

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

ATTACHMENT A

Table of Proposed Amendments

#	Section of Bylaw	Proposed Amendment	Rationale
1	City of Nanaimo Bylaw No. 4500 (preamble)	Change references to the <i>Local Government Act</i> from "Sections 890, 891, 903 and 904" to "Sections 464, 469, 479, and 482".	This reflects changes to the ordering of the <i>Local Government Act</i> .
2	2.5	Change the name of the referenced bylaw to: City of Nanaimo "Development Approval Procedures and Notification Bylaw 1991 No. 3892".	This change reflects the correct title of the referenced bylaw.
3	3.1	Change the abbreviation of the Single Dwelling Residential zone from "R1 / R1a" to "R1 / R1a / R1b".	The R1b zone is a type of Single Dwelling Residential zone, as per Part 7 of the Bylaw.
4	3.1 7.1	Change the name of the R6 zone from "Townhouse Residential" to "Low Density Residential".	The R6 zone does not dictate building form and a new name will better reflect the zone's associated regulations.
5	3.1	Change the name of the CC4 zone from "North Nanaimo Urban Centre" to "Woodgrove Urban Centre".	The name of the zone elsewhere in the bylaw is "Woodgrove Urban Centre".
6	4 - Use Index	Delete	The use index provides a summary of permitted uses but has caused confusion because it does not determine permitted use and is only meant as a guide. The chart will serve its purpose better as a companion document to the Zoning Bylaw to be distributed publicly, rather than a component of the Zoning Bylaw itself.
7	5 - Definitions	Add the following definition for 'AUTOMOBILE SALES AND RENTAL': "means the use of land, buildings, or structures for the sale or rental of motor vehicles. An automotive repair shop may be included as an accessory use."	Automobile Sales and Rental is currently listed as a permitted use in a number of zones but no definition is included.
8	5 - Definitions	Amend the definition of 'BUILDING BYLAW' to refer to the "City of Nanaimo Building Bylaw 2016 No. 7224".	The Zoning Bylaw currently refers to the former 2003 Building Bylaw which was replaced in 2016.
9	5 - Definitions	Add the following definition for 'FLANKING SIDE YARD': "means a side yard that is parallel to a flanking side lot line".	This definition will provide clarity on where to apply flanking side yard setback requirements.

10	5 - Definitions	Amend the definition of 'FOOD AND BEVERAGE PROCESSING' to specifically include Micro-Brewery.	Micro-breweries were previously considered a form of "food and beverage processing" before micro-brewery was added as a defined use. This amendment will clarify that micro-breweries are permitted wherever food and beverage processing is permitted, including industrial zones.
11	5 - Definitions	Amend the definitions of 'GROSS FLOOR AREA, SINGLE RESIDENTIAL DWELLING OR DUPLEX' and 'GROSS FLOOR AREA, ALL OTHER USES' by changing exterior wall width from 165cm to 165mm.	The current definitions erroneously refer to the minimum width of exterior walls as 165cm instead of 165mm.
12	5 - Definitions	Amend the definition of 'GROSS FLOOR AREA, ACCESSORY BUILDING' to exclude open decks in the calculation of gross floor area.	Open decks are already excluded from the calculation of gross floor area for single residential dwellings, duplexes, and all other uses.
13	5 - Definitions	Amend the definition of 'GROSS FLOOR AREA, ALL OTHER USES' to exclude service rooms up to a maximum of 9.29m ² .	Service rooms, such as waste disposal and utility rooms, are currently included in the calculation of gross floor area in multi-family and commercial buildings. This amendment will allow non-usable spaces to be exempt from gross floor area calculations.
14	5 - Definitions	Amend the definition of 'LOT DEPTH' to refer to the distance from centre of front lot line to centre of rear lot lines, and to clarify lot depth for irregular lots.	An amended definition will provide consistency throughout the Zoning Bylaw.
15	5 - Definitions	Amend the definition of 'LOT LINE, REAR' to clarify that the rear lot line should be roughly parallel to the front lot line unless the rear of the lot is bounded by intersecting lot lines.	An amended definition will provide clarity in determining rear lot lines and calculating lot depth.
16	5 - Definitions	Remove all references to modular homes in the definition of 'MOBILE HOME'.	A new definition for modular homes will be created.
17	5 - Definitions	Amend definition of 'MOBILE HOME PARK' to allow for modular homes.	This will continue to allow for modular homes in mobile home parks, which are currently permitted as a type of mobile home.

18	5 - Definitions	Add the following definition for 'MODULAR HOME': "means a structure containing a dwelling unit or a secondary suite built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture and includes modular homes which are either completed self-contained or are incomplete, and fastened together and completed on site. All modular homes must be constructed to the current CAN/CSA A277 standards."	Modular homes are currently considered mobile homes. By creating a separate definition for modular homes, this will allow for secondary suites in modular homes which are currently not permitted in mobile homes.
19 & 20	5 - Definitions	Re-order the definitions of 'PRINCIPAL BUILDING' and 'PRINTING AND PUBLISHING FACILITY' so that they appear before 'PRINCIPAL USE' and 'PRODUCTION BAKERY', respectively.	Re-ordering will reflect alphabetical order.
21	5 - Definitions	Add the following definition for 'ROOF SURFACE': "means the total area of all roof surfaces visible in plan view, including eaves".	Roof Surface is used throughout the Bylaw in the calculation of roof pitch. Defining Roof Surface will provide clarity for Bylaw users.
22	5 - Definitions	Add the following definition for 'SERVICE ROOM': "means the portion of a building dedicated to equipment associated with building services including boiler rooms, furnace rooms, incinerator rooms, waste disposal rooms, and rooms to accommodate air conditioning or heating appliances, pumps, compressors, and electrical equipment". This definition does not include elevator machine rooms or common laundry facilities.	This definition will provide clarity where service rooms are exempted from gross floor area. The definition aligns with the definition in the BC Building Code.
23	5 - Definitions	Amend the definition of 'SINGLE RESIDENTIAL DWELLING' to include modular homes, provided they meet the same requirements as mobile homes.	This amendment will continue to allow for modular homes as dwelling units, so long as they meet the existing requirements to: 1) exceed a gross floor area of 87m ² , 2) equal or exceed a width of 7.3m, 3) be assembled on site upon a concrete perimeter foundation system, and 4) have a sloping roof.

24 & 25	6.1.1 6.2.1.7	Remove the dash from zone name abbreviations.	This amendment will provided consistency when referencing zones.
26	6.2.1.8	Change the name of the referenced use to "Tools / Equipment Rentals and Sales" and change the second referenced zone from I2 to I3.	This amendment will clarify the correct name of the use where shipping containers are permitted and the correct zones where this use is permitted.
27	6.5.1	Rename the last column of the table from "Conditions of Use" to "Conditions".	This table outlines features and does not contain uses.
28	6.5.1	Add a condition for "Steps and Landings" that such features under 0.6m above grade have no required setback.	Steps and landings below 0.6m above grade do not require a Building Permit and this amendment will better align the Zoning Bylaw with practice.
29	6.5.1	Allow for a 2m front porch projection within flanking side yard setbacks and amend the condition of use to read: "Such features shall only be allowed to project on a single residential dwelling, a duplex, or an accessory building containing a secondary suite. Only one front porch per dwelling unit or secondary suite may project into a setback".	On certain corner lots, the Zoning Bylaw currently allows up to one duplex or two single residential dwellings, but front porches are only permitted to project into front yard setbacks. This amendment will allow for a more functional siting of buildings on constrained corner lots and one lots containing carriage houses.
30	6.5.2	Amend this subsection to read: "Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must not be located between the front face of a principal building and the nearest front lot line, and shall not be closer than 4.5m to side lot lines or closer than 3m to rear lot lines. Heat pumps and central air conditioning units shall be screened from view from streets".	The Zoning Bylaw currently requires heat pumps and central air conditioning units to be located to the rear of a principal building, and does not allow these features to be closer than 4.5m to side lot lines or closer than 3m to rear lot lines. This amendment will allow such features to be located on the sides of houses and duplexes, and will maintain the existing setback requirements. As technologies improve, heat pumps and central air conditioning units have become quieter and more buildings are being designed with these features on the sides of homes in order to maximize efficiency and open up rear yard spaces. Staff recognize these

			improvements but recommend not allowing these features in the front of buildings due to aesthetic concerns, and maintaining the 4.5m side yard setback to mitigate impacts on adjacent properties.
31	6.6.3.1	Re-word this subsection to read: "Notwithstanding Subsection 6.6.3, the minimum rear yard setback for an accessory building shall be 1.5m regardless of zoning, provided that: a) the accessory building has a Gross Floor Area of less than 10m ² ; b) the accessory building is a placed directly on, but not affixed to, the ground or on blocks which are affixed to the ground; and c) the height of an accessory building does not exceed 3m."	This amendment will clarify the rear yard setback for accessory buildings in most zones and will correct grammatical errors.
32	6.7.3 6.11.2	Change references to the Building Bylaw to read "Building Bylaw".	The full title of the Building Bylaw is provided under Definitions and is not necessary elsewhere.
33	6.7.3	Remove the line break between items c) and d).	Fixing a formatting error.
34	6.8	Change the section number from "6.6" to "6.8".	This section is incorrectly numbered 6.6, although the subsections are correctly labelled.
35	6.9.1 6.10	Move two images from section 6.10 to below subsection 6.9.1.	The images illustrate examples of visibility at intersections and are currently in the incorrect section.
36	6.10.2	Include the CD9 zone in the first row for fence heights.	The Zoning Bylaw is currently silent on fence heights in the CD9 zone and the most appropriate heights are the same as in other residential zones.
37	6.15.1.1	Add a new subsection below 6.15.1: "Notwithstanding Subsection 6.15.1, secondary suites are permitted on lots where there are two principal dwellings, provided that the lot is greater than 0.4 hectares".	This new subsection, together with existing subsection 6.15.2.1, will clarify that up to two secondary suites are permitted on larger lots where two single residential dwellings are allowed.
38	6.15.3.4	Amend this subsection to include “; and” at the end of the sentence.	As of Bylaw Amendment 4500.073, this is no longer the last item in a list.

39	6.16.2	In the chart for Bed and Breakfasts, add CC1, CC2, CC4, and CC5 in the second row and add AR2 in the first row. Also replace terms "Corridor One" with COR1, "Rural Resource" with AR1, and "Corridor" with COR2 and COR3.	Bed and Breakfast is a permitted use in the CC and AR2 zones but are not currently listed within the existing chart. For the CC zones, allowing 4 guest rooms and 9 guests is consistent with the other commercial designations. For AR2, allowing 2 guest rooms and 4 guests is consistent with the other residential designations. The wording of zones is to ensure consistency.
40	6.17.1.3 6.21.1 6.22.3 6.22.7	Change references to the <i>Local Government Act</i> : - from "Section 905" to "Section 483" - from "Section 944" to "Section 512" - from "Section 946" to Section 514"	This reflects changes to the ordering of the <i>Local Government Act</i> .
41	6.22.2 6.23	Move subsection 6.22.2 to under 6.23, rename section 6.23 to 'NANAIMO PARKWAY', and align the wording of all subsections to 6.23.	This amendment will better organize related regulations.
42	7.2.1	Include a reference to "See Subsection 7.2.2" as a Condition of Use for Single Residential Dwelling.	This amendment will help clarify regulations for two single residential dwellings on corner lots.
43 & 44	7.2.2 7.3.1	Re-word these sections to read "[...] where a corner lot has a lot area greater than 700m ² but does not meet [...]" and include a reference to front doors facing two streets for either a duplex or two single residential dwellings.	This amendment removes redundant wording discussing "lot area" and inconsistencies surrounding "duplex" versus "two single residential dwellings". Currently, the Zoning Bylaw requires front doors to face opposite streets only where there is a duplex on a corner lot and not where there is two single residential dwellings on a corner lot.
45	7.3.2	Indent the second line of this subsection.	This amendment will correct a formatting error.
46	7.4.1	Under minimum lot depth for the R3 zone, change "30" to "30m".	This amendment will correct a typo.
47	7.4.2	Add phrase "For the purposes of subdivision" to the start of the subsection.	To clarify that geotechnical setback and watercourse leavestrip areas are excluded from lot area calculations for the purpose of subdivision but are included for the purpose of calculating floor area ratio and determining additional

			permitted dwelling units or detached secondary suites.
48	7.5.1 7.6.1 8.5.1 9.5.1 10.5.1 11.4.2 11.5.1 12.3.1	Change the words “indentifies” to “identifies” and “indentified” to “identified”.	This amendment will correct a common typo in the Zoning Bylaw.
49 & 51	7.5.7 7.6.4	Re-word these subsections to remove the word “existing” and instead refer to “principal use” for a single residential dwelling in the R8 zone.	For single residential dwellings in the R8 zone, the R1 zoning regulations apply. The amendment clarifies that the R1 regulations apply where the intended use is a single residential dwelling even if there is no existing structure.
50	7.6.1	Amend the footnote for perimeter wall height to clarify that dormers cannot exceed 25% of the wall length and to add: "Covered decks or additional height above the maximum perimeter wall height must be set back a minimum of 2.44m from the perimeter wall".	Restricting dormers to no more than 25% of the wall length aligns with the definition of ‘Perimeter Wall Height’. The provision to set back additional height a minimum of 2.44m existed in the former City of Nanaimo Zoning Bylaw 1993 No. 4000 but is not included in the current Zoning Bylaw. The amendment will allow for more horizontal articulation of single residential dwelling building faces on sloped lots without requiring a variance.
52	7.7.1	Change the maximum size of an accessory building in a Recreational Vehicle Park from 4.5m ² to 10m ² .	This amendment reflects a more appropriate size for accessory buildings in the City and is consistent with the maximum size of accessory buildings that can be built without a Building Permit.
53	9.2.1 9.2.3	Change "Automobile Sales, Service and Rental" to "Automobile Sales and Rental".	This is consistent with the use defined as 'Automobile Sales and Rental' which includes an automotive repair shop as an accessory use.
54	9.2.1 10.2.1	Change “Seniors Housing” to “Seniors Congregate Housing”.	This amendment will clarify the correct name of this use.
55	9.2.1	Remove "Wholesale" from the list of Permitted Uses.	There are no site-specific permitted wholesale uses in Corridor zones.

56	9.3.3	Amend the table to include borders around all rows.	This amendment will correct a formatting error.
57, 61, & 67	9.2.3 10.2.3 11.3.2 11.7.2	Update legal descriptions and remove consolidated lots.	General clean-up for properties with site-specific uses, site-specific conditions of uses, site-specific density, or site-specific height.
58	9.2.3.1	Delete Subsection 9.2.3.1.	This subsection will become redundant with the definition for 'Automobile Sales and Rental'.
59, 63, & 68	9.5.4 10.5.4 11.5.2	Delete the image used to describe the parameters for maximum building setback in these subsections.	The image used in these subsections is not necessary in providing information about the bylaw regulations.
60	10.2.2	Amend this subsection to clarify that the cumulative total Gross Floor Area of 2,000m ² applies only to non-residential uses on a lot in the CC1 zone.	The original intent of this subsection, being located within the 'PERMITTED USES' section, was to limit commercial uses only and not residential floor area.
62	10.5.4	Amend the table to remove italics and to correct the cell shading.	This amendment will correct a formatting error.
64	10.6.1	Remove the "Maximum Gross Floor Area" column from the table.	This section has caused confusion with maximum cumulative gross floor area already restricted under subsection 10.2.2 and is made redundant with maximum floor area ratio limited under subsection 10.3.1.
65	11.2.1	Allow "Laundromat" as a permitted use in DT11.	The intent of the DT11 zone is to provide for the day-to-day needs of nearby residents.
66	11.2.1	Change "Recreation al Facility" to "Recreational Facility".	This amendment will correct a typo.
69	13.2.1	Allow "Mini Storage" in the I2 zone.	The Light Industrial (I2) zone provides for industrial, some commercial, and storage yard uses, and mini storage facilities are a less intensive form of use meeting the intent of the zone.
70	13.2.1 13.2.3	Allow for "Seafood Processing" as a site-specific use in the I2 zone at 232, 242, 248, and 262 Southside Drive.	This use was previously permitted under "Food and Beverage Processing" in the former City of Nanaimo Zoning Bylaw 1993 No. 4000, but was removed through a bylaw amendment in 2004.

71	13.2.2	Amend the Condition of Use for Retail and remove the word "ratio".	The word "ratio" is redundant here as a percentage is given later in the same sentence.
72	14.3.2	Change the word "once" to "one.	This amendment will correct a typo.
73	14.5.2	Amend this subsection to add a space before the reference to "14.5.1".	This amendment will correct a formatting error.
74	14.5.3	Change reference from "Subsection 14.5.2" to "Subsection 14.5.1".	The incorrect subsection is currently referenced.
75 – 80, 82- 106	Schedule A	Rezone city-owned properties to PRC1 and PRC2.	These properties were generally acquired through subdivision to be used as parks or community services. Rezoning will formalize these uses.
81	Schedule A	Rezone the city-owned property at 2120 Labieux Road from Community Corridor (COR3) and High Tech Industrial (I3) to Community Service Zone One (CS1).	This property was acquired through a land exchange during the subdivision of the Madill site. Rezoning will eliminate split-zoning on the property and will reflect the most appropriate use for the site.
107	Schedule A	Rezone properties near Long Lake that went through a road closure from PRC1 and PRC2 to R1.	These properties were created in 2017 when an unconstructed portion of road right-of-way was closed. Rezoning to Single Dwelling Residential (R1) will acknowledge existing uses on the subject parcels while the remainder of the former road right-of-way will remain as parkland for the Loudon Walkway.

CITY OF NANAIMO

BYLAW NO. 4500.158

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 466, 469, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Zoning Bylaw Amendment Bylaw 2019 No. 4500.158".
2. The City of Nanaimo "Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

- (1) By deleting the first paragraph of the preamble under "City of Nanaimo Bylaw No. 4500" and replacing it with the following:

WHEREAS the Local Government Act of the Province of British Columbia authorizes a local government to enact bylaws, pursuant to the provisions of Sections 464, 469, 479, and 482 – Zoning Bylaws, which divides the municipality into zones and which sets regulations for each zone;

- (2) By deleting the text in section 2.5 to replacing it with:

Any person applying to have any provision of this Bylaw amending shall apply in writing by submitting an application in the form and manner prescribed in the City of Nanaimo "Development Approval Procedures and Notification Bylaw 1991 No. 3892" and any amendments thereto.

