



NOTICE OF PUBLIC HEARING

2007-OCT-04 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2007-OCT-04**, commencing at **1900 hours (7:00 pm)** in the **Board Chambers of the Regional District of Nanaimo, 6300 Hammond Bay Road, Nanaimo, BC** to consider proposed amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000."

1. BYLAW NO. 6000.078:

Purpose: To designate the property under the City of Nanaimo Official Community Plan and allow for future development.

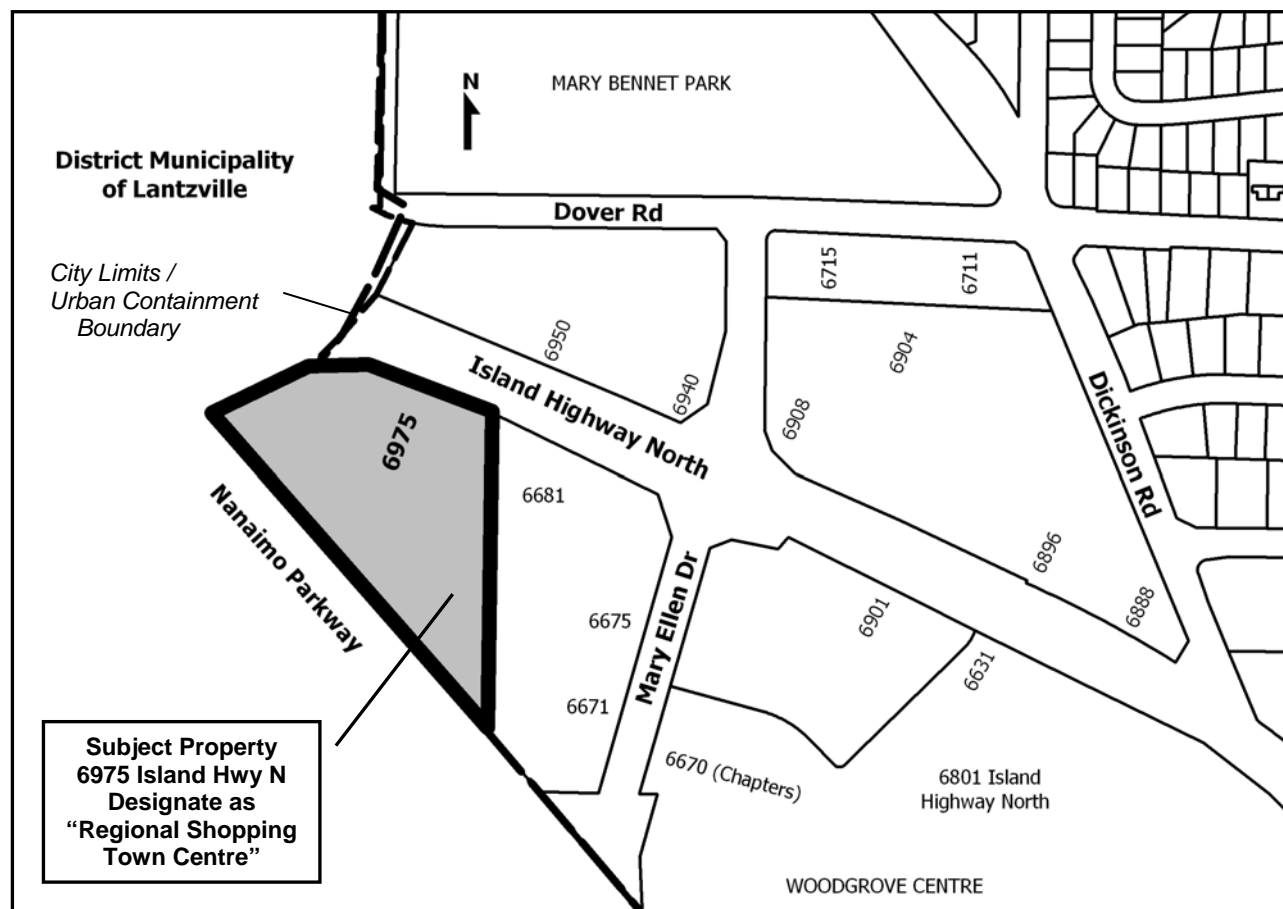
Location(s): 6975 Island Highway North

File No.: OCP11

This bylaw, if adopted, will amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by designating the subject property as "Regional Shopping Town Centre." The subject property, previously located within the Regional District of Nanaimo, was incorporated into the City of Nanaimo in 2003, but is still subject to the "Regional District of Nanaimo Lantzville Official Community Plan Bylaw No. 974, 1995."

The subject property is legally described as LOT A, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 12781, EXCEPT PART IN PLAN VIP62700, and is shown on Map 'A'.

Map A



2. BYLAW NO. 6000.076:

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

