

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 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.

(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 7.51, 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 Entwistle 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).

PASSED FIRST READING: 2019-OCT-07

PASSED SECOND READING: 2019-OCT-07

PASSED THIRD READING: 2019-NOV-07

PUBLIC HEARING HELD: 2019-NOV-07

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: 2019-NOV-18

ADOPTED: _____

MAYOR

CORPORATE OFFICER

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- (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).
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- (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).

PASSED FIRST READING: 2019-OCT-07
PASSED SECOND READING: 2019-OCT-07
PASSED THIRD READING: 2019-NOV-07
PUBLIC HEARING HELD: 2019-NOV-07
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
ADOPTED: _____

Approved pursuant to section 52(3)(a) of
the *Transportation Act*

this 18th day of November 20, 19
Ministry of Transportation and Infrastructure



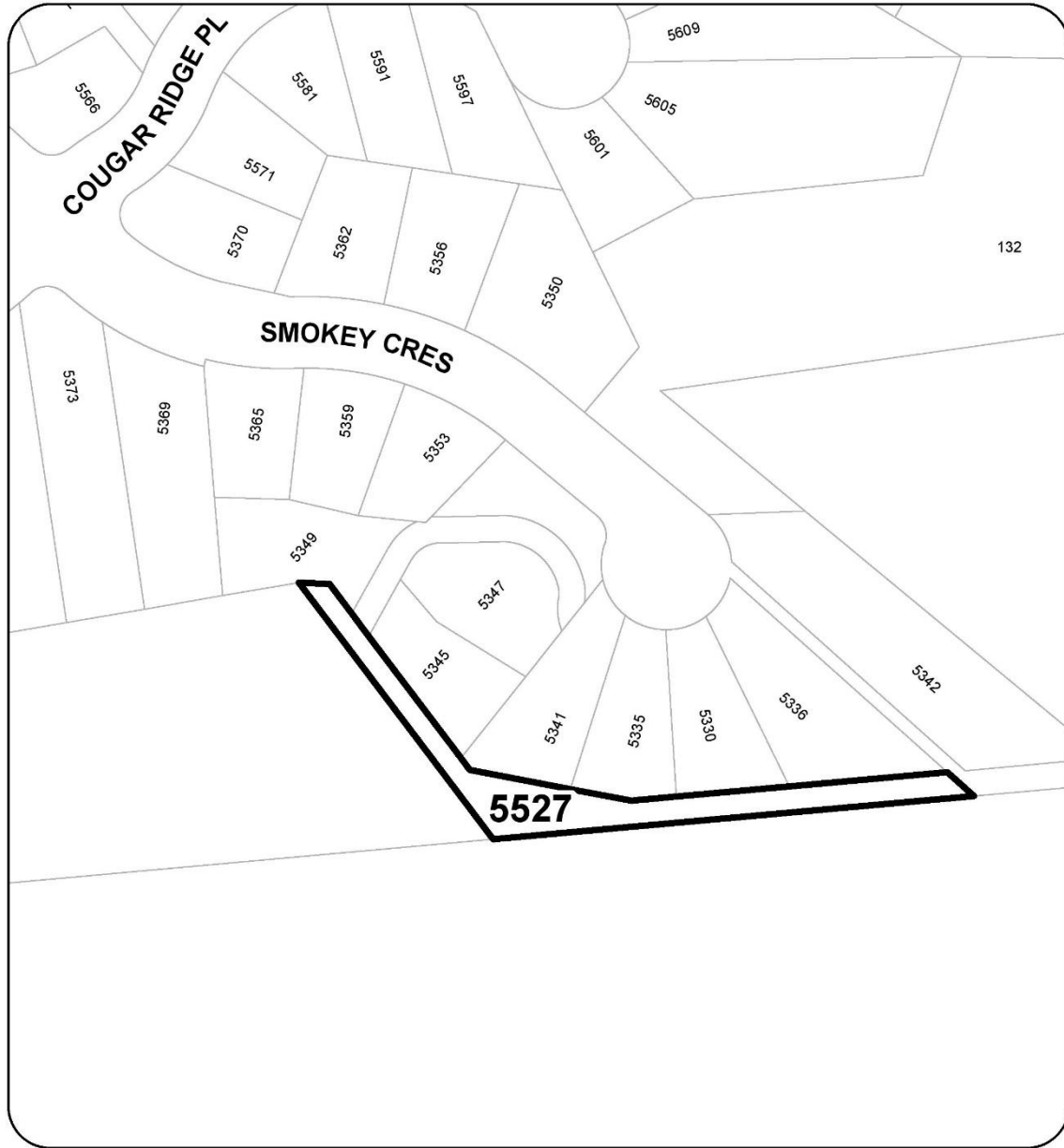
JAMIE LEIGH HOPKINS
A Commissioner for taking affidavits
within the Province of British Columbia
2100 Labieux Road, Nanaimo BC V9T 6E9