- (3) By amending section 3.1 to change the abbreviation for "Single Residential Dwelling" from "R1 / R1a" to "R1 / R1a / R1b".
- (4) By amending sections 3.1 and 7.1 to change the name of R6 zone from "Townhouse Residential" to "Low Density Residential".
- (5) By amending section 3.1 to change the name of the CC4 zone from "North Nanaimo Urban Centre" to "Woodgrove Urban Centre"
- (6) By deleting Part 4 "Use Index".
- (7) By adding the following definition of 'Automobile Sales and Rental' between 'Auction' and 'Automotive Body Shop':

AUTOMOBILE SALES AND RENTAL – means the use of land, buildings, or structures, for the sale or rental of motor vehicles. An automotive repair shop may be included as an accessory use.

- (8) By deleting the definition of 'Building Bylaw' and replacing it with the following:

BUILDING BYLAW – means “Building Bylaw 2016 No. 7224” of the City of Nanaimo and amendments thereto, and any subsequent bylaw or bylaws which may be enacted in the substitution therefore.

- (9) By adding the following definition of ‘Flanking Side Yard’ between ‘Finished Grade’ and ‘Flat Roof’:

FLANKING SIDE YARD – means a side yard that is parallel to a flanking side lot line.

- (10) By deleting the definition of ‘Food and Beverage Processing’ and replacing it with the following:

FOOD AND BEVERAGE PROCESSING - means the use of land, buildings, or structures for the processing, warehousing and distribution of food and beverage products. This definition includes Micro-Brewery, but specifically excludes the processing of livestock, fish, poultry, and other fowl.

- (11) By amending the definitions of ‘Gross Floor Area, Single Residential Dwelling or Duplex’ and ‘Gross Floor Area, All Other Uses’ by replacing “165cm” with “165mm”.

- (12) By deleting the definition of ‘Gross Floor Area, Accessory Building’ and replacing it with the following:

GROSS FLOOR AREA, ACCESSORY BUILDING – means the total of all floors, measured to the exterior face of the exterior walls of the building including covered decks but excluding a front porch, covered porch fronting on a lane, or open decks in the calculation of gross floor area. Where no carport or garage exists within the principal building up to 42m² of parking area shall also not be included within the gross floor area. This definition shall only apply to lots where the principal use is a single residential dwelling or duplex.

- (13) By amending the definition of ‘Gross Floor Area, All Other Uses’ by adding the following at the end of the definition:

7) Dedicated space for service rooms, to a maximum of 9.29m².

- (14) By deleting the definition of ‘Lot Depth’ and replacing it with the following:

LOT DEPTH – means the distance between the front and rear lot lines, as measured from the centre point of each; or, in the case of a pie-shaped lot or an irregular lot with no definable rear lot line, the distance between the centre of the front lot line and the point at which the most opposite lot lines intersect; or, in the case of a through lot, the distance between the centre point of the 2 front lot lines.

- (15) By deleting the definition of ‘Lot Line, Rear’ and replacing it with the following:

LOT LINE, REAR – means the lot line or lot lines opposite to, approximately parallel to, and most distant from the front lot line, as measured from the centre point of the front lot line to the centre point of the rear lot line(s). Where the rear portion of the lot is bounded by intersecting lot lines, the point of intersection shall be deemed the rear lot line.

- (16) By deleting the definition of 'Mobile Home' and replacing it with the following:

MOBILE HOME – means a dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture, and includes mobile homes which are either completely self-contained or are incomplete and fastened together and completed on site. A mobile home must be constructed to the current CAN/CSA Z240 (Mobile Home) standards.

- (17) By deleting the definition of 'Mobile Home Park' and replacing it with the following:

MOBILE HOME PARK – means a site used or intended to be used for the purpose of providing pads for the accommodation of 2 or more mobile homes or modular homes.

- (18) By adding the following definition of 'Modular Home' between 'Mobile Home Park' and 'Motor Vehicle':

MODULAR HOME – means a structure containing a dwelling unit and/or a secondary suite built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture, and includes modular homes which are either completed self-contained or are incomplete and fastened together and completed on site. A modular home must be constructed to the current CAN/CSA A277 (Modular Home) standards.

- (19) By moving the definition of 'Principal Building' to between 'Pharmacy' and 'Principal Use'.

- (20) By moving the definition of 'Printing and Publishing Facility' to between 'Principal Use' and 'Production Bakery'.

- (21) By adding the following definition of 'Roof Surface' between 'Roadway' and 'Rooming House':

ROOF SURFACE - means the total area of all roof surface visible in plan view, including eaves.

- (22) By adding the definition of 'Service Room' between 'Service Industry' and 'Setback' and adding it with the following:

SERVICE ROOM – means the portion of a building dedicated to equipment associated with building services including boiler rooms, furnace rooms, incinerator rooms, waste disposal rooms, and rooms to accommodate air conditioning or heating appliances, pumps, compressors, and electrical equipment. This definition does not include elevator machine rooms or common laundry facilities.

- (23) By deleting the definition of 'Single Residential Dwelling' and replacing it with the following:

SINGLE RESIDENTIAL DWELLING – means a building, consisting of one dwelling unit, used or intended to be used as the residence of one family, as a

community care facility licensed under the *Community Care Facility Act*, as a residential shelter, or a mobile home or modular home which:

- 1) exceeds a gross floor area of 87m²;
- 2) equals or exceeds a width of 7.3m;
- 3) is assembled on site upon a concrete perimeter foundation system; and
- 4) has a sloping roof.

A single residential dwelling does not include a recreational vehicle or tent.

(24) By amending subsection 6.1.1 to change “(CS-1)” to “(CS1)”.

(25) By amending subsection 6.2.1.7 to change “(I-4)” to “(I4)”.

(26) By deleting subsection 6.2.1.8 and replacing it with the following:

The sale and rental of containers is permitted as a ‘Tools / Equipment Rentals and Sales’ in the Highway Industrial (I1) and High Tech Industrial (I3) zones.

(27) By amending the table in subsection 6.5.1 to rename the last column title from “Conditions of Use” to “Conditions”.

(28) By amending the table in subsection 6.5.1 by adding the following condition for “Steps and Landings”:

Features less than 0.6m above finished grade have no required setback.

(29) By amending the table in subsection 6.5.1 to include “2m” in the row titled “Front Porch” under the “Flanking Side” column, and to delete the condition for “Front Porch” and replace with the following:

Such features shall only be allowed to project on a single residential dwelling, a duplex, or an accessory building containing a secondary suite. Only one front porch per dwelling unit or secondary suite may project into a setback.

(30) By deleting subsection 6.5.2 replacing with the following:

Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units shall not be located between the front face of a principal building and the nearest front lot line, and shall not be closer than 4.5m to side lot lines or closer than 3m to rear lot lines. Heat pumps and central air conditioning units shall be screened from view from streets.

(31) By deleting subsection 6.6.3.1 and replacing it with the following:

Notwithstanding Subsection 6.6.3, the minimum rear yard setback for an accessory building shall be 1.5m regardless of zoning, provided that:

- a) the accessory building has a Gross Floor Area of less than 10m²;
- b) the accessory building is placed directly on, but not affixed to, the ground or on blocks which are affixed to the ground; and
- c) the height of an accessory building does not exceed 3m.

(32) By amending subsection 6.7.3 to replace “‘CITY OF NANAIMO BUILDING BYLAW 2003 NO. 5693’, and amendments thereto” with “the Building Bylaw” and

amending subsection 6.11.2 to replace “Section 23 of ‘City of Nanaimo Building Bylaw 2003 No. 5693’” with “the Building Bylaw”.

- (33) By amending subsection 6.7.3 to remove the line break between items c) and d).
- (34) By amending the section number of ‘Height Exemptions’ to read “6.8”.
- (35) By moving the two images in section 6.10 to appear below subsection 6.9.1.
- (36) By amending the table in subsection 6.10.2 to change the list of zones in the first row to:

R1 / R1a to R1, R13 to R15, and CD9
- (37) By adding the following as subsection 6.15.1.1:

Notwithstanding Subsection 6.15.1, secondary suites are permitted on lots where there are two principal dwellings, provided that the lot is greater than 0.4 hectares.
- (38) By amending subsection 6.15.3.4 to delete the “.” at the end of the sentence of replace with “; and”.
- (39) By deleting the table in subsection 6.16.2 and replacing it with the following:

Zones	Maximum Number Of Guest Rooms	Maximum Number Of Guests
R1 / R1a / R1b to R5, R7, R10, R13, R14, AR1, AR2, and COR1	2	4
R6, R8, R9, R15, COR2, COR3, CC1, CC2, CC3, CC4, Downtown, W2, W3, and W4	4	9

- (40) By amending subsections 6.17.1.3, 6.21.1, 6.22.3, and 6.22.7 by changing references to the *Local Government Act* from “Section 905” to “Section 483”, from “Section 944” to “Section 512”, and from “Section 946” to “Section 514”.
- (41) By deleting subsection 6.22.2 and section 6.23 and adding the following as section 6.23:

6.23 NANAIMO PARKWAY

- 6.23.1 Notwithstanding the front yard setback requirements of this Bylaw, the minimum front yard setback shall be 20m where a lot abuts the Nanaimo Parkway right-of-way.
- 6.23.2 Notwithstanding the lot depth requirements of this Bylaw, the minimum lot depth of a lot created by subdivision shall be 45m where a lot abuts the Nanaimo Parkway right-of-way.

- (42) By amending the table in subsection 7.2.1 by adding the following under “Conditions of Use” for ‘Single Residential Dwelling’:

See Subsection 7.2.2

- (43) By deleting subsection 7.2.2 and replacing it with the following:

Notwithstanding Subsection 7.2.1, within the R1 / R1a zones where a corner lot has a lot area greater than 700m² but does not meet the lot area, lot depth or lot frontage requirements for subdivision, a total of up to two single residential dwellings or one duplex shall be permitted provided one front door faces the front yard and the other front door faces the flanking side yard.

- (44) By amending the table in subsection 7.3.1 to delete the text under “Additional Density” for ‘R1 / R1a and replace it with the following:

Where a corner lot has a lot area greater than 700m² but does not meet the lot area, lot depth or lot frontage requirements for subdivision, a total of up to two single residential dwellings or one duplex shall be permitted provided one front door faces the front yard and the other front door faces the flanking side yard.

Where more than one dwelling is located on a corner lot a secondary suite shall not be permitted in either dwelling.

Where the lot area is greater than 0.4 hectares, on additional single residential dwelling shall be permitted.

- (45) By amending subsection 7.3.2 to indent the second line.

- (46) By amending the table in subsection in 7.4.1 to change the text, in the row titled R3 under Minimum Lot Depth, from “30” to “30m”.

- (47) By deleting subsection 7.4.2 and replacing it with the following:

For the purposes of subdivision where the lot abuts a watercourse, as indicated on Schedule C, or is subject to a geotechnical setback, the required watercourse leavestrip or geotechnical setback area shall not be included in the calculation of a lot area.

- (48) By amending subsections 7.5.1, 7.6.1, 8.5.1, 9.5.1, 10.5.1, 11.4.2, 11.5.1, and 12.3.1 to replace the word “indentifies” with “identifies” and to replace the word “indentified” with “identified”.

- (49) By deleting subsection 7.5.7 and replacing it with the following:

Notwithstanding Subsection 7.5.1, where the principal use is a single residential dwelling in the R8 zone, the minimum required setback from the property lines shall be as specified within the R1 zone.

- (50) By deleting footnote ² below the table in subsection 7.6.1 and replacing it with the following:

Gable ends, localized depressions, and dormers to a maximum of 25% of the wall length are exempt from the calculation of perimeter wall height. Covered decks or additional height above the maximum perimeter wall height must be set back a minimum of 2.44m from the perimeter wall.

- (51) By amending subsection 7.6.4 and replacing it with the following:

Notwithstanding Subsection 7.6.1, where the principal use is a single residential dwelling in the R8 zone, the maximum allowable size of a single residential dwelling shall not exceed the allowable height, lot coverage and perimeter wall height which is permitted within the R1/R1a zone.

- (52) By amending subsection 7.7.1 to replace “4.5m²” with “10m²”.

- (53) By amending the tables in subsections 9.2.1 and 9.2.3 to replace “Automobile Sales, Service and Rentals” with “Automobile Sales and Rental”.

- (54) By amending the tables in subsections 9.2.1 and 10.2.1 to replace “Seniors Housing” with “Seniors Congregate Housing”.

- (55) By amending the table in subsection 9.2.1 to delete the last row titled “Wholesale”.

- (56) By amending the table in subsection 9.2.3 to include dividing lines between all rows.

- (57) By amending the table in subsection 9.2.3 to delete the rows containing 4169 Wellington Road and 4171 Wellington, to change the legal description for 4181 Wellington Road to “LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN EPP22297”, to delete the row containing 440 Wakesiah Avenue, to add a row under Student Housing for 416 Wakesiah Avenue with the legal description “LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP58523”, and to add a row under Student Housing for 438 Wakesiah Avenue with the legal description “LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP88789”.

- (58) By deleting subsection 9.2.3.1.

- (59) By deleting subsection 9.5.4 and replacing it with the following:

Notwithstanding Subsection 9.5.1, where only one principal building exists on the lot no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback.

- (60) By deleting subsection 10.2.2 and replacing it with the following:

Notwithstanding Subsection 10.2.1 the cumulative total Gross Floor Area of all non-residential space on a lot within the CC1 zone shall not exceed 2,000m².

- (61) By deleting subsection 10.2.3 and replacing it with the following:

Notwithstanding Subsection 10.2.1, within the CC2 zone a Retail Grocery Store greater than 2000m² is permitted at the property legally described as LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN EPP85567 (867 Bruce Avenue).

- (62) By amending the table in subsection 10.2.5 to remove all italics-styed font and to alternate the cell shading based on the listed use.
- (63) By deleting subsection 10.5.4 and replacing it with the following:

Notwithstanding Subsection 10.5.1, where only one principal building exists on the lot no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback.
- (64) By amending the table in subsection 10.6.1 to delete the column titled “Maximum Gross Floor Area”.
- (65) By amending the table in subsection 11.2.1 to include “P” under the DT11 column in the row titled “Laundromat”.
- (66) By amending the table in subsection 11.2.1 to change “Recreation al Facility” to “Recreational Facility”.
- (67) By amending the tables in subsections 11.3.2 and 11.7.2 to change “65 and 77 Chapel Street” to “77 Chapel Street” and to change its legal descriptions to “LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 86703”, and to change the legal descriptions for 100 Gordon Street to “LOT A, SECTION 1, NANAIMO DISTRICT AND OF THE BED OF THE PUBLIC HARBOUR, PLAN EPP30518”.
- (68) By deleting subsection 11.5.2 and replacing it with the following:

Notwithstanding Subsection 11.5.1, where only one principal building exists on the lot no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback.
- (69) By amending the table in subsection 13.2.1 to include “P” under the I2 column in the row titled “Mini Storage”.
- (70) By amending the table in subsection 13.2.1 to include “SS” under the I2 column in the row titled “Seafood Processing”, and amending the table in subsection 13.2.3 to add the following row:

Seafood Processing	232, 242, 248, and 262 Southside Drive	LOTS 4, 5, & 7, SECTION 1, NANAIMO DISTRICT, PLAN 30868 LOT 1 (DD EC123851), SECTION 1, NANAIMO DISTRICT, PLAN 38212
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- (71) By amending the table in subsection 13.2.2 to delete the text under “Conditions of Use” in the row titled “Retail” and replace it with the following:

Retail sale and display of goods shall be permitted, provided the total Gross Floor Area devoted to retail and display does not exceed 25% of the total Gross Floor Area of the principal use.
- (72) By amending subsection 14.3.2 by changing the word “once” to “one”.

- (73) By deleting subsection 14.5.2 and replacing it with the following:

Notwithstanding Subsection 14.5.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.
- (74) By deleting subsection 14.5.3 and replacing it with the following:

Notwithstanding Subsection 14.5.1, where a property abuts a major road, an additional 2.5m of front yard setback is required.
- (75) By rezoning those lands as shown on Schedule A – Map 1 (5527 Cliffside Road) from Steep Slope Residential (R10) to Parks, Recreation and Culture Two (PRC2).
- (76) By rezoning those lands as shown on Schedule A – Map 2 (5291 Entwhistle Drive) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (77) By rezoning those lands as shown on Schedule A – Map 3 (850 Stirling Avenue) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (78) By rezoning those lands as shown on Schedule A – Map 4 (501 Duke Point Highway) from Industrial (I4) to Parks, Recreation and Culture One (PRC1).
- (79) By rezoning those lands as shown on Schedule A – Map 5 (708 Bruce Avenue) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (80) By rezoning those lands as shown on Schedule A – Map 6 (2817 Tamara Drive) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (81) By rezoning those lands as shown on Schedule A – Map 7 (2120 Labieux Road) from Community Corridor (COR3) and High Tech Industrial (I3) to Community Service One (CS1).
- (82) By rezoning those lands as shown on Schedule A – Map 8 (3831 Shenton Road) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (83) By rezoning those lands as shown on Schedule A – Map 9 (5784 and 5787 Linley Valley Drive) from Steep Slope Residential (R10) and Parks, Recreation and Culture One (PRC1) to Parks, Recreation and Culture One (PRC1) and Parks, Recreation and Culture Two (PRC2).
- (84) By rezoning those lands as shown on Schedule A – Map 10 (390 Cambie Road) from Single Dwelling Residential – Small Lot (R2) to Parks, Recreation and Culture One (PRC1).
- (85) By rezoning those lands as shown on Schedule A – Map 11 (151 Kian Place and 3675 Sunrise Place) from Steep Slope Residential (R10) and Parks, Recreation and Culture Two (PRC2) to Parks, Recreation and Culture One (PRC1).

