



AGENDA
PUBLIC HEARING OF
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2593 &
ZONING AMENDMENT BYLAW NO. 2594
CITY HALL COUNCIL CHAMBERS
MONDAY, JULY 13, 2015
6:00 P.M.

(1) CALL TO ORDER

The purpose of the Public Hearing is to consider the Official Community Plan Amendment Bylaw No. 2593, 2015(1) and Zoning Amendment Bylaw No. 2594, 2015(3) to rezone the land at 2099 Third Ave (formally Jehovah Hall) from P1 – Public and Institutional to C2 – Commercial Service. This also requires an Official Community Plan Amendment from Institutional Public Lands to Mixed Use.

The Deputy Corporate Officer provides information as to how the meeting was publicized and if any correspondence or petitions have been received for the record.

(2) BYLAW CONSIDERATION

Staff, if requested by the Mayor, will provide a brief description.

Mayor will call for representations from the public in attendance.

The public may ask questions, through the Chair, in order to clarify details of the proposal.

- a) Bylaw No. 2593, 2015 (1) Official Community Plan Amendment Bylaw amends the bylaw to allow the applicant to allow for mixed use.
- b) Bylaw No. 2594, 2015(3) Zoning Amendment Bylaw amends the bylaw to allow the applicant to rezone the land at 2099 Third Avenue from P1-Public and Institutional to C2 -Commercial.

(3) ADJOURNMENT

HAVE
YOUR
SAY

We're
Listening

PUBLIC
HEARING
Monday July 13
6:00pm
Council Chambers
1899 Columbia Ave



Phone
(250)362 7396



PO Box 1179
Rosland, BC
V0G 1Y0



Email:
stacey@
rosland.ca



Website:
www.rosland.ca

PUBLIC HEARING

OCP Amendment Bylaw No.
2593 and Zoning Amendment
Bylaw No. 2594



What are Official Community Plan (OCP) and Zoning Amendment Bylaws No. 2593, 2594 about?

The purpose of the bylaws is to rezone the land at 2099 Third Ave (formally Jehovah Hall) from P1-Public and Institutional to C2 – Commercial Service. This also requires an Official Community Plan Amendment from Institutional Public Lands to Mixed Use.



How will this affect me?

The purpose of the bylaw is to allow commercial development on the site. The applicant has offered 2 pedestrian right of ways to the City. One on the west side and one on the south side of the property.

How do I get more information?

A copy of the proposed bylaw and relevant background documents may be inspected at the City of Rosland Office, 1899 Columbia Ave on regular working days from 9 am to 4pm, and also online at www.rosland.ca.

Stacey Lightbourne—Planner

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW # 2593

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW No. 2425

WHEREAS Part 26 of the *Local Government Act* R.S.B.C. 1996, c.323 authorizes the Council of the City of Rossland to establish and amend an Official Community Plan;

NOW THEREFORE, the Council of the City of Rossland, in open meeting assembled, ENACTS AS FOLLOWS:

SHORT TITLE

- 1. This Bylaw may be cited as the **“Official Community Plan Amendment Bylaw, No. 2593, 2015(1)”**.

AMENDMENT

- 2. Schedule B of the City of Rossland Official Community Plan Bylaw #2425 (as amended) is hereby amended such that the following properties are re designated from Institutional Public Lands to **Mixed Use**.

Lot A, Section 35, Township 9A, Kootenay District Plan 10762 and Lot 26(see W16686), Block 18, Sections 34 and 35, Township 9A, Kootenay District Plan 616; located at 2099 Third Ave

as shown on Schedule “A” attached to and forming part of this Bylaw.

ENACTMENT

- 3. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) This Bylaw shall come into full force and effect on the final adoption thereof.

READ A FIRST TIME	this 8th day of June, 2015
READ A SECOND TIME	this 8th day of June, 2015
PUBLIC HEARING	this th day of, 2015
READ A THIRD TIME	this th day of, 2015
FINALLY ADOPTED	this th day of, 2015

Mayor

Corporate Officer

Schedule A - Bylaw 2594



Legend

Land Use	Land Use Designations
Mixed Use	Rural Residential
Mixed Use/Small Scale Production	Residential
Downtown Core	Resort Residential
Downtown Core (proposed)	Gateway Commercial
Gateway Commercial (proposed)	Gateway Commercial
Resort Commercial	Institutional/Public Lands
Institutional/Public Lands	Resort Recreation
Resort Recreation	Parks, Trails and Open Space
Light Industrial	Resource Management Area
Resource Management Area	Stand and Gravel Pit



1:1,843

Date: June, 2015
NAD 83 UTM Zone 11N



THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW # 2594

A BYLAW TO AMEND THE CITY OF ROSSLAND ZONING BYLAW No. 2518, 2011.

WHEREAS Part 26 of the *Local Government Act* R.S.B.C. 1996, c.323 authorizes the Council of the City of Rossland to establish and amend a zoning bylaw;

AND WHEREAS the Council of the City of Rossland deems it necessary and expedient to amend the City of Rossland's Zoning Bylaw No. 2518,2011.

NOW THEREFORE, the Council of the City of Rossland, in open meeting assembled, ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as the **Zoning Amendment Bylaw, No.2594, 2015(3)**

AMENDMENT

2. Zoning Bylaw #2518 is hereby amended such that the following properties are rezoned from P-1 Public and Institutional to **C-2 Commercial Service** :

Lot A, Section 35, Township 9A, Kootenay District Plan 10762 and Lot 26(see W16686), Block 18, Sections 34 and 35, Township 9A, Kootenay District Plan 616; located at 2099 Third Ave

as shown hatched on Schedule "A" attached to and forming part of this Bylaw.

ENACTMENT

3. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.


(2) This Bylaw shall come into full force and effect on the final adoption thereof

READ A FIRST TIME
READ A SECOND TIME
PUBLIC HEARING
READ A THIRD TIME
FINALLY ADOPTED

this 8th day of June, 2015
this 8th day of June, 2015
this 9th day of, 2015
this th day of, 2015
this th day of, 2015

MAYOR

CORPORATE OFFICER



**CITY OF
ROSSLAND**

Schedule A Bylaw 2594

1:1,843

Date: June, 2015

NAD 83 UTM Zone 11N

Legend

CD1 - AVC1	CD1 - LDR1	CD1 - CS1	CD2 - GW2	CD5	P3	R1-BB	R2	R5
C1	CD1 - AVC2	CD1 - MA1	CD1 - RU1	CD3 - RFA	M1	R1-GH	R2S	RMI
C2	CD1 - AVC3	CD1 - MA Jumbo	CD1 - RP1	CD3 - RRR	P1	R1-MI	R3	
C3	CD1 - AVC4	CD1 - MFR1	CD2 - GW1	CD4	P2	R1	R1-R	R4