MAYOR

CORPORATE OFFICER

SCHEDULE A

MAP 1



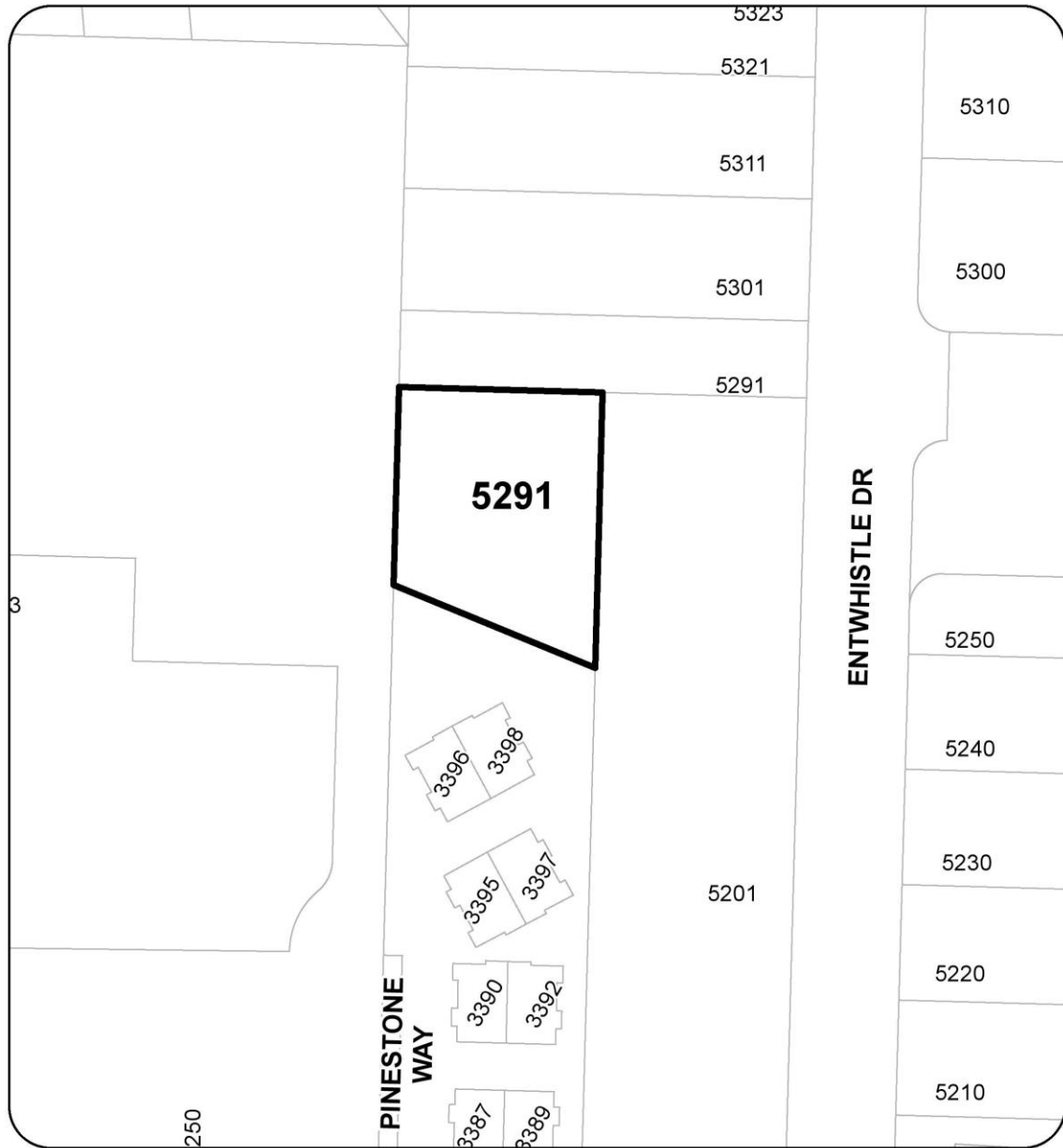
LOCATION PLAN

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

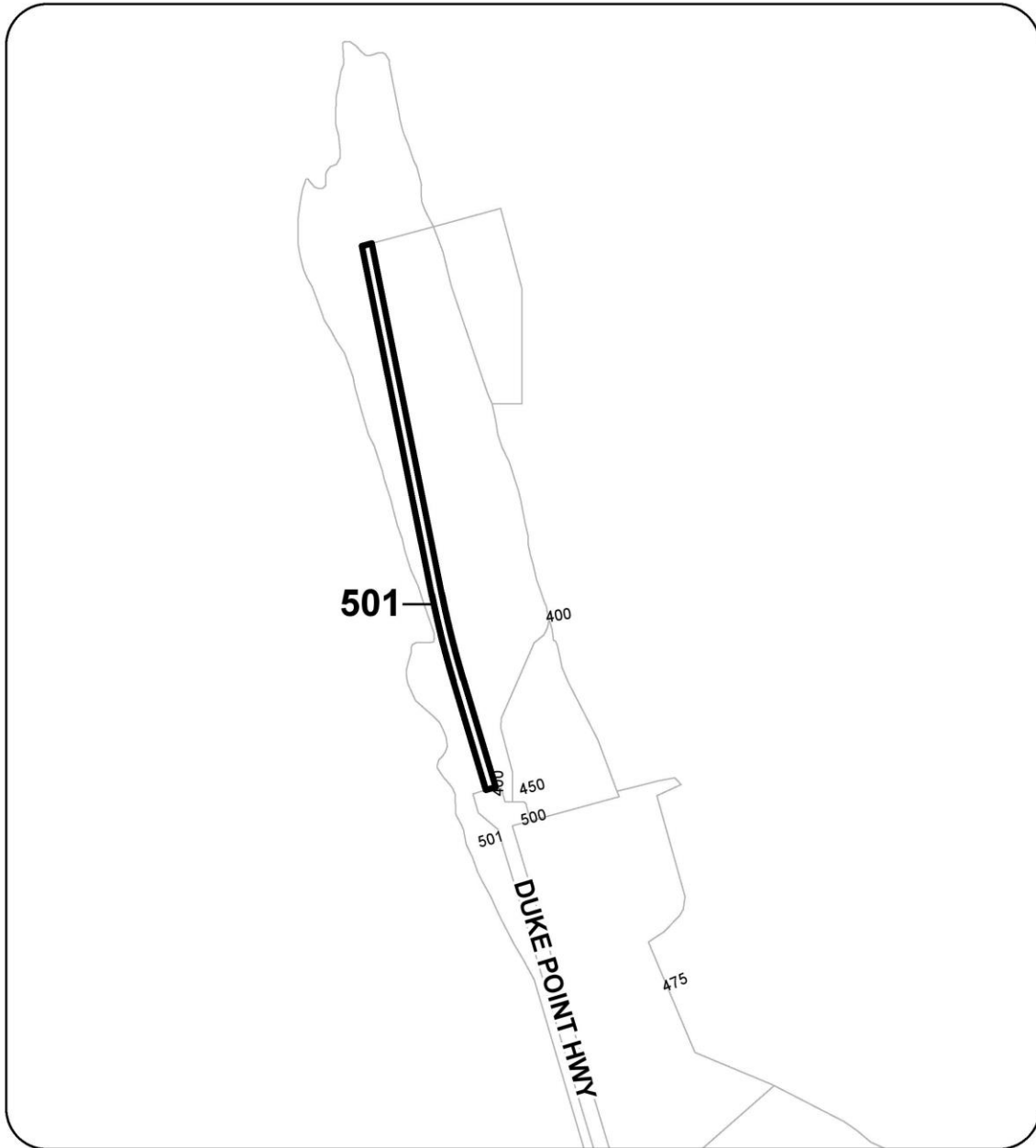


LOCATION PLAN

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

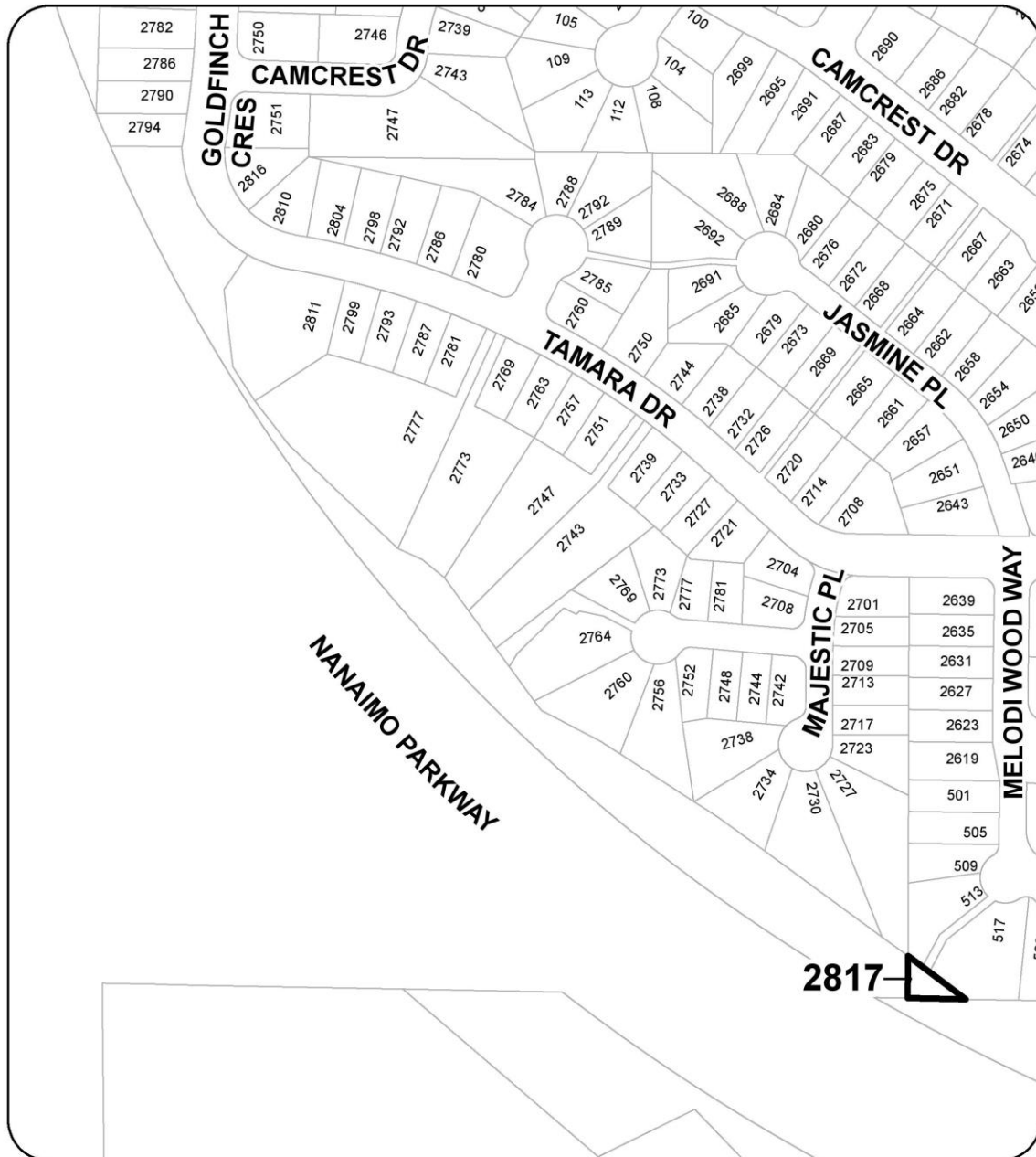


LOCATION PLAN

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

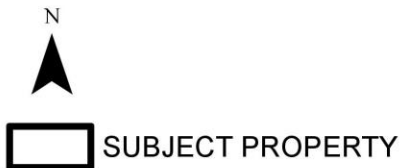
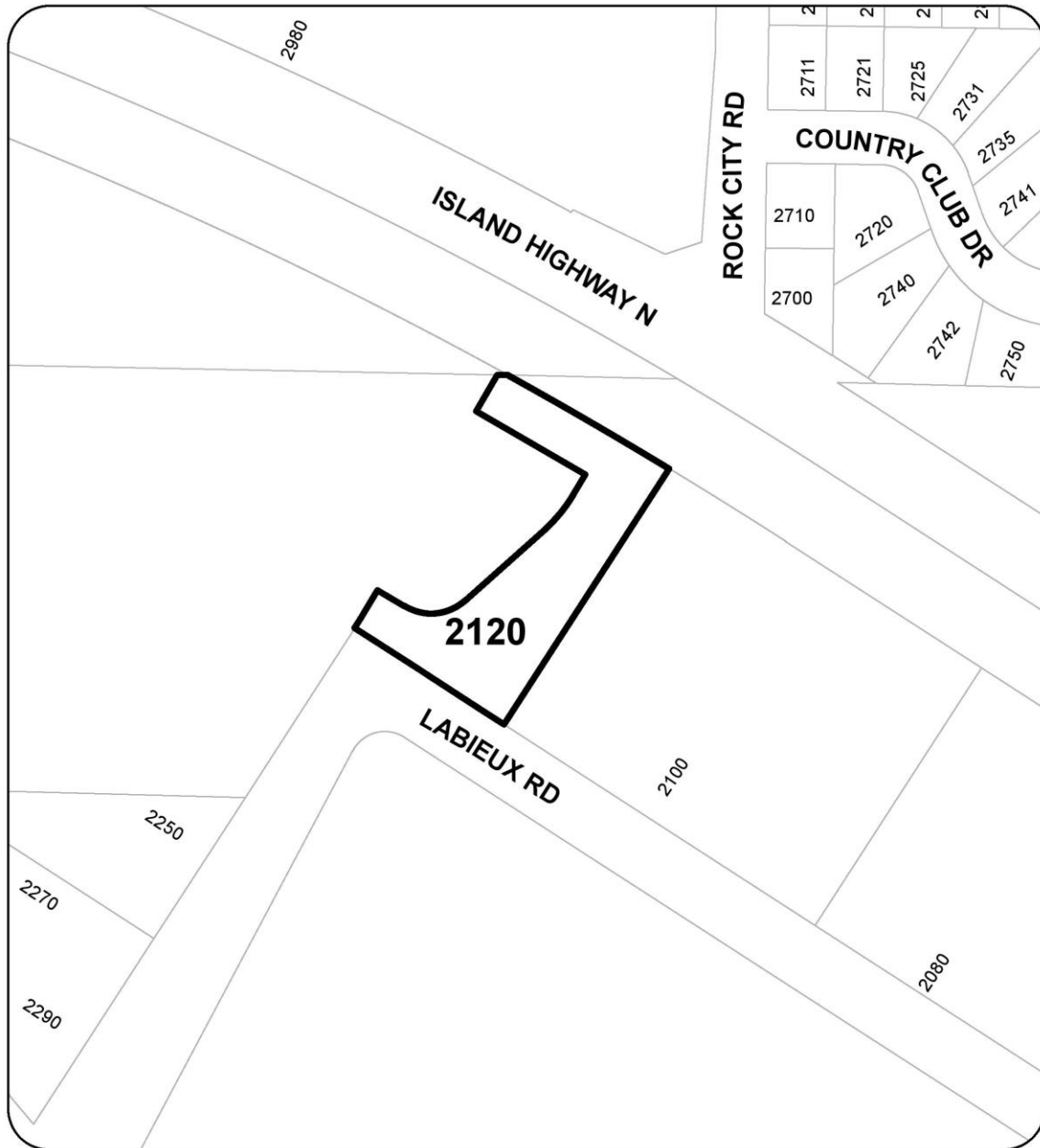


LOCATION PLAN

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

SCHEDULE A

MAP 7

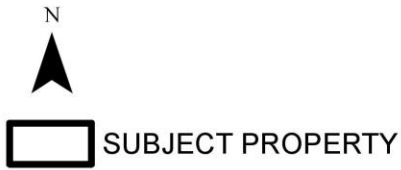
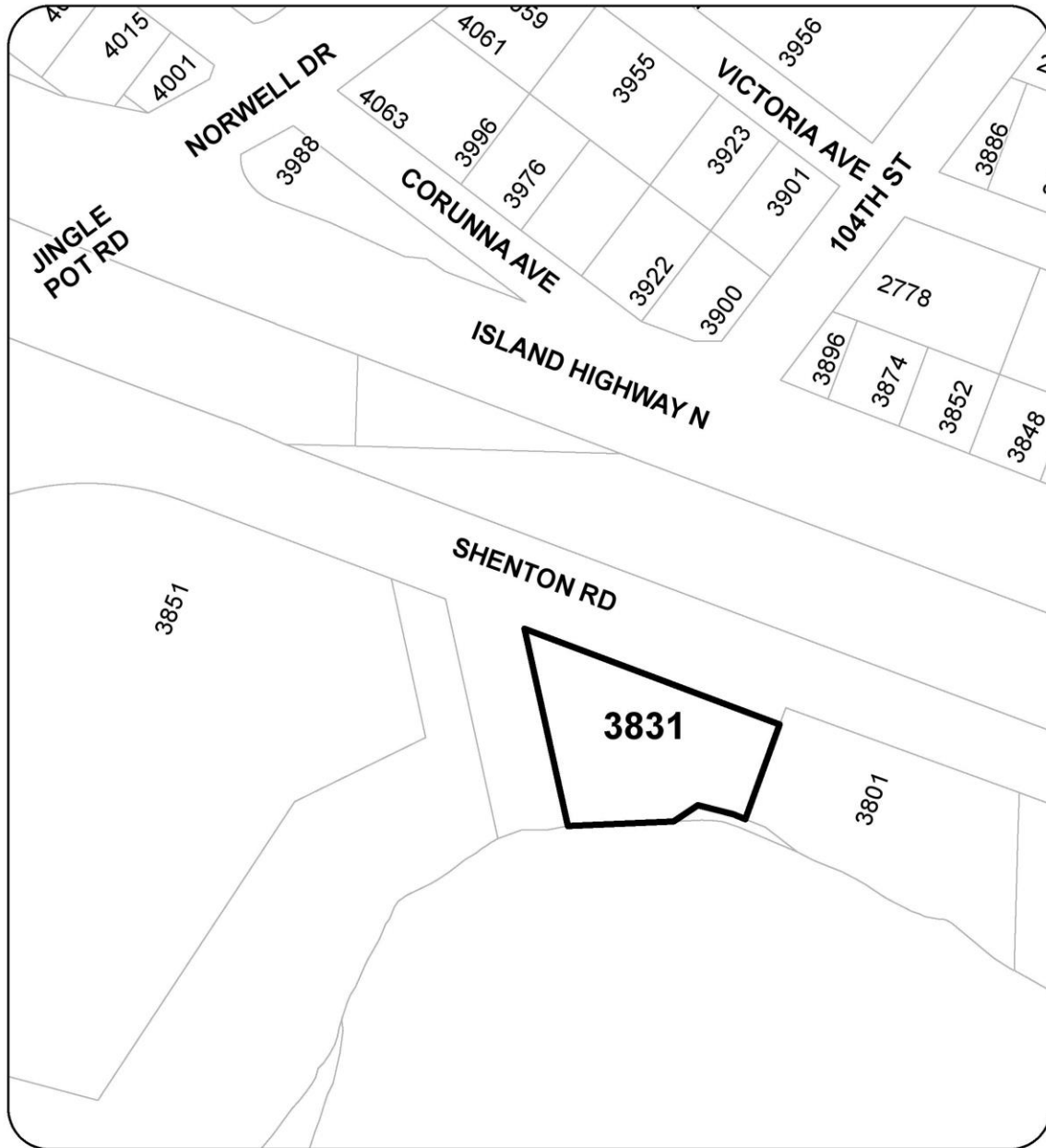


LOCATION PLAN

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

SCHEDULE A

MAP 8



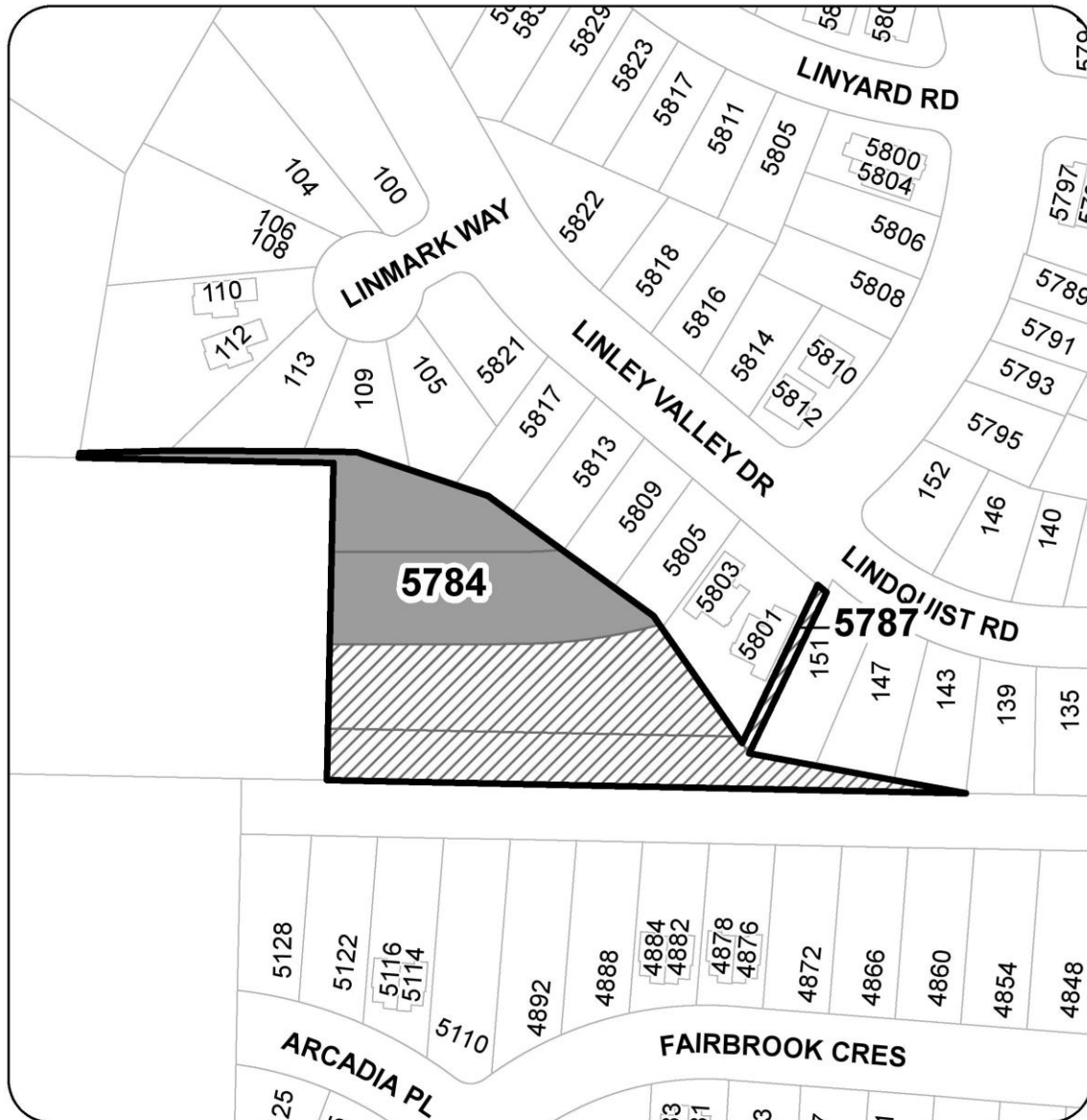
LOCATION PLAN




Civic: 3831 SHENTON ROAD

Legal Description: PARK DEDICATED BY PLAN EPP69258

SCHEDULE A

MAP 9



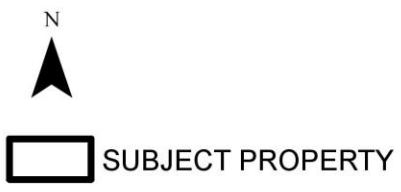
- N
-  SUBJECT PROPERTY
 -  PORTION OF PROPERTY TO BE REZONED PRC-1
 -  PORTION OF PROPERTY TO BE REZONED PRC-2

LOCATION PLAN

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

SCHEDULE A

MAP 10



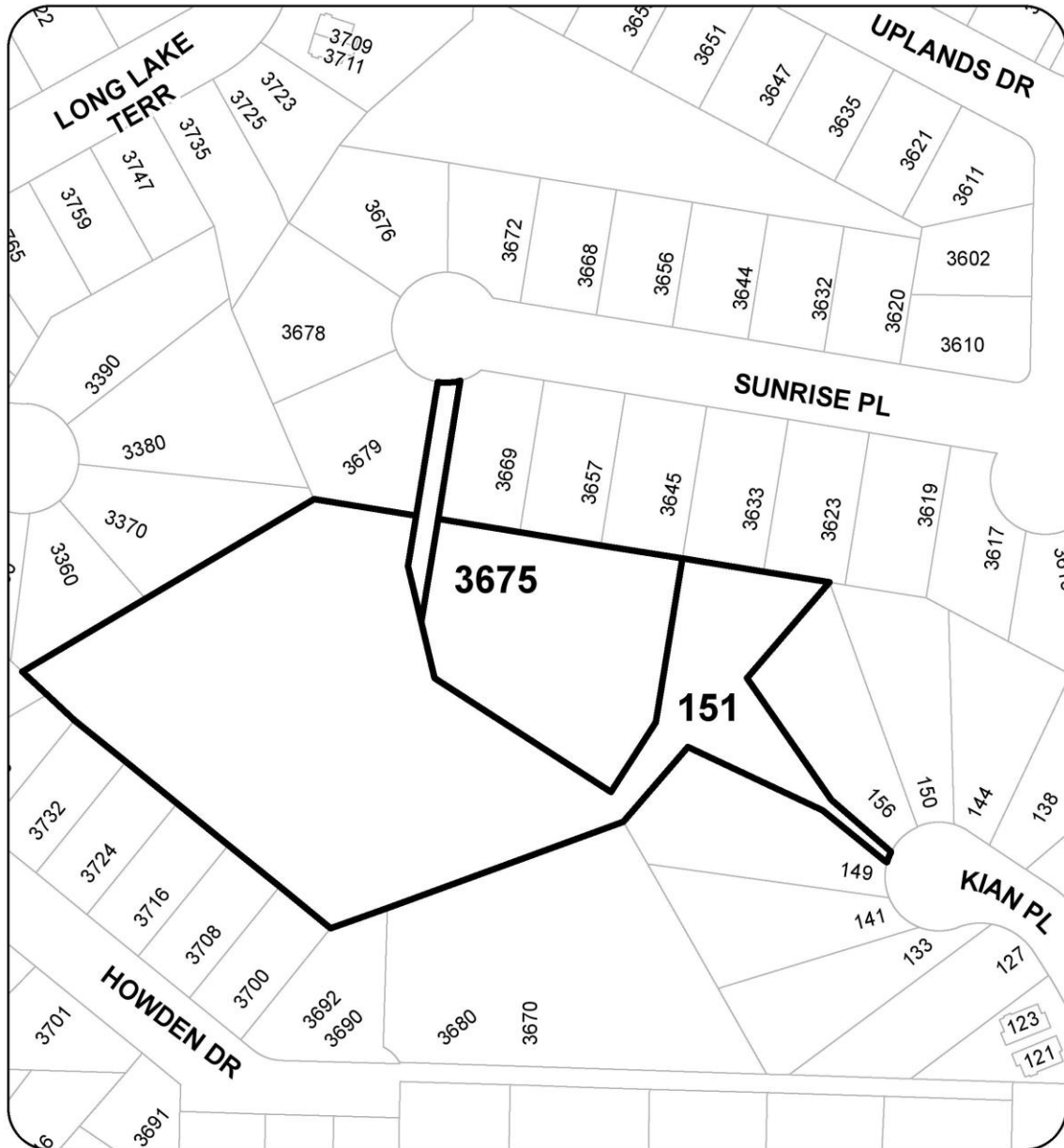
LOCATION PLAN

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

Document Path: V:\Source Data\Departmental Data\Eng\Pub\Wks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\MAP_10.mxd