- (86) By rezoning those lands as shown on Schedule A – Map 12 (3518 Hillside Avenue, 4877 Lost Lake Road, 5340 Smokey Crescent, and 5260 Tanya Drive) from Steep Slope Residential (R10) and Urban Reserve (AR2) to Parks, Recreation and Culture One (PRC1).
- (87) By rezoning those lands as shown on Schedule A – Map 13 (5650 Linley Valley Drive A) from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC1).
- (88) By rezoning those lands as shown on Schedule A – Map 14 (5994 Stillwater Way) from Single Dwelling Residential – Small Lot (R2) to Parks, Recreation and Culture One (PRC1).
- (89) By rezoning those lands as shown on Schedule A – Map 15 (993 Kolby Avenue) from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2).
- (90) By rezoning those lands as shown on Schedule A – Map 16 (414 Westwood Road) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (91) By rezoning those lands as shown on Schedule A – Map 17 (1599 Extension Road) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (92) By rezoning those lands as shown on Schedule A – Map 18 (1738 Harambe Way) from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2).
- (93) By rezoning those lands as shown on Schedule A – Map 19 (5787 Linley Valley Drive) from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC1).
- (94) By rezoning those lands as shown on Schedule A – Map 20 (5747 Linyard Road) from Steep Slope Residential (R10) to Parks, Recreation and Culture Two (PRC2).
- (95) By rezoning those lands as shown on Schedule A – Map 21 (1327 Langara Drive) from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2).
- (96) By rezoning those lands as shown on Schedule A – Map 22 (563 Doreen Place) from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2).
- (97) By rezoning those lands as shown on Schedule A – Map 23 (1001 Trumpeter Terrace) from Single Dwelling Residential (R1) and Rural Resource (AR1) to Parks, Recreation and Culture One (PRC1) and Parks, Recreation and Culture Two (PRC2).
- (98) By rezoning those lands as shown on Schedule A – Map 24 (3900 Jingle Pot Road) from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2).

- (99) By rezoning those lands as shown on Schedule A – Map 25 (100 Hawk Point Road) from Steep Slope Residential (R10) to Parks, Recreation and Culture Two (PRC2).
- (100) By rezoning those lands as shown on Schedule A – Map 26 (551 Grewal Place) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (101) By rezoning those lands as shown on Schedule A – Map 27 (603 Nottingham Drive) from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC1).
- (102) By rezoning those lands as shown on Schedule A – Map 28 (1620 College Drive) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).
- (103) By rezoning those lands as shown on Schedule A – Map 29 (638 Sarum Way) from Single Dwelling Residential – Small Lot (R2) to Parks, Recreation and Culture Two (PRC2).
- (104) By rezoning those lands as shown on Schedule A – Map 30 (3921 Jingle Pot Road) from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2).
- (105) By rezoning those lands as shown on Schedule A – Map 31 (3726 Delia Terrace) from Steep Slope Residential (R10) to Parks, Recreation and Culture Two (PRC2).
- (106) By rezoning those lands as shown on Schedule A – Map 32 (893 Kentwood Way) from Steep Slope Residential (R10) to Parks, Recreation and Culture Two (PRC2).
- (107) By rezoning those lands as shown on Schedule A – Map 33 (4044 Apsley Avenue, 4104A and 4134 and 4176A Wellesley Avenue, and 4200A and 4220A and 4246A and 4288A Victoria Avenue) from Parks, Recreation and Culture One (PRC1) and Parks, Recreation and Culture Two (PRC2) to Single Dwelling Residential (R1).

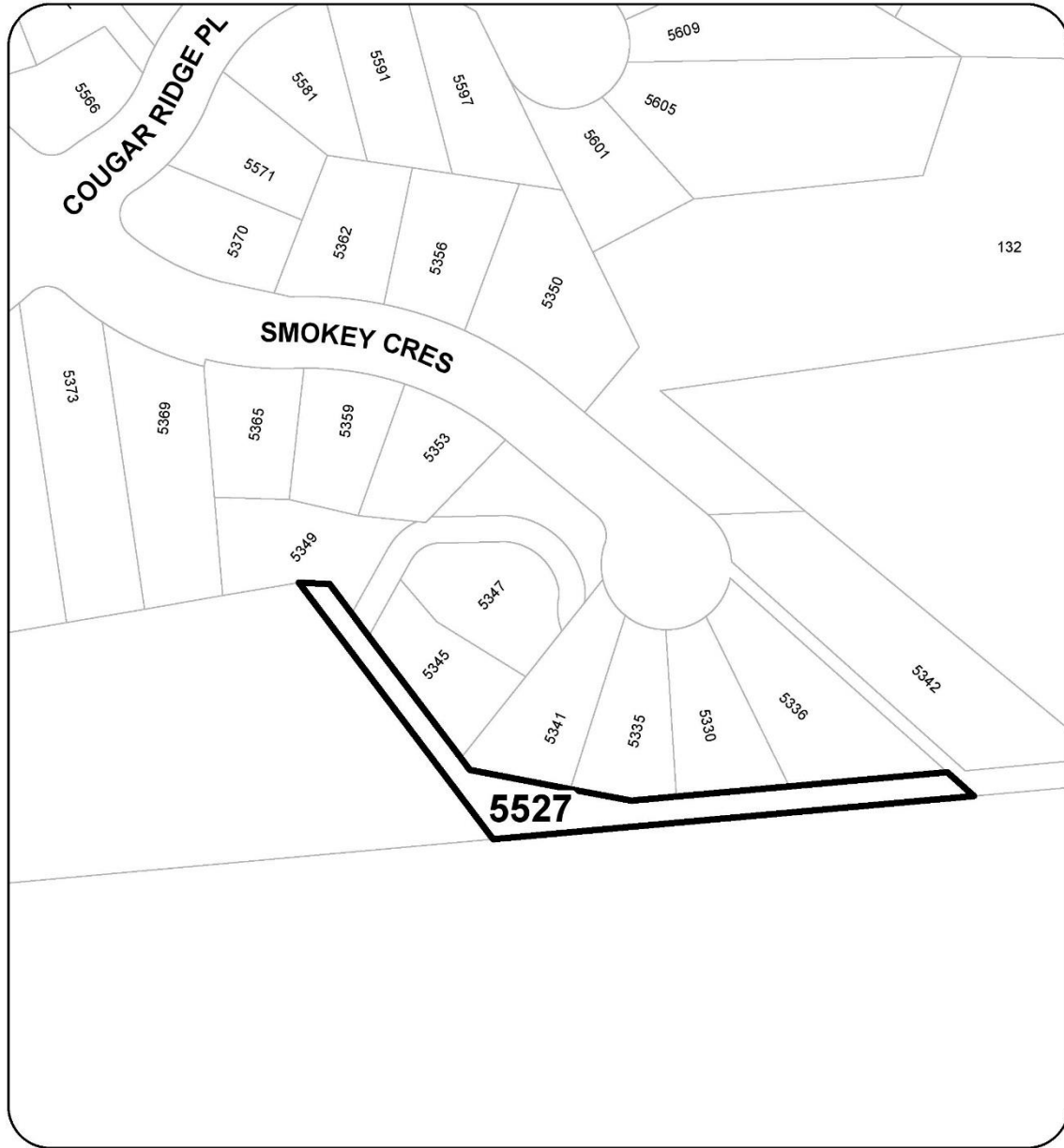
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PASSED SECOND READING: _____
PUBLIC HEARING HELD: _____
PASSED THIRD READING: _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE A

MAP 1



LOCATION PLAN

Civic: 5527 CLIFFSIDE ROAD
Legal Description: PARK DEDICATED BY PLAN VIP74324

SCHEDULE A

MAP 2



LOCATION PLAN

Civic: 5291 ENTWHISTLE DRIVE

Legal Description: PARK DEDICATED BY PLAN EPP43223



SUBJECT PROPERTY

SCHEDULE A

MAP 3



LOCATION PLAN

Civic: 850 STIRLING AVENUE
Legal Description: PARK DEDICATED BY PLAN 40149
ADJACENT TO LOT 1

SCHEDULE A

MAP 4



LOCATION PLAN

Civic: 501 DUKE POINT HIGHWAY
Legal Description: THT PRT OF SEC 8, LD 32
INCL IN PLN 49226

SCHEDULE A

MAP 5

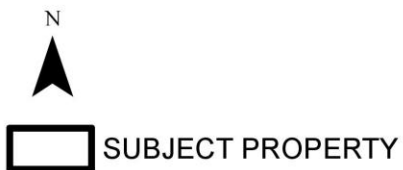
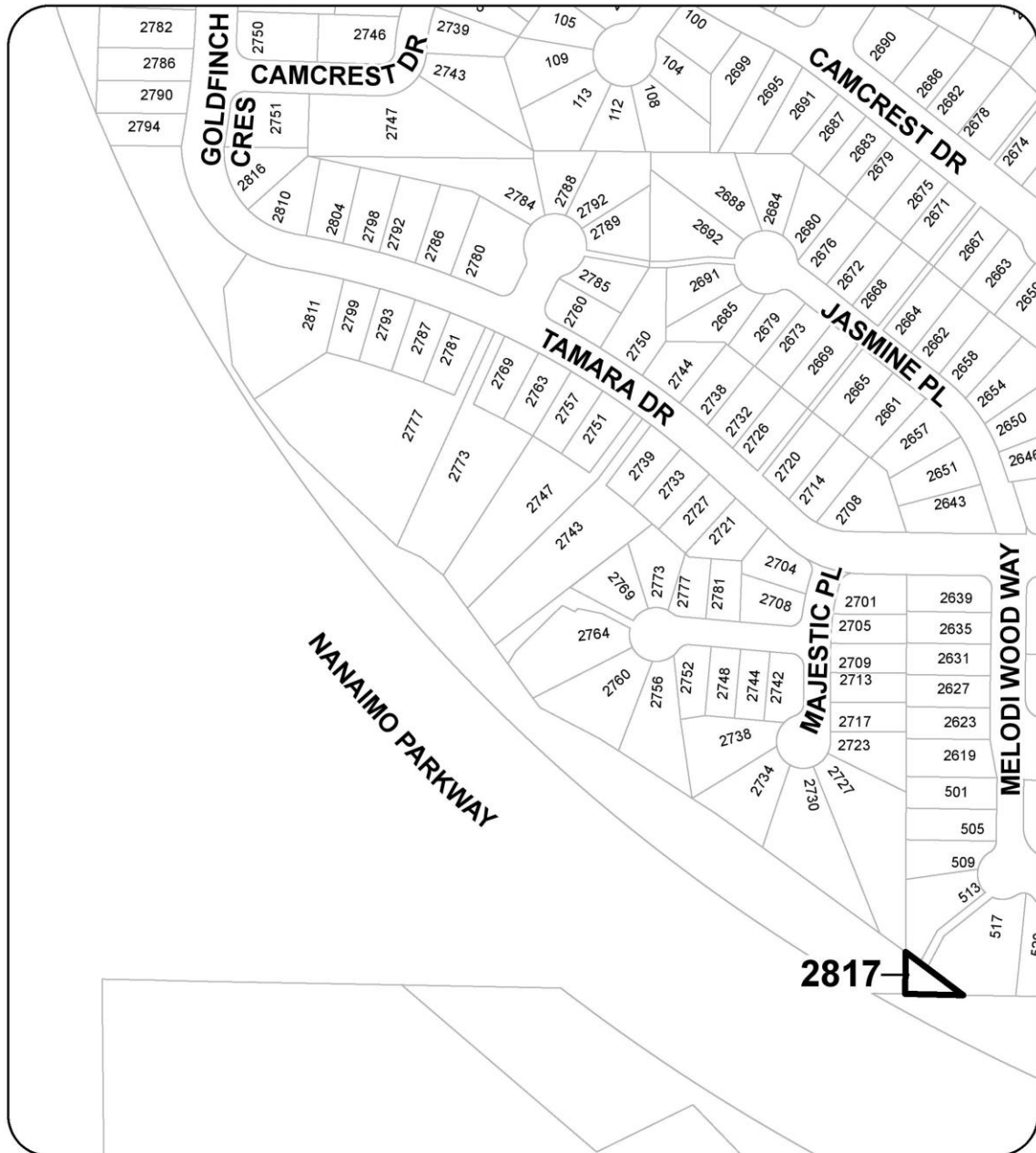


LOCATION PLAN

Civic: 708 BRUCE AVENUE
Legal Description: THT PRT OF SEC 18, RGE 9
SEC 1, LD 32, PLN 1387
INCL WITHN BNDYS OF PLN 63 RW

SCHEDULE A

MAP 6

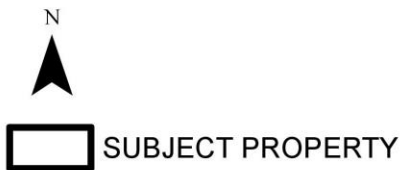
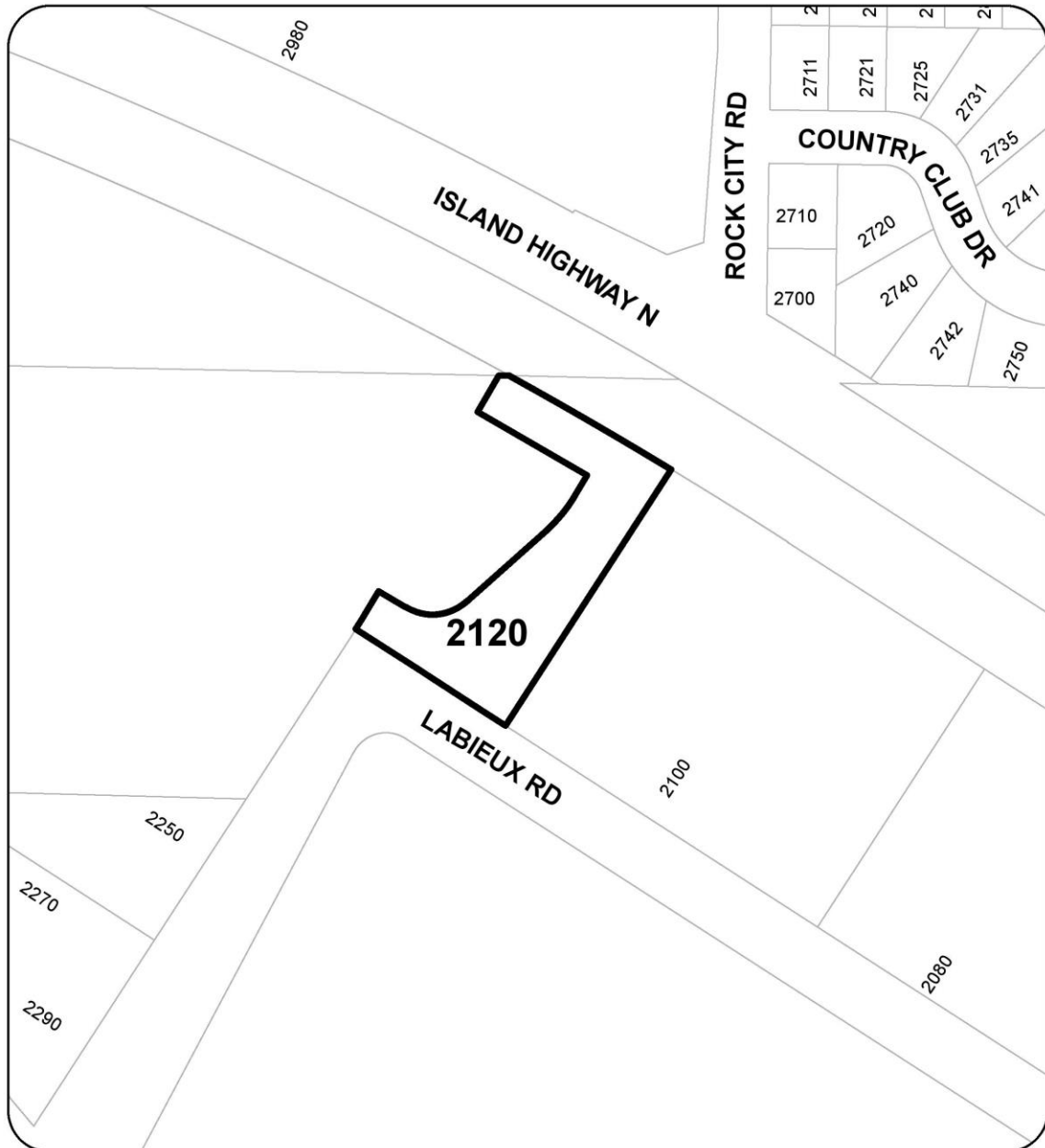


