



AGENDA

FOR THE SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO (PUBLIC HEARING)

Thursday, May 10, 2018, 7:00 P.M.

SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE
80 COMMERCIAL STREET, NANAIMO, BC

SCHEDULED RECESS AT 9:00 P.M.

Pages

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. CALL THE PUBLIC HEARING TO ORDER:

5. PUBLIC HEARING AGENDA

Lainya Rowett, Manager, Current Planning and Subdivision, to explain the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*.

a. Covenant Amendment No. CA7 - 4745 Ledgerwood Road

6 - 10

To be introduced by Tamera Rogers, Planner.

Presentation: Sean Roy and Terry Hoff, Westurban Developments Ltd., applicant.

Call for Submissions from the Public.

b. Rezoning Application No. RA387 - 311 Selby Street - Bylaw 4500.120

11 - 20

To be introduced by Tamera Rogers, Planner.

Presentation: Donna Hais, R.W. (Bob) Wall Ltd., applicant.

Call for Submissions from the Public.

c.	<u>Rezoning Application No. RA388 - 2202 Meredith Road - Bylaw 4500.121</u>	21 - 32
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To be introduced by Tamera Rogers, Planner.

Presentation: Alan Lowe, Alan Lowe Architect Inc., applicant.

Call for Submissions from the Public.

6. FINAL CALL FOR SUBMISSIONS:

Following the close of a Public Hearing, no further submission or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

7. ADJOURNMENT OF THE PUBLIC HEARING

8. BYLAWS: 33

a.	<u>"Zoning Amendment Bylaw 2018 No. 4500.120</u>	34 - 35
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That "Zoning Amendment Bylaw 2018 No. 4500.120" [To rezone 311 Selby Street from Community Service Three (CS3) to Fitzwilliam (DT2)] pass third reading.

b.	<u>"Zoning Amendment Bylaw 2018 No. 4500.121"</u>	36 - 37
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That "Zoning Amendment Bylaw 2018 No. 4500.121" [To rezone 2202 Meredith Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height to 9.2m and increase the maximum allowable floor area ratio to 0.7] pass third reading.

9. REPORTS:

a.	<u>Covenant Amendment Application - CA000007</u>
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That "Covenant Amendment Application" (CA000007), to amend the Section 219 Covenant (EL70929) registered on the title of 4745 Ledgerwood Road, be approved.

Note: Accompanying report is found under 5a - Public Hearing section of the agenda.

Introduced by Dale Lindsay, Director of Community Development.

Purpose: To obtain Council authorization to pursue remedial action to remove the structure at the right side at the rear of the main dwelling at 432 Stable Place.

It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 432 Stable Place.

Recommendation: That Council:

1. Issue a Removal Order at 432 Stable Place pursuant to Sections 72 and 73 of the *Community Charter*, and,
2. Advise the owner that he may request that Council reconsider the Remedial Action Order by providing written notice within 14 days of the date on which notice of the remedial action requirement was sent; and,
3. Direct Staff or its authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice and at the owner's expense if the said remedial action is not undertaken within 30 days of Council's resolution

Introduced by Dale Lindsay, Director of Community Development.

Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 206 Fifth Street.

It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 206 Fifth Street.

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 206 Fifth Street for construction not completed as per the conditions of the building permit.

- d. Bylaw Contravention Notice - Construction Not Completed As Per Road Conditions of Building Permit - 5030 Lost Lake Road 44 - 45

Introduced by Dale Lindsay, Director of Community Development.

Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 5030 Lost Lake Road.

It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 5030 Lost Lake Road.

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 5030 Lost Lake Road for construction not completed as per the conditions of the building permit.

- e. Bylaw Contravention Notice - Construction Started Without a Building Permit - 53 Nicol Street 46 - 47

Introduced by Dale Lindsay, Director of Community Development.

Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 53 Nicol Street.

It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 53 Nicol Street.

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 53 Nicol Street for construction started without a building permit in contravention of "Building Bylaw 2016 No. 7224".

- f. Bylaw Contravention Notices - Secondary Suites 48 - 49

Introduced by Dale Lindsay, Director of Community Development.

Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of the property listed within this report.

It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 3139 Monk Place or 671 Haliburton Street.

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the following properties:

1. 3139 Monk Place – illegal secondary suite
2. 671 Haliburton Street – illegal secondary suite

10. ADJOURNMENT: