



# District of Port Hardy

7360 Columbia Street ♦ PO Box 68

Port Hardy BC V0N 2P0 Canada

Telephone: (250) 949-6665 ♦ Fax (250) 949-7433

Email: general@porthardy.ca ♦ www.porthardy.ca



Our file 3360-20/Hastings Street

## RE: Application for Zoning and Official Community Plan Amendment 1053-2016 and 1054-2016 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 1053-2016**, a bylaw to amend the District of Port Hardy Zoning Bylaw No. 1010-2013. Rezone Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8755 Hastings Street, **from C-2 Service Commercial to R-2 Duplex Residential.**

**Bylaw 1054-2016**, a bylaw to amend the District of Port Hardy Zoning Bylaw No. 1010-2013. Rezone Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8765 Hastings Street; Lot 18, Plan 27270, Section 36 PID 002-600-595 known by civic address 8775 Hastings Street; Lot 17, Plan 27270, Section 36 PID 002-600-579 known by civic address as 7215 Hastings Street, **from C-2 Service Commercial to R-2 Duplex Residential.**





# DISTRICT OF PORT HARDY

## BYLAW NO. 1053-2016

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. 1053-2016".

### PART 2 AMENDMENTS

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

- a) Rezone Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8755 Hastings Street, from C-2 Service Commercial to R-2 Duplex Residential as shown on Schedule "A" attached to and forming part of this bylaw.
- b) Schedule C: Zoning Map – West is amended by changing the applicable zone of the property legally described as Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8755 Hastings Street to R-2 Residential Duplex.

### 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.

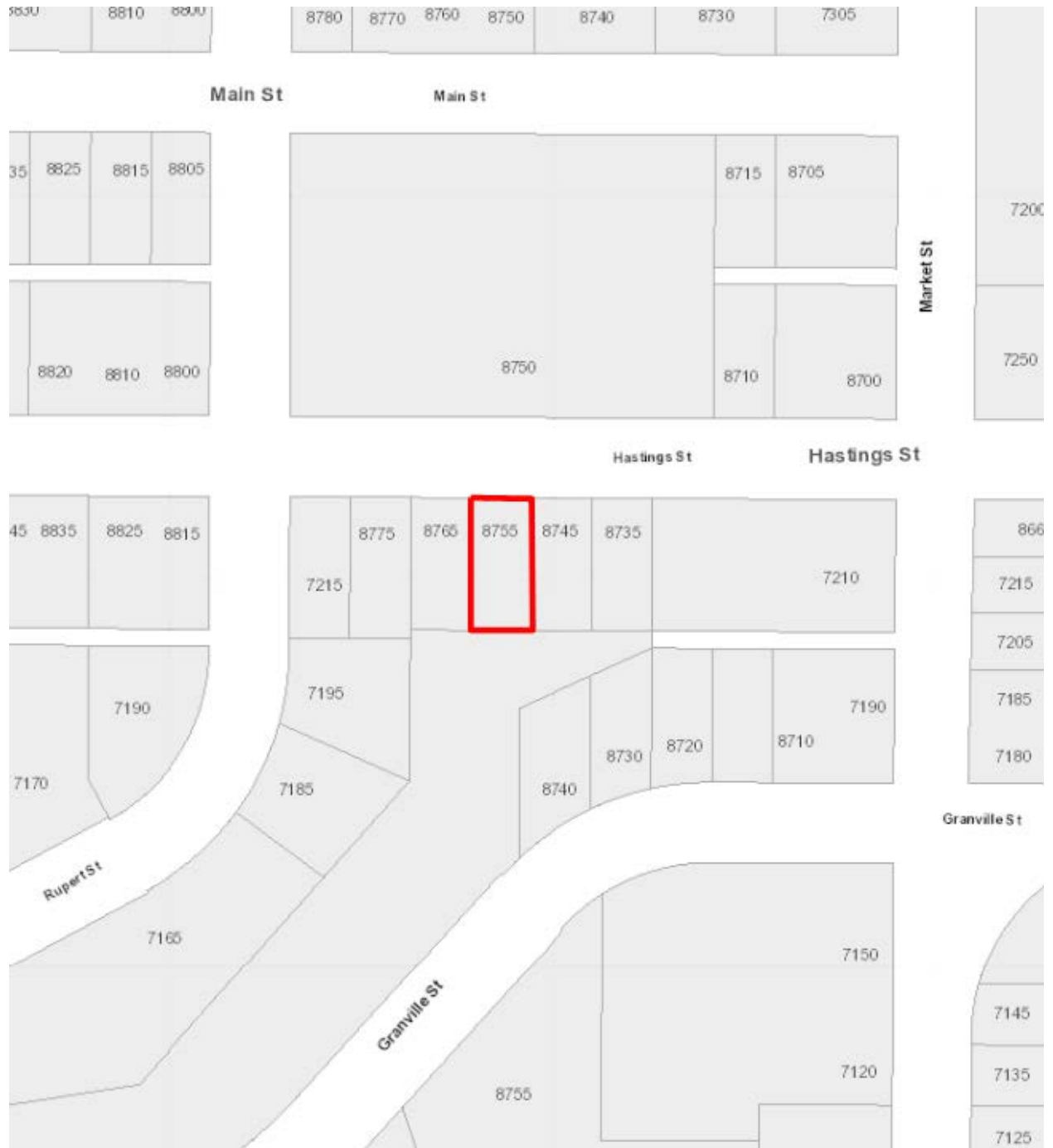
\_\_\_\_\_  
DIRECTOR  
OF CORPORATE SERVICES

