



THE VILLAGE OF  
**N A K U S P**

**VILLAGE OF NAKUSP  
AGENDA  
PUBLIC HEARING  
EMERGENCY SERVICES BUILDING  
300-8<sup>TH</sup> AVENUE NW  
Monday, October 23, 2017- 6:30 PM**

---

**1. CALL TO ORDER**

- a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend the Village of Nakusp Official Community Plan Bylaw 612 and the Village of Nakusp Zoning Bylaw 614.
- b) All persons who believe that their interest in property is affected by the proposed bylaws shall be given an opportunity to be heard or to present written submissions respecting matters pertaining to the bylaws that are the subject of this hearing.
- c) All information, correspondence or reports that have been received regarding the bylaws have been made available to the public. This information is available for inspection during the course of this hearing and is located on the staff table.
- d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted however, that for some bylaws a final decision made not be able to be reached tonight.
- e) It must be emphasized that Council will not receive any representation regarding the bylaws, from members of the public after the conclusion of this hearing.

**2. PROCEDURES ON EACH BYLAW SUBMISSION**

- a) Brief description of the bylaw by Village Staff
- b) Village staff to report on all information or correspondence received
- c) Everyone will be given a reasonable opportunity to speak one time only. We will hear first from anyone who lives or owns property in the Village, if there is sufficient time, we will then hear presentations from people outside Village limits. In addition, anyone who wishes may submit a written presentation.

- d) Speakers are encouraged to limit their remarks to 5 minutes. The gallery must remain quiet during a presentation so that everyone can hear.
- e) Please state your name and address for the record when expressing your views.
- f) Your only opportunity to comment on the proposed bylaws will be during this hearing.
- g) Council is **not** permitted to receive further verbal or written submissions after the public hearing is closed.
- h) Council is not here to debate the merits of the bylaws but rather to listen to any presentations from the public. During this Hearing, Councillors may only ask questions of the public or staff for clarification purposes.

**3. PUBLIC HEARING MATTERS**

- A. **BYLAW NO. 612-08, Amendment to Village of Nakusp Official Community Plan Bylaw No. 612, 2007, and  
BYLAW NO. 614-19, Amendment to the Village of Nakusp Zoning Bylaw No. 614, 2008**

**Purpose of the amendments:** The proposed amendments to the OCP and Zoning Bylaws relating to the Resort Residential (R5) and Highway Commercial (C4) zones are the culmination of a review of these zones that was originally started in 2013. The amendments will eliminate the Resort Residential (R5) zone from the Zoning Bylaw and OCP and re-designate the properties on the alluvial fan to zones that reflect the current and continuing uses in that area. As well, properties designated as Highway Commercial (C4) area were assessed for their compliance with the OCP and zoning regulations and the suitability of the parcel with the prescribed zone. Amendments to the Highway Commercial (C4) zone to allow for campgrounds, cabins, and accessory tourist accommodations will accommodate the property owners within the Highway Commercial (C4) zone who are currently employing these uses.

- i) Village Staff description of bylaw and report on information and correspondence received
- ii) Speakers
- iii) Questions from Council

**4. CLOSE PUBLIC HEARING**



**STAFF REPORT: Request for Council Decision**

DATE: August 28, 2017  
 TO: Mayor and Council  
 FROM: Sarah Holden, Summer Student  
 SUBJECT: **C-4 & R-5 Rezoning Report**

---

**INTRODUCTION:**

In 2013 the Village hired a consulting company, Squires Planning, to review and revise the Zoning Bylaw and Official Community Plan for properties located in the Highway Commercial (C-4) and Resort Residential (R-5) zones. This report provides a summary of results informed by recommendations from the Squires Planning report, a review of the associated sections of the Zoning Bylaw and the Official Community Plan, and a consultation process with property owners in their respective zones.

**PURPOSE:**

The purpose of this report is consistent with *Squires Planning, 2013*; to:

- “Identify the current land use in the R-5 and C-4 zones;
- To highlight the issues and inconsistencies between the current land use and zoning;
- To make recommendation for amendments to the Official Community Plan Bylaw 612, 2007 and Zoning Bylaw 614, 2008 to address the issues and inconsistencies; and
- To make recommendations for amendments to the applicable Development Permit Area requirements in the Official Community Plan (OCP).”

**Summary of Proposed Rezoning:**

Legal Description	Owner	Current Zoning	Suggested Rezoning	Justification
<b>Resort Residential</b>				
LOT 24, DISTRICT LOT 397, KOOTENAY DISTRICT, PLAN 980, EXCEPT LOT 1, PLAN 6128, LOT A, PLAN NEP22971	CROWN PROVINCIAL	Resort Residential (R-5)	Light Industrial (M-1)	This property was zoned M-1 prior to the adoption of Zoning Bylaw 2008. In addition, this property is adjacent to Nakusp Mobile Mechanics, a Light Industrial purposes.

LOT 21, DISTRICT LOT 397, KOOTENAY DISTRICT, PLAN 980, EXCEPT LOT 1, PLAN 6128, LOT A, PLAN NEP22971	CROWN PROVINCIAL	Resort Residential (R-5)	Light Industrial (M-1)	This property was zoned M-1 prior to the adoption of Zoning Bylaw 2008. In addition, this property is adjacent to Nakusp Mobile Mechanics and the Village's wastewater treatment plant.
DISTRICT LOT 3189, KOOTENAY DISTRICT; PIN: 9247320; Plan Number: 26TU667	CROWN PROVINCIAL	Resort Residential (R-5)	Heavy Industrial (M-2)	This property abuts the Waterbridge Ferries construction site, which is a heavy industrial land use.
LOT 13 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	CROWN PROVINCIAL	Resort Residential (R-5)	Park (P)	This property falls within the 30m floodplain and is undevelopable. A Park (P) designation will preserve the property for public use in the future.
LOT 7 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	CROWN PROVINCIAL	Resort Residential (R-5)	Park (P)	This property falls within the 30m floodplain and is undevelopable. A Park (P) designation will preserve the property for public use in the future.
LOT 10 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	CROWN PROVINCIAL	Resort Residential (R-5)	Park (P)	This parcel is completely submerged by water. A Park designation will preserve the property for possible public use in the future.
LOT 26 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6128.	CROWN PROVINCIAL	Resort Residential (R-5)	Light Industrial (M-1)	This property was zoned M-1 prior to the adoption of Zoning Bylaw 2008. In addition, this property is adjacent to Nakusp Mobile Mechanics, a Light Industrial purposes.
LOT 18 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT PORT=EXC PLAN 8214.	BC HYDRO & POWER AUTHORITY	Resort Residential (R-5)	Park (P)	This property falls within the 30m floodplain and is undevelopable. A Park (P) designation will preserve the property for public use in the future.

