

## ZONING AMENDMENT

TAKE NOTICE that the Corporation of the City of Nelson proposes to amend the Zoning Bylaw No. 3199, 2013.

### What is proposed and where?

The proposed zoning amendment bylaw number 3593 increases the maximum permitted residential density of low-density residential neighbourhoods in order to comply with new Provincial legislation (Bill 44, widely referred to as the new “small-scale, multi-unit housing” legislation). The zones subject to a density increase are R1, R3, R6, CD6, and CD9. These five zones cover the majority of residential lots in the City of Nelson.

Provincial legislation requires that as of 2024, municipalities permit the following levels of density in these zones:

- On lots less than or equal to 280 square-metres: three dwellings;
- On lots greater than 280 sq. m.: four dwelling units.

In the R1, R6, CD6, and CD9 zones, this represents an increase, in most cases, of one more dwelling unit permitted per lot. In the R3 zone, the maximum permitted density is only being increased on lots over 278 sq. m. The amendment would also permit multi-unit housing in the R1, R6, CD6, and CD9 zones.

### Procedure

Nelson City Council will consider first reading of the proposed amendment on:

**Tuesday, March 5, 2024 at 4:30 pm**  
**City Hall, Council Chambers, Second Floor**  
**310 Ward Street, Nelson, BC**

This publication serves as notice that **no public hearing** will be held for the proposed zoning amendment. Provincial legislation prohibits local governments from holding a public hearing for the sole purpose of amending a zoning bylaw in order to comply with the new Small-Scale Multi-Family Housing legislation (see *Local Government Act*, section 464(4)).

### Need more information?

The amending bylaw No. 3593 is available for review on the City of Nelson website at: <https://nelson.civicweb.net/Portal/MeetingSchedule.aspx> Click on the Tuesday, March 5<sup>th</sup> 2024 Regular Council meeting in order to view the meeting agenda, the amending bylaw, and the accompanying report.

The amending bylaw may also be reviewed at the front counter of Development Services & Climate Leadership at:

City Hall, Second Floor, 310 Ward Street, Nelson, BC  
From 8:30 am to 4:30 pm, Monday to Friday inclusive with the exception of Statutory Holidays, from the date of this notice until April 2, 2024.

Questions of clarification regarding the amending bylaw can be directed to Development Services staff: [development@nelson.ca](mailto:development@nelson.ca).

Development Services and Climate Leadership



CITY OF NELSON