



TOWN OF VIEW ROYAL NOTICE OF WAIVER OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to Sections 464 and 467 of the *Local Government Act* that the requirement for a Public Hearing has been waived for proposed Bylaw No. 983, 2017 because an Official Community Plan applies to the area and the proposed bylaw is consistent with the plan.

Bylaw No. 983, 2017 proposes to amend Zoning Bylaw No. 900, 2014, as follows:

The “**C-8 Brew Pub Commercial**” table in Section 8.8.4 of Schedule “A” of *Zoning Bylaw No. 900, 2014* would be amended by:

- **increasing the “Floor Space Ratio” regulation from 0.4 to 0.42**

The subject properties of this rezoning are the Six Mile and Four Mile pubs located at 199 and 494/498 Island Highway. They are the only C-8 zoned properties within the Town of View Royal. A map showing the sites is on the reverse of this notice. The net effect of these changes is to enable a total maximum Floor Space Ratio (density) of 0.42 on the site which is consistent with the maximum density within the Town’s Official Community Plan.

This is a Town initiated rezoning that is in conjunction with road dedication at the Six Mile Pub site. It applies to both sites because they are in the same zone. The result of the rezoning allows the property owner to build the same amount of floor area as is presently allowed in the future. The Town has not received a redevelopment application from either property owner.

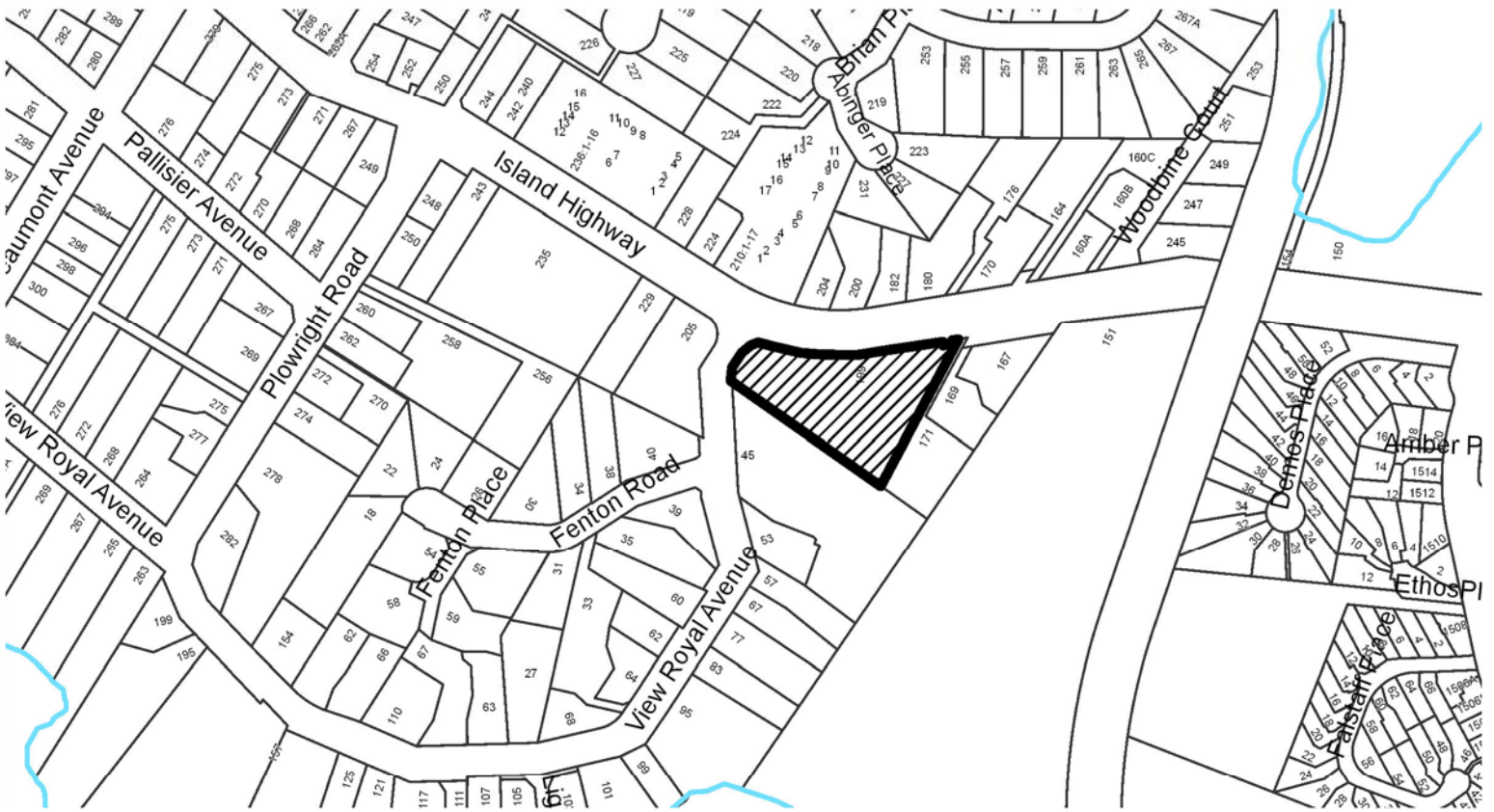
TAKE NOTICE that more detailed information concerning the subject bylaw and any other reports and documents that may be considered by Council can be obtained at the View Royal Town Hall, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:30 am and 4:30 pm Monday to Friday, October 25, 2017 to November 7, 2017.

Third reading of Bylaw No. 983, 2017 is tentatively scheduled for November 7, 2017. Once prepared, Council agendas may be viewed online at www.viewroyal.ca or on the public notice board at the Town of View Royal Town Hall.

Dated October 25, 2017

Subject Property Map

199 Island Highway



Subject Property Map

494-498 Island Highway