LOCATION PLAN

Civic: 2817 TAMARA DRIVE
Legal Description: PARK DEDICATED BY PLAN VIP80216

SCHEDULE A

MAP 7

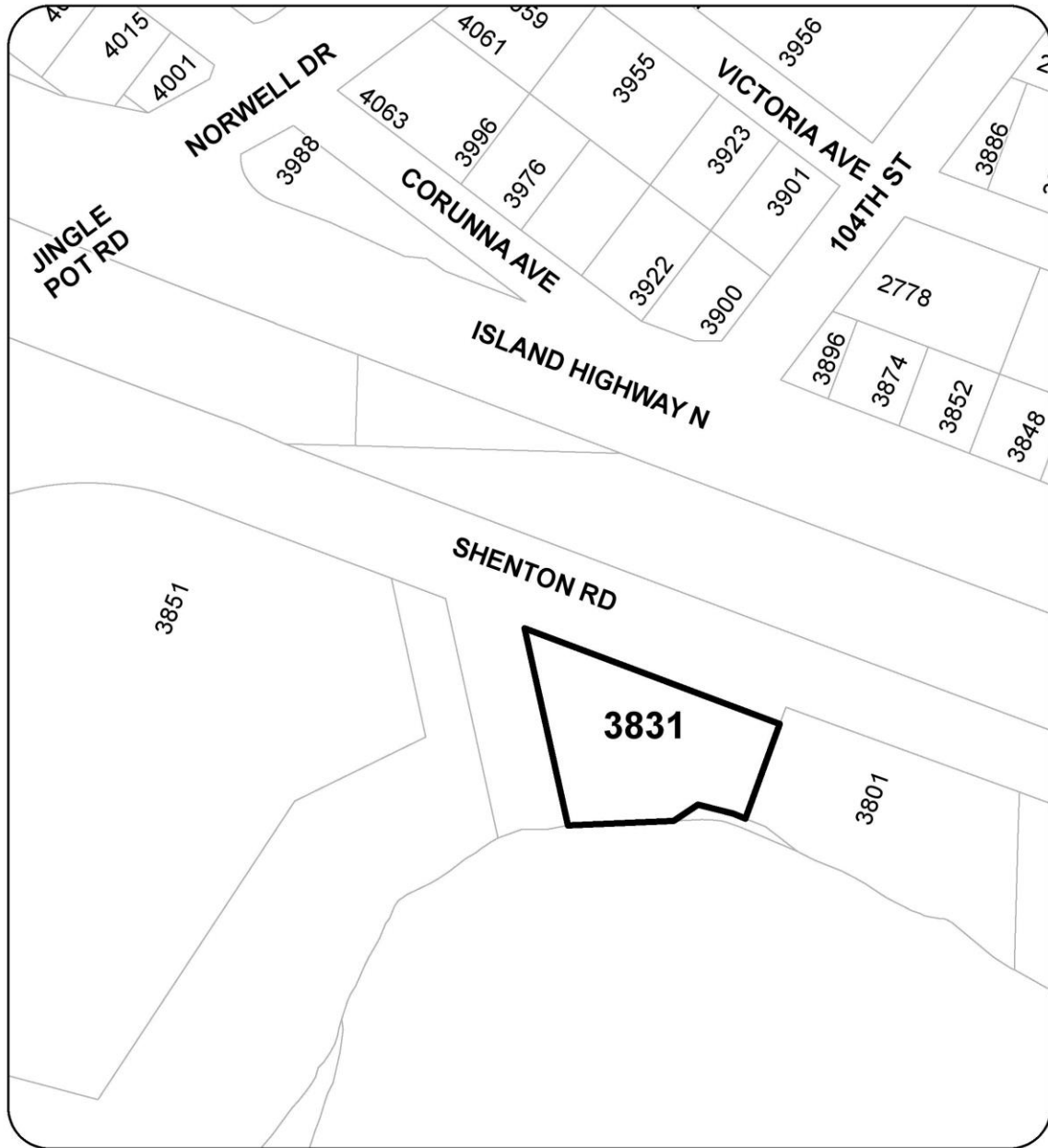


LOCATION PLAN

Civic: 2120 LABIEUX ROAD
Legal Description: LOT 4, SECTION 20, RANGE 7
MOUNTAIN DISTRICT, PLAN EPP67724

SCHEDULE A

MAP 8

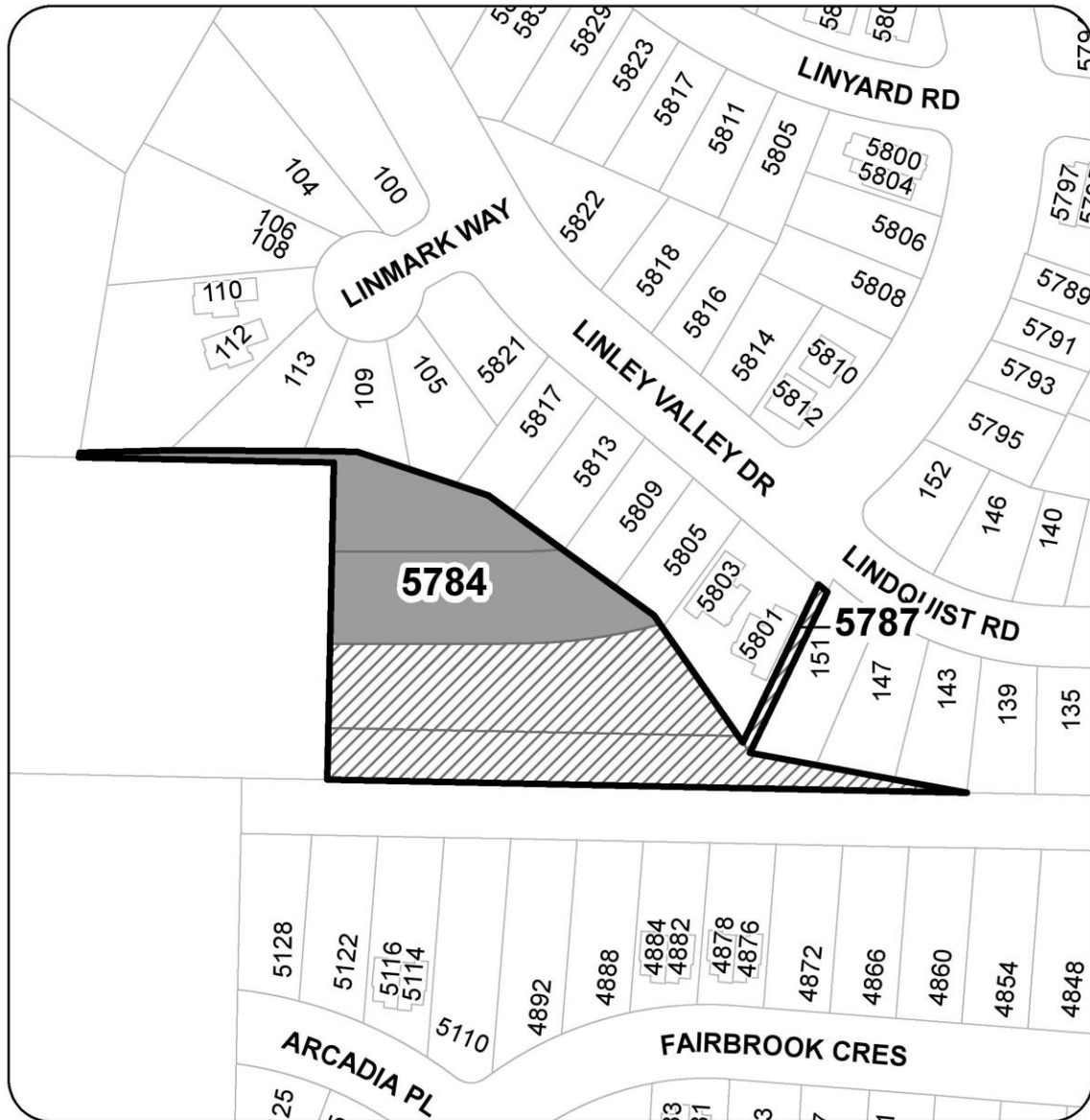





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□ SUBJECT PROPERTY

LOCATION PLAN
Civic: 3831 SHENTON ROAD
Legal Description: PARK DEDICATED BY PLAN EPP69258

SCHEDULE A

MAP 9



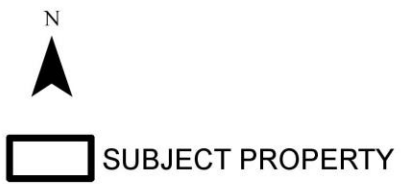
- N
-  SUBJECT PROPERTY
 -  PORTION OF PROPERTY TO BE REZONED PRC-1
 -  PORTION OF PROPERTY TO BE REZONED PRC-2

LOCATION PLAN

Civic: 5784 & 5787 LINLEY VALLEY DRIVE
Legal Description: PARK DEDICATED BY PLANS
EPP66116 & EPP73181

SCHEDULE A

MAP 10



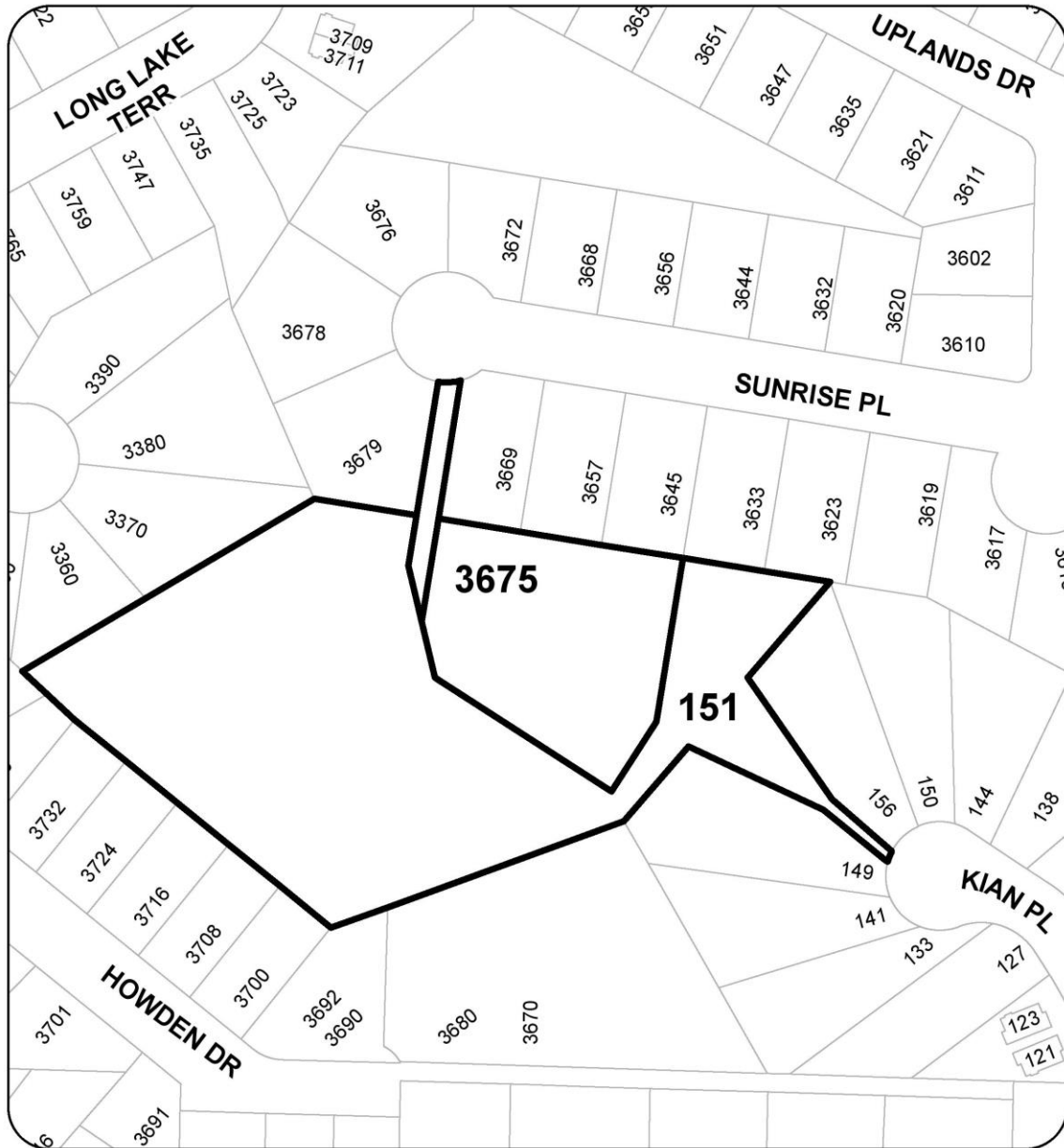
LOCATION PLAN

Civic: 390 CAMBIE ROAD
Legal Description: PARK DEDICATED BY PLAN EPP55889

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SCHEDULE A

SCHEDULE K



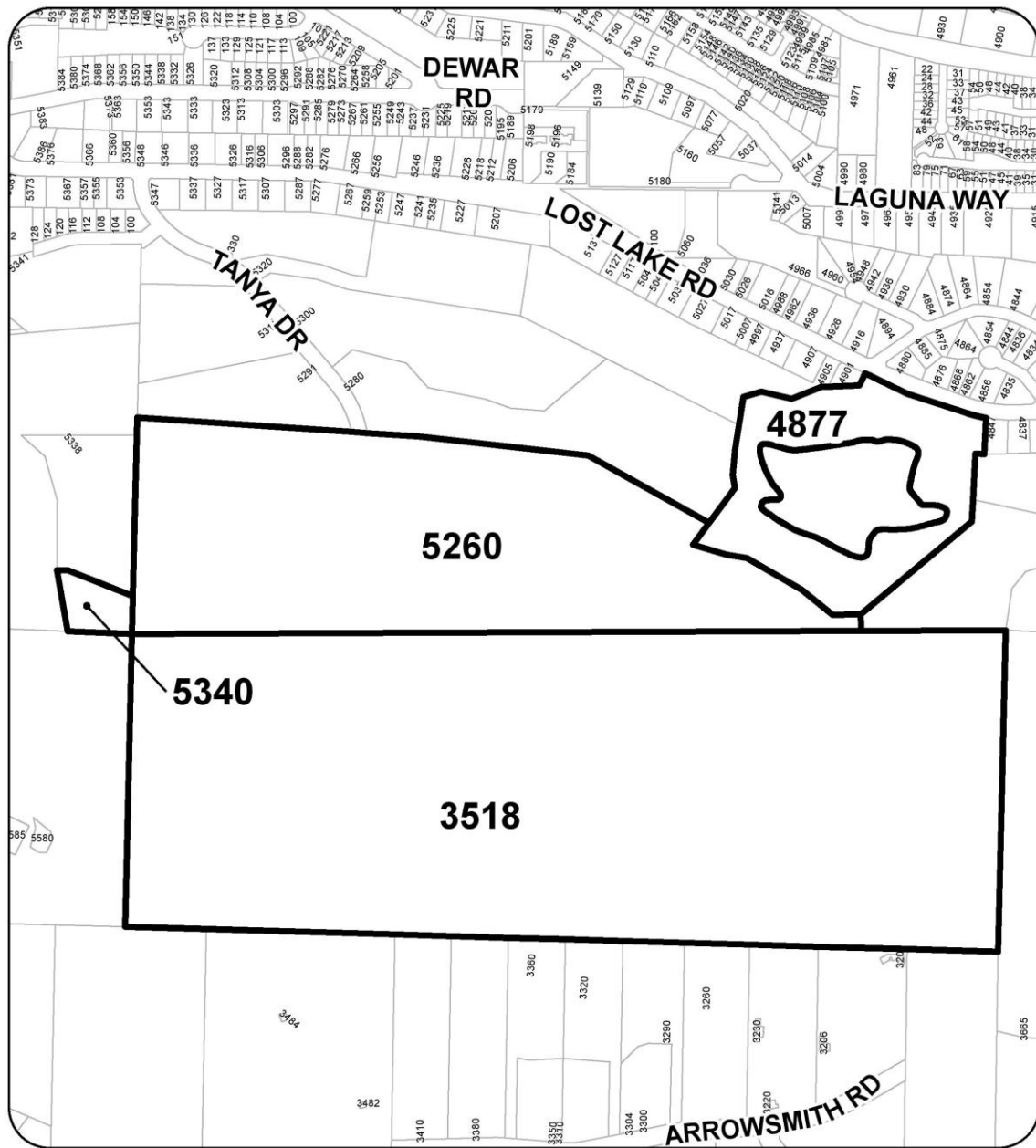
SUBJECT PROPERTIES

LOCATION PLAN

Civic: 151 KIAN PLACE & 3675 SUNRISE PLACE
Legal Description: PARK DEDICATED BY PLAN EPP60928
& LOT 1, DISTRICT LOT 17, WELLINGTON DISTRICT
PLAN 17709

SCHEDULE A

MAP 12



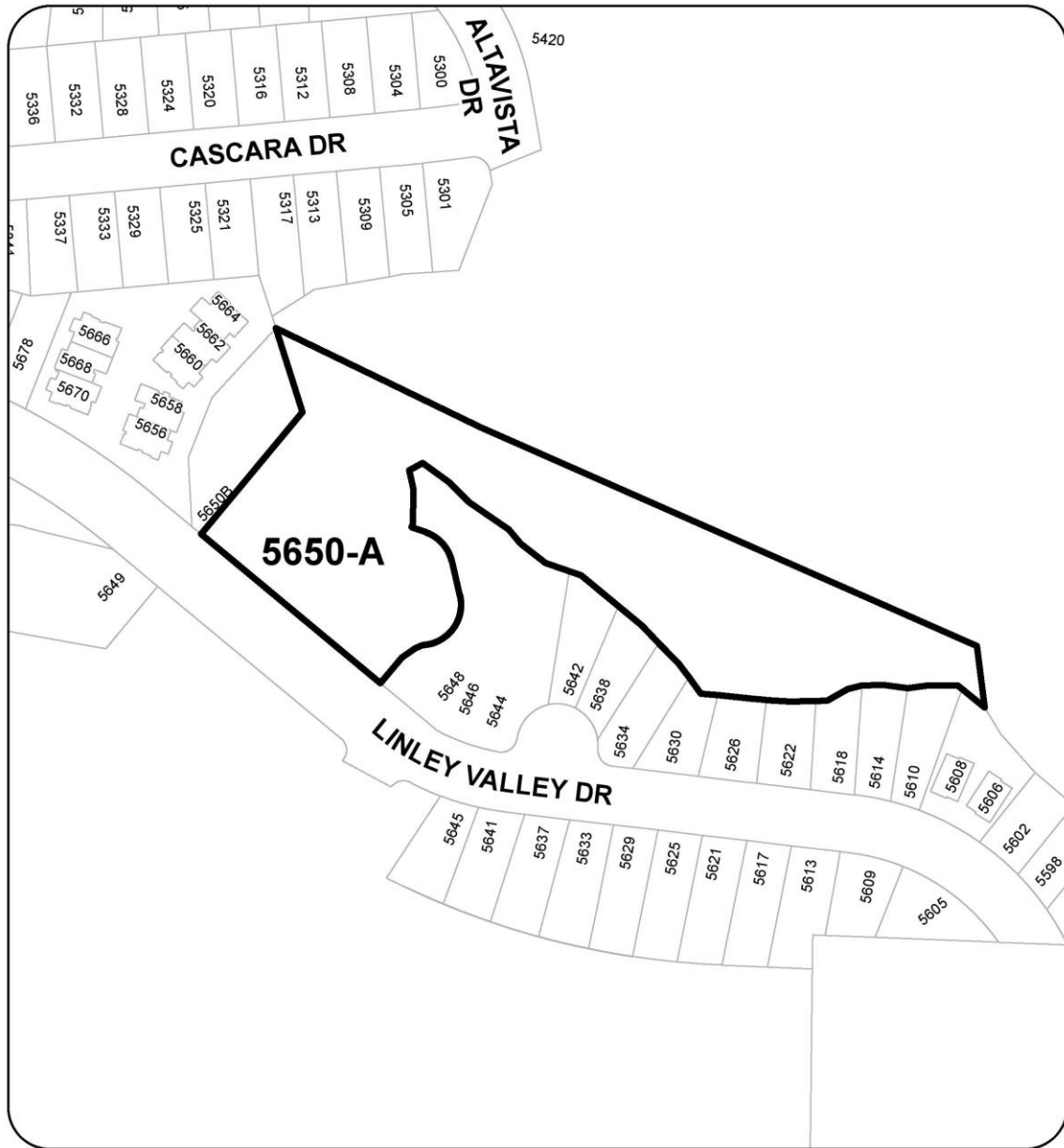
LOCATION PLAN



Civic: 5260 TANYA DRIVE, 5340 SMOKEY CRESCENT
3518 HILLSIDE AVENUE, 4877 LOST LAKE ROAD
Legal: LOT 6, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120; PARK DEDICATED BY PLAN EPP62849; THAT PART OF DISTRICT LOT 43, WELLINGTON DISTRICT LYING TO THE EAST OF THE PRODUCTION SOUTHERLY OF THE MOST EASTERLY BOUNDARY OF DISTRICT LOT 50, WELLINGTON DISTRICT; LOT 1, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 20015 LOST LAKE WATER STORAGE SITE, ETC

