



# District of Port Hardy

7360 Columbia Street ♦ PO Box 68  
Port Hardy BC V0N 2P0 Canada  
Telephone: (250) 949-6665 ♦ Fax (250) 949-7433  
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Our file 3360-20/ 8740 Main Street

## RE: Application for Zoning and Official Community Plan Amendment 1055-2016 Port Hardy

As per section 466 (1) of the Local Government Act, the District of Port Hardy hereby gives notice of a Public Hearing to be held on **Tuesday, October 11, 2016 at 5:00 pm** in the Council Chambers located at 7360 Columbia Street, Port Hardy, BC to seek public input on the following:

**Bylaw 1055-2016**, a bylaw to amend the District of Port Hardy Zoning Bylaw No. 1010-2013. This amendment proposes to change the zoning by adding a new zone, CD-7 Comprehensive development 7 which includes all of the permitted uses of the C-2 Service Commercial with the addition of a Recycle Depot to the property legally described as Lot 16, Block 4, Section 36, Township 9, Rupert District, Plan 2178 PID 005-993-695, 8740 Main Street.



A copy of Bylaw No. **1055-2016** is enclosed for your review. This information may also be viewed at the District of Port Hardy website, [www.porthardy.ca](http://www.porthardy.ca).

Any written response should be to our office no later than **3:00 pm, Tuesday, October 11, 2016** or delivered to the public hearing. Your response may be sent by mail, fax or email at the addresses and numbers shown above. Legally, the District cannot consider any representations or submissions made after the close of the Public Hearing.

Sincerely,  
**The District of Port Hardy**

Heather Nelson-Smith, Director of Corporate & Development Services



# DISTRICT OF PORT HARDY

## BYLAW NO. 1055-2016

A Bylaw to Amend Zoning Bylaw No. 1010-2013

WHEREAS the Council of the District of Port Hardy deems it expedient to amend Zoning Bylaw No. 1010-2013;

NOW THEREFORE the Council of the District of Port Hardy in open meeting assembled enacts as follows:

### PART 1 CITATION

1.1 This bylaw may be cited for all purposes as the "District of Port Hardy Zoning Bylaw Amendment Bylaw No. 1055-2016".

### PART 2 AMENDMENTS

2.1 District of Port Hardy Zoning Bylaw No. 1010-2013 is hereby amended as follows:

- a) Table 5.1 in section 5.1 of Part 5 is amended by adding a new zone listing at the very end of the Table as follows:

CD-7: Comprehensive Development 7	CD-7
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- b) Part 12: Comprehensive Development Zones is amended by adding a new section 12.5 CD-7: Comprehensive Development 7 as shown on Schedule "A" to this Bylaw.
- c) The list of zones included in the legends titled "Zoning Descriptions" on each of Schedules A, B, C and D are amended by including "CD-7: Comprehensive Development 7".
- d) Schedule C: Zoning Map – West is amended by changing the applicable zone of the property legally described as Lot 16, Block 4, Section 36, Township 9, Rupert District, Plan 2178 PID 005-993-695, 8740 Main Street to the CD-7: Comprehensive Development Zone 7.

### PART 3 SEVERABILITY

3.1 If a portion of this Bylaw is held invalid by a court of competent jurisdiction, then the invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been adopted without the severed portion.

Read a first time the 13<sup>th</sup> day of September, 2016  
 Public Hearing held the \_\_\_ day of \_\_\_\_, 2016.  
 Read a second time the \_\_\_ day of \_\_\_\_, 2016.  
 Read a third time the \_\_\_ day of \_\_\_\_, 2016.  
 Adopted on the \_\_\_ day of \_\_\_\_, 2016.

\_\_\_\_\_  
 DIRECTOR  
 OF CORPORATE SERVICES

\_\_\_\_\_  
 MAYOR

Certified a true copy of  
 Bylaw No. 1055-2016 as adopted.

\_\_\_\_\_  
 Director of Corporate Services

## SCHEDULE “A” TO BYLAW NO. 1055-2016

### 12.5 CD-7: COMPREHENSIVE DEVELOPMENT ZONE 7

The purpose of this zone is to allow the range of uses permitted in the C-2: Service Commercial zone which is common to properties on Main Street, along with the added principal use of a Recycle Depot, on that property which is civically addressed as 8740 Main Street and is legally described as Lot 16, Block 4, Section 36, Township 9, Rupert District, Plan 2178 PID 005-993-695.

(a) The following principal uses are permitted:

- |   |   |
|---|---|
| (1) Assembly                                | (9) Motor Vehicle Rentals, Repair and Sales |
| (2) Car / Truck Wash                        | (10) Parking Lot                            |
| (3) Cold Storage Facility                   | (11) Personal Service Establishment         |
| (4) Combined Commercial and Residential Use | (12) Professional Service Establishment     |
| (5) Construction Services                   | (13) Restaurant                             |
| (6) Funeral Home                            | (14) Retail Sales                           |
| (7) Hotel                                   | (15) Service Station                        |
| (8) Licenced Premises                       | (16) Shopping Centre                        |
| (9) Mini-Storage                            | (17) Recycle Depot                          |

(b) The following accessory uses are permitted:

- (1) Accessory Buildings and Structures (see section 3.9)