BLOCK 23 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6578.	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Park (P)	This property falls within the 30m floodplain and is undevelopable. A Park (P) designation will preserve the property for public use in the future.
LOT 14 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Park (P)	This property falls within the 30m floodplain and is undevelopable. A Park (P) designation will preserve the property for public use in the future.
LOT 16 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 8214.	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Highway Commercial (C- 4)	This property lies within the 30m floodplain and is undevelopable. Rezoning it to C-4 will ensure its consistency with the adjacent property owned by John Chernoff.
LOT 15 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 8214, PORT=EXC PLAN 8214.	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Park (P)	This property falls within the 30m floodplain and is undevelopable. A Park (P) designation will preserve the property for public use in the future.
LOT 17 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 8214.	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Highway Commercial (C- 4)	This property lies within the 30m floodplain and is undevelopable. Rezoning it to C-4 will ensure its consistency with the adjacent property owned by John Chernoff.
LOT 11 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Park (P)	This property falls within the 30m floodplain and is undevelopable. A Park (P) designation will preserve the property for public use in the future.
LOT 29 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6578.	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Heavy Industrial (M-2)	This property abuts the Waterbridge Ferries construction site, which is a heavy industrial land use.

LOT 30 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6578	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Heavy Industrial (M-2)	This property abuts the Waterbridge Ferries construction site, which is a heavy industrial land use.
LOT 27 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6578, EXCEPT PART OCCUPIED BY WATERBRIDGE STEEL INC FOR FERRY CONSTRUCTION (SEE ROLL NUMBER 00382.351).	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Heavy Industrial (M-2)	This property abuts the Waterbridge Ferries construction site, which is a heavy industrial land use.
LOT 28 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6578, EXCEPT PART OCCUPIED BY WATERBRIDGE STEEL INC FOR FERRY CONSTRUCTION (SEE ROLL NUMBER 00382.376).	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Heavy Industrial (M-2)	This property abuts the Waterbridge Ferries construction site, which is a heavy industrial land use.
LOT 1 PLAN NEP7498 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	BC HYDRO & POWER AUTHORITY	Resort Residential (R- 5)	Light Industrial (M-1)	BC Hydro uses this property as a storage site. Rezoning to M-1 reflects supports this longstanding use and will ensure consistency with surrounding land uses.
LOT 6 PLAN NEP6578 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	HEWAT, DARREN & DORA	Resort Residential (R- 5)	Comprehensive Residential (R- 4)	This property is used for residential purposes. The bordering residential properties are zoned R-4.

EXCEPT PLAN 16064, & EXC PL NEP22096.			No Response from land owners.	Rezoning should reflect this longstanding use as a single family dwelling.
LOT 1 PLAN EPP17869 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	R & A LOGGING 0937150 B.C. LTD.  (Ronald Volansky - representative)	Resort Residential (R-5)	Light Industrial (M-1)	R & A Logging use this property for industrial purposes. Rezoning to M-1 will reflect the property's current and enduring land use.
LOT 22 PLAN NEP980 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6578.	ARROW LAKES READY MIX  (Isaac Vieira)	Resort Residential (R-5)	Comprehensive Residential (R-4)	Currently this property is used as a single family residence. The R-4 zoning will maintain consistency with the nearest residential zoning, reflect the current use of the land, and support the property owners.
LOT 19 DISTRICT LOT 397 KOOTENAY DISTRICT PLAN 980	RALPH ALLEN	Resort Residential (R-5)	Split Zoning of Light Industrial (M-1) and Comprehensive Residential (R-4)  OR  Light Industrial (M-1)	This property is currently used for industrial purposes, Galena Contractors, as well as the Allen's single family dwelling. Split zoning the property will ensure that both uses can remain. However, Industrial zoning does allow for a caretaker dwelling.
LOT 4 PLAN NEP6578 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	EDWARD HOMIS	Resort Residential (R-5)	Comprehensive Residential (R-4)	Currently this property is used as a single family residence. The R-4 zoning will maintain consistency with the nearest residential zoning, reflect the current use of the land, and support the property owners.
LOT A PLAN NEP8214 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	JOHN CHERNOFF	Resort Residential (R-5)	Highway Commercial (C-4)	Highway Commercial (C-4)
LOT 2 PLAN NEP62896 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	ARROW LAKES WELDING AND REPAIRS (Crossley Coates)	Resort Residential (R-5)	Light Industrial (M-1)	Arrow Lakes Welding and Repairs use this property for industrial purposes. Rezoning to M-1 will reflect

EXCEPT PLAN EPP17869.				the property's current and enduring land use.
LOT 1 PLAN NEP6128 DISTRICT LOT 397 KOOTENAY LAND DISTRICT EXCEPT PLAN 6578, & EXC PL 7370, 7498, 8214, RW 6577, NEP68070.	VILLAGE OF NAKUSP	Resort Residential (R- 5)	Light Industrial (M-1)	This is the site of the Village of Nakusp water treatment facility. Rezoning to M-1 will ensure consistency with surrounding uses.
LOT 3 PLAN NEP6578 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	COLUMBIA RIVER SHAKE & SHINGLE LTD	Resort Residential (R- 5)	Heavy Industrial (M-2)	Columbia River Shake and Shingle lease this property to Waterbridge Ferries. This property was previously zoned M-2. Rezoning to M-2 will support this current and enduring land use.
LOT B PLAN NEP19705 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	COLUMBIA RIVER SHAKE & SHINGLE LTD	Resort Residential (R- 5)	Heavy Industrial (M-2)	Columbia River Shake and Shingle lease this property to Waterbridge Ferries. This property was previously zoned M-2. Rezoning to M-2 will support this current and enduring land use.
LOT 1 PLAN NEP62896 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	CROSSLEY COATES	Resort Residential (R- 5)	Comprehensive Residential (R- 4)	Currently this property is near vacant, apart from a small cabin. The property owners wish to continue to be zoned residential but do not foresee developing for resort purposes given the surrounding industrial uses.
<b>Resort Residential (South)</b>				
BLOCK 4 PLAN NEP1073 DISTRICT LOT 398 KOOTENAY LAND DISTRICT BLOCK 5, PLAN 1073, DISTRICT LOT 398, KOOTENAY LAND DISTRICT, EX PCL A	NIGEL WATERFIELD	Resort Residential (R- 5)	Heavy Industrial (M-2)	This parcel is currently being used for heavy industrial purposes. Prior to Zoning Bylaw 2008 this property was zoned M-2.



(SEE 174668I) FOR MHR #29651 SEE 00388.501, BLOCK 3, PLAN 1073, DISTRICT LOT 398, KOOTENAY LAND DISTRICT.				
BLOCK 2 PLAN NEP1073 DISTRICT LOT 398 KOOTENAY LAND DISTRICT	NIGEL WATERFIELD	Resort Residential (R-5)	Heavy Industrial (M-2)	This parcel is currently being used for heavy industrial purposes. Prior to Zoning Bylaw 2008 this property was zoned M-2.
BLOCK 1A PLAN NEP1073 DISTRICT LOT 398 KOOTENAY LAND DISTRICT	NIGEL WATERFIELD	Resort Residential (R-5)	Heavy Industrial (M-2)	This parcel is currently being used for heavy industrial purposes. Prior to Zoning Bylaw 2008 this property was zoned M-2.ial (M-2)
LOT 1 PLAN NEP7497 DISTRICT LOT 398 KOOTENAY LAND DISTRICT	GLENN KOENIG	Resort Residential (R-5)	Rural Residential (RU-2)  No response from property owner.	The Koenig's live on this property in their single family dwelling. The parcel is not of sufficient size to develop for resort purposes. Zoning to RU-2 will ensure consistency with surrounding residentially zoned properties.
LOT A PLAN NEP1283 DISTRICT LOT 398 KOOTENAY LAND DISTRICT EXCEPT PLAN 7497.	VILLAGE OF NAKUSP	Split Zoning of Resort Residential (R-5) and Park (P)	Park (P)	The portion of this property zoned R5 is owned by the Village and is a vacant tree stand.
<b>Highway Commercial (C-4)</b>				
LOT 1 PLAN NEP68070 DISTRICT LOT 397 KOOTENAY LAND DISTRICT	NAKUSP MOBILE MECHANICS LTD. (Coleman Macintosh)	Highway Commercial (C-4)	Light Industrial (M-1)	This property was previously zoned M-1, which is a more appropriate designation given the industrial uses currently on the site.
<b>Multi-Family Residential (R-3)</b>				
LOT 4 PLAN NEP3086 DISTRICT LOT 398	KRM VENTURES INC (Kim's Customs)	Multi-Family Residential (R-3)	Highway Commercial (C-4)	Kim Marchischuk has been operating his shop on this site for over 20 years.

KOOTENAY LAND DISTRICT				Zoning Bylaw 2008 zoned this property R-3, making the shop legally non-conforming. Rezoning the property to C-4 will support this current and enduring land use.
LOT 1 PLAN NEP62219 DISTRICT LOT 398 KOOTENAY LAND DISTRICT	KRM VENTURES INC (Kim's Kustoms)	Multi-Family Residential (R-3)	Highway Commercial (C-4)	Kim Marchischuk purchased this property for possible future business expansion. It is currently used as a parking lot.

**Highway Commercial Zone (C-4):**

Properties within the C-4 area were assessed for their compliance with the zoning regulations, the suitability of the parcel with the prescribed zone, and for any reasonable amendments to the bylaws to necessary support the property owners while maintaining the integrity of the regulations. Provisions for campgrounds, cabins, and accessory tourist accommodations have been recommended to accommodate the property owners within the C-4 zone who are currently employing these uses, such as: the Coachman Campground, Murphy's Landing, the Huckleberry Inn, and Bear Ridge Cabins. The following tables addresses these suggested changes to the C4 as well as other applicable sections in the Official Community Plan and Zoning Bylaw.

**Proposed amendments to the Zoning Bylaw:**

Zoning Bylaw Section	Proposed amendments
Part 2 – Definitions	<p>Include the following definition for Cabin:</p> <p><i>CABIN means one (1) self-contained or non-self-contained structure no larger than 100 square metres (1076 square feet) intended for the purposes of temporary or seasonal residential uses or temporary lodging for tourists and visitors</i></p> <p>Amend the definition of <i>Campground</i> to include:</p> <p>“campgrounds must offer central washrooms and may offer full or partial hook-ups, in addition to common amenity areas and facilities; such as a sani-dump, showers, laundry facilities, playgrounds, picnic areas, recreational trails, swimming pool, recreational facilities, marinas, boat launches, complimentary retail or similar uses”</p>

	<p>Include the following definition for Tourist Accommodation:</p> <p><i>TOURIST ACCOMODATION means facilities providing temporary accommodation for the traveling public, which may be in the form of bed and breakfasts, cabins, campgrounds, inns, or other forms of tourist accommodation</i></p> <p>Amend the definition of Vehicle Repair Establishment to include “<i>automotive towing services.</i>”</p>
<p>Part 4 – General Regulations</p>	<p>Add <i>Accessory Tourist Accommodation</i> to the list of general regulations, including:  <u><b>Accessory Tourist Accommodation</b></u></p> <p>Accessory Tourist Accommodation operations shall comply with the following regulations:</p> <p>.1 The proprietor resides in the principal dwelling;  .2 Bed and Breakfast tourist accommodation operations shall be to the principal dwelling;  .3 subject to the requirements of the Interior Health Authority, accessory tourist camping operations shall be required to provide washroom facilities and may offer full or partial hook-ups, laundry facilities and other similar facilities.</p>
<p>Table 1 (Required Off-Street Parking Spaces)</p>	<p>Add <i>Cabin</i> to the list of uses requiring off-street parking:</p> <p>1 per cabin</p>
<p>Section 6.15.1 – Permitted Uses (Highway Commercial)</p>	<p>Add <i>Campground</i> to the list of permitted uses in the C-4 Zone to address the existing campgrounds.</p> <p>Add <i>Accessory Tourist Accommodation</i> to the list of permitted uses in the C-4 zone to address existing cabins.</p> <p>Add <i>Laundromat</i> to the list of permitted uses in the C-4 zone to address the existing laundromat at the Esso Gas Station.</p>

	<p>Add the definition of <i>Vehicle Repair Establishment</i> to include “automotive towing services.”</p>
	<p>Add <i>Accessory Use</i> to the list of permitted uses in the C-4 zone.</p>
<p>Section 6.15.2 – Regulations (Highway Commercial)</p>	<p>Include the following provision for campground density:</p> <p>1 campground space per 92 square metres (990 square feet) of parcel area (109 camping spaces per hectare, 44 camping spaces per acre).</p> <p>Add <i>Accessory Tourism Accommodation</i> to the list of regulations in R-5:</p> <p><b><u>.5 Accessory Tourism Accommodation</u></b></p> <ul style="list-style-type: none"> <li>(a) Lot coverage by all permitted uses, buildings, and structures shall not exceed 50% of the lot area;</li> <li>(b) The maximum permitted floor area for any one (1) rental cabin or dwelling shall not exceed 100 square metres (1076 sq ft);</li> <li>(c) No accessory tourism accommodation shall be located within: <ul style="list-style-type: none"> <li>1. 7.5m of the front parcel line</li> <li>2. 5m of the rear parcel line</li> <li>3. 1.5m of the interior side parcel line</li> <li>4. 3m of the exterior side parcel line</li> </ul> </li> <li>(d) No Accessory Tourist Accommodation shall exceed 7.3 metres in height;</li> <li>(e) Parking spaces per accessory tourism accommodation shall be provided for in accordance with Table 1 <i>Required Off-Street Parking</i>.</li> </ul>
<p>Section 6.17.1 – Permitted Uses (M-1 Light Industrial)</p>	<p>Include “Storage Yards” in list of permitted uses.</p> <p>Add <i>Single Family Dwelling</i> as a permitted use in the M-1 zone with spot zoning for the specific properties where dwellings currently exist.</p>
<p>Section 6.18 – Permitted Uses (M-2 Heavy Industrial)</p>	<p>Add <i>Industrial Operation</i> as a permitted use in the M-2 zone.</p>

**Proposed amendments to the Official Community Plan:**

<b>OCP Section</b>	<b>Existing Text</b>	<b>Proposed Amendment</b>
3.1 – Land Use, subsection A – Goals, #4	To include the following Development Permit Areas: Downtown, Lakeshore, Agricultural Land Reserve, Highway, Highway Commercial, Hot Springs, Industrial, Resort Residential, Multi-family, and Steep Slope and Hazard.	Remove the reference to Resort Residential from the list of DPAs.
3.1 – Land Use, subsection C- Implementation Strategies, #1	To create a new zoning designation called resort residential, which would allow resort, multi-family, condo, and hotel uses. This area would include the existing industrial park area of town along the lakeshore.	Remove #1.
4.12 – Industrial Development Permit Area		Update DPA to include reference to additional M-1 and M-2 properties.
4.13 – Resort/Residential Development Permit Area		Remove entire DPA.
Schedule B – Official Community Plan Maps	Map 9 – Industrial Development Permit Areas	Update to include new M-1 & M-2 Properties.
	Map 10 – Resort/Residential Development Permit Area	Remove this DPA
	Map 13 – Linear Park – Greenway System	Update to include land designated park
	Map 14 – Land Use Designations/Zoning Map	Update land use designations and zoning accordingly.

**ADMINISTRATION:**

The proposed next steps will be to:

1. Send letters to property owners outlining the Official Community Plan and Zoning Changes.
2. Preparing drafts of the Bylaw amendments.
3. Conducting the normal Official Community Plan and Zoning Bylaw amendment process.

