



**PUBLIC HEARING**

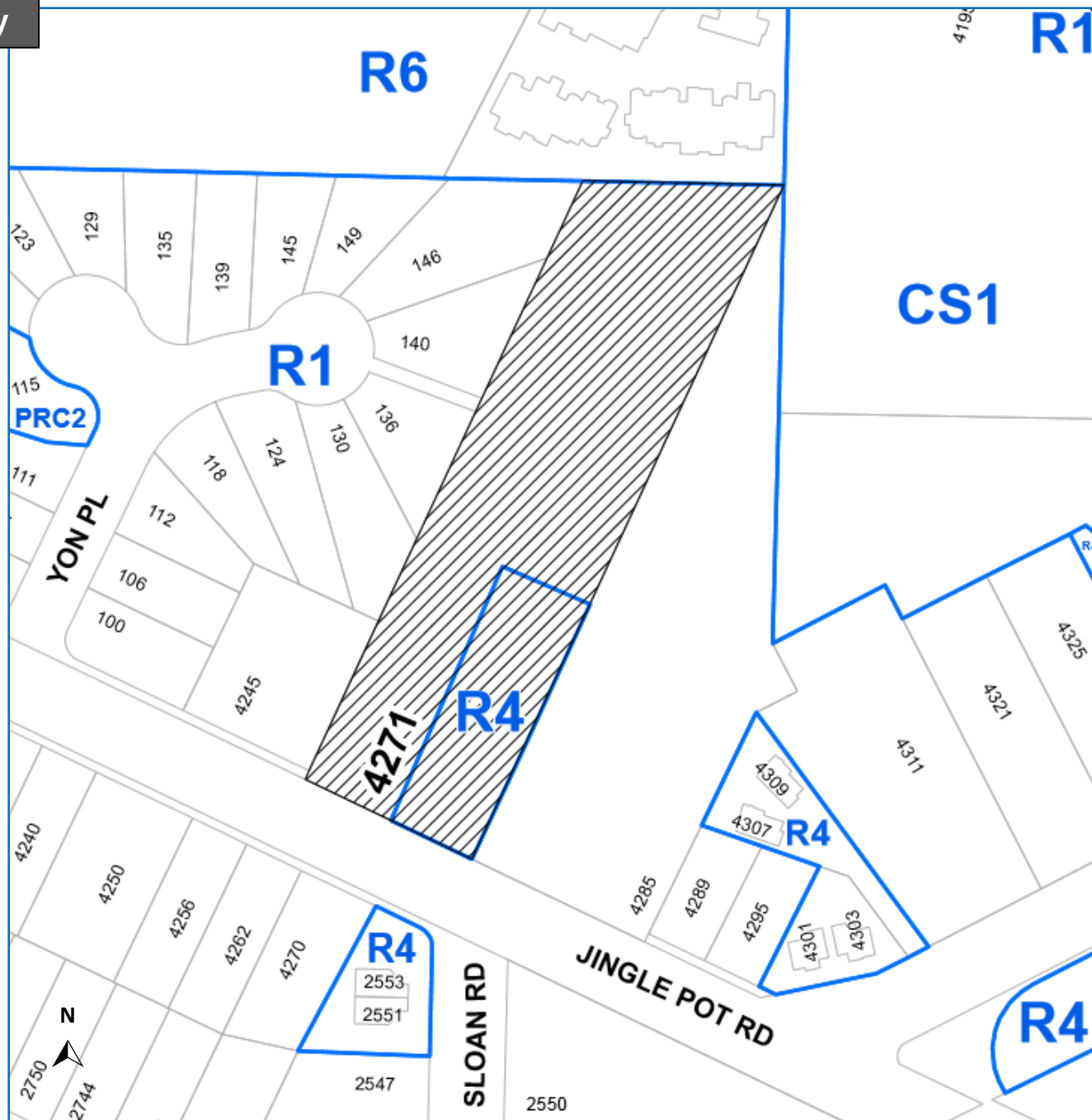
**2020-Jan-09**

# **Bylaw 4500.168 – RA433**





## **4271 Jingle Pot Road**

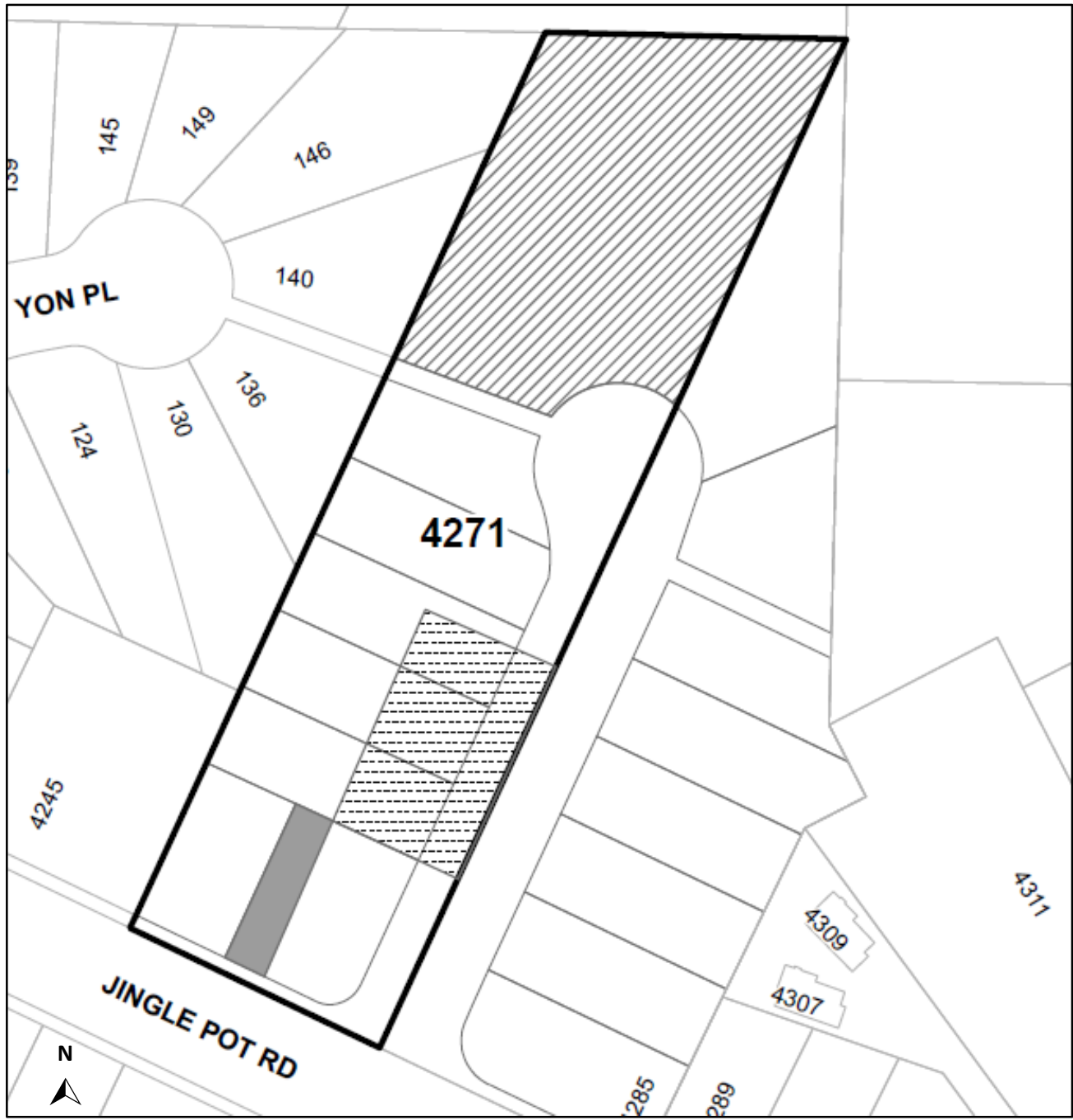
To rezone the subject property from Single Dwelling Residential (R1) and Duplex Residential (R4) to Low Density Residential (R6), R1, and R4 to allow for a multi-family development and to align zone boundaries with a proposed single-family subdivision.

