

DATE OF MEETING | October 7, 2019 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING SECTION |

SUBJECT GENERAL AMENDMENTS TO THE ZONING BYLAW

OVERVIEW

Purpose of Report

To amend “City of Nanaimo Zoning Bylaw 2011 No. 4500” with general text and mapping amendments.

Recommendation

That:

1. “Zoning Amendment Bylaw 2019 No. 4500.158” (To make general text and mapping amendments to “City of Nanaimo Zoning Bylaw 2011 No. 4500”) pass first reading; and
2. “Zoning Amendment Bylaw 2019 No. 4500.158” pass second reading.

BACKGROUND

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) was adopted by Council on 2011-AUG-08 and is amended from time to time with general changes. The last round of general amendments was adopted by Council on 2016-FEB-01. Council has previously recognized that the Zoning Bylaw is subject to revisions brought about by changing circumstances and the need for improved clarity. Periodic amendments are necessary to maintain the effectiveness and relevancy of zoning regulations. As the Zoning Bylaw is applied in practice, Staff are able to evaluate the effectiveness and clarity of existing regulations and identify areas for improvement. Mapping changes are also periodically required to recognize acquired park properties and the appropriate use of land.

This is the eighth set of general amendments to the Zoning Bylaw. Previous general amendments were adopted by Council on 2011-OCT-03, 2012-APR-16, 2012-DEC-03, 2013-APR-22, 2013-DEC-16, 2015-MAR-16, and 2016-FEB-01.

DISCUSSION

The proposed “Zoning Amendment Bylaw 2019 No. 4500.158” (the “Amendment Bylaw”), if adopted, will result in 74 text amendments and 33 mapping amendments to the Zoning Bylaw. The proposed text amendments include changes to provide consistency, correct errors, or better reflect best practices. For example, proposed amendment No. 30 is to allow for heat pumps on the sides of single residential dwellings, with certain conditions, as a response to the number of heat pump variances approved by Council and Board of Variance in the last several years. The proposed amendments are intended to update the Zoning Bylaw for ease of practice and provide further clarity.

The proposed mapping amendments to Schedule A of the Zoning Bylaw will rezone parkland acquired through subdivision and other means, and will formalize existing land uses.

A summary of the proposed amendments is attached (Attachment A).

SUMMARY POINTS

- If adopted, the Amendment Bylaw will result in 74 text amendments and 33 mapping amendments to the Zoning Bylaw.
- The proposed text amendments include changes to provide consistency, correct errors, or better reflect best practices.
- The proposed mapping amendments will rezone parkland acquired through subdivision and other means and will formalize existing land uses.

ATTACHMENTS

ATTACHMENT A: Table of Proposed Amendments
“Zoning Amendment Bylaw 2019 No. 4500.158”

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services