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MAP 13



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□ SUBJECT PROPERTY

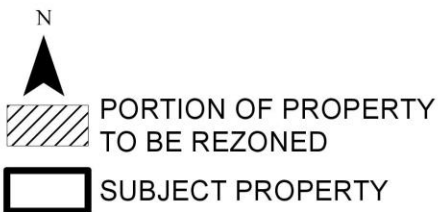
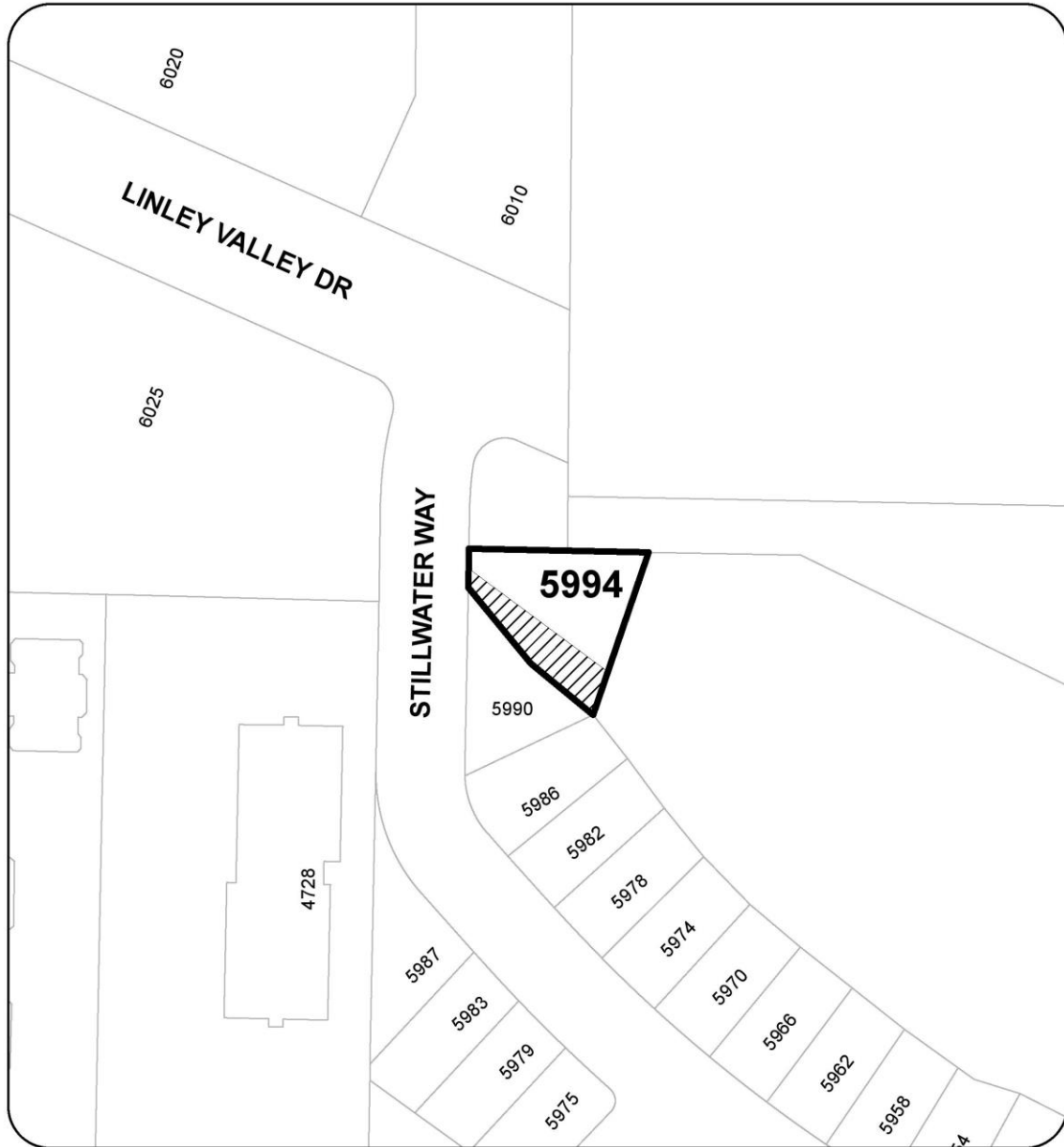
LOCATION PLAN

Civic: 5650 LINLEY VALLEY DRIVE
Legal Description: PARK DEDICATED BY PLAN EPP62850

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SCHEDULE A

MAP 14

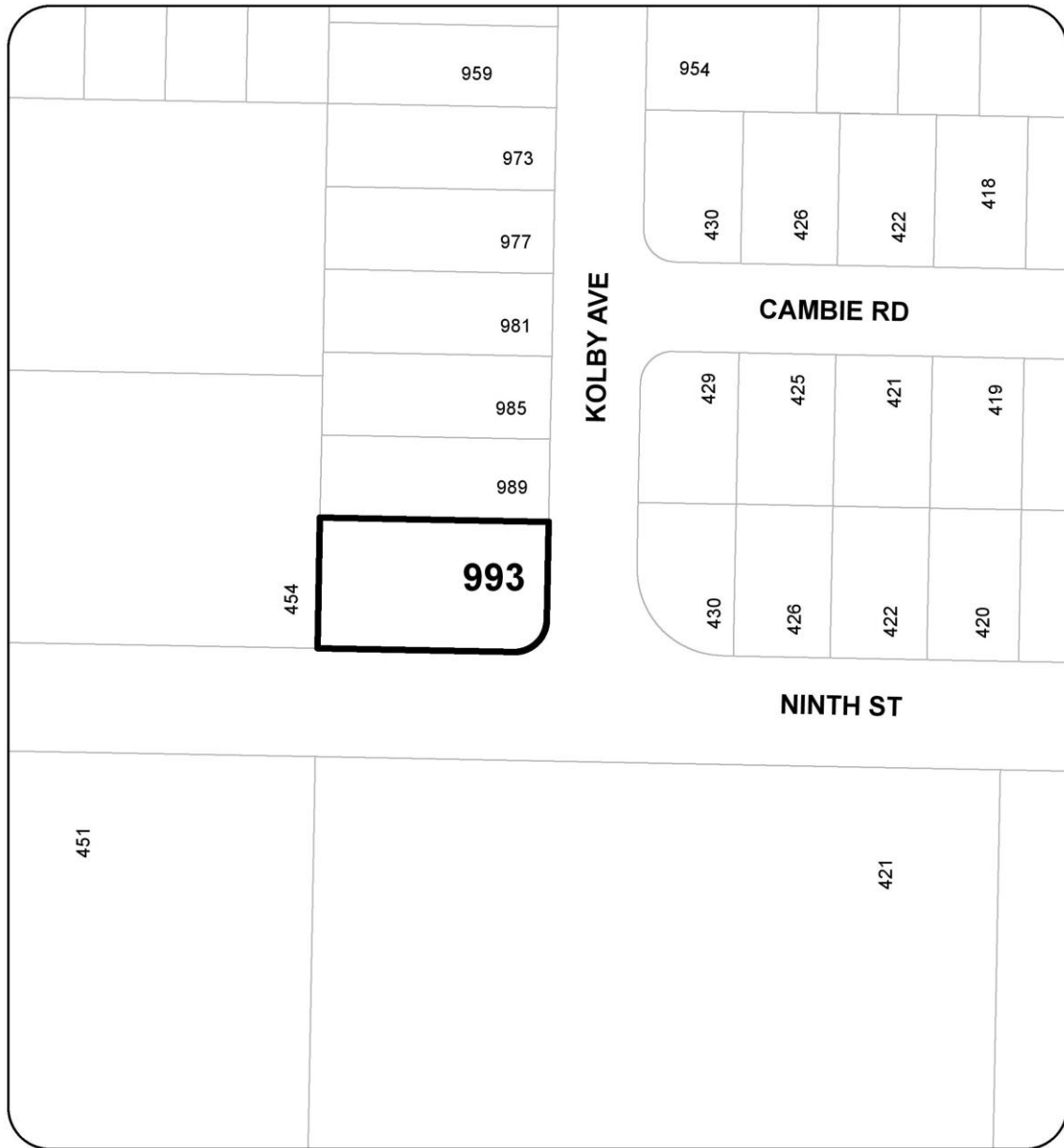


LOCATION PLAN

Civic: 5994 STILLWATER WAY
Legal Description: PARK DEDICATED BY PLAN EPP55143

SCHEDULE A

MAP 15



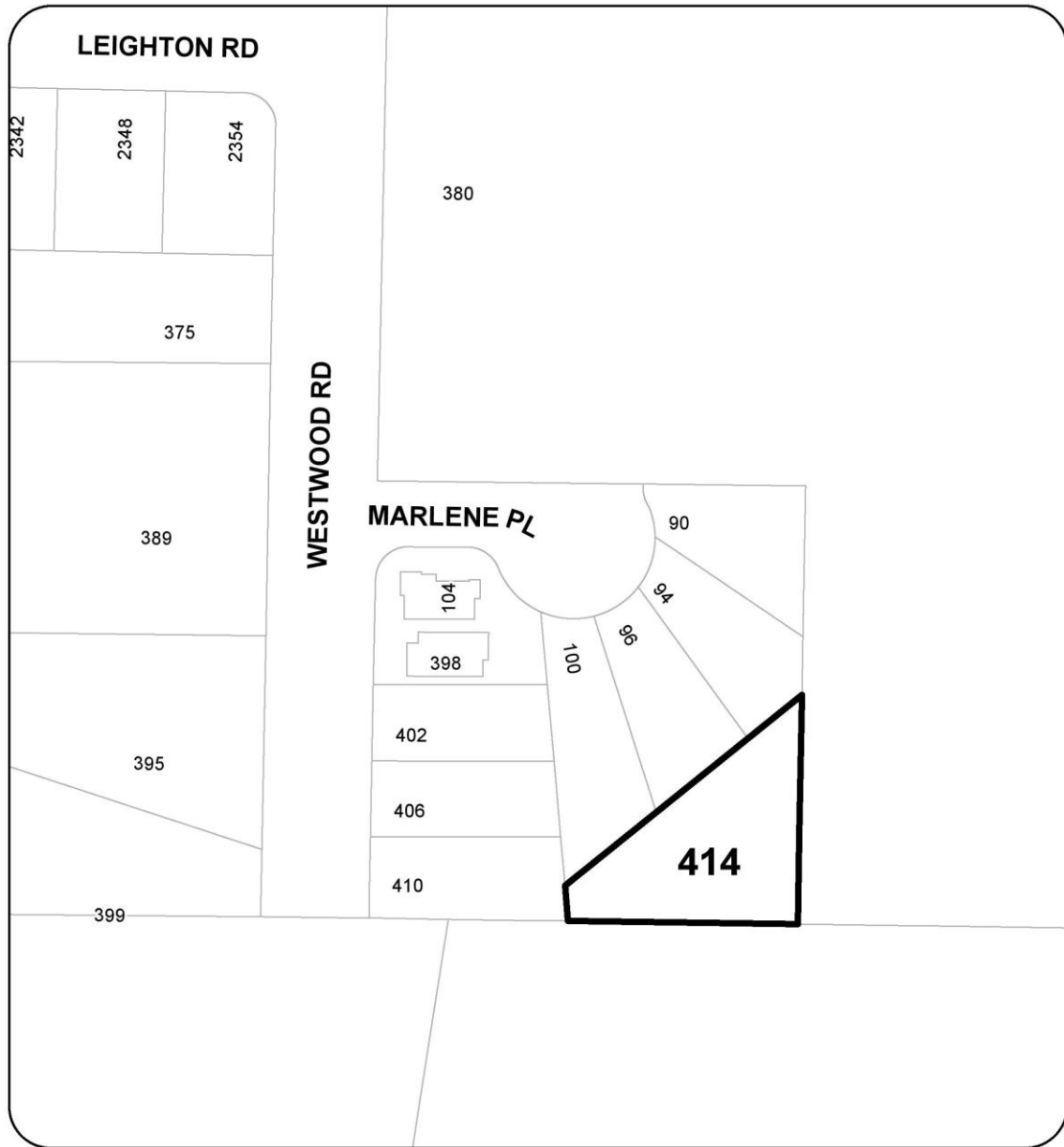
SUBJECT PROPERTY

LOCATION PLAN

Civic: 993 KOLBY AVENUE
Legal Description: PARK DEDICATED BY PLAN EPP62561

SCHEDULE A

MAP 16



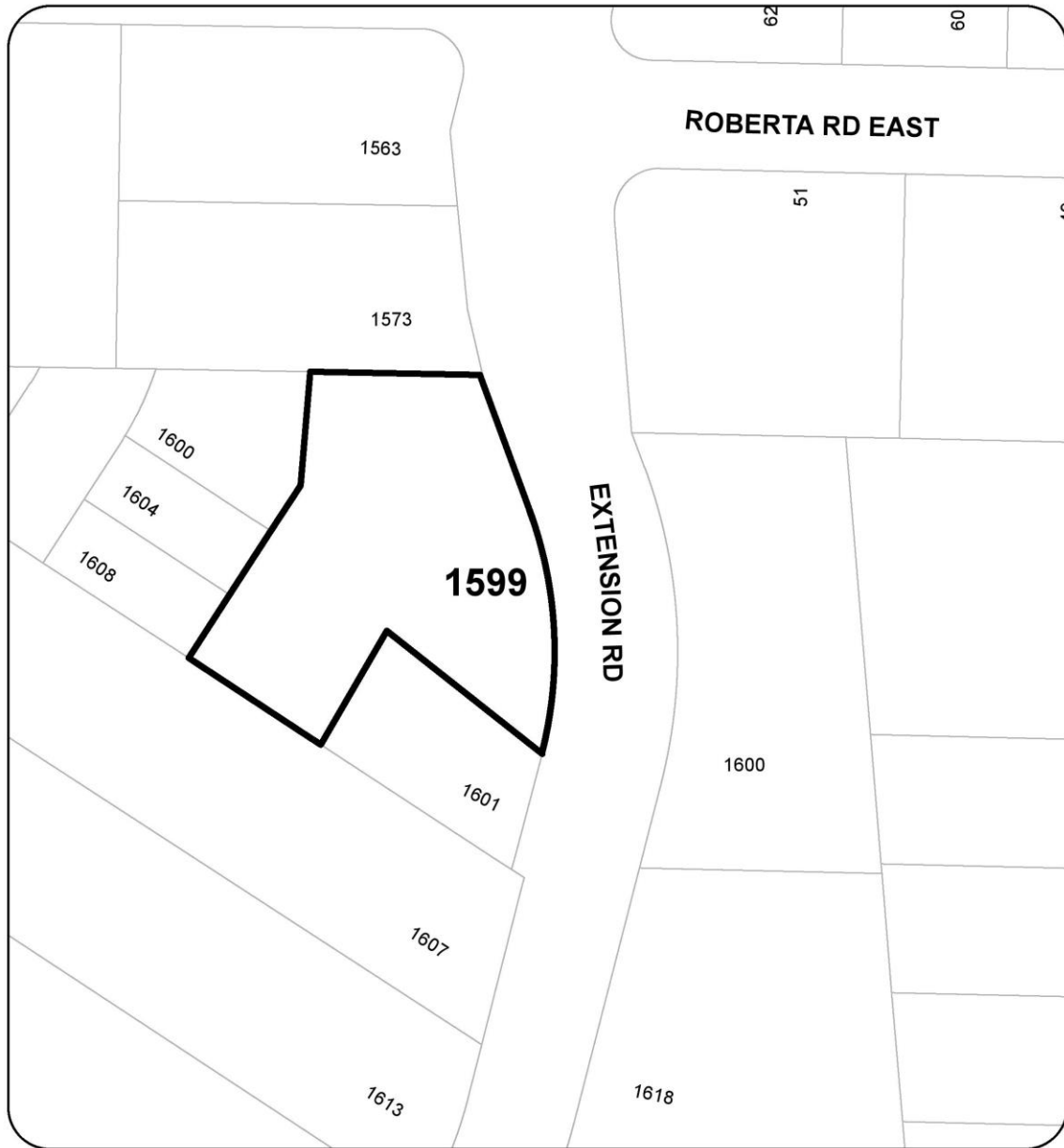
SUBJECT PROPERTY

LOCATION PLAN

Civic: 414 WESTWOOD ROAD
Legal Description: PARK DEDICATED BY PLAN EPP64663

SCHEDULE A

MAP 17



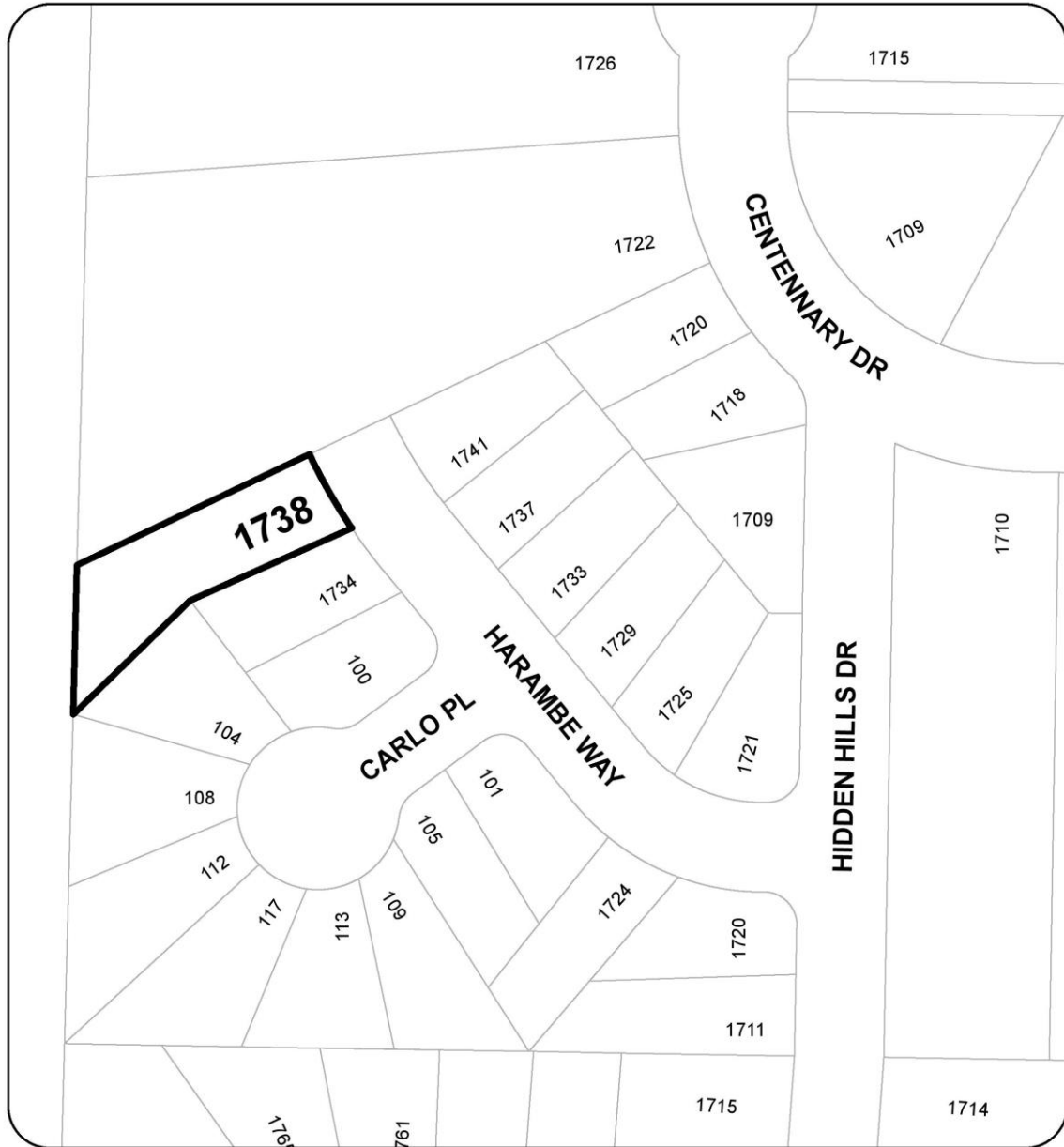
SUBJECT PROPERTY

LOCATION PLAN

Civic: 1599 EXTENSION ROAD
Legal Description: PARK DEDICATED BY PLAN EPP41207

SCHEDULE A

MAP 18

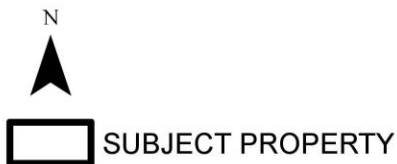
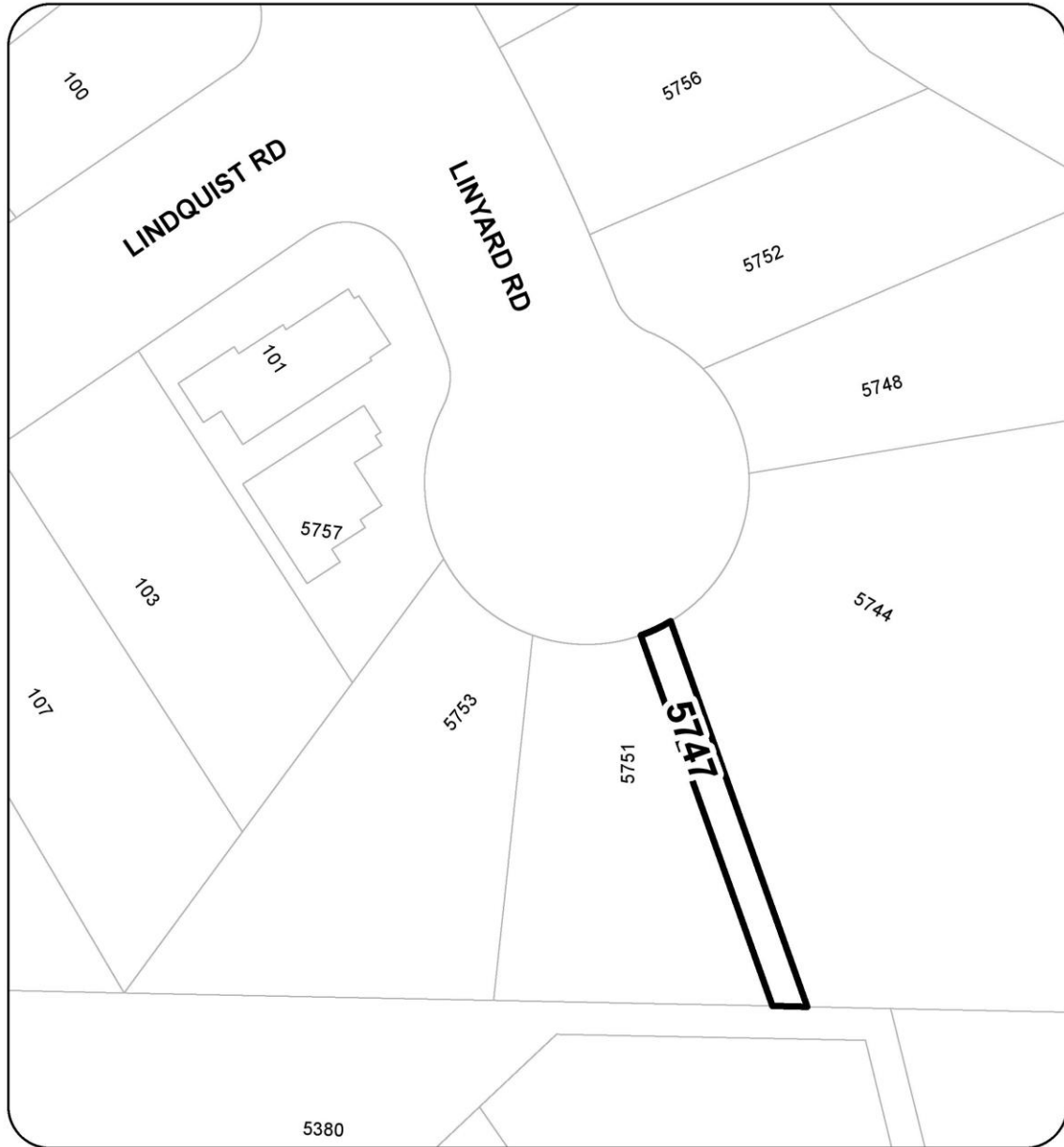


