



NOTICE OF PUBLIC HEARING

2007-SEP-06 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2007-SEP-06**, 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 "ZONING BYLAW 1993 NO. 4000" and the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000."

1. BYLAW NO. 4000.415:

Purpose: To make several text amendments to permit use of land for Social Services Centres and Social Services Resource Centres, and to permit use of land for the continued operation of Samaritan House.

Location(s): Various, 355 Nicol Street

File No.: 3900 30 Z1 56

This bylaw, if adopted, will amend the City of Nanaimo "ZONING BYLAW 1993 NO. 4000":

- 1) By amending Part 4 - Definitions to include "Social Services Centre," which are social services that provide counselling and referral activities, within the definition for "Office" as "means a place of business where the principal function is intellectual activity and skill usage other than assembly, manufacturing or repairing or servicing of goods. This definition specifically includes *Office Medical/Dental* and *Social Services Centre*." The "Social Services Centre," as a permitted use, is also removed from the following zones to remove duplication of uses as this use is permitted within the revised definition of "Office" within these and other zones:

Core Area Commercial Zone (C-11)
Town Centre Commercial Zone (C-23)
Core Zone (C-24)
Fitzwilliam Zone (C-25)
Wallace Zone (C-26)

Terminal Avenue Zone (C-27)
Chapel Front Zone (C-28)
Harbour Park Zone (C-29)
Quennell Square Zone (C-30)

- 2) By adding "Social Services Resource Centre," which are social services that provide meals or clothing as part of their services, as a permitted use within the following zones:

Community Shopping Centre Commercial Zone (C-7)
Core Area Commercial Zone (C-11)
Service Commercial Zone (C-13)
Regional Shopping Town Centre Commercial Zone (C-21)
Town Centre Commercial Zone (C-23)
Core Zone (C-24)
Fitzwilliam Zone (C-25)
Wallace Zone (C-26)

Terminal Avenue Zone (C-27)
Chapel Front Zone (C-28)
Harbour Park Zone (C-29)
Quennell Square Zone (C-30)
Light Industrial Zone (I-2)
Public Institution Zone (P-2)
Government Industry Services Zone (P-3)

- 3) By rezoning property from Residential Triplex and Quadruplex Zone (RM-2) to Public Institution Zone (P-2) to legalize an existing legal non-conforming use to permit the continuation of services provided by Island Crisis Care Society. The subject property is legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 6091, EXCEPT PART IN PLAN VIP57495, and is shown on Map 'A'.



2. BYLAW NO. 4000.421:

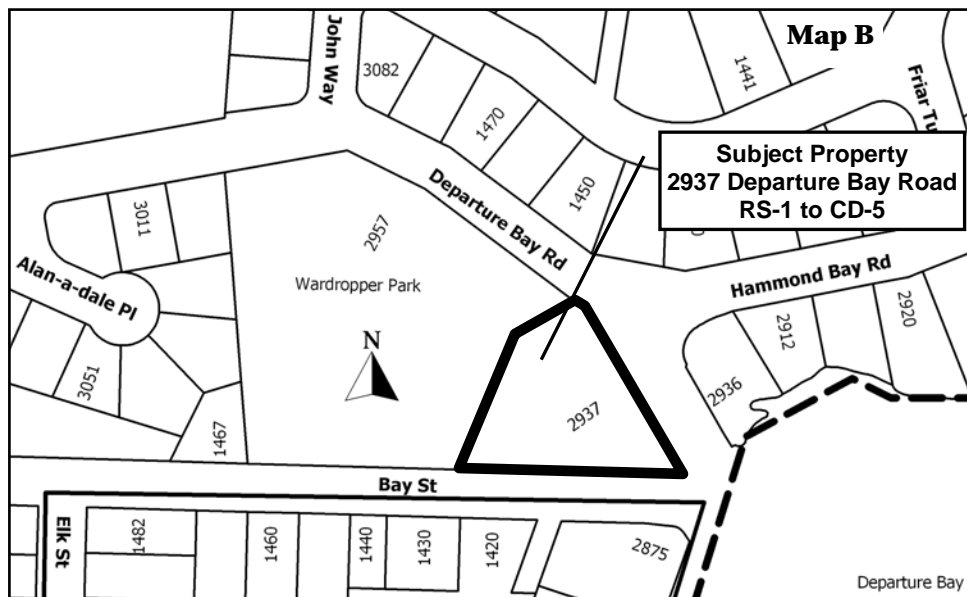
Purpose: To permit use of land for a multiple-family residential development.