Location Plan –  
Subject Property



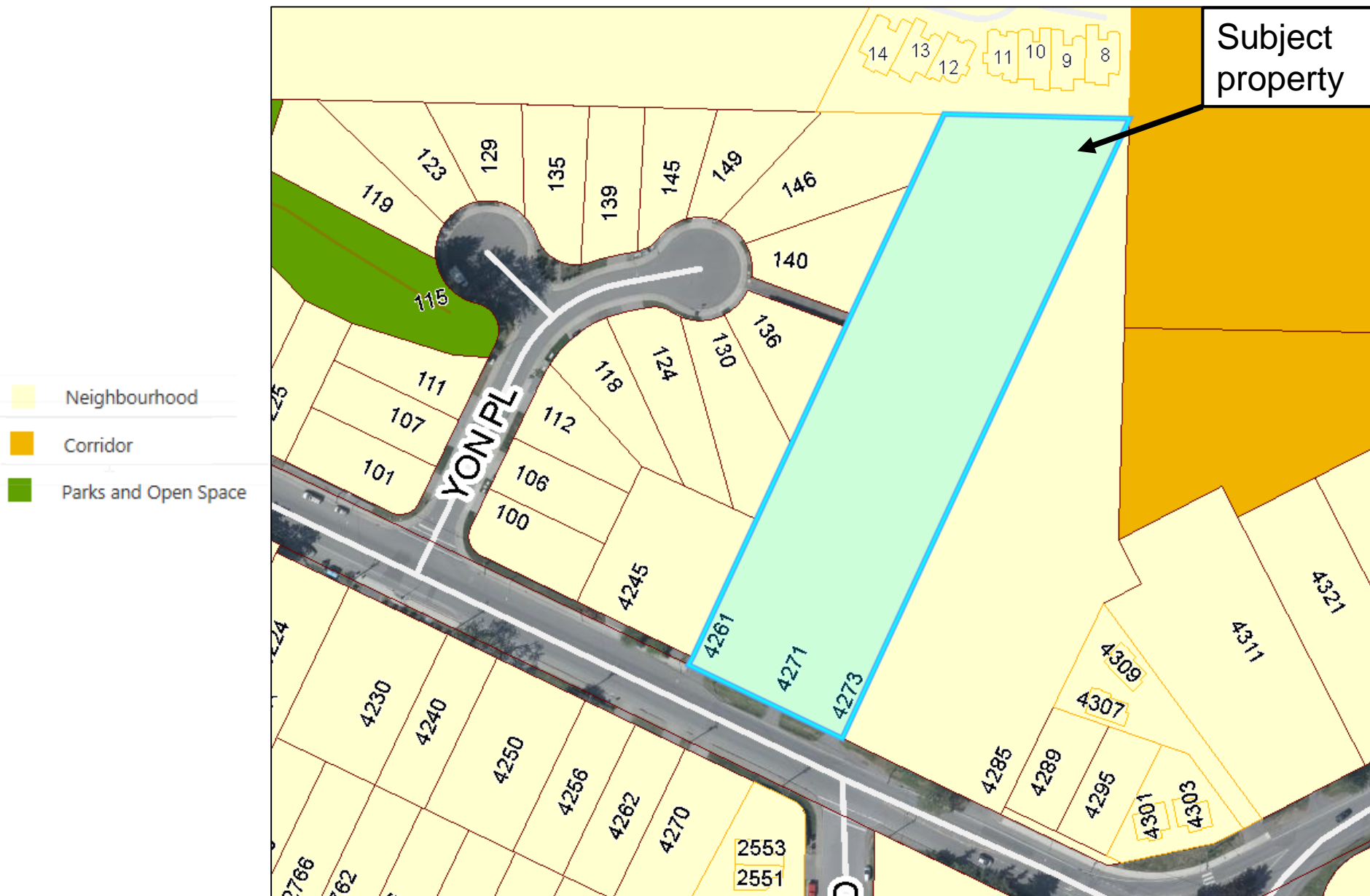
# Proposed Zoning and Subdivision Boundaries

-  SUBJECT PROPERTY
-  PORTION OF PROPERTY TO BE REZONED R1
-  PORTION OF PROPERTY TO BE REZONED R4
-  PORTION OF PROPERTY TO BE REZONED R6