**STAFF RECOMMENDATION:**

**That the report dated August 28, 2017 entitled C-4 & R-5 Rezoning Report be received for information.**

**AND THAT Staff be directed to proceed with contacting property owners and drafting the applicable bylaw amendments.**

Respectfully submitted,

Sarah Holden

**ATTACHMENTS**

**MAP 1 – R5 Rezoning Area North**

**MAP 2 – R5 North Rezoning Recommendations**

**MAP 3 – R5 Rezoning Area South**

**MAP 4 – R5 South Rezoning Recommendations**

**MAP 5 – R3 Rezoning Area**

**MAP 6 – R3 Rezoning Recommendations**

**MAP 7 – C4 Identification of Amendment Area**

# MAP 1 – R5 Rezoning Area North



## RDCK Map

### Legend

- Civic Address
- Streams
- ▭ Cadastre
- ▭ Lakes (Mid Scale)
- ▭ Electoral Boundaries
- ▭ R5 Rezoning Area

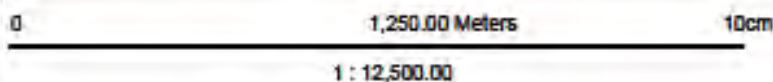
### Notes

Map Details

Date Plotted: 8/24/2017

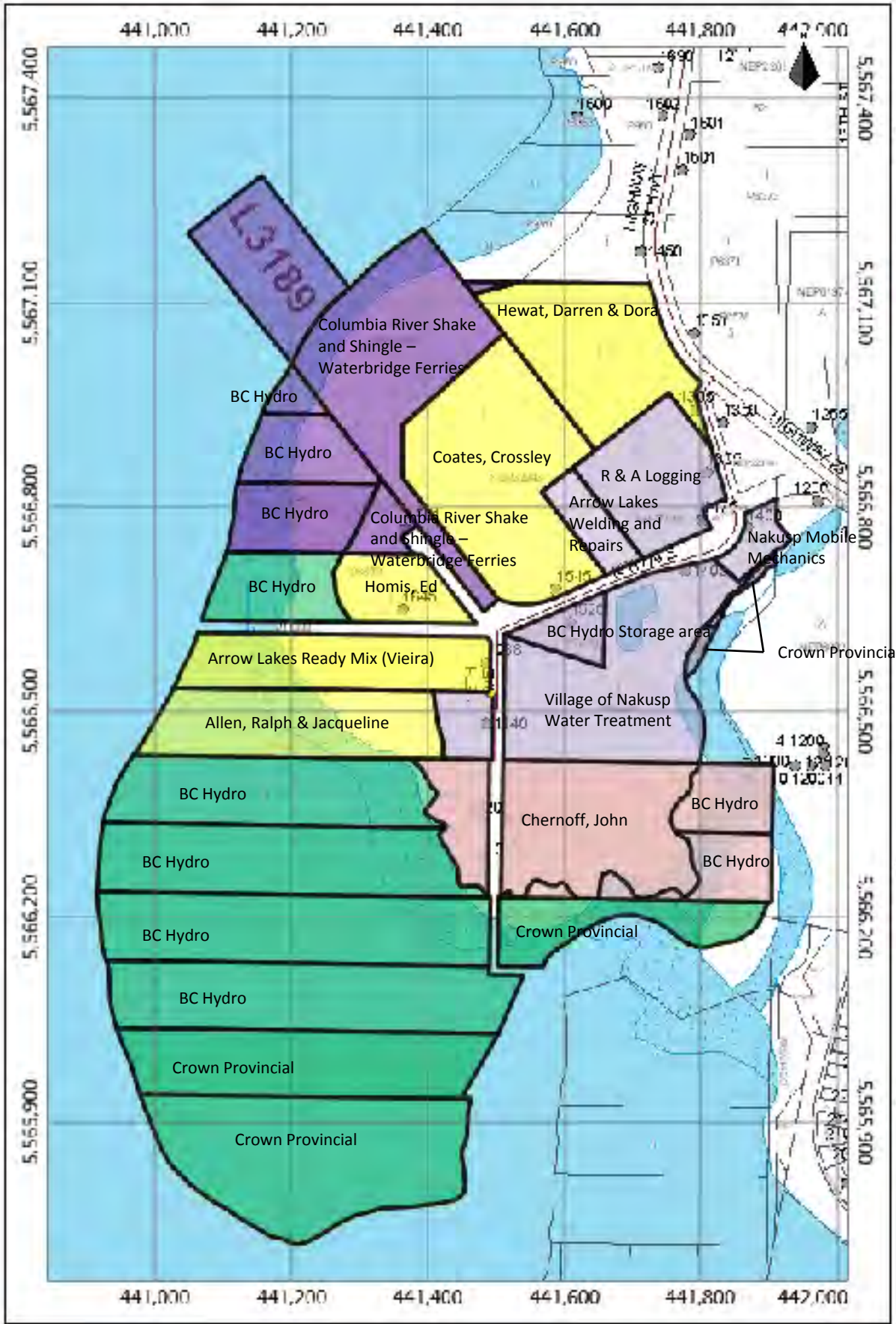


302 Lakeside Drive  
Nelson, BC  
1-800-260-7326  
<http://www.rdck.ca>



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

# MAP 2 – R5 North Rezoning Recommendations



## RDCK Map

**Legend**

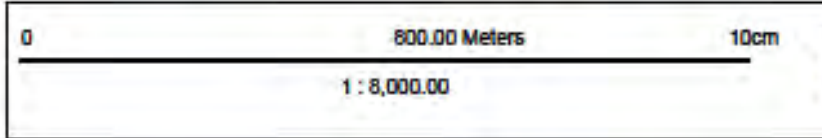
- Civic Address
- Streams
- Cadastre
- Lakes (Mid Scale)
- Electoral Boundaries
- M-2 Heavy Industrial
- M-1 Light Industrial
- R4 Comprehensive Residential
- P Park
- C-4 Highway Commercial

**Notes**

Map Details

Date Plotted: 8/24/2017

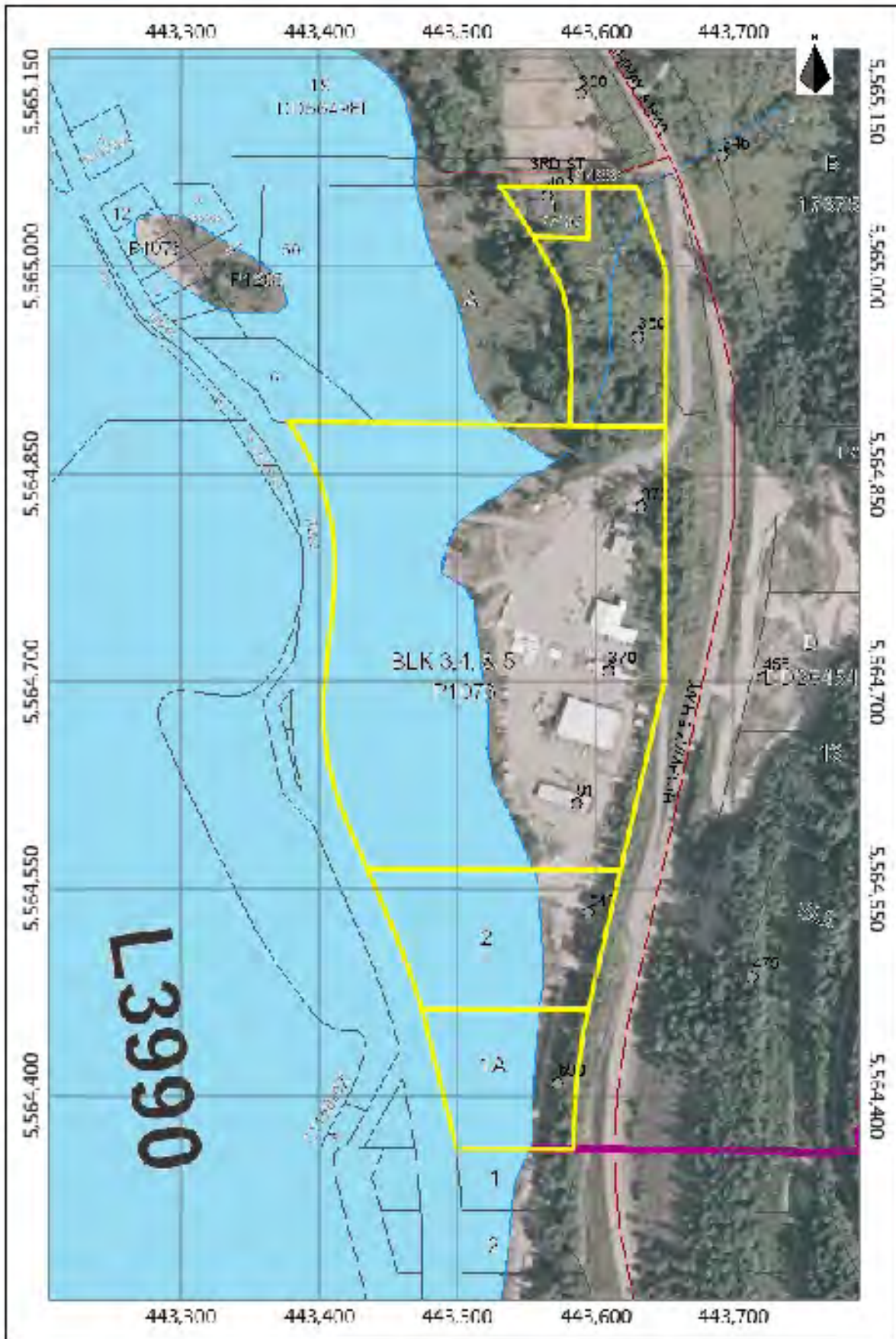
202 Lakeside Drive  
Nelson, BC  
1-800-258-7325  
<http://www.rdck.ca>



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



# MAP 3 – R5 Rezoning Area South



## RDCK Map

**Legend**

- Civic Address
- Address Range
- Streams
- Cadastre
- Lakes (Mid Scale)
- Electoral Boundaries ( )
- R5 Rezoning Area

**Notes**

Map Details

Date Plotted: 8/23/2017

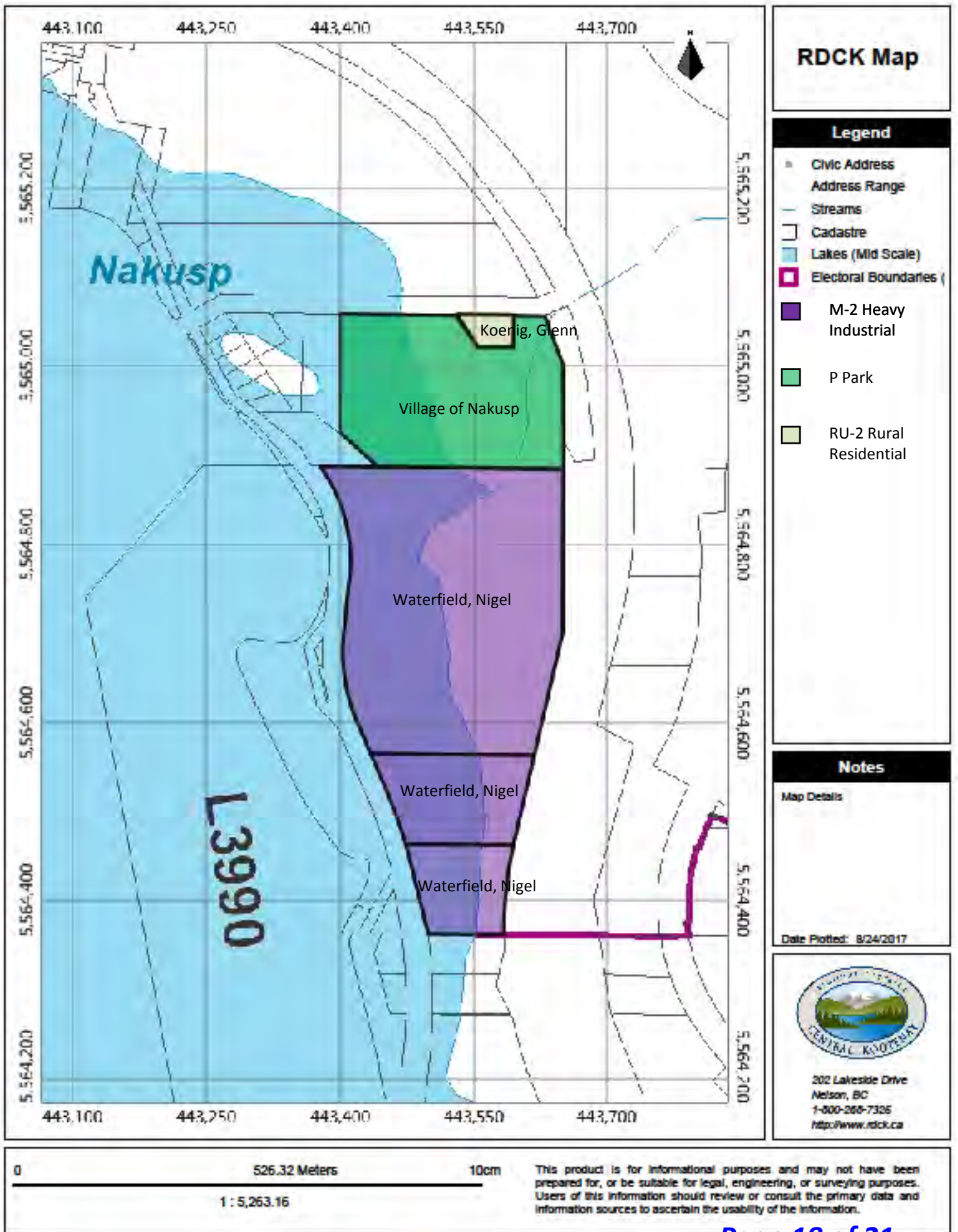
202 Lakeside Drive  
Nelson, BC  
1-800-268-7326  
<http://www.rdck.ca>