SCHEDULE A

SCHEDULE K



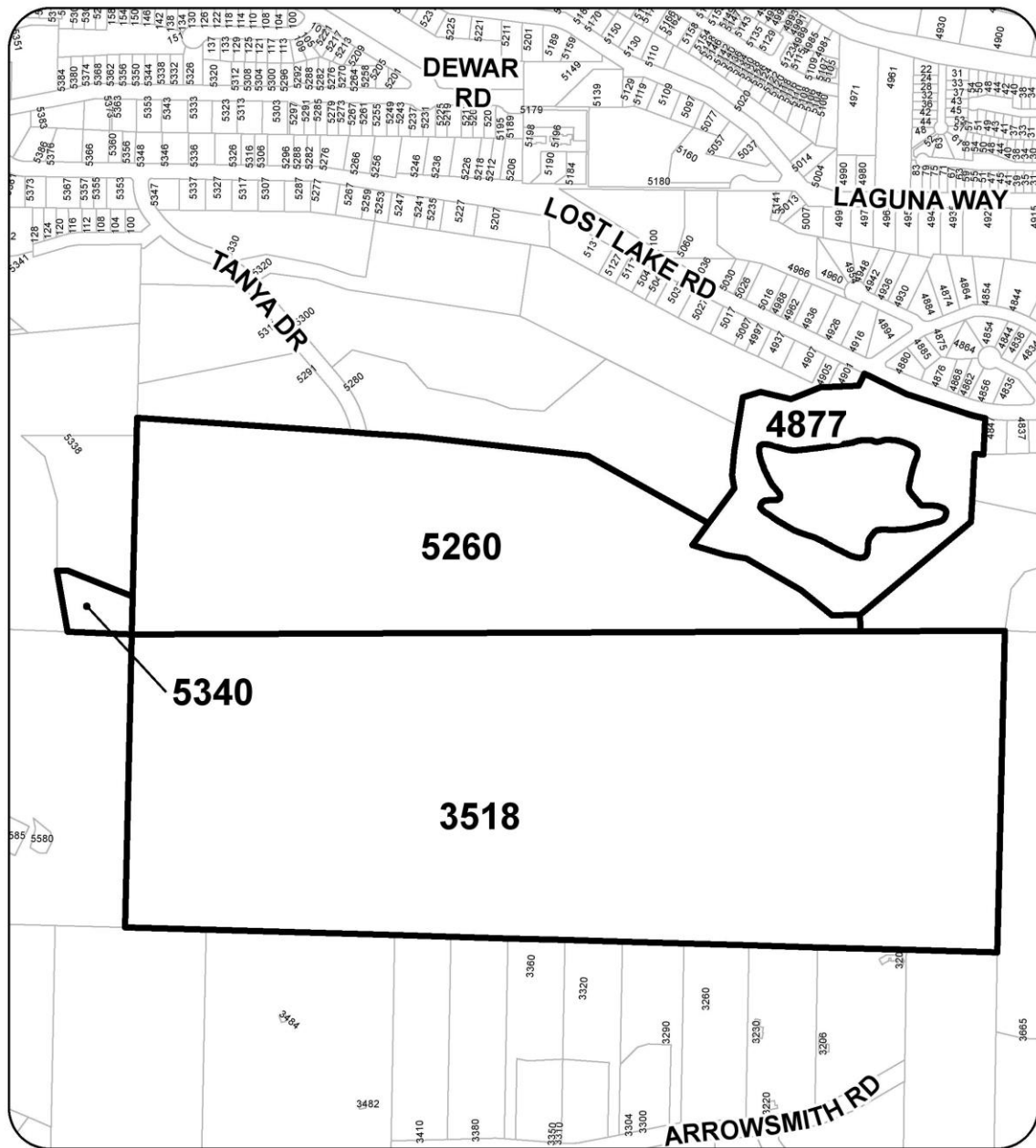
SUBJECT PROPERTIES

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

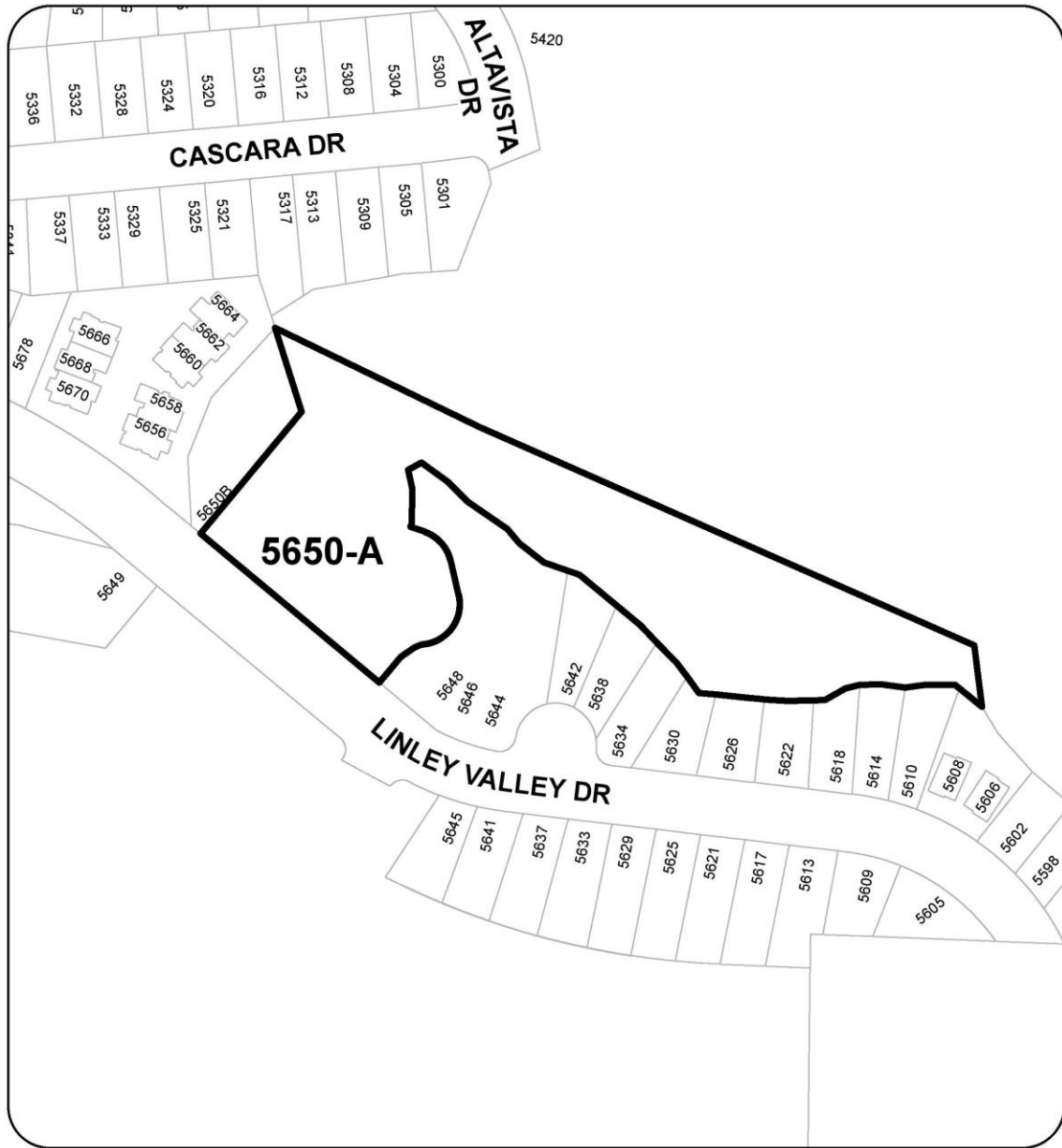


LOCATION PLAN

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



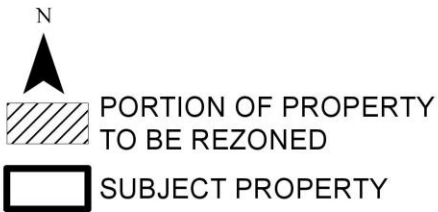
MAP 13



LOCATION PLAN

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

MAP 14

