

## HAVE YOUR SAY

We're Listening.

For more information, please contact the City of Campbell River Development Services Department at 250-286-5726 or Leah Irvine at 250-286-5729 or via email at [leah.irvine@campbellriver.ca](mailto:leah.irvine@campbellriver.ca) or Andy Gaylor at 250-286-5735 or via email at [andy.gaylor@campbellriver.ca](mailto:andy.gaylor@campbellriver.ca)

**PUBLIC HEARING**  
Monday,  
June 10, 2019  
6:30 p.m.

Council Chambers  
301 St. Ann's Road  
Campbell River, BC  
V9W 4C7

### PUBLIC HEARING NOTICE OPPORTUNITY FOR INPUT Zoning Bylaw Amendment

File: P1800060  
Address: 2000 Block of DOGWOOD ST. S./JUBILEE PARKWAY

A Public Hearing will be held in the Council Chambers of City Hall located at 301 St. Ann's Road in Campbell River, B.C. at 6:30 p.m. on June 10, 2019 to provide an opportunity for public input on Bylaw No. 3736, 2019 (Zoning Amendment Bylaw) and Bylaw No. 3737, 2019 (Official Community Plan Amendment Bylaw).

#### What is the purpose of Zoning Amendment Bylaw No. 3736, 2019?

- To amend the Jubilee Heights Neighbourhood Comprehensive Development (CD-1) Zone, Area I – Mixed Use Neighbourhood Centre, Section 5.41.2.3 Conditions of Use, subsections (a) and (b), to increase the grocery store floor area from 2400m<sup>2</sup> to 4000m<sup>2</sup> and to increase the maximum combined floor area for all commercial uses from 5,000m<sup>2</sup> to 6,600m<sup>2</sup> (to account for the increase in grocery store floor area);
- To amend the Jubilee Heights Neighbourhood Comprehensive Development (CD-1) Zone, Area I – Mixed Use Neighbourhood Centre, Area II – Medium Density Residential and Area III – Low Density Residential, Permitted Uses (Sections 5.41.2.1, 5.41.3.1 and 5.41.4.1), to add “one two-family residential dwelling or duplex”; and
- To amend the Zoning Bylaw Schedule B Map, to designate and to remove the land use designations, to reflect the most current subdivision plans including road alignments.

#### What is the purpose of OCP Bylaw Amendment Bylaw No. 3737, 2019?

- To amend Appendix C, the Jubilee Heights Neighbourhood Plan, Section 6.0: Key Site Features, to increase the maximum permitted size of the commercial space from 5,000m<sup>2</sup> to 6,600m<sup>2</sup>; to allow a larger grocery store floor area; and
- To amend the OCP “Map 2b – Proposed Land Use (South)”, to designate and to remove the land use designations, to reflect the most current subdivision plans, including road alignments.

#### Description of Land

Lands known as Jubilee Heights as shown on the parcel subject property map outlined by a white line.



#### Where can I view a copy of the bylaws?

View a copy of the proposed Bylaw at City Hall in the Development Services Department between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday May 31, 2019 to June 10, 2019 excluding statutory holidays.

#### How can I provide comments?

Speak at the Public Hearing or share a written submission for Council's consideration. Submit written comments in advance to the Development Services Department at City Hall, or email to [planning@campbellriver.ca](mailto:planning@campbellriver.ca), to be received no later than 3 p.m. on June 7, 2019. Register at the Public Hearing or in advance by calling the Legislative Services Department at 250-286-5700.

**Please note that legal considerations prevent Council from receiving any representations or submissions after the close of the Public Hearing.**

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Have your say on how Campbell River develops in environmentally sensitive areas.  
Nature never stands still.

Attend the **PUBLIC OPEN HOUSE** on the proposed Official Community Plan  
Environmentally Sensitive Areas Map Amendment

**When:** Thursday, June 13, 2019 – 5 to 8 p.m.

**Where:** Campbell River Community Center, Meeting Room #2  
401 11<sup>th</sup> Ave, Campbell River, BC

The City of Campbell River is updating mapping of environmentally sensitive areas to reflect a wide range of changes, including

- stream and wetland alignments
- bald eagle nest tree locations
- ditch systems

Keeping maps up to date helps ensure that, as environmental features change, development permit areas are adjusted to reflect current conditions to reduce harm. Mapping also helps ensure people are aware that a permit is required before any development (including pre-construction site disturbance) can occur in these areas.

**Learn more about how environmental development permit areas may affect development and vegetation clearing plans in these sensitive areas.**

City staff from the Long Range Planning Department will answer questions about mapping updates and explain how residents can be involved and contribute information to the process. For more information, contact the City of Campbell River Development Services Department by email to [planning@campbellriver.ca](mailto:planning@campbellriver.ca) or by telephone (250-286-5725).