# Official Community Plan Designation



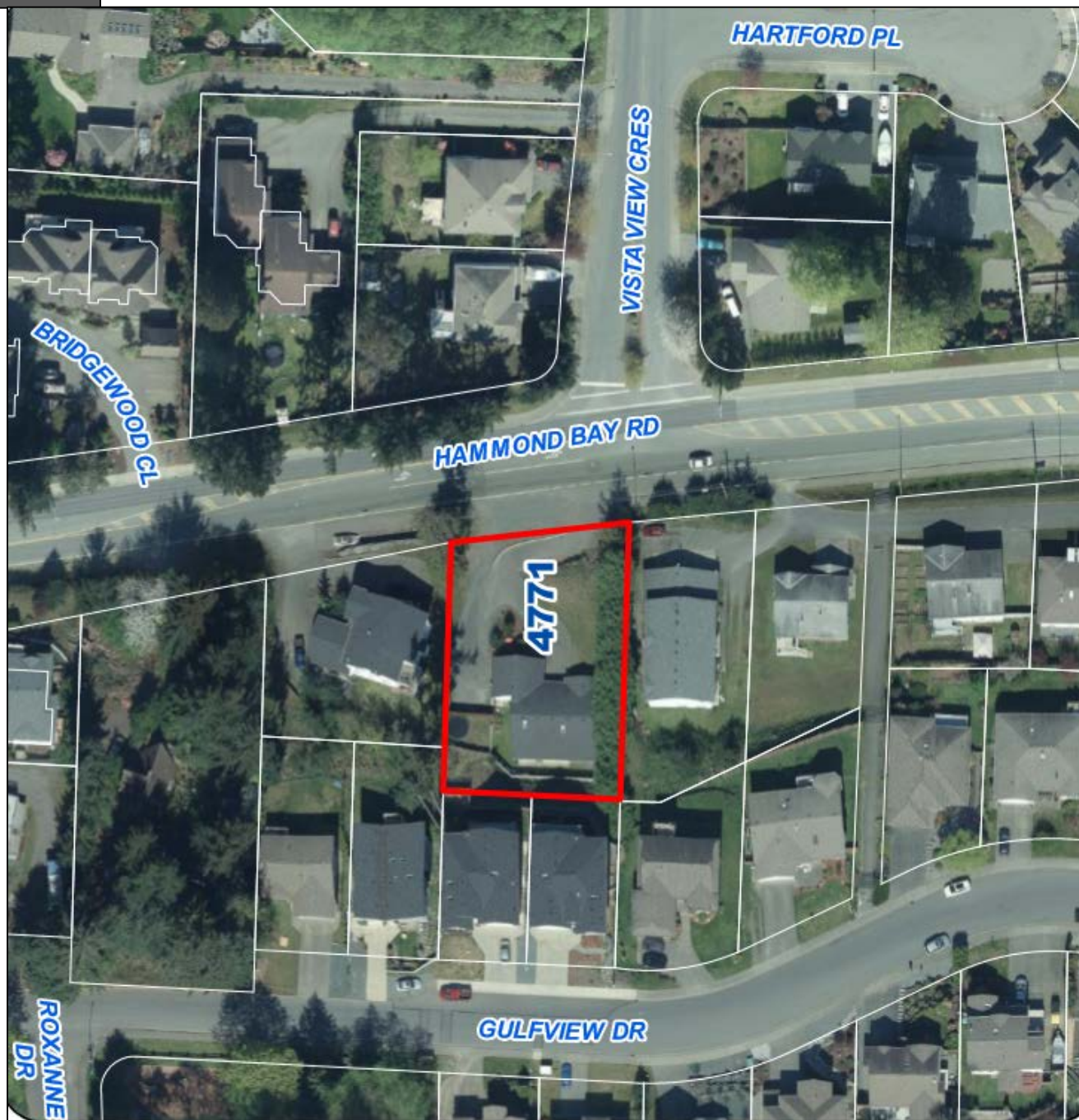
# **Bylaw 4500.170 – RA401**

## **4771 Hammond Bay Road**

To rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family development.