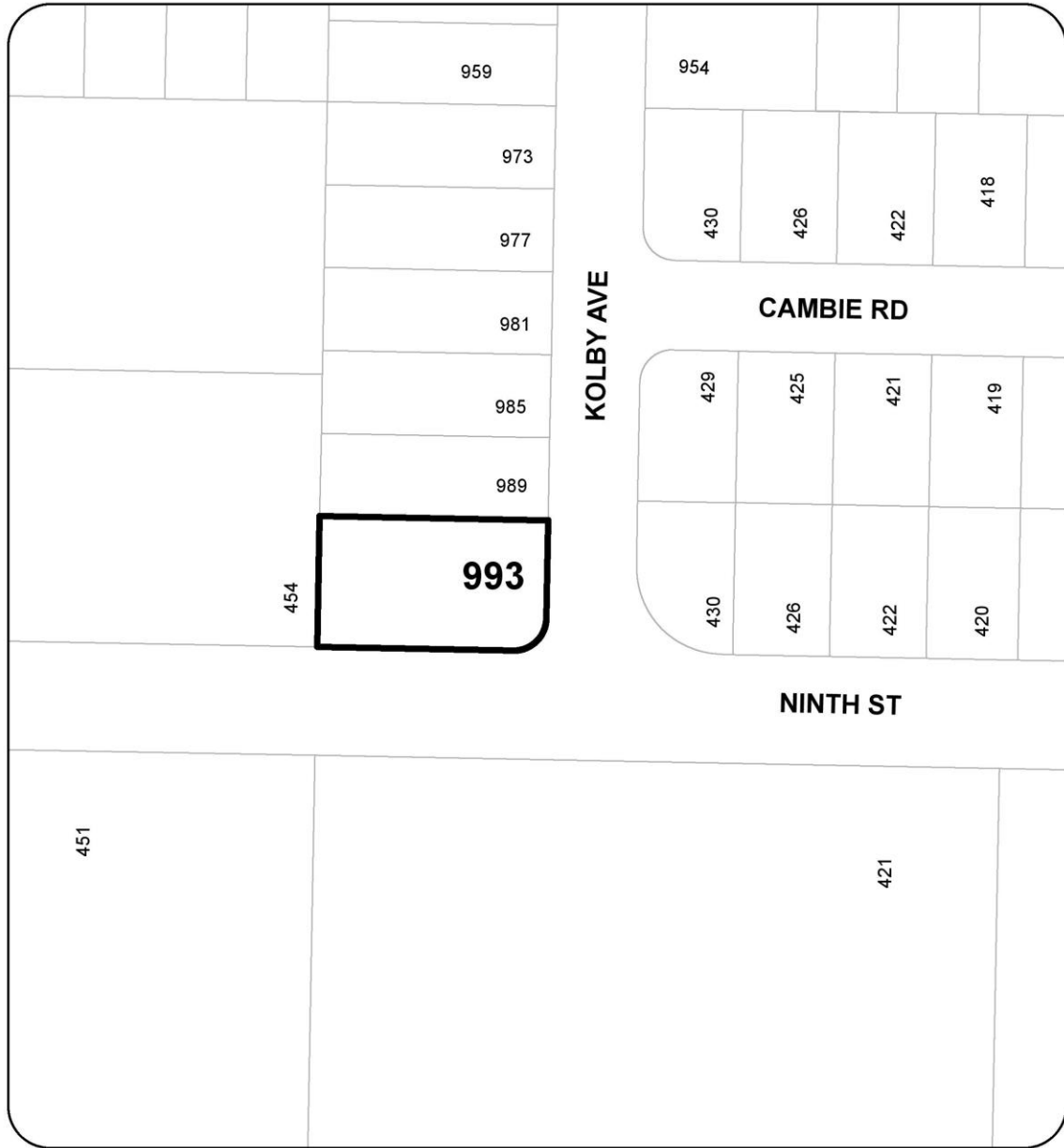


LOCATION PLAN

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

SCHEDULE A

MAP 15



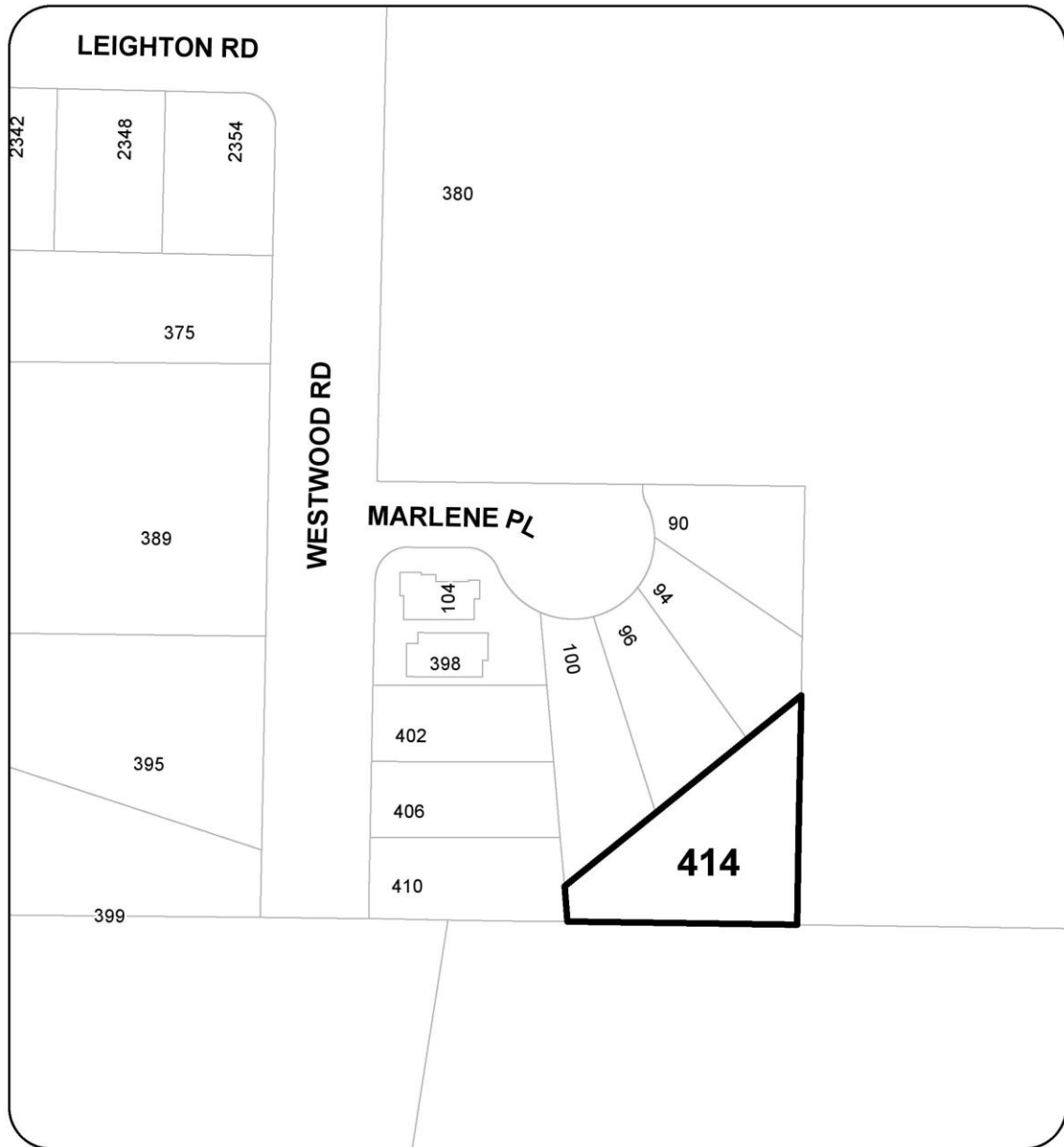
SUBJECT PROPERTY

LOCATION PLAN

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

SCHEDULE A

MAP 16



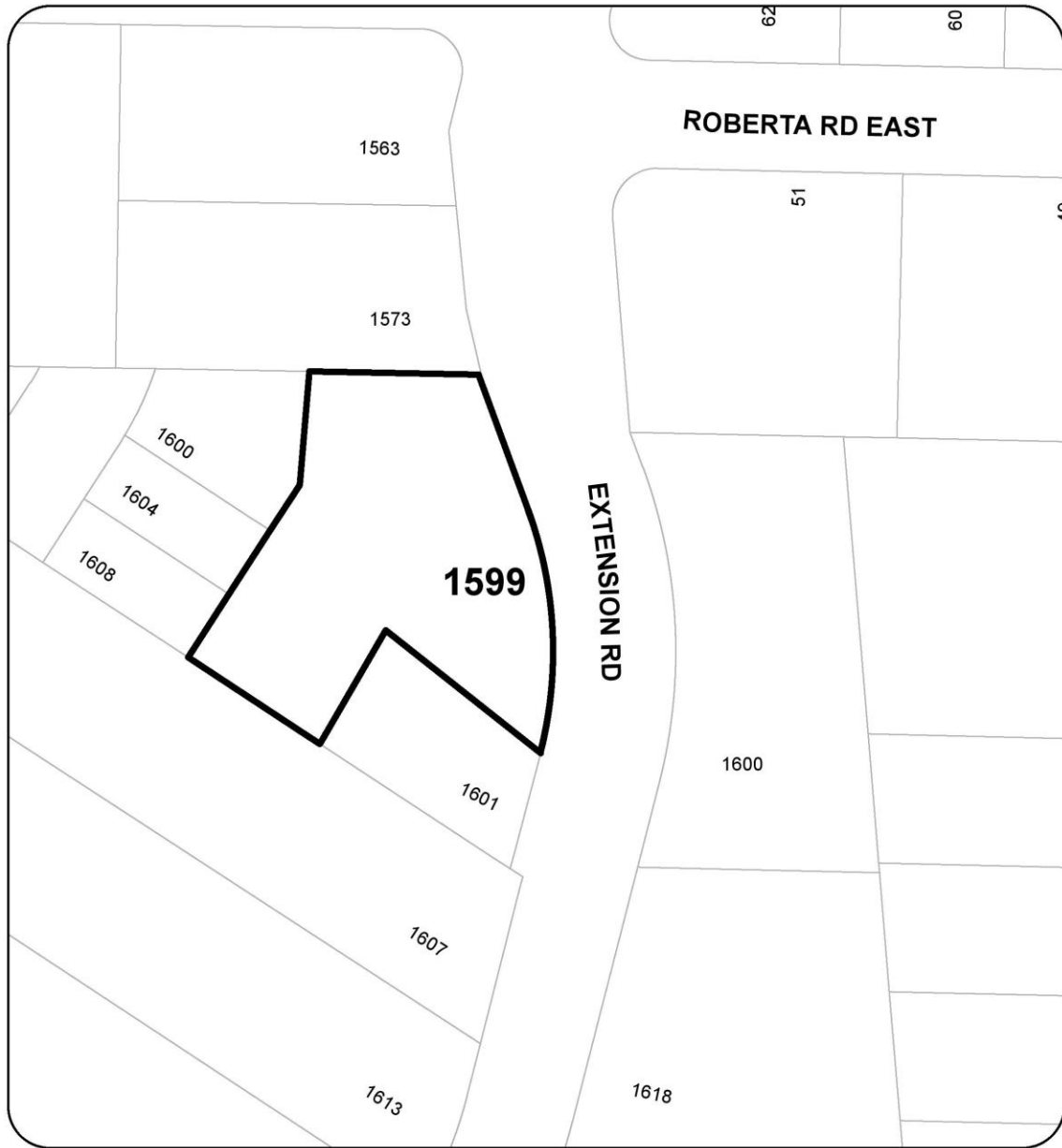
SUBJECT PROPERTY

LOCATION PLAN

