



THE VILLAGE OF
NAKUSP

VILLAGE OF NAKUSP

AGENDA

PUBLIC HEARING

EMERGENCY SERVICES BUILDING

300-8TH AVENUE NW

Tuesday, November 12, 2019 - 6:30 PM

1. CALL TO ORDER

- a) The purpose of this Hearing is to consider a text amendment to Zoning Bylaw 614 to add staff housing and include as a permitted use in C4 Zones.
- b) All persons who believe that their interest in property is affected by the proposed bylaw shall be given an opportunity to be heard or to present written submissions respecting matters pertaining to the bylaw that is the subject of this hearing.
- c) All information, correspondence or reports that have been received regarding this application 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 application is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted however, that a final decision regarding the application may not be reached at this regular Council meeting.
- e) It must be emphasized that Council will not receive any representation regarding the application, 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 limited to 5 minutes to provide their remarks. However, Council may allow more time for one delegate to speak if representing a group. 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 application 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 application but rather to listen to any presentations from the public. During this Hearing, Councillors may only ask questions of the applicant, public or staff for clarification purposes.

3. PUBLIC HEARING MATTERS

A. BYLAW 614-25, 2019 TEXT AMENDMENT – TO ADD STAFF HOUSING AND INCLUDE AS A PERMITTED USE IN C4 ZONES.

Purpose of the Amendment: To add staff housing in the zoning bylaw and include as permitted use in C4 Zones.

- i) Copies of application and information and correspondence received.
- ii) Speakers
- iii) Questions from Council

4. CLOSE PUBLIC HEARING

VILLAGE OF NAKUSP

Bylaw No. 614-25, 2019

Text Amendment – To Add Staff Housing and Include as a Permitted Use in C4 Zones

A bylaw to amend the Village of Nakusp Zoning Bylaw No. 614, 2008;

The Municipal Council of the Village of Nakusp, in open meeting assembled enacts as follows:

1. THAT Village of Nakusp Zoning Bylaw No. 614, 2008 be amended as follows:
 - (a) By adding a definition of “Staff Housing” to Section 2 as follows:

“Staff Housing – is defined as dwelling units used exclusively by an employer to provide living accommodations primarily to staff. It is intended to be rental housing for staff who may have difficulty finding market-supplied housing because their income is below the median household income or due to the lack of available rental housing. The dwelling units include common areas such as a lobby, kitchen, separate living areas and does not include rental of rooms to travellers or for any other purpose.”
 - (b) By adding “Staff Housing” to Table 1 – Required Off Street Parking Spaces, Residential Category:

Column One “Staff Housing”, Column Two “1 per 2 units, unless a shuttle program is used for staff transportation, then 1 per 4 units”.
 - (c) By adding “Staff Housing” to Clause 6.15 (1) permitted uses in C4 Highway Commercial as **“(t) Staff Housing”**.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first and second time by the Municipal Council this 28th day of October, 2019.

Considered at a Public Hearing on the 12th day of November, 2019.

Read a third time by the Municipal Council this day of November, 2019.

Adopted by the Municipal Council of the Village of Nakusp this day of November, 2019.

Mayor

Chief Administrative Officer

PUBLIC NOTICE
AMENDMENT TO ZONING BYLAW, BYLAW NO. 614

Village Council will tentatively be holding a public hearing on:

Tuesday, November 12, 2019 at 6:30 p.m.
Nakusp Village Office, 300 – 8th Ave N.W.
Emergency Services Building

Council will be hearing representations from the public who deem their property affected by the proposed amendments to Zoning Bylaw No. 614.

Zoning Bylaw Amendment:

To add “Staff Housing” to definitions and permitted uses in C4 – Highway Commercial Zones, and to establish parking stall requirements (Bylaw 614 – 25, 2019).

Summary of the Amendments:

The purpose of the amendments is to add “Staff Housing” to the definitions, parking stall regulations, and as a permitted use to C4 - Highway Commercial Zones of the Zoning Bylaw, Bylaw No. 614.

Provide your comments: Comments can be made in person at the public hearing, or submitted by email to cao@nakusp.com, or by letter to the Village of Nakusp, Box 280, Nakusp, BC V0G 1R0.

Correspondence and emails related to this application must include your name and civic address. Correspondence and emails received between October 29th, 2019 and noon on November 12th, 2019 will be copied and circulated to Council for consideration at the public hearing.

Council cannot receive any submissions, comments or concerns after the close of the public hearing on Tuesday, November 12, 2019.

The proposed bylaws, reports and related materials are available at the Village Office for viewing from 8:00 a.m. to 4:00 p.m. as of October 29th, 2019, up to and including November 12th, 2019.

Please feel free to contact the undersigned at 250-265-3689 or by email cao@nakusp.com if you have questions or require further information.

Dated this 29th day of October, 2019

Cheryl A. Martens, BA
Chief Administrative Officer

Properties highlighted in
BLACK are C4 Zoned
Properties.