Location(s): 2937 Departure Bay Road

File No.: RA182

This bylaw, if adopted, will rezone property from Single Family Residential Zone (RS-1) to Comprehensive Development District Zone (CD-5) in order to permit a multiple family residential development.

The subject property is legally described as LOT 2, SECTION 2, WELLINGTON DISTRICT, PLAN 25319, and is shown on Map 'B'.



3. BYLAW NO. 6000.077:

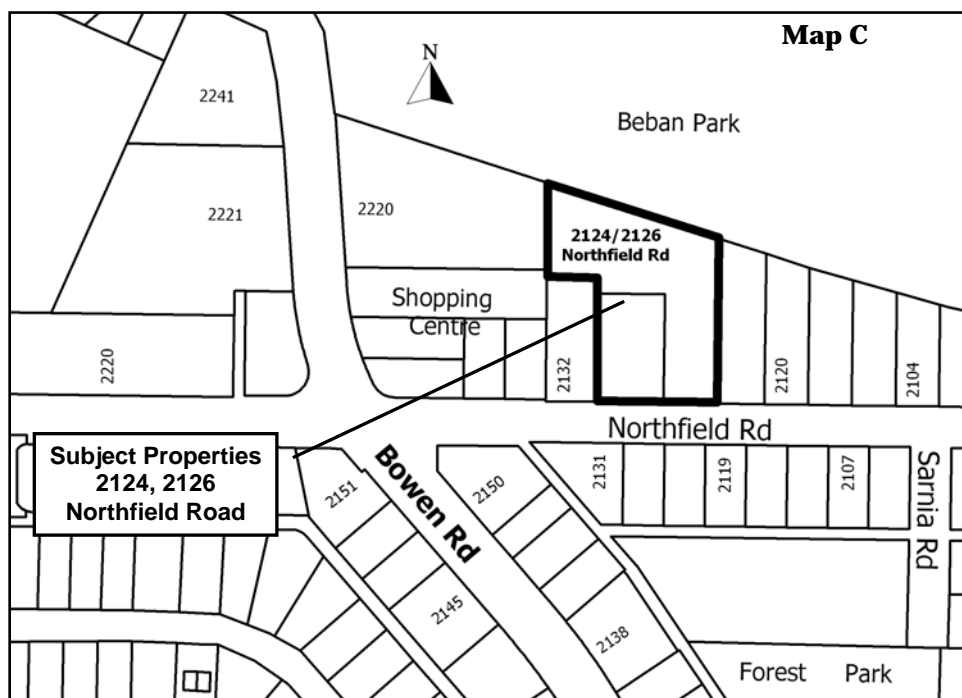
Purpose: To establish site specific density requirements within the "Neighbourhood" designation.

Location(s): 2124 and 2126 Northfield Road

File No.: OCP39

This bylaw, if adopted, will amend the Neighbourhood designation, Section 1.2.2.1 of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by adding a new policy (5.9). This policy would permit a mixed use development of office, commercial and multiple family residential uses up to a maximum six-storey height and 150 units per hectare.

The subject property is legally described as LOT 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 23309 EXCEPT THAT PART IN PLAN 28820; and LOT A, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 28820, and is shown on 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-AUG-24 to 2007-SEP-06, 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. 4000.415, 4000.421 and 6000.077 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-SEP-06, 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**