(c) The following siting, size and dimension requirements apply:

Setbacks		
Yard Setback	Principal Use	Accessory Use
Front Yard	Minimum of 4.5 metres (14.76 feet)	Minimum of 4.5 metres (14.76 feet)
Rear Yard	Minimum of 3.0 metres (9.84 feet)	Minimum of 1.5 metres (4.92 feet)
Interior Side Yard	Minimum of 0.0 metres (0.0 feet)	Minimum of 1.5 metres (4.92 feet)
Interior Side Yard or Rear Yard Abutting a Residential Zone	Minimum of 3.0 metres (9.84 feet)	Minimum of 3.0 metres (9.84 feet)
Exterior Side Yard	Minimum of 4.5 metres (14.76 feet)	Minimum of 4.5 metres (14.76 feet)
Size of Buildings and Structures		
Maximum Height (Principal and Accessory Buildings and Structures)	11.0 metres (36.08 feet)	
Maximum Parcel Coverage	75%	
Parcel Area and Dimensions		
Minimum Parcel Area	450.0 square metres (4,843.76 square feet)	
Minimum Parcel Width	15.0 metres (49.2 feet)	
Minimum Parcel Depth	30.0 metres (98.43 feet)	



DISTRICT OF PORT HARDY
APPLICATION FOR ZONING AND/OR
OFFICIAL COMMUNITY PLAN
AMENDMENT

TYPE OF APPLICATION

- Zoning Amendment (checked)
Official Community Plan Amendment
Joint Zoning & OCP Amendment

REGISTERED OWNER

First Name CLAUDIA NASSAR Last Name LAUN HARDT NARRHAT
Company Name CYN BACK PACKERS
Address 4660 NORTHWOOD DRIVE
City WEST VANCOUVER Province B.C. Postal Code V7S 3E3
Telephone %c KARIN MOELLER Cell
Email

AGENT OR CONSULTANT WORKING UNDER THE WRITTEN AUTHORITY OF THE OWNER

Contact First Name RODNEY Last Name INGLIS
Company Name RETURN-IT-CENTRE
Address P.O. Box 758
City PORT HARDY Province B.C. Postal Code V0N 2P0
Telephone Cell
Email

PROPERTY INFORMATION

Civic Address 8740 MAIN STREET
Legal Description LOT 16, PLAN 2178, SECTION 36, TOWNSHIP 9, ROBERT DISTRICT.
Size of property 50' x 110' (+/-) Number of current parcels 1
Present Land Use (OCP) Designation COMMERCIAL-GENERAL Present Zoning C-3

Description of the Existing Use

SEE ATTACHED LISTING BROCHURE - CYN BACKPACKERS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Services currently existing or readily available to the property (check applicable area)

Road Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water Supply	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If no, state proposed water supply method _____	
Sewage Disposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If yes, state District system or disposal method <u>DISTRICT SYSTEM</u>	
	If no, state proposed sewage disposal method _____	
Hydro	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Telephone	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
School Bus Service ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

SPECIFICS OF PROPOSAL

Approximate commencement date of proposed project JANUARY 2014

Proposed Land Use (OCP) Designation \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

Description of any proposed text amendment (use a separate sheet if necessary)

RECYCLING DEPOT - THIS WILL BECOME A BUILDING WHICH IS USED OR INTENDED TO BE USED FOR COLLECTING, SORTING, REFUNDING AND REDISTRIBUTING RECYCLABLE MATERIALS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**OWNER(S) OR AGENT/CONSULTANT AUTHORIZATION (Only complete one)**

**OWNER(S), IF PERSONALLY APPLYING**

I/We, \_\_\_\_\_  
(Name of Owner - please print)

solemnly declare that I/we am/are the registered owner(s) of the real property described as

\_\_\_\_\_  
(Legal description of property)

and that I/we am/are registered as such in the Land Registry Office in Victoria, BC. I/We hereby declare that the foregoing information is true and proper and I/we make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature: _____	Date: _____
Signature: _____	Date: _____
Signature: _____	Date: _____
Signature: _____	Date: _____

**AGENT OR CONSULTANT, IF APPLYING ON BEHALF OF THE OWNER**

I, RODNEY INGLIS \_\_\_\_\_ solemnly declare that I am the authorized agent of  
(Name of Agent/Consultant - please print)

CLAUDIA LADDHARDT + NASSAR NABAHAT \_\_\_\_\_  
(Name of Owner(s) - please print)

who is/are the registered owner(s) of the real property described as

LOT 16, PLAN 2178, BLOCK 4, SECTION 36, TOWNSHIP 9 \_\_\_\_\_  
(Legal description of property)

It is understood that, until the District of Port Hardy is advised in writing that I am no longer acting on behalf of the undersigned owner, the District shall deal exclusively with me in respect to all matters pertaining to the proposed application. I hereby declare that the foregoing information is true and proper and I make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Agent: _____	Date: <u>Sept 3 / 2016</u>
Signature of Owner: <u>(x) P. Ver Olt</u>	Date: <u>3.9.2016</u>
Signature of Owner: <u>(x) Nassar Nabahat</u>	Date: <u>3.9.2016</u>
Signature of Owner: _____	Date: _____
Signature of Owner: _____	Date: _____

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