SUBJECT PROPERTY

LOCATION PLAN

Civic: 1738 HARAMBE WAY
Legal Description: PARK DEDICATED BY PLAN EPP62594

MAP 20

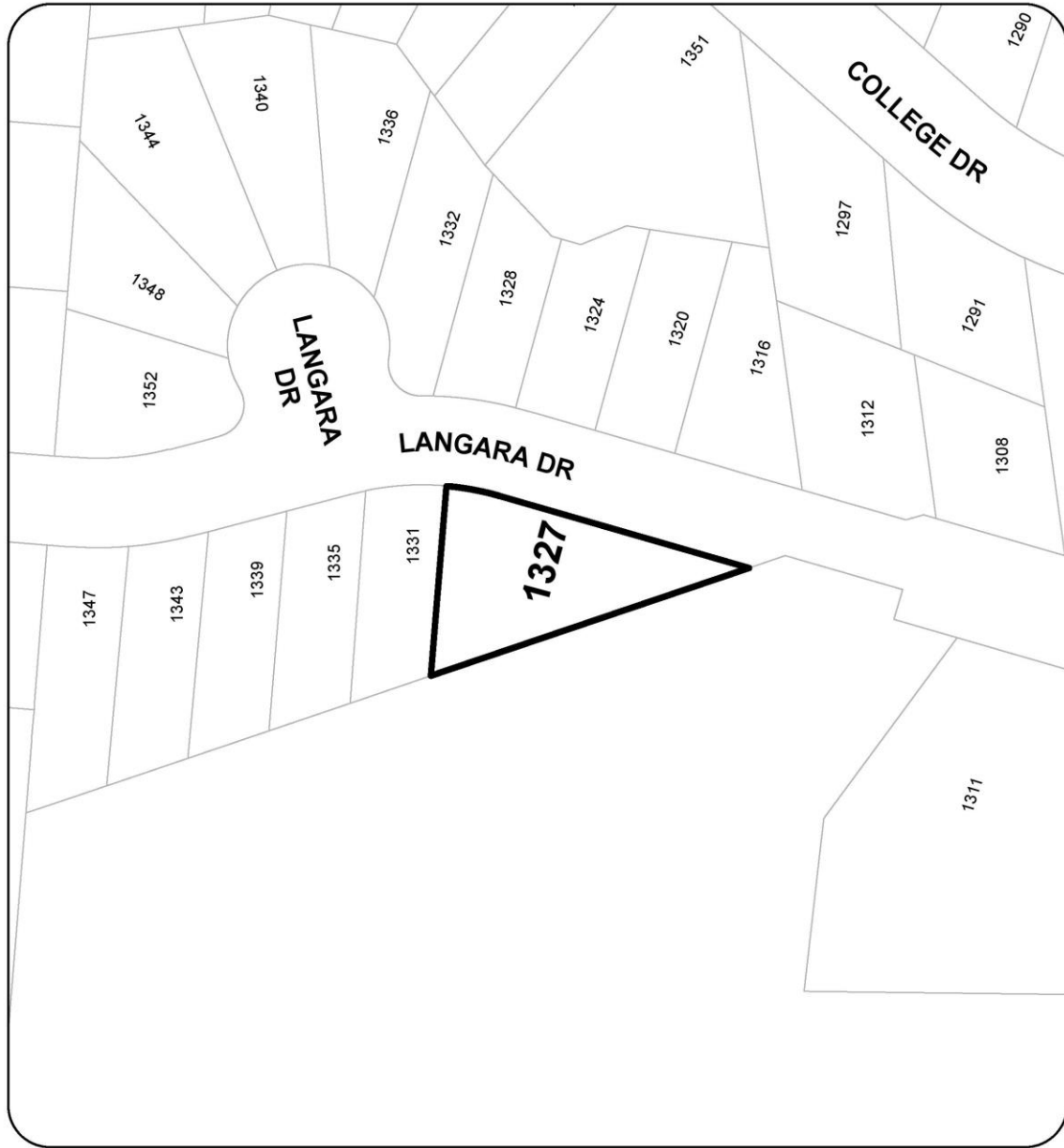


LOCATION PLAN

Civic: 5747 LINYARD ROAD
Legal Description: PARK DEDICATED BY PLAN EPP66112

SCHEDULE A

MAP 21



SUBJECT PROPERTY

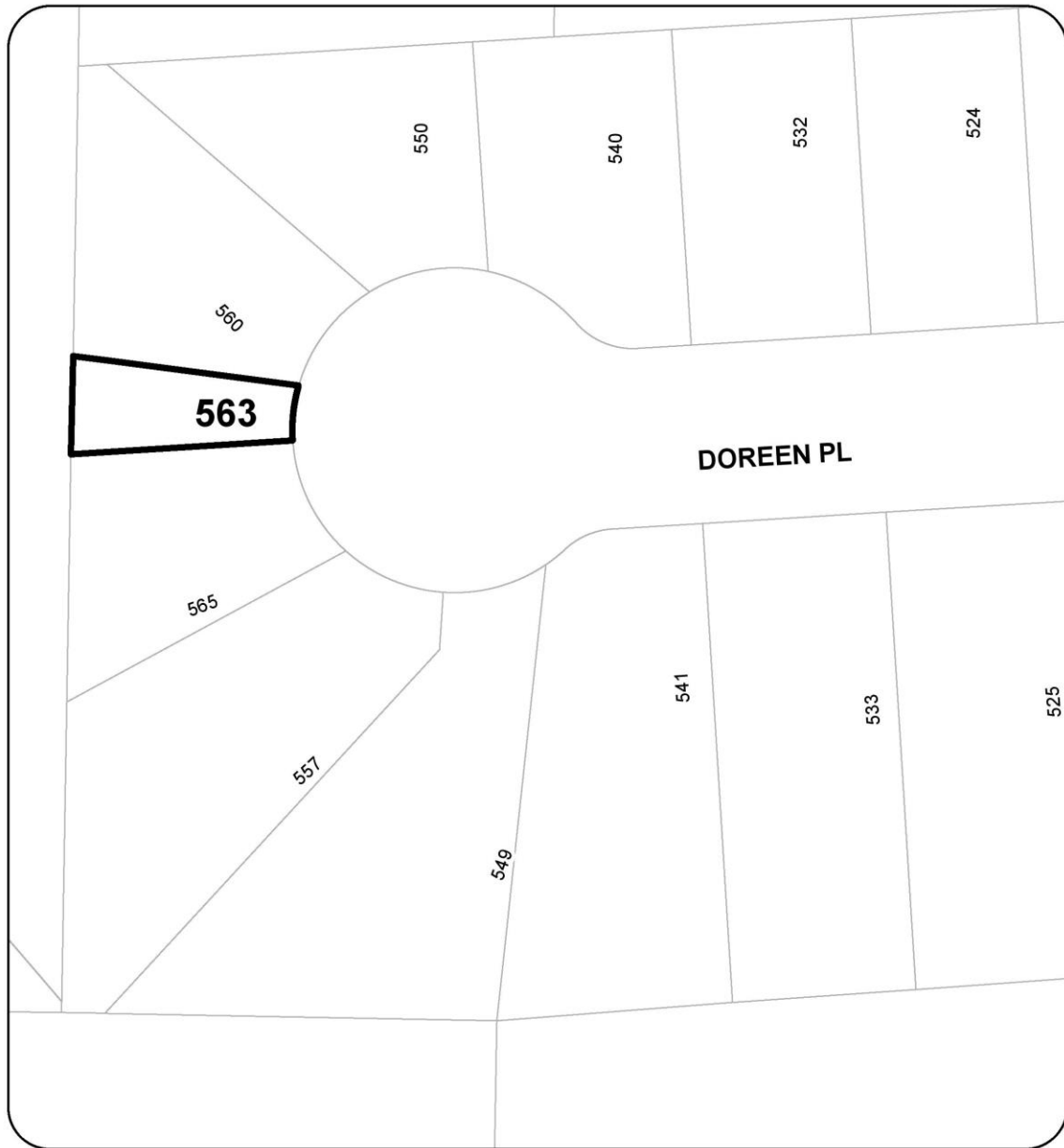
LOCATION PLAN

Civic: 1327 LANGARA DRIVE

Legal Description: PARK DEDICATED BY PLAN EPP65614

SCHEDULE A

MAP 22



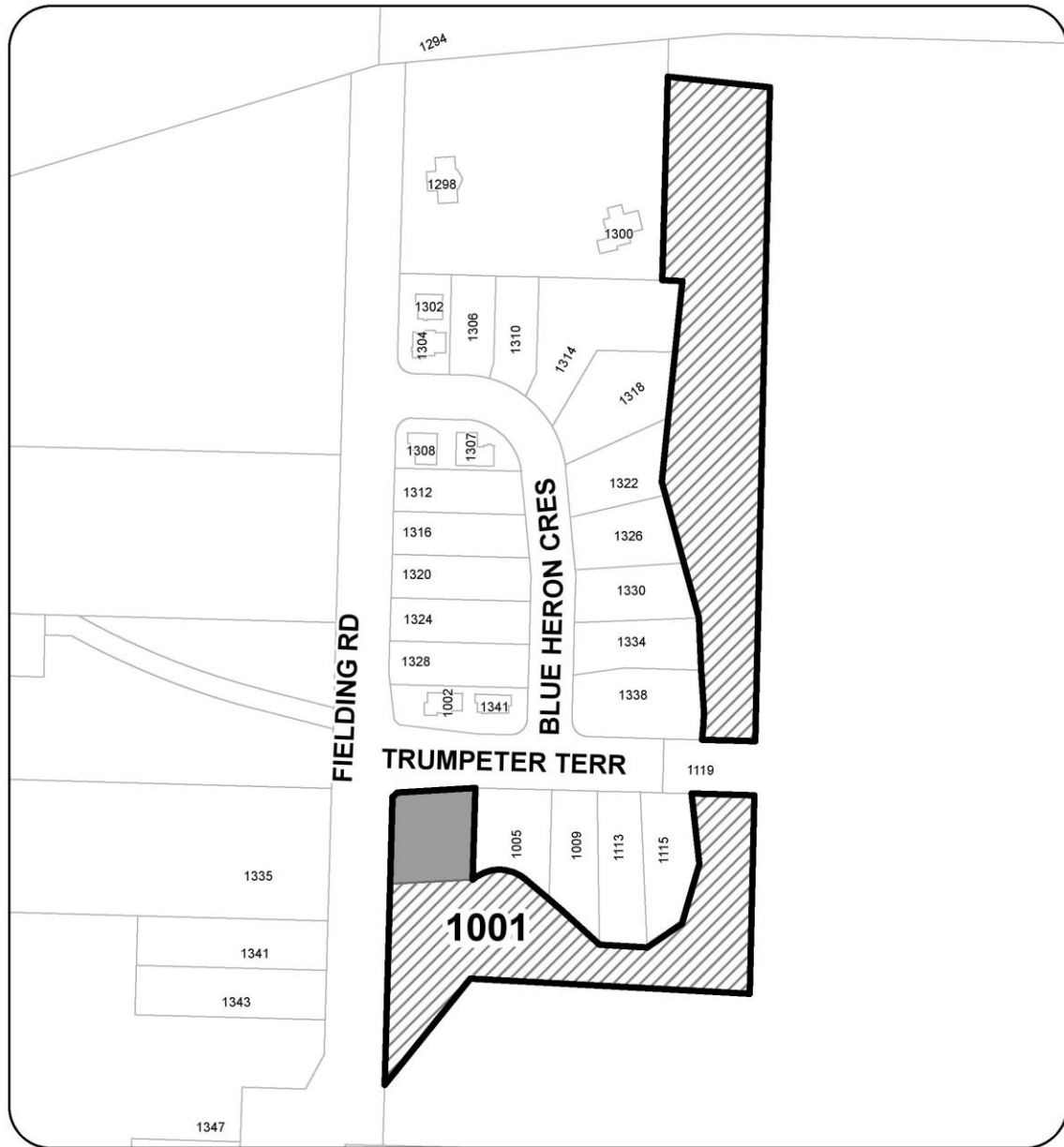
SUBJECT PROPERTY

LOCATION PLAN


Civic: 563 DOREEN PLACE
Legal Description: PARK DEDICATED BY PLAN EPP62198


SCHEDULE A


MAP 23




N

 **LOCATION PLAN**
Civic: 1001 TRUMPETER TERRACE
Legal Description: PARK DEDICATED BY PLAN EPP67015

 SUBJECT PROPERTIES

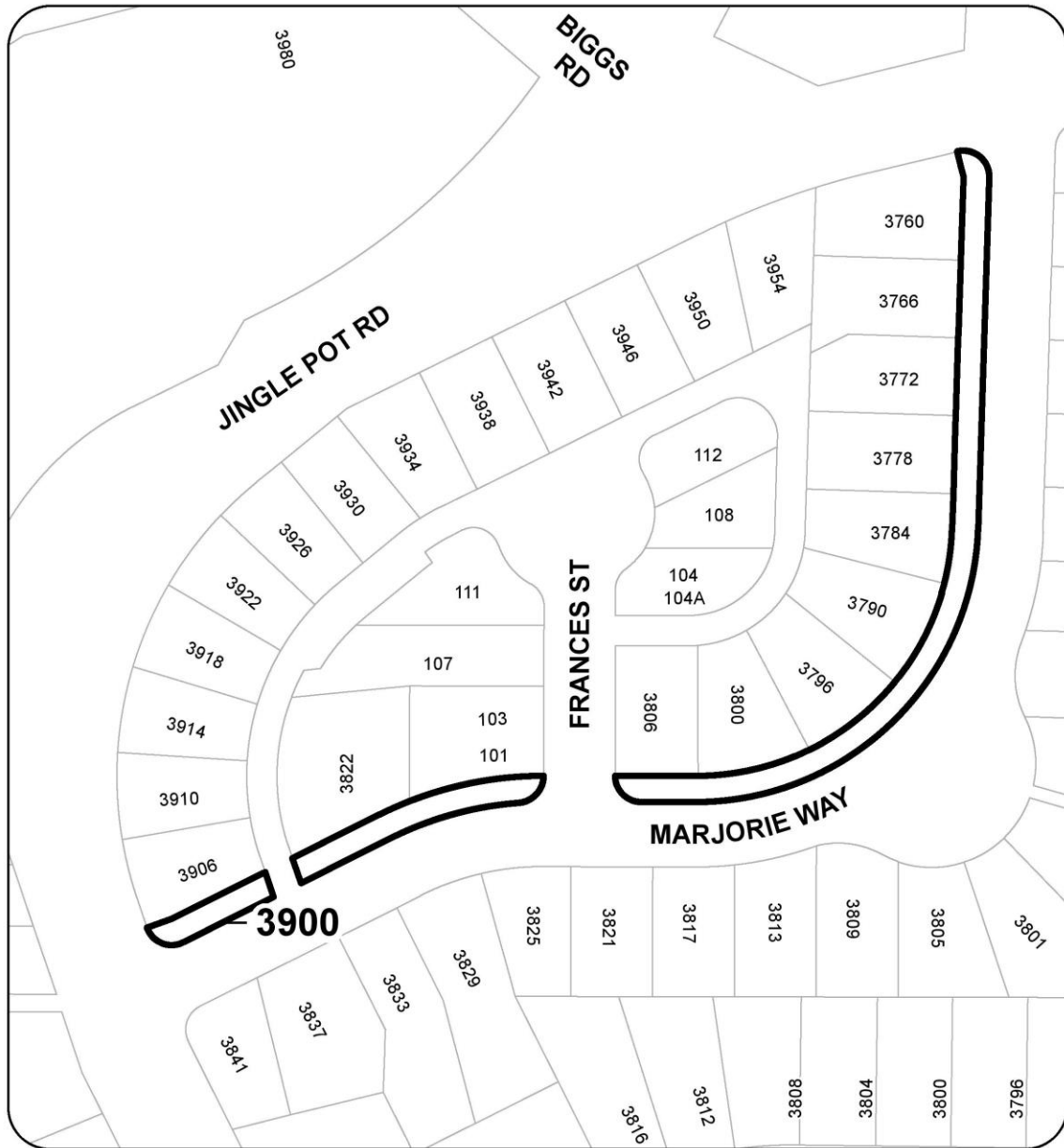
 PORTION TO BE REZONED PRC-1

 PORTION TO BE REZONED PRC-2

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\MAP_23.mxd

SCHEDULE A

MAP 24



LOCATION PLAN

Civic: 3900 JINGLE POT ROAD

Legal Description: PARK DEDICATED BY PLAN EPP67602

SCHEDULE A

MAP 25



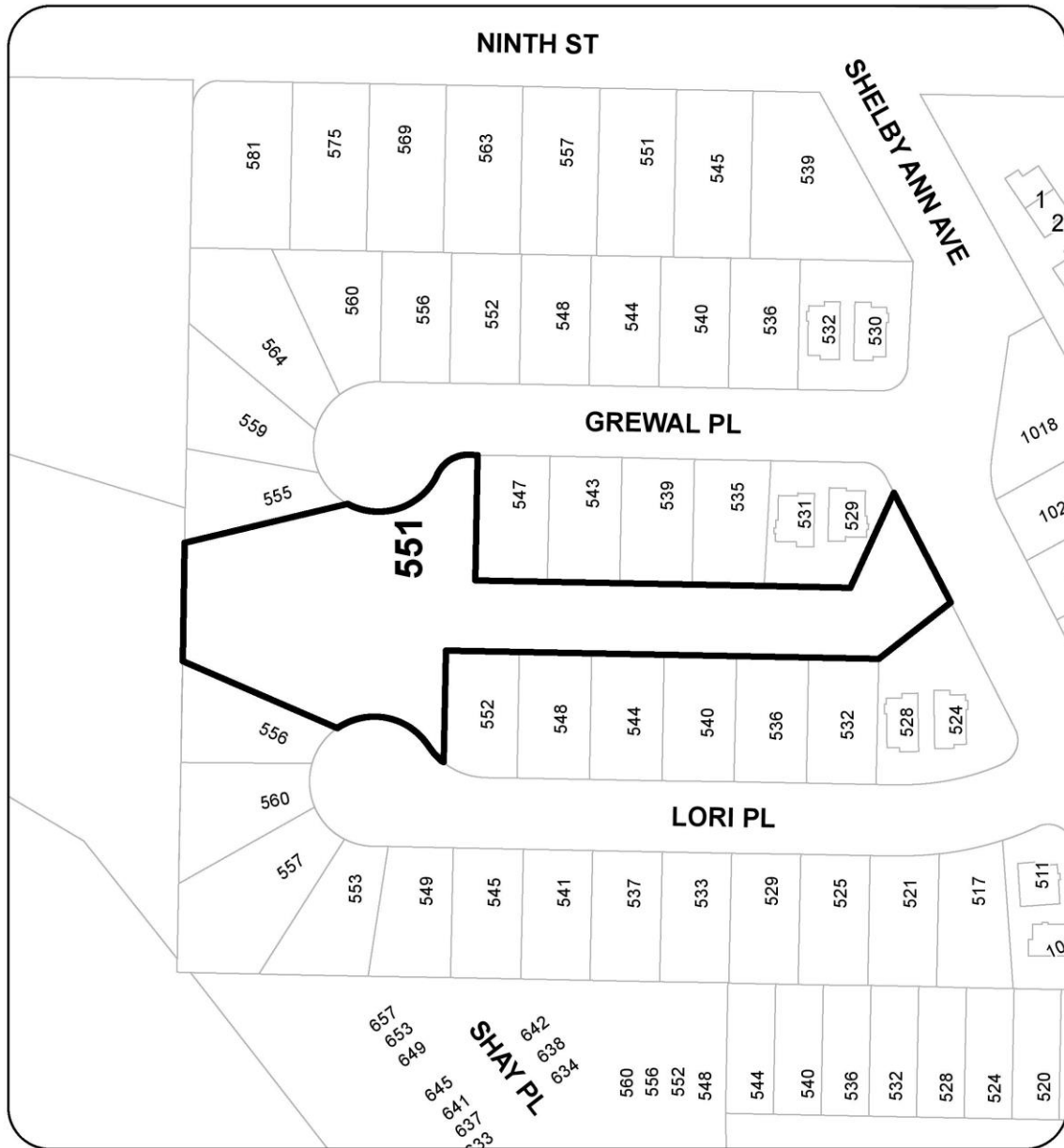
SUBJECT PROPERTY

LOCATION PLAN

Civic: 100 HAWK POINT ROAD
Legal Description: PARK DEDICATED BY PLAN EPP73176

SCHEDULE A

MAP 26

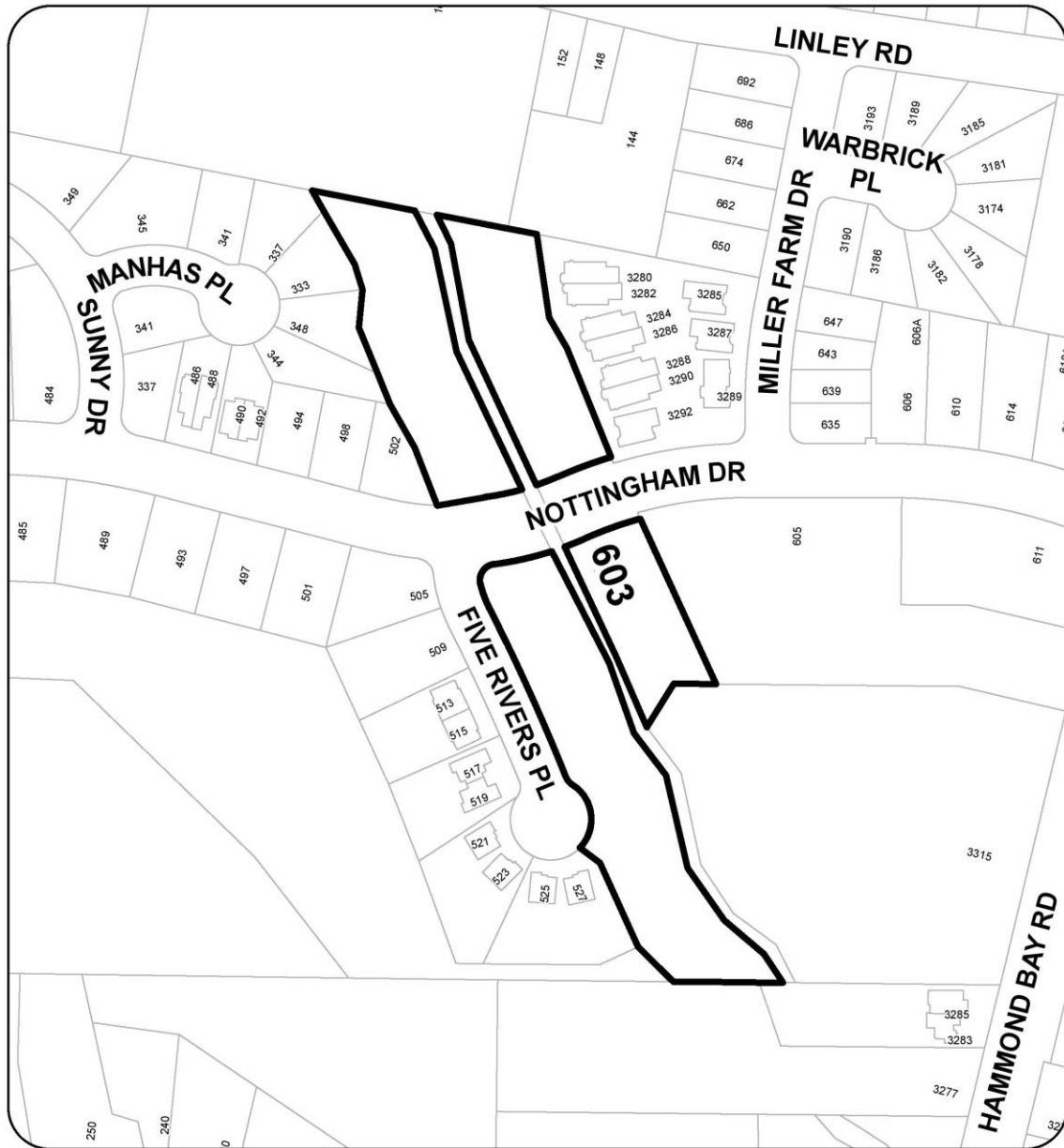


SUBJECT PROPERTY

LOCATION PLAN

Civic: 551 GREWAL PLACE
Legal Description: PARK DEDICATED BY PLAN EPP73313

MAP 27



SUBJECT PROPERTIES

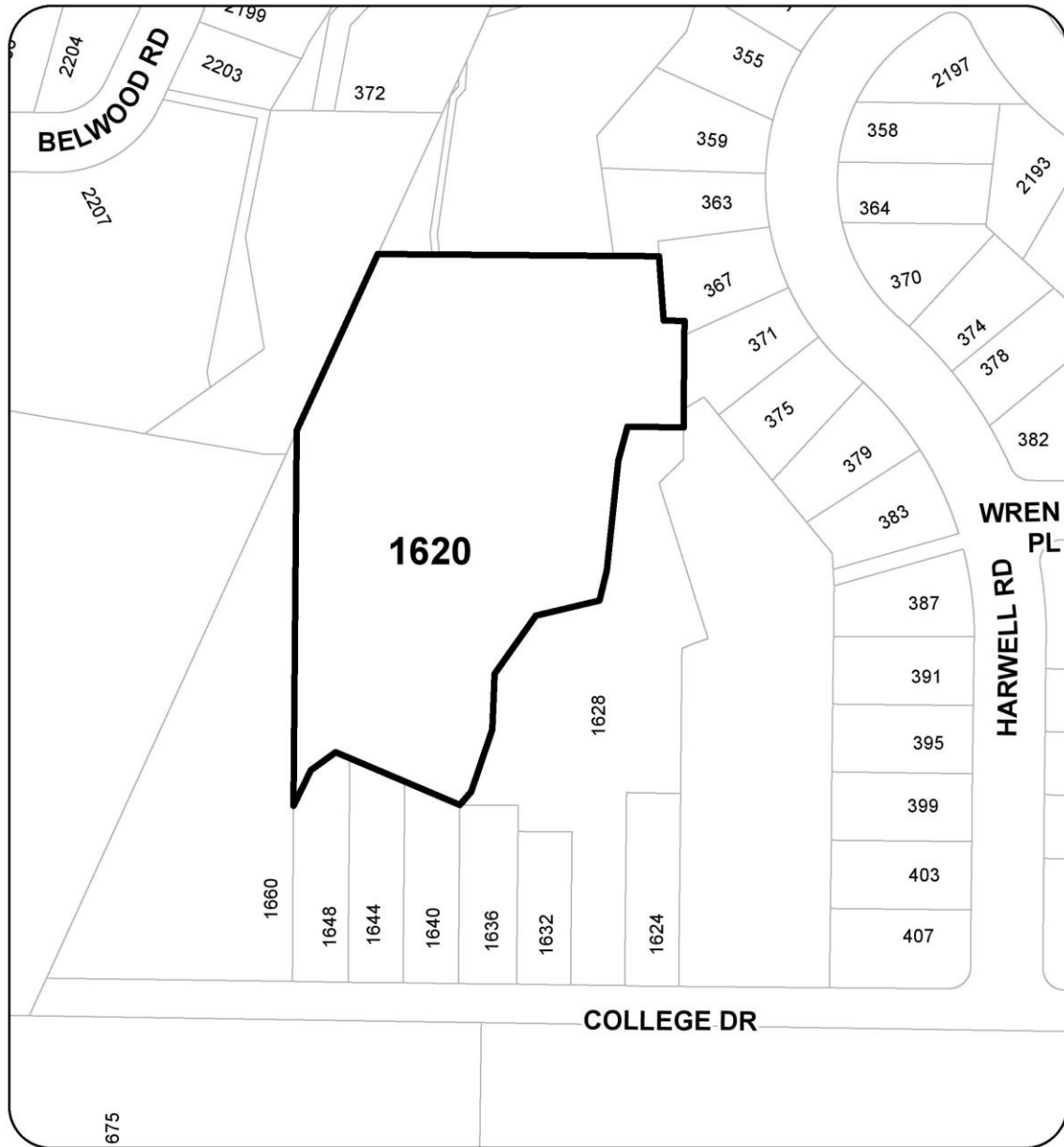
LOCATION PLAN

Civic: 603 NOTTINGHAM DRIVE
Legal Description: LOT 9, SECTION 15A
WELLINGTON DISTRICT, PLAN VIP83210

