



THE VILLAGE OF
NAKUSP

NOTICE OF A PUBLIC HEARING FOR ZONING BYLAW AMENDMENT BYLAW NO. 744, 2024.

As per Local Government Act, Section 466, the Village of Nakusp is giving notice of a public hearing on Zoning Bylaw Amending Bylaw No. 744, 2024. The public may provide comments in person at the public hearing, or in writing.

Public Hearing

Date: **November 25, 2024**
Time: 6:30 pm during the Regular Council meeting
Location: Emergency Services Building, 300 8th Ave NW Nakusp BC.

Purpose of the Amending Bylaw:

- Improve clarity and consistency within the bylaw
- Increase opportunities for housing density
- Improve overall affordability and livability in the community
- Two site-specific zoning amendments

Site-Specific Zoning Amendments:

1. Civic Address: 553 Highway 6 South, Nakusp BC.
Legal Description(s): Lot 1, District Lot 398, Kootenay District, Plan 8453,
PID: 010-917-756
Zone: C-4 Highway Commercial.
Registered Owner: Piotr Grabinski

Purpose: a site-specific zoning amendment to allow for a Single Detached Dwelling as a permitted use on this specific property which is zoned C-4, Highway Commercial.

2. Civic Address: 397 Lot B Marshall Road, Nakusp BC.
Legal Description(s): Lot B, EPP98304, District Lot 397, Kootenay District,
PID: 030-971-900
Zone: RU-1 Rural Residential
Registered Owner: Andrea & Blaine Volansky

Purpose: an application is to permit an accessory building to be constructed to a height of 8.39 m, consisting of an RV garage at ground level and an accessory dwelling unit on the second floor.

The draft Zoning Bylaw Amending Bylaw No. 744, 2024 is available at the Village of Nakusp Office located at 91 1st St. NW, Nakusp, or online at www.nakusp.com. Please submit written comments to the Village Office or by Noon on November 25, 2024. Comments may also be submitted by email to info@nakusp.com.

Wayne Robinson
Chief Administrative Officer