



Public Notice | Notice of No Public Hearing
Zoning Amendment Bylaw No. 755, 2025

August 15, 2025

Proposed Zoning Amendment: Rezoning from R1 – Small Parcel Residential to R3 – Multiple Unit Residential

Zoning Amendment Bylaw No. 755, 2025

NOTICE IS HEREBY GIVEN that the proposed Zoning Amendment Bylaw No. 755, 2025, will be presented during the regular council meeting to be held at **6:30 pm on Monday, August 25, 2025, at the Emergency Services Building located at 300 8th Ave NW and virtually**. Council is authorized under Section 135 of the Community Charter and under Section 480 of the Local Government Act to give this bylaw first, second, third, and final readings all at this one meeting.

Zoning Amendment Bylaw 755, 2025, can be reviewed at the Village Office, 91 1st Street, Nakusp, Monday through Friday from 8 AM to 4 PM.

Purpose: The proposed bylaw amendment is site-specific to allow for a multi-family residential development to be built. The current R1 zone allows for a single detached dwelling or a duplex. The property owner is seeking to develop a six-unit residential complex, which requires a zoning change to R3, allowing for multiple-unit residential use. The entire development is for residential purposes, and the Official Community Plan (OCP) in effect for this area, as well as the proposed bylaw amendment, are consistent with the OCP.

The Local Government Act prohibits a public hearing from being held if all the criteria are met in [Part 14, Division 3, Section 464 \(3\)\(a\) through \(d\)](#).

Subject Land: 915 Highway 23 N, legally described as: LOT 35 DISTRICT LOT 397 KOOTENAY DISTRICT PLAN 2820 EXCEPT PART INCLUDED IN PLAN NEP20207.

Dated this August 15, 2025.



Wayne Robinson, CAO