Location(s): 1200 Frew Road, 1560 and 1650 Island Highway S

File No.: OCP38

This bylaw, if adopted, will make text amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" to provide for a comprehensive mixed use development of residential, commercial and industrial uses.

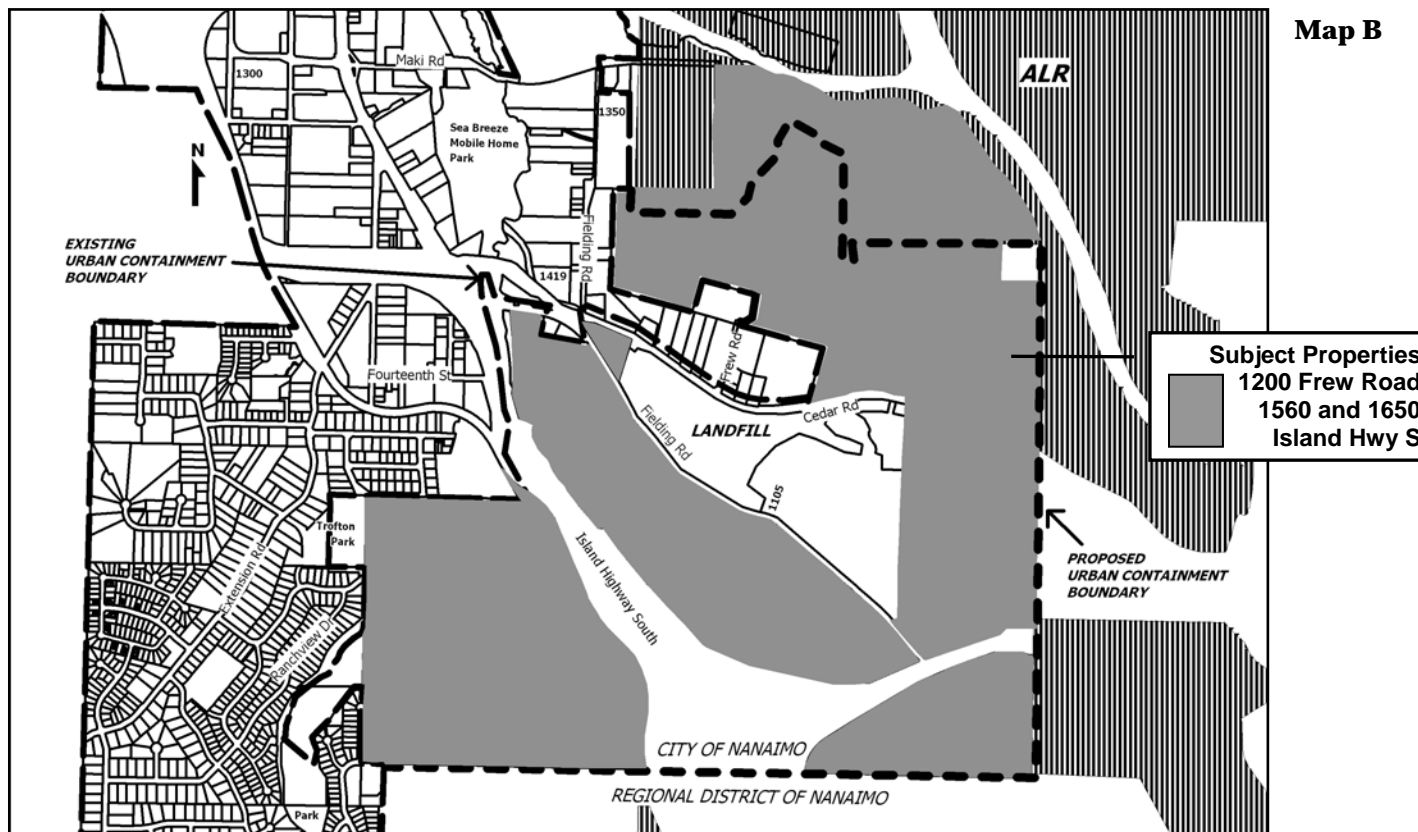
The proposed amendments will provide for development of a major retail centre within the South Nanaimo area. The 'Town Centre' is intended to provide a mix of retail and office uses, together with residential, accommodation or other supporting uses adjacent or in close proximity to the commercial uses. The 'Regional Shopping Town Centre' is proposed as a destination retail area, including "large box" retailers. 'Neighbourhoods' are intended to provide a mix of housing types, ranging in densities from 30 to 50 units per hectare, and 50 to 150 units per hectare, based upon location. The 'Service Industrial Enterprise Area' will accommodate light industrial type uses, including warehouse, light manufacturing, distribution centres, accommodation, and technology oriented research and development. A proposed 'Local Service Centre' will also be provided for neighbourhood conveniences.