\_\_\_\_\_  
MAYOR

Certified a true copy of  
Bylaw No. 1053-2016 as adopted.

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

### SCHEDULE "A" TO BYLAW NO. 1053-2016





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

TYPE OF APPLICATION

- Zoning Amendment
- Official Community Plan Amendment
- Joint Zoning & OCP Amendment

REGISTERED OWNER

First Name JAMES / SUSAN Last Name EMERSON  
 Company Name \_\_\_\_\_  
 Address 8755 HASTING ST  
 City PORT HARDY Province B.C. Postal Code V0N 2P6  
 Telephone [REDACTED] Cell \_\_\_\_\_  
 Email [REDACTED]

AGENT OR CONSULTANT WORKING UNDER THE WRITTEN AUTHORITY OF THE OWNER

Contact First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_  
 Telephone \_\_\_\_\_ Cell \_\_\_\_\_  
 Email \_\_\_\_\_

PROPERTY INFORMATION

Civic Address 8755 HASTINGS ST.  
 Legal Description Plan 2178 Lot 7 Block 8 Section 36 PID 006-420-273  
 Size of property .126 ACRES. Number of current parcels 1  
 Present Land Use (OCP) Designation C2 Present Zoning C2

**Description of the Existing Use**

PRIVATE HOME / B+B  
ORANGE TABBY

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

Road Access  Yes  No

Water Supply  Yes  No  
If no, state proposed water supply method \_\_\_\_\_

Sewage Disposal  Yes  No  
If yes, state District system or disposal method \_\_\_\_\_  
If no, state proposed sewage disposal method \_\_\_\_\_

Hydro  Yes  No

Telephone  Yes  No

School Bus Service  Yes  No

**SPECIFICS OF PROPOSAL**

Approximate commencement date of proposed project A.S.A.P.

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

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

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

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

I/We, JAMES / SUSAN EMERSON  
(Name of Owner - please print)

solemnly declare that I/we am/are the registered owner(s) of the real property described as  
lot 7 Block B Plan 2178 Section 30  
(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: <u>[Signature]</u>	Date: <u>Aug 24 2016</u>
Signature: <u>[Signature]</u>	Date: <u>" 14 " " " "</u>
Signature: _____	Date: _____
Signature: _____	Date: _____

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

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

\_\_\_\_\_  
(Name of Owner(s) - please print)  
who is/are the registered owner(s) of the real property described as

\_\_\_\_\_  
(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: _____
Signature of Owner: _____	Date: _____
Signature of Owner: _____	Date: _____
Signature of Owner: _____	Date: _____
Signature of Owner: _____	Date: _____

District of Port Hardy  
PO Box 68, 7360 Columbia Street  
Port Hardy, BC V0N 2P0  
Telephone: 250 949-6665 Fax: 250 949-7433  
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# DISTRICT OF PORT HARDY

## BYLAW NO. 1054-2016

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. 1054-2016".

