

2007-AUG-07

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-JUL-05 FOR BYLAW NO. 4000.417

STAFF'S RECOMMENDATION:

That Council receive this report and the minutes of the Public Hearing held on Thursday, 2007-JUL-05.

EXECUTIVE SUMMARY:

A Public Hearing was held on 2007-JUL-05, the subject of which was one item. One member of the public was in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

1. BYLAW NO. 4000.417:

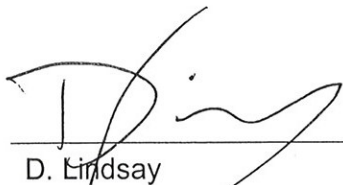
RA191 – 5547 Big Bear Ridge

This bylaw, if adopted, will rezone property from Single Family Mobile Home Residential Zone (RS-3) to Residential Duplex Zone (RM-1), in order to permit the development of a duplex. The subject property is legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 22490.

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

One member of the public attended the Public Hearing to speak to this issue. One written submission was recognized at the Public Hearing.

Respectfully submitted,



D. Lindsay
Manager, Planning Division
Development Services Department

Council: 2007-AUG-13

G:\DEVPLAN\FILES\ADMIN\0575\20\Reports\2007Jul05PHRpt.doc



A. Tucker
Director, Planning & Development
Development Services Department

To: CITY MANAGER
FORWARDED FOR CITY MANAGER'S
REPORT TO COUNCIL



GENERAL MANAGER OF DEVELOPMENT SERVICES

**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-JUL-05, TO CONSIDER THE
AMENDMENTS TO THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"**

PRESENT:

Councillor M.D. Brennan
Councillor J.D. Cameron
Councillor W.J. Holdom
Councillor L.D. McNabb
Councillor L.J. Sherry – Acting Mayor
Councillor W.M. Unger

REGRETS:

Mayor G.R. Korpan
Councillor W.L. Bestwick
Councillor C.S. Manhas

Staff

D. Lindsay, Manager, Planning Division, DSD
J. Carvalho, Planner, Planning Division, DSD
P. Masse, Planning Clerk, Planning Division, DSD

Public

There was one member of the public present.

CALL TO ORDER:

Councillor Sherry called the meeting to order at 7:02 p.m. 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 item as it appeared on the Agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading to Zoning Amendment Bylaw No. 4000.417 at the next regularly scheduled Council meeting of 2007-AUG-13.

1. BYLAW NO. 4000.417:

RA191 – 5547 Big Bear Ridge

This bylaw, if adopted, will rezone property from Single Family Mobile Home Residential Zone (RS-3) to Residential Duplex Zone (RM-1), in order to permit the development of a duplex. The subject property is legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 22490.

Ms. Mary Newman, 5526 Noye Road – Opposed

- Lives directly behind the subject property, noted her concerns regarding the possibility of renters as opposed to the duplex being owner occupied.

Mr. Lindsay stated that it is the applicant's intent to stratify the building. Added that future owners may or may not rent out the property.

Mr. Paul Manhas, 296 Cilaire Drive – Applicant

- Noted that the proposal will be strata titled. Added that the property has been tentatively sold to a family who will occupy one unit and may sell the second unit.

Councillor McNabb asked for confirmation that the existing mobile home will be removed.

Mr. Manhas confirmed that the existing mobile home will be removed.

Councillor Cameron noted that a duplex would be a good use for the property as it will no longer house mobile home tenants.

Mr. Manhas stated that the property is much better suited for affordable housing for a young family as there are schools and shopping nearby, adding that the proposal would be a upgrade to the property.

One submission was received for this application and is attached as Schedule 'A'. No further verbal or written submissions were recognized at the Public Hearing for this Bylaw.

MOVED by Councillor McNabb, SECONDED by Councillor Holdom, that the meeting be adjourned at 7:11 p.m.

CARRIED

Certified Correct:



D. Lindsay
Manager, Planning Division
Development Services Department

/pm

Council: 2007-AUG-13

G:\Devplan\Files\Admin\0575\20\2006\Minutes\2007Jul05PHMinutes

SCHEDULE A

Jason Carvalho

From: H Dykes [hdykes@shaw.ca]
Sent: Thursday, June 28, 2007 8:36 PM
To: Public Hearing
Subject: SUSPECT: Fw: rezoning

----- Original Message -----

From: "H Dykes" <hdykes@shaw.ca>
To: <mayor&council@nanaimo.ca>
Sent: Wednesday, May 23, 2007 10:49 AM
Subject: rezoning

> Mr Manhas has a rezoning application for a residential lot on Bigbear
Ridge
> which is presently occupied by a mobile home.
> I and my neighbors are definately against any more duplexs on our block.We
> have had enough problems with one down the street as you don't always get
> dezireable tennents who have pride in their neighbourhood.
> We hope this rezoning will be turned down!
> Sincerely,
> Hector & Jean Dykes.
> 5607 Bigbear Ridge.
> 758-2991.
>