

Zoning & OCP Amendment Bylaw Referral 461 Quatsino Boulevard

Lot 13 District Lot 6025 Range 5 Coast District Plan PRP45571



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In making this referral, District of Kitimat seeks School District No. 82 comment on five matters:

- a. actual and anticipated needs for school facilities and support services;
- b. size, number and location of sites anticipated to be required for school facilities in paragraph (a);
- c. type of school anticipated to be required on sites referred to in paragraph (b);
- d. when school facilities and support services referred to in paragraph (a) are anticipated to be required; and
- e. how existing and proposed school facilities relate to existing or proposed community facilities in the area.

BC Local Government Act, S. 476



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Application Overview

Rezone land and **change OCP Designation**

Current Zone:

G1 Institutional

(Education, Utilities, Medicine, Community Care Facility serving nine or more, Religion)

Proposed Zone:

R3-C Mixed-used Social Housing

(Social Housing, Senior Citizens Housing, accessory uses include: Day Care, Office, Education; Restaurant, Retail Trade)

Current OCP:

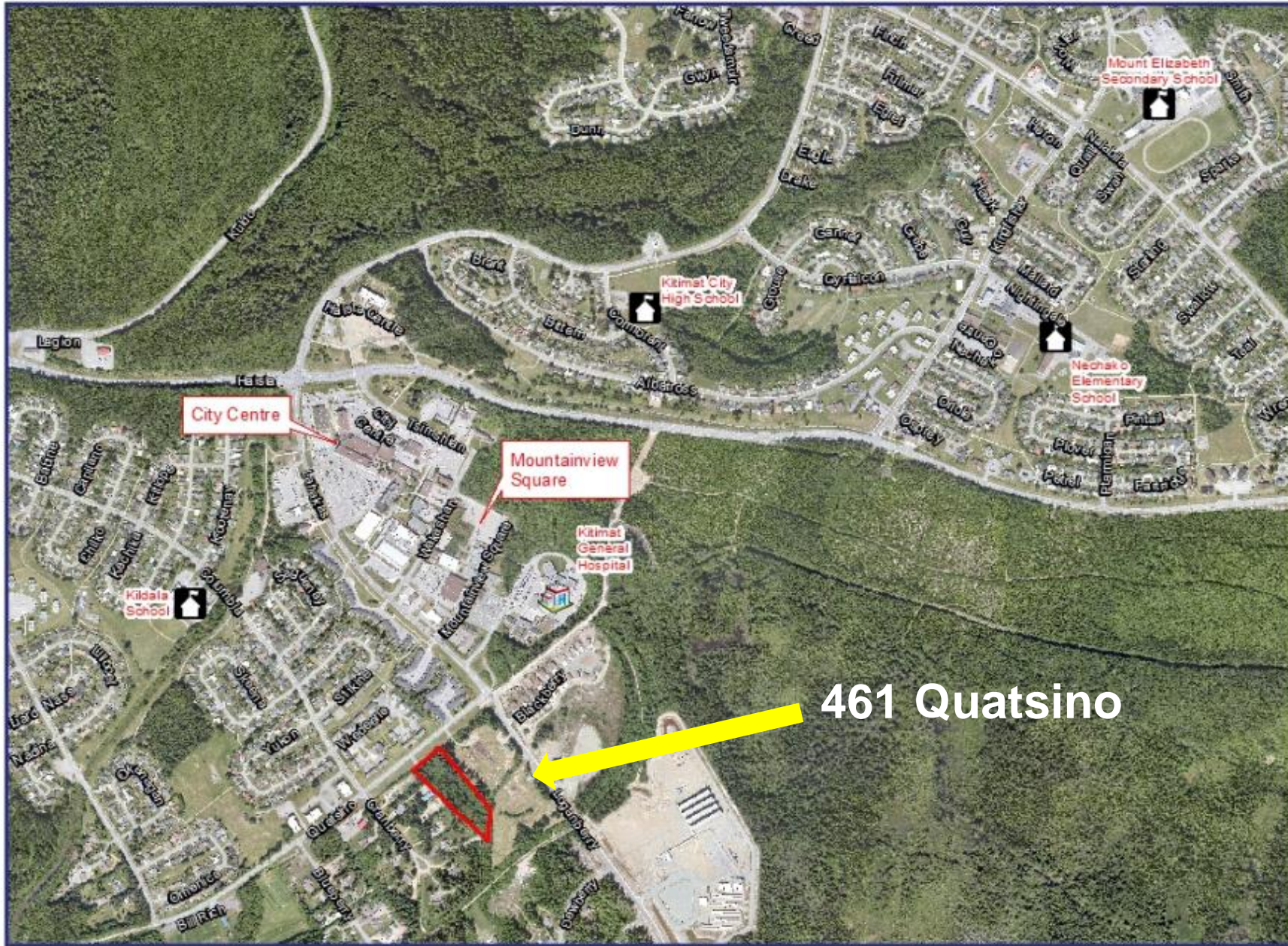
Residential Small Holdings

Proposed OCP:

Neighborhood



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461 Quatsino



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Maximum Height 15m

Minimum Setbacks

Front Yard 4.5m

Side Yard 5.0m

Rear Yard 7.5m

Residential Parking

Tenant: 1 stall per 2 units

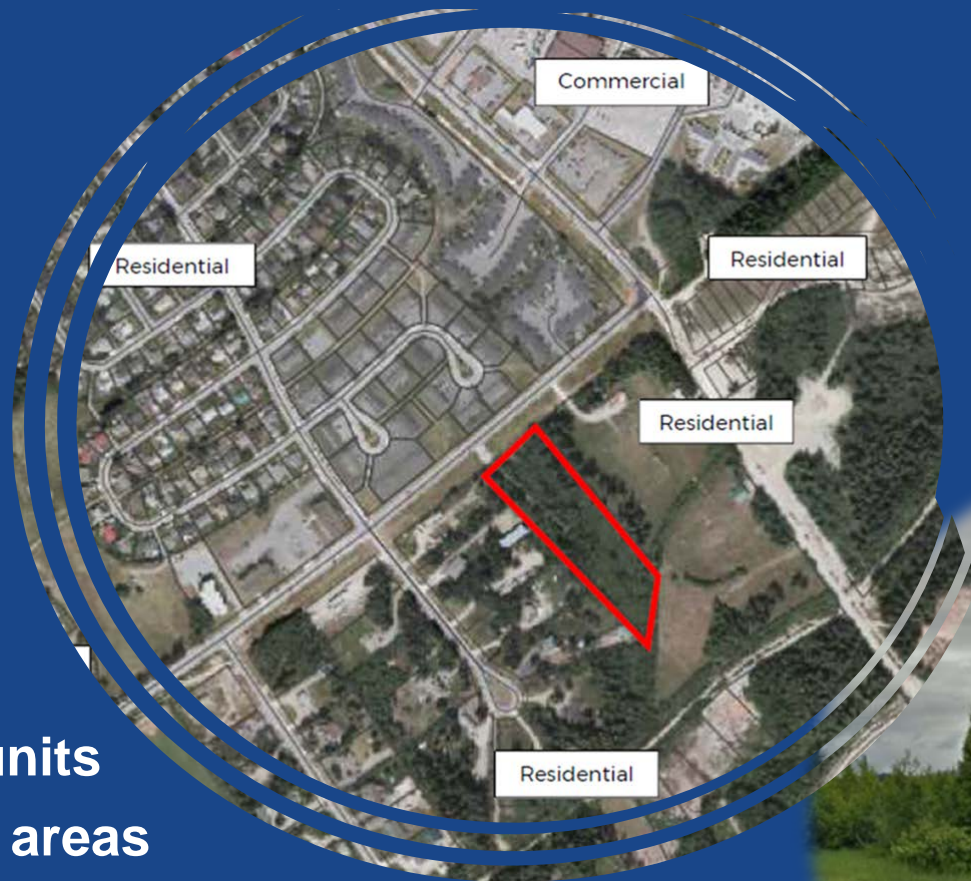
Visitor: 1 stall per 5 units

Bicycle: 5 stalls (covered) per 15 units

Commercial: As other commercial areas

Landscape Screen Minimum 2m wide and 1.5m high, in any yard adjacent or abutting zones where principal use is residential

See Bylaw 1934 for details



R3-C Zone Property



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**Zoning &
OCP
Amendment**

Subdivision

**Gifting of
Land**

**Development
Permit**

Council may use discretion to incorporate tree preservation (tree buffer) and secure a covenant with respect to layout and other form & character standards outside of DP Guidelines prior to consideration of adoption.

Council cannot guarantee adoption if applicant complies with requested covenants: a legislated process requires unfettered decision making.

Exclusive jurisdiction of Approving Officer (AO).

Drainage will be reviewed by AO and incorporated into legal plans. Subdivision plan and related documents (if any) will be registered at BC Land Title and Survey Authority (LTSA).

Council may require covenants, e.g., tree preservation, prior to finalizing gifting agreement.

Ownership of land provides Council with considerable discretion over terms and conditions of land gift.

Terms of gifting agreement must be advertised before execution of document (Notice of Disposition).

Addresses form and character.

Council's interpretation of DP Guidelines may be implemented, if reasonable and communicated to the developer.

DP Guidelines are available in OCP.



Next Steps

11 February

Open House

- LUSO Canadian Assn Hall, 159 Konigus Street
- 3:30 – 7:00pm unstructured presentation
- 7:00 – 8:00pm facilitated discussion

Comment Period

- Written submissions received by DOK before noon on 28 February 2019 will be included in report to Council
- Comments received between noon 28 February and noon 4 March 2019 will be read into record at Public Hearing

Public Hearing

- 6:30pm, LUSO Canadian Assn Hall, 159 Konigus Street

Ongoing

4 March



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