Location Plan –  
Subject Property





# Official Community Plan Designation

- Neighbourhood
- Parks and Open Space

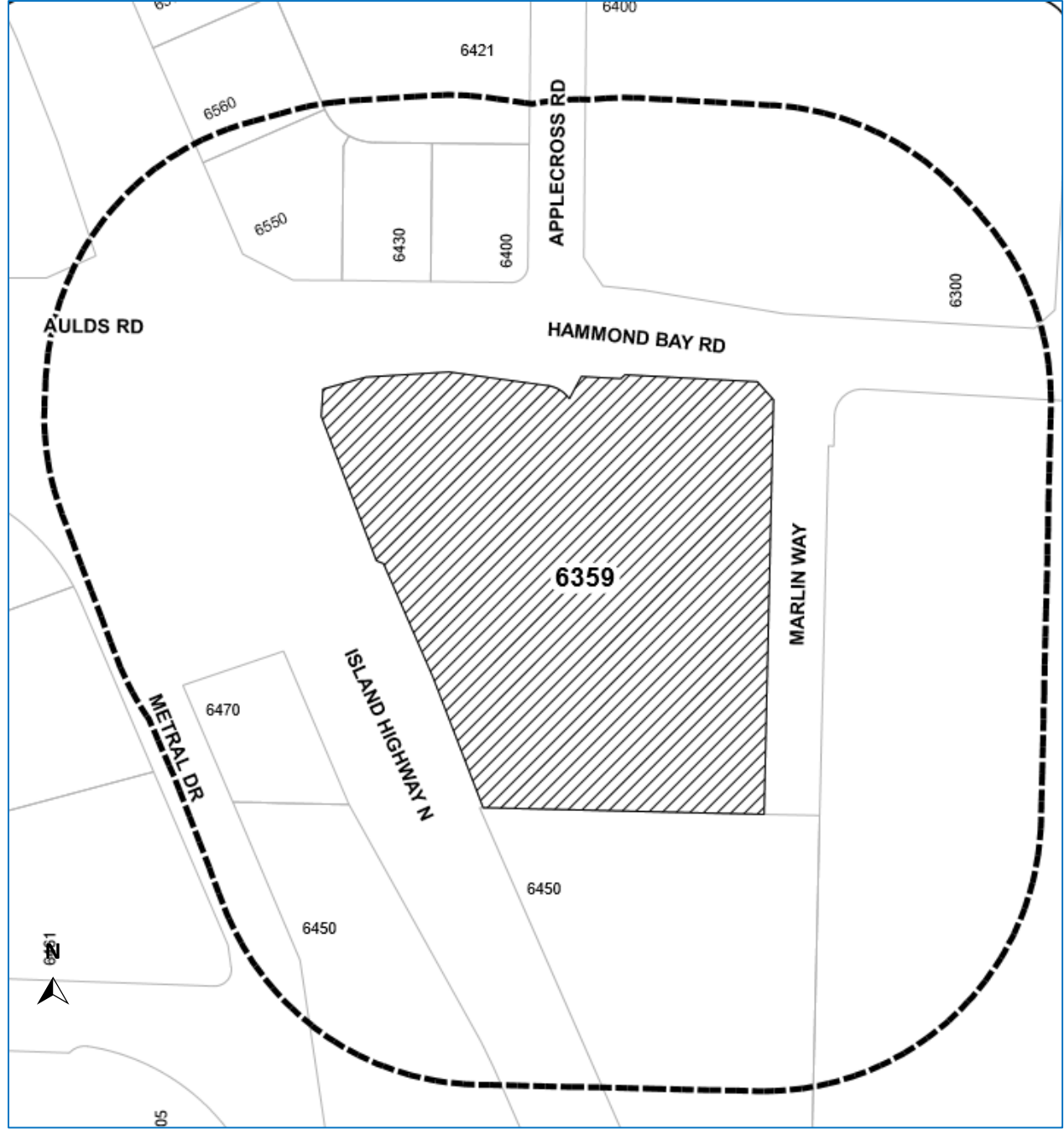


# **Bylaw 4500.000 – LA140**

## **6359 Hammond Bay Road**

The City of Nanaimo has received notice of an application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) for a new liquor licence to permit liquor service within an existing commercial unit for a capacity of up to 50 persons.