Future development of the site is subject to a detailed Master Plan and Phased Development Agreement for individual areas.

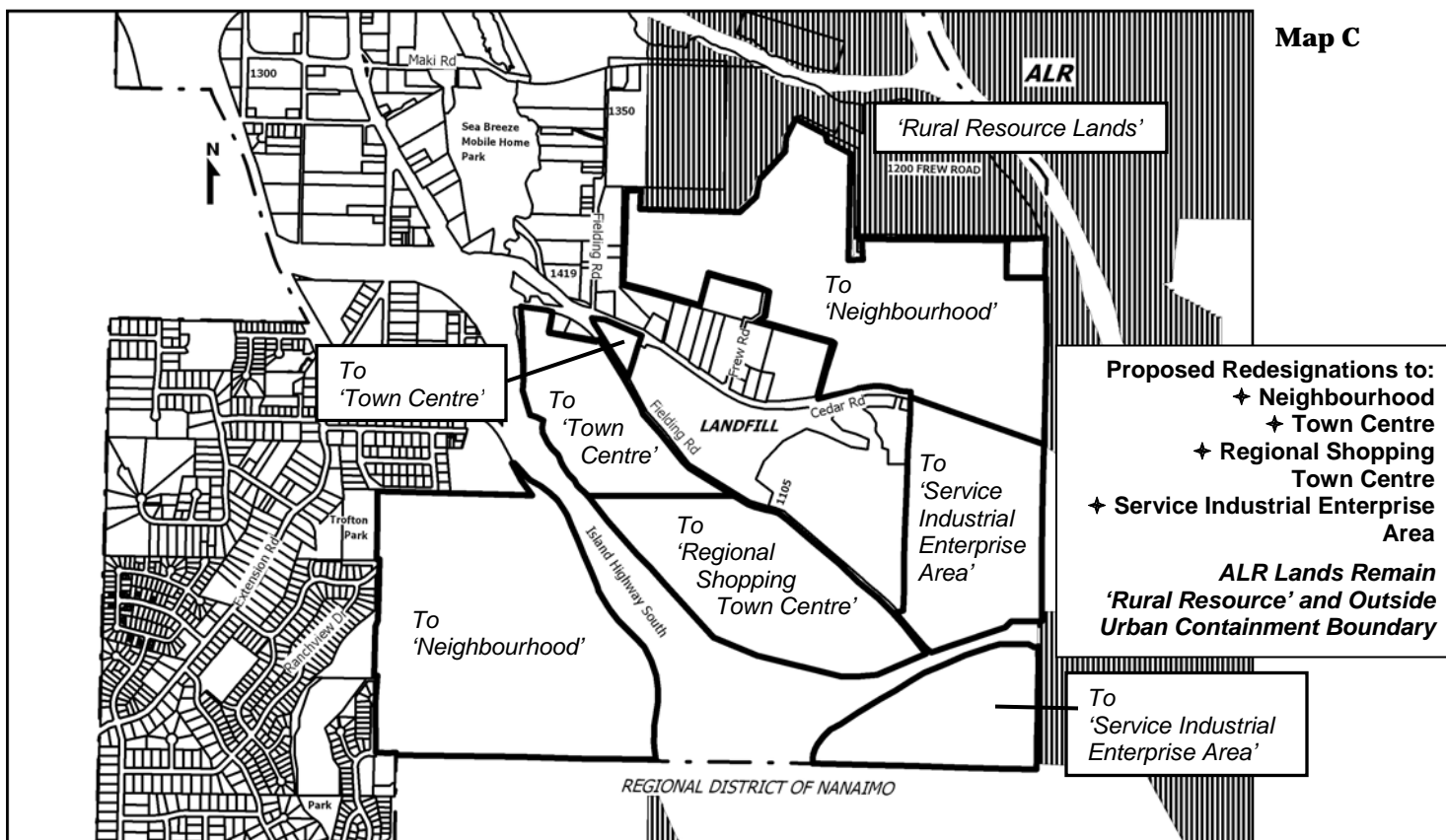
This bylaw, if adopted, will also amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by realigning the Urban Containment Boundary; and Schedule A-7.3 (Chase River Neighbourhood) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by realigning the Urban Containment Boundary and redesignating the subject properties from 'Rural Resource Lands' and 'Industrial Enterprise Area' to 'Neighbourhood', 'Town Centre', 'Regional Shopping Town Centre' and 'Service Industrial Enterprise Area'. Those portions of the subject properties within the Agricultural Land Reserve will remain outside the Urban Containment Boundary and retain the 'Rural Resource Lands' designation.

The subject properties are legally described as AMENDED LOT 1 (DD 72808N), SECTION 2, NANAIMO DISTRICT, PLAN 3354; SECTION 2, NANAIMO DISTRICT, EXCEPT PARTS IN PLANS 563, 630, 732, 1332, 1333, 1386, 2842, 2846, 2904, 3354, 28701, 507RW, 1415R, 31004, AND 32065 AND EXCEPT THAT PART 6.35 ACRES BEING THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY AS REGISTERED UNDER NO. 8328C AND EXCEPT INDIAN RESERVE AND EXCEPT PARCEL "A" (DD 379927I) AND EXCEPT PART IN PLAN 10769, 48020, 49841, VIP61184 AND PLAN VIP62889; and SECTION 3, NANAIMO DISTRICT, EXCEPT THAT PART CONTAINING 6.7 ACRES AND BEING THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY, AS SAID RIGHT OF WAY IS REGISTERED UNDER NO. 8328C; EXCEPT INDIAN RESERVES, AND EXCEPT PART IN PLANS 2189, 48020, VIP60041, VIP61185, VIP62889, AND VIP62989, and are shown on Maps 'B' and 'C'.

Map B



Map C



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

The above bylaws, relevant staff reports, and other background information may be inspected from 2007-SEP-21 to 2007-OCT-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 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. 6000.076 and 6000.078 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, 2007-OCT-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**