0 400.00 Meters 10cm  
1 : 4,000.00

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

*Page 17 of 21*

# MAP 4 – R5 South Rezoning Recommendations



## RDCK Map

### Legend

- ▬ Civic Address
- ▬ Address Range
- ▬ Streams
- ▬ Cadastre
- ▬ Lakes (Mid Scale)
- ▬ Electoral Boundaries
- M-2 Heavy Industrial
- P Park
- RU-2 Rural Residential

### Notes

Map Details

Date Plotted: 8/24/2017

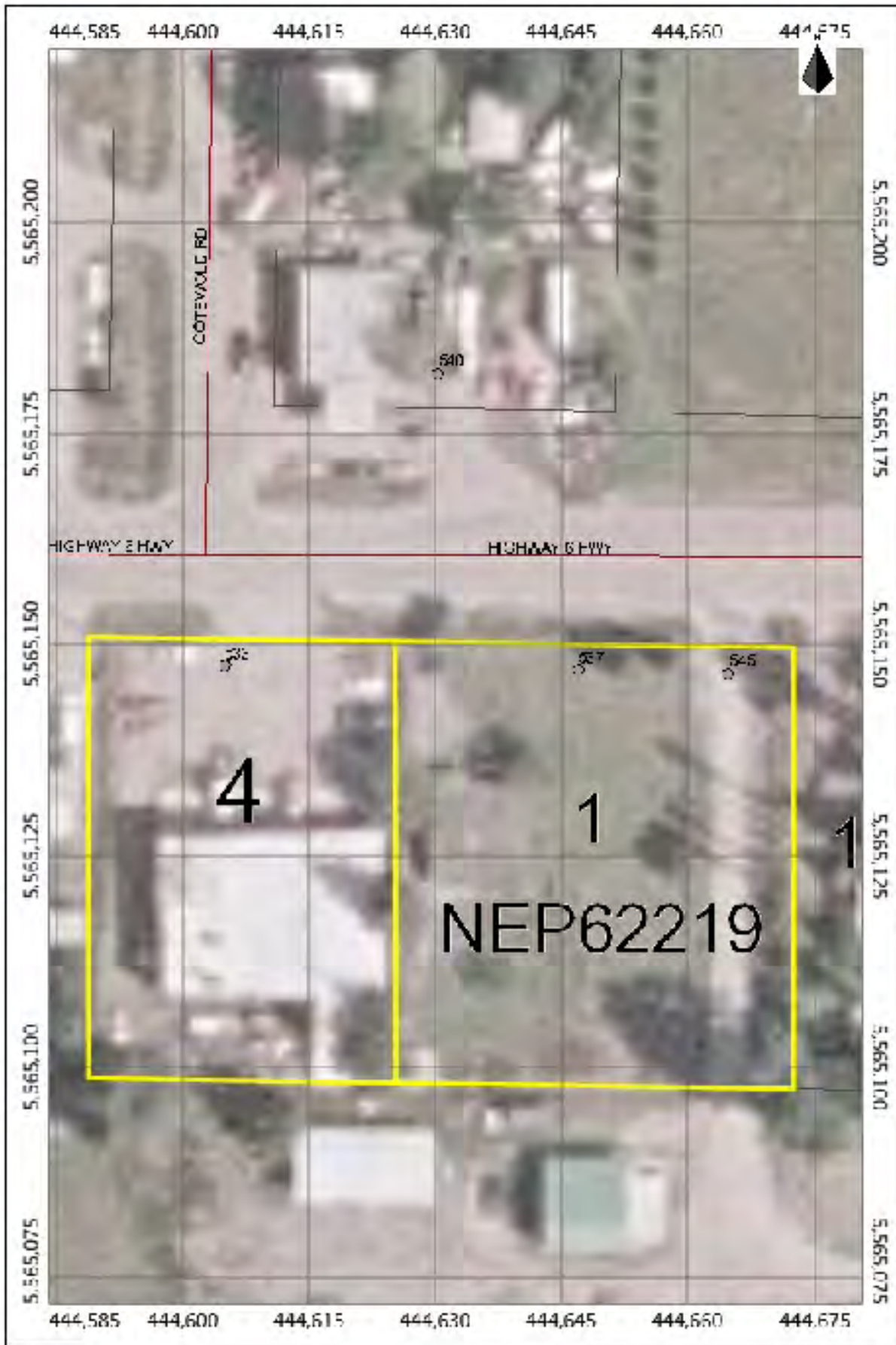


302 Lakeside Drive  
 Nelson, BC  
 1-800-268-7326  
<http://www.rdck.ca>



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

# MAP 5 – R3 Rezoning Area



## RDCK Map

**Legend**

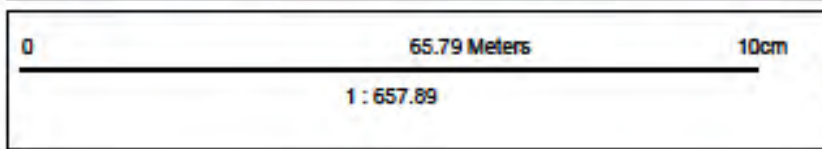
- Civic Address
- Address Range
- Streams
- Cadastre