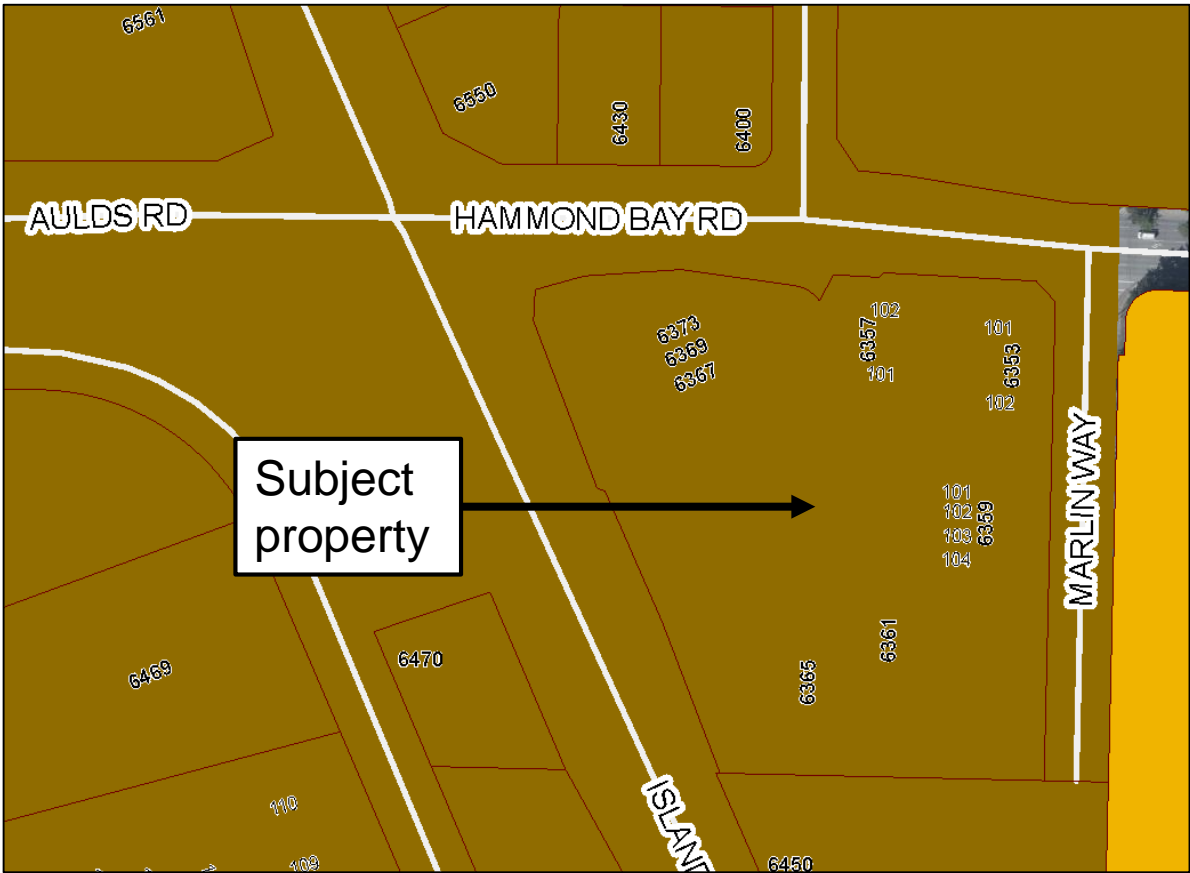
**Location Plan –  
Subject Property**

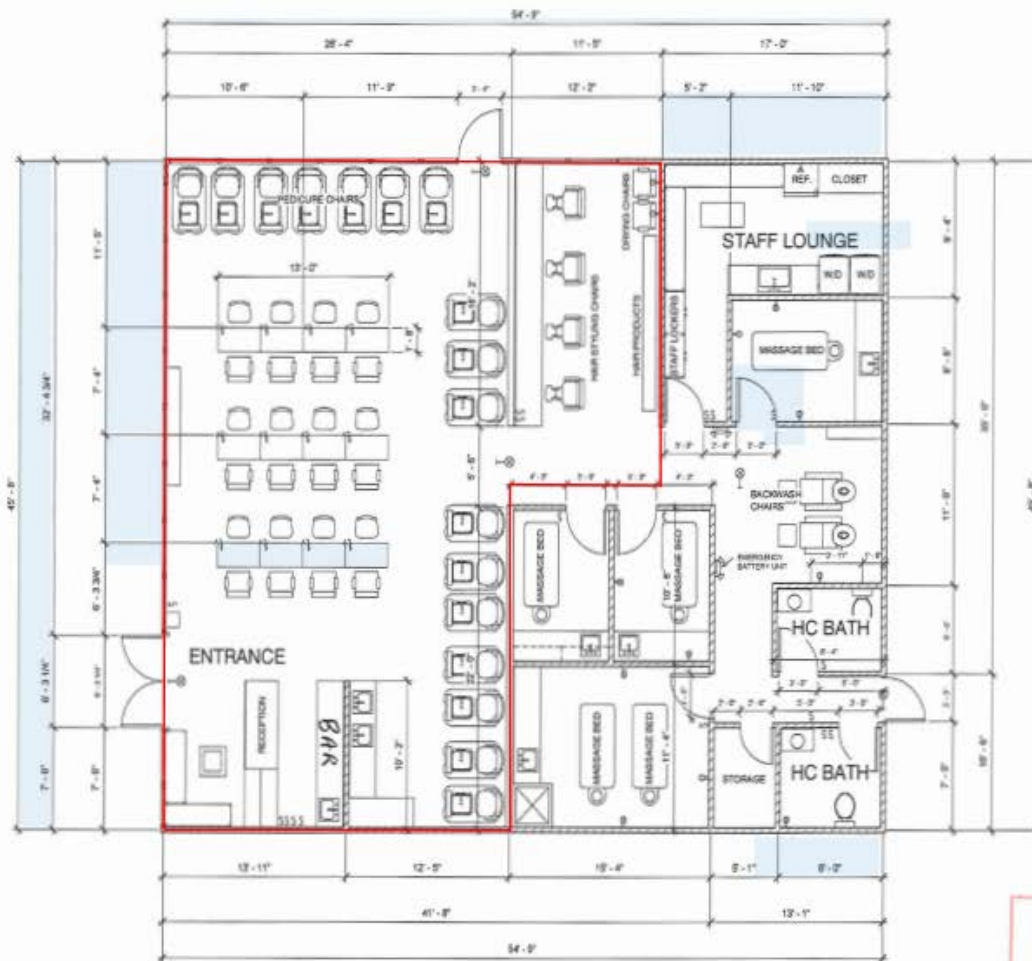




# Official Community Plan Designation

- Urban Node
- Corridor





FLOOR PLAN  
1/4" = 1'-0"

## GENERAL SPECIFICATIONS

**GENERAL SPECIFICATIONS**  
 These drawings have been prepared by Larissa Jovin to conform to current building standards of the British Columbia Building Code (B.C.B.C.) and The Span Book 2000 edition. The builder is responsible for ensuring that all construction conforms to provincial and local building codes and by-laws.

In some cases, the local building department may require verification from a structural engineer, for parts or all of the structure. Any engineering fees and services that may be required are the responsibility of the owner or builder.

It is the responsibility of the builder to check and verify all dimensions, materials and specifications prior to construction. Any errors or omissions shall be brought to our attention immediately so that corrections can be made and plans replaced.

Dimensions take precedence to scale drawings.

Larissa Jovin is not responsible for any unauthorized departures from order changes to our plans.

All construction and installation of materials and equipment shall be done in accordance with good building practice and manufacturers instructions in a timely manner.

### MSB

The installation of plumbing, heating and electrical equipment and materials shall be in accordance with manufacturers specifications and the applicable sections of the B.C.B.C. standards.  
 Occupancy limit 50 persons.

All guard rails are to be comply to all relevant requirements in B.C.B.C. 9.8.8.

All exterior and interior finishes shall be specified by the owner. Finishes specified on our plans shall be confirmed by the owner prior to installation.

Lighting and electrical layouts are to be specified by the owner or builder and must meet B.C.B.C. requirements.



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A, 6359 HAMMARD  
BAY RD. NANAIMO

PRELIMINARY  
SALON FLOOR PLAN

Project number: 1  
 Date: 07/04/2019  
 Drawn by: LARISSA JOVIN  
 Checked by: N/A

A101

Scale: 1/4" = 1'-0"

