Bestwick, SECONDED by Councillor Brennan, that the meeting be adjourned at 7:08 pm.

CARRIED

Certified Correct:



D. Lindsay
Manager, Planning Division
Development Services Department

/pm

Council: 2007-NOV-19

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