- Lakes (Mid Scale)
- Electoral Boundaries
- R5 Rezoning Area

**Notes**

Map Details

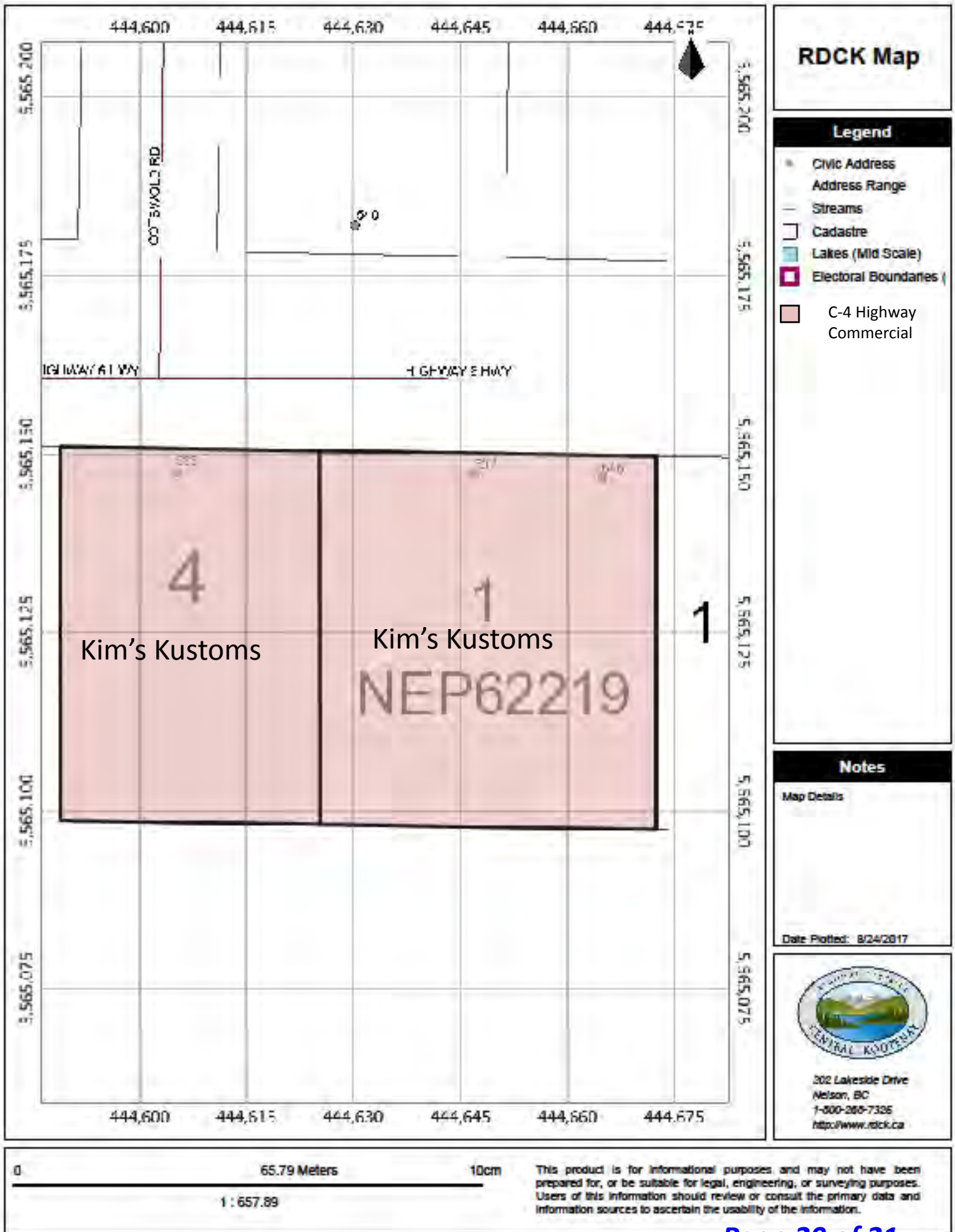
Date Plotted: 8/23/2017

202 Lakeside Drive  
Nelson, BC  
1-800-266-7326  
<http://www.rdck.ca>



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

# MAP 6 – R3 Rezoning Recommendations



## RDCK Map

### Legend

- Civic Address
- Address Range
- Streams
- Cadastre
- Lakes (Mid Scale)
- Electoral Boundaries
- C-4 Highway Commercial

### Notes

Map Details

Date Plotted: 8/24/2017



302 Lakeside Drive  
Nelson, BC  
1-800-260-7326  
<http://www.rdck.ca>

0 65.79 Meters 10cm  
1:657.89

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

# MAP 7 – C4 Identification of Amendment Area