### PART 2 AMENDMENTS

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

- a) Rezone  
Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8765 Hastings Street; Lot 18, Plan 27270, Section 36 PID 002-600-595 known by civic address 8775 Hastings Street; Lot 17, Plan 27270, Section 36 PID 002-600-579 known by civic address as 7215 Hastings Street, from C-2 Service Commercial to R-2 Duplex Residential as shown on Schedule "A" attached to and forming part of this bylaw.
- b) Schedule C: Zoning Map – West is amended by changing the applicable zone of the properties legally described as Lot 8, Block B, Plan 2178, Section 36 PID 006-420-273 known by civic address as 8765 Hastings Street; Lot 18, Plan 27270, Section 36 PID 002-600-595 known by civic address 8775 Hastings Street; Lot 17, Plan 27270, Section 36 PID 002-600-579 known by civic address as 7215 Hastings Street to R-2 Residential Duplex.

### 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. 1054-2016 as adopted.

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

### SCHEDULE "A" TO BYLAW NO. 1054-2016







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

TYPE OF APPLICATION

- Zoning Amendment
- Official Community Plan Amendment
- Joint Zoning & OCP Amendment

REGISTERED OWNER

First Name HOWARD Last Name LEE  
 Company Name DR HOWARD C. LEE INC.  
 Address PO BOX 2265  
 City PORT HARDY Province BC Postal Code V0N 2P0  
 Telephone [REDACTED] Cell [REDACTED]  
 Email [REDACTED]

AGENT OR CONSULTANT WORKING UNDER THE WRITTEN AUTHORITY OF THE OWNER

Contact First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_  
 Telephone \_\_\_\_\_ Cell \_\_\_\_\_  
 Email \_\_\_\_\_

PROPERTY INFORMATION

Civic Address 7215 HASTINGS STREET. & 8775 HASTINGS STREET, Port Hardy  
 Legal Description LOT 17 & 18, PLAN 27270  
 Size of property 50 x 120' EACH Number of current parcels ONE EACH  
 Present Land Use (OCP) Designation COMMERCIAL Present Zoning C2

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


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

I/We, HOWARD C. LEE  
(Name of Owner - please print)

solemnly declare that I/we am/are the registered owner(s) of the real property described as  
LOT 17 & 18 PLAN 27270

(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: <u>24 Aug 2016</u>
Signature: _____	Date: _____
Signature: _____	Date: _____
Signature: _____	Date: _____

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

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

\_\_\_\_\_ who is/are the registered owner(s) of the real property described as  
(Name of Owner(s) - please print)

(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: _____
Signature of Owner: _____	Date: _____
Signature of Owner: _____	Date: _____
Signature of Owner: _____	Date: _____
Signature of Owner: _____	Date: _____

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Telephone: 250 949-6665 Fax: 250 949-7433  
www.porthardy.ca

**Description of the Existing Use**

VACANT LAND  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Road Access  Yes  No

Water Supply  Yes  No

If no, state proposed water supply method \_\_\_\_\_

Sewage Disposal  Yes  No

If yes, state District system or disposal method \_\_\_\_\_

If no, state proposed sewage disposal method \_\_\_\_\_

Hydro  Yes  No

Telephone  Yes  No

School Bus Service  Yes  No

**SPECIFICS OF PROPOSAL**

Approximate commencement date of proposed project AS SOON AS APPROVED

Proposed Land Use (OCP) Designation RESIDENTIAL Proposed Zoning R 1

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

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