Document Path: V:\Source Data\Departmental Data\Eng\Pub\Wks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\MAP_27.mxd

SCHEDULE A

MAP 28



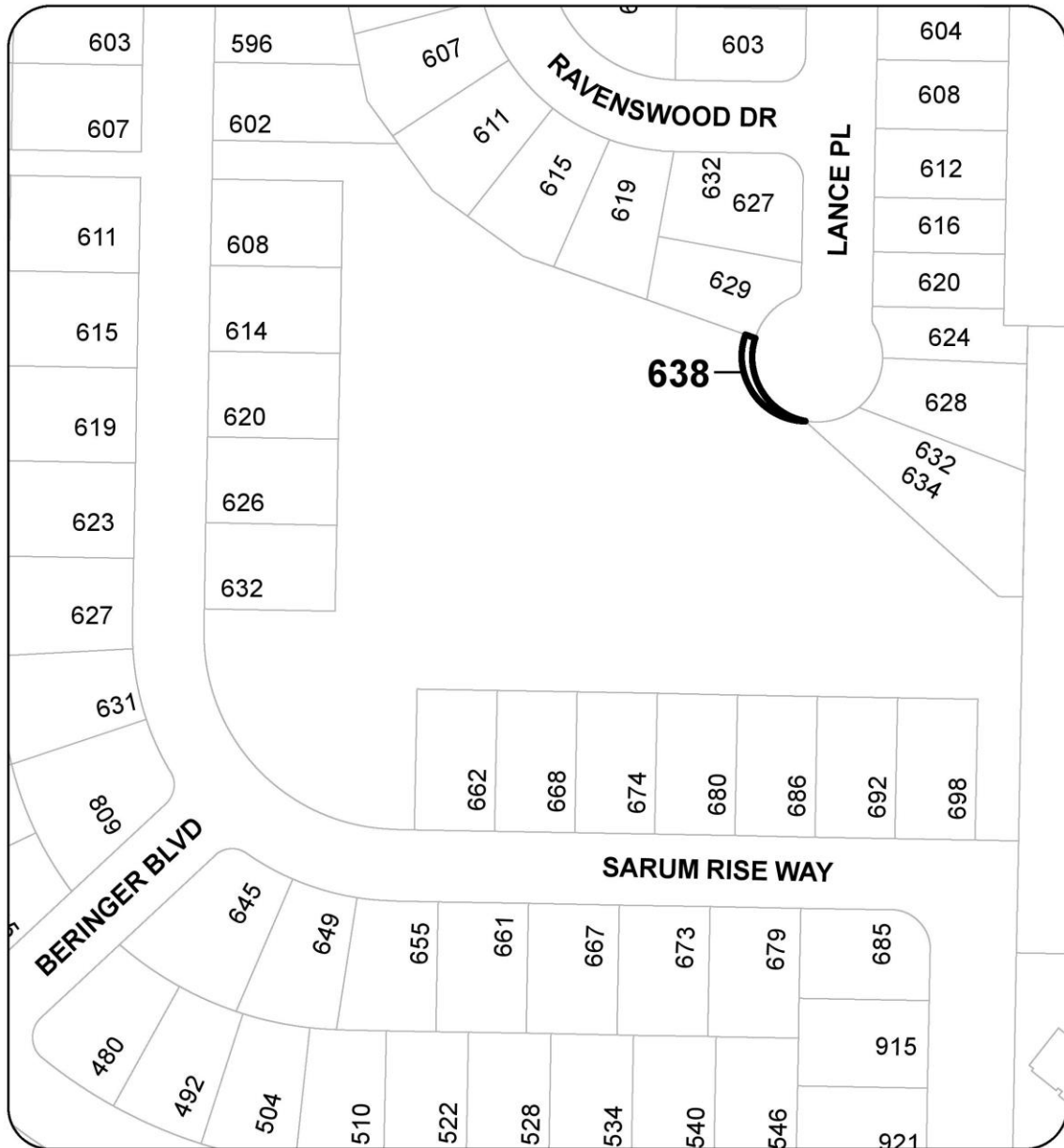
SUBJECT PROPERTY

LOCATION PLAN

Civic: 1620 COLLEGE DRIVE
Legal Description: PARK DEDICATED BY PLAN 44336

SCHEDULE A

MAP 29



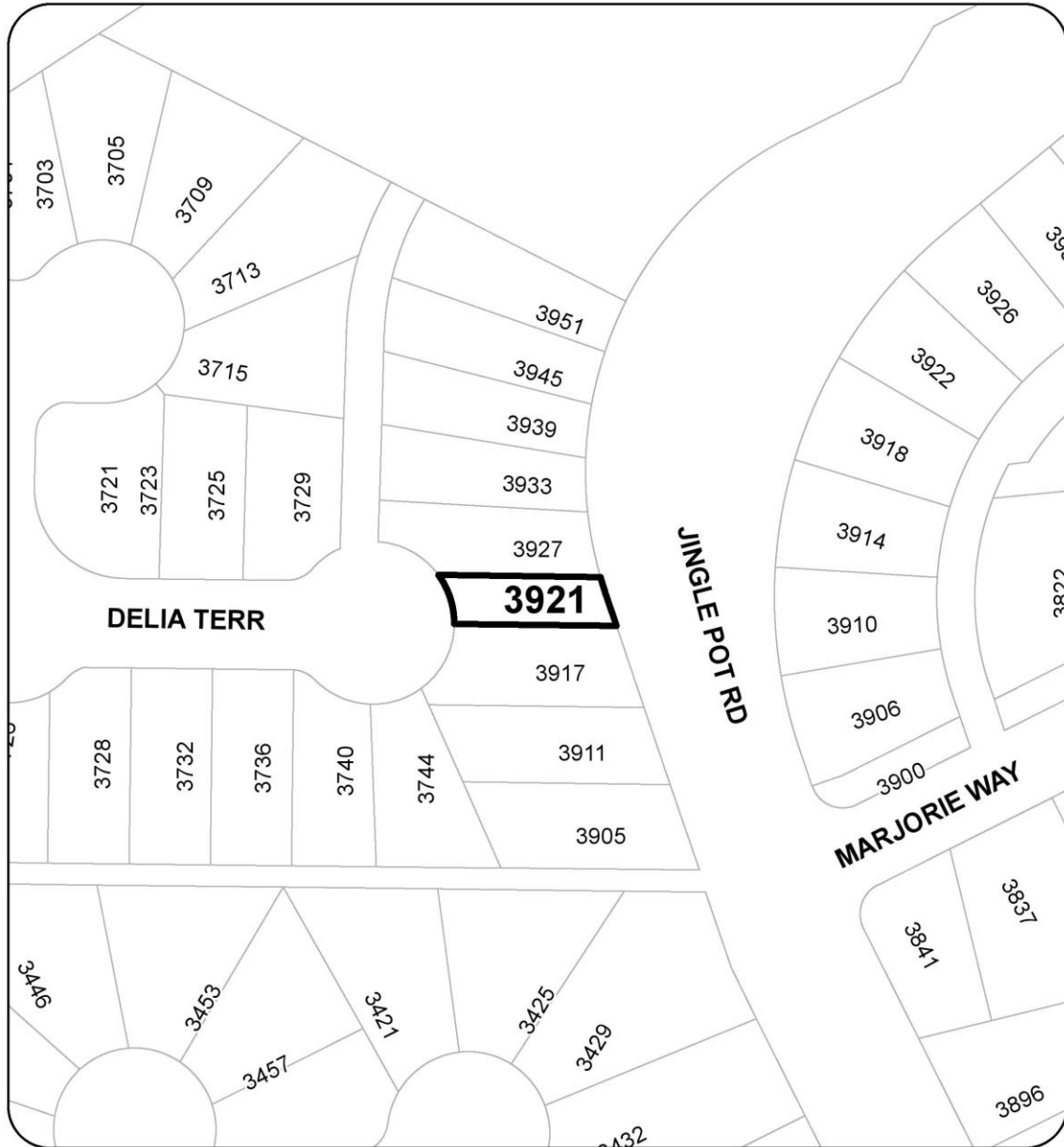
SUBJECT PROPERTY

LOCATION PLAN

Civic: 638 SARUM RISE WAY
Legal Description: PARK DEDICATED BY PLAN EPP73244

SCHEDULE A

MAP 30



SUBJECT PROPERTY

LOCATION PLAN

Civic: 3921 JINGLE POT ROAD
Legal Description: PARK DEDICATED BY PLAN EPP84286

SCHEDULE A

MAP 31



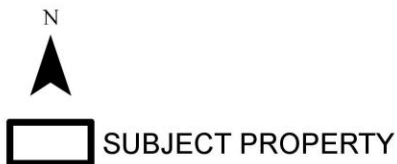
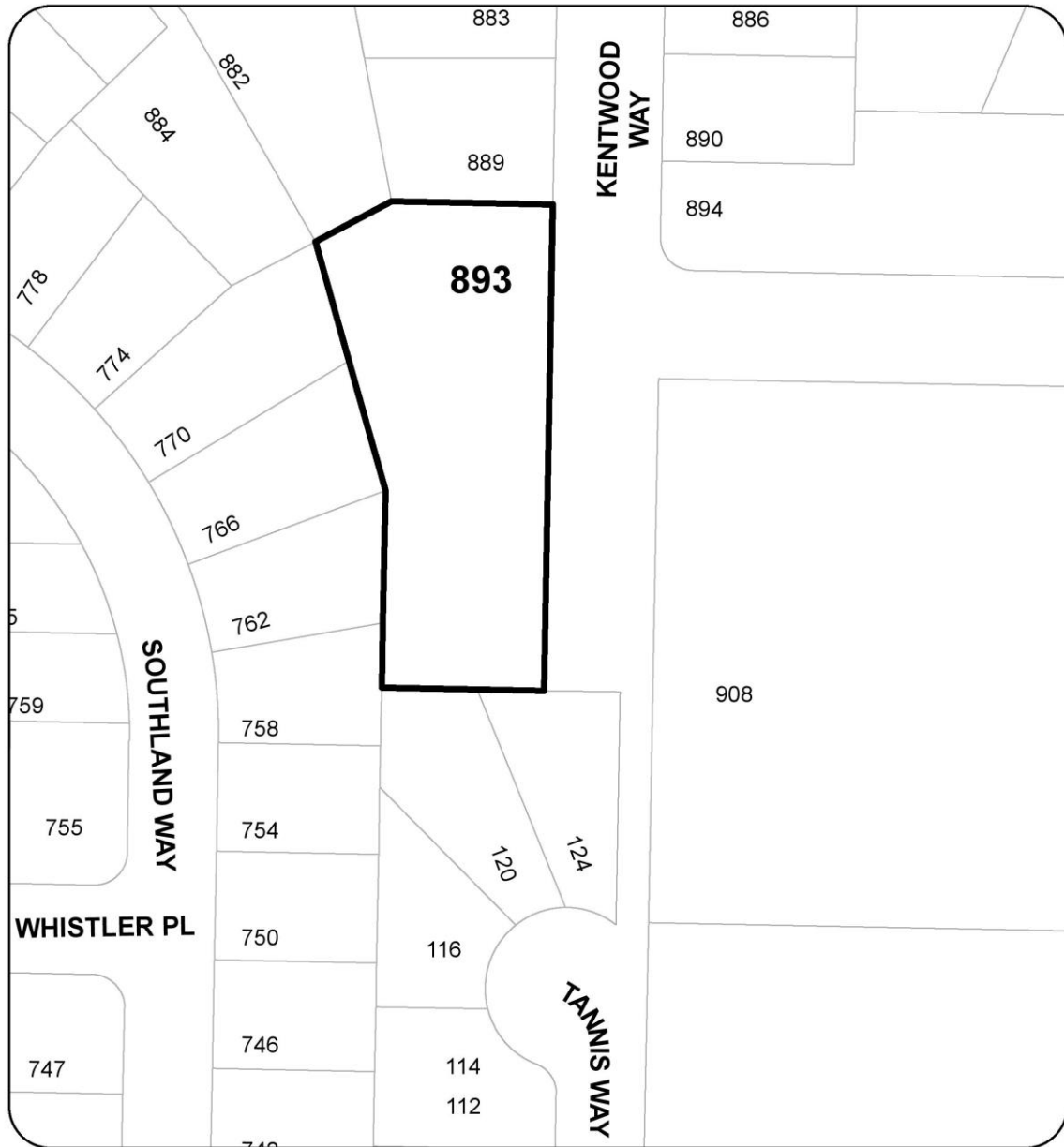
SUBJECT PROPERTIES

LOCATION PLAN

Civic: 3726 DELIA TERRACE
Legal Description: PARK DEDICATED BY PLAN EPP84286 &
PARK DEDICATED BY PLAN EPP88835

SCHEDULE A

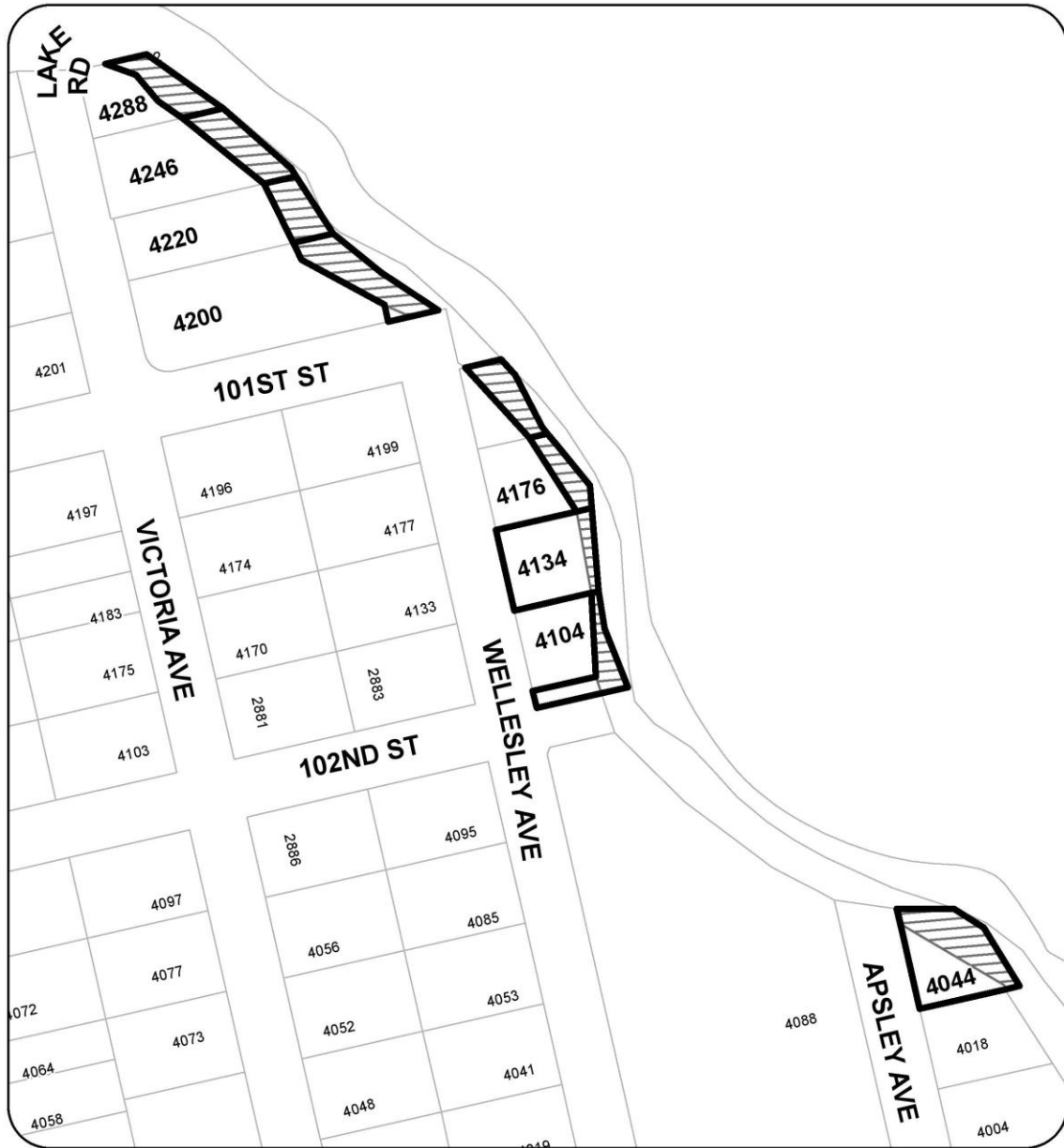
MAP 32



LOCATION PLAN



Civic: 893 KENTWOOD WAY
Legal Description: PARK DEDICATED BY PLAN EPP72913

MAP 33



LOCATION PLAN

SEE NEXT PAGE FOR CIVIC ADDRESSES
AND LEGAL DESCRIPTIONS

-  SUBJECT PROPERTIES
-  PORTION TO BE REZONED

SCHEDULE A

MAP 33 (continued)

Civic Address:	Legal Description:
4044 Apsley Avenue	Lot A, Section 5, Wellington District, Plan EPP16693
4104A Wellesley Avenue	Lot 8, Section 5, Wellington District, Plan EPP82222
4134 Wellesley Avenue	Lot A, Section 5, Wellington District, Plan EPP86087
4176A Wellesley Avenue	Lots 5 & 6, Section 5, Wellington District, Plan EPP82222
4200A Victoria Avenue	Lot 4, Section 5, Wellington District, Plan EPP82222
4220A Victoria Avenue	Lot 3, Section 5, Wellington District, Plan EPP82222
4246A Victoria Avenue	Lot 2, Section 5, Wellington District, Plan EPP82222
4288A Victoria Avenue	Lot 1, Section 5, Wellington District, Plan EPP82222