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

SCHEDULE A

MAP 17



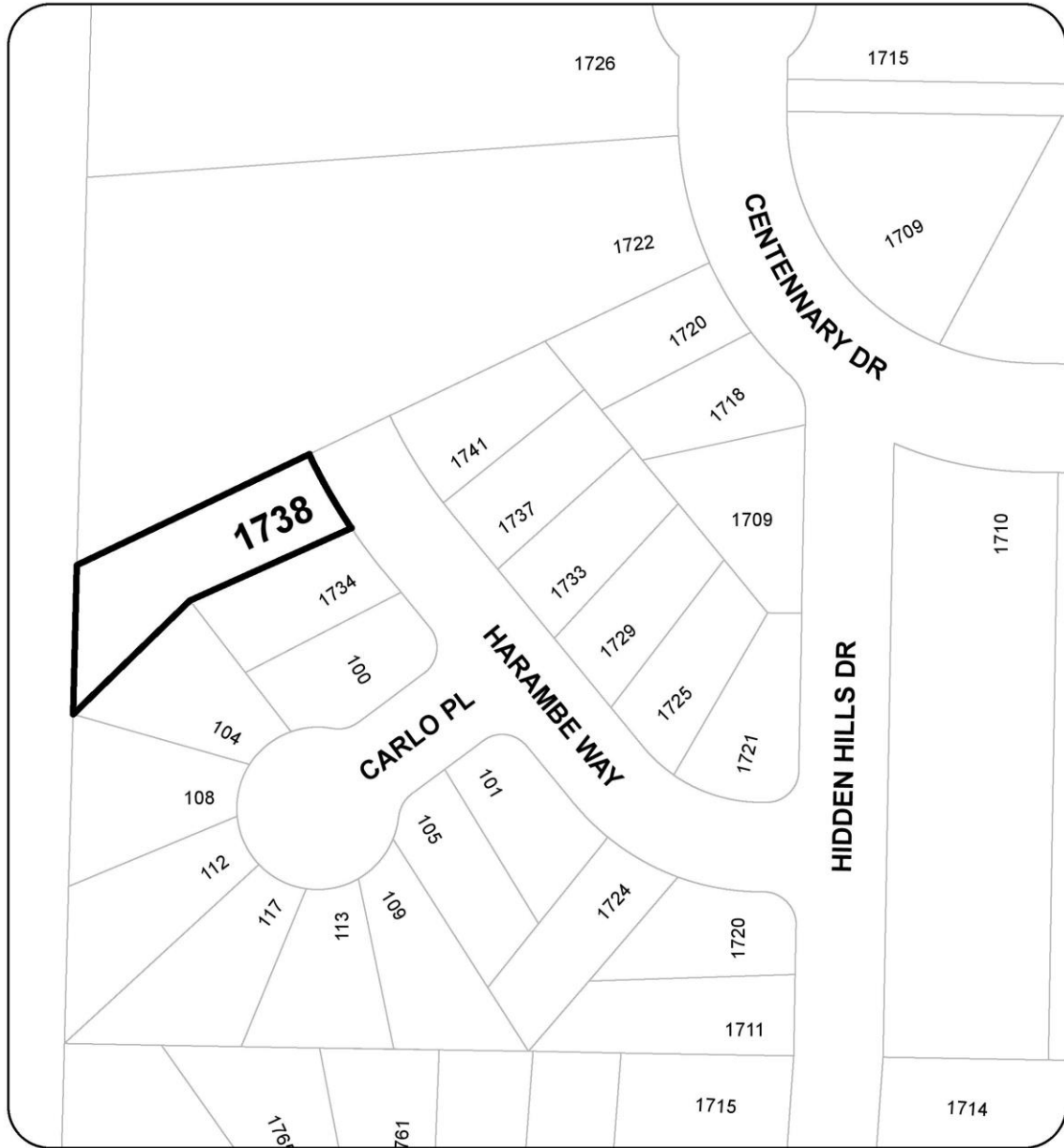
SUBJECT PROPERTY

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

SCHEDULE A

MAP 19

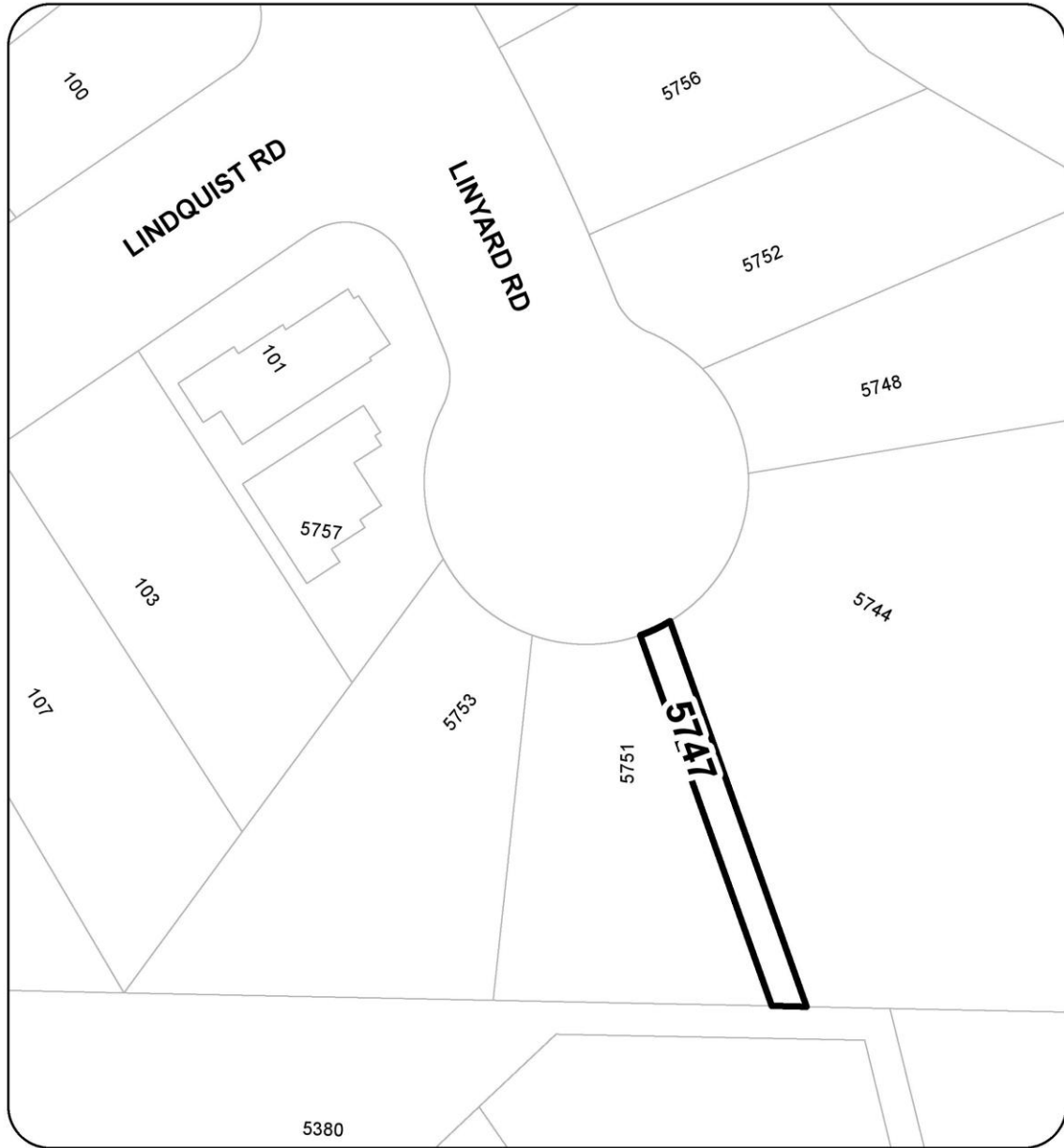


SUBJECT PROPERTY

LOCATION PLAN

Civic: 5787 LINLEY VALLEY DRIVE
Legal Description: PARK DEDICATED BY PLANS EPP73181,
EPP66112, EPP17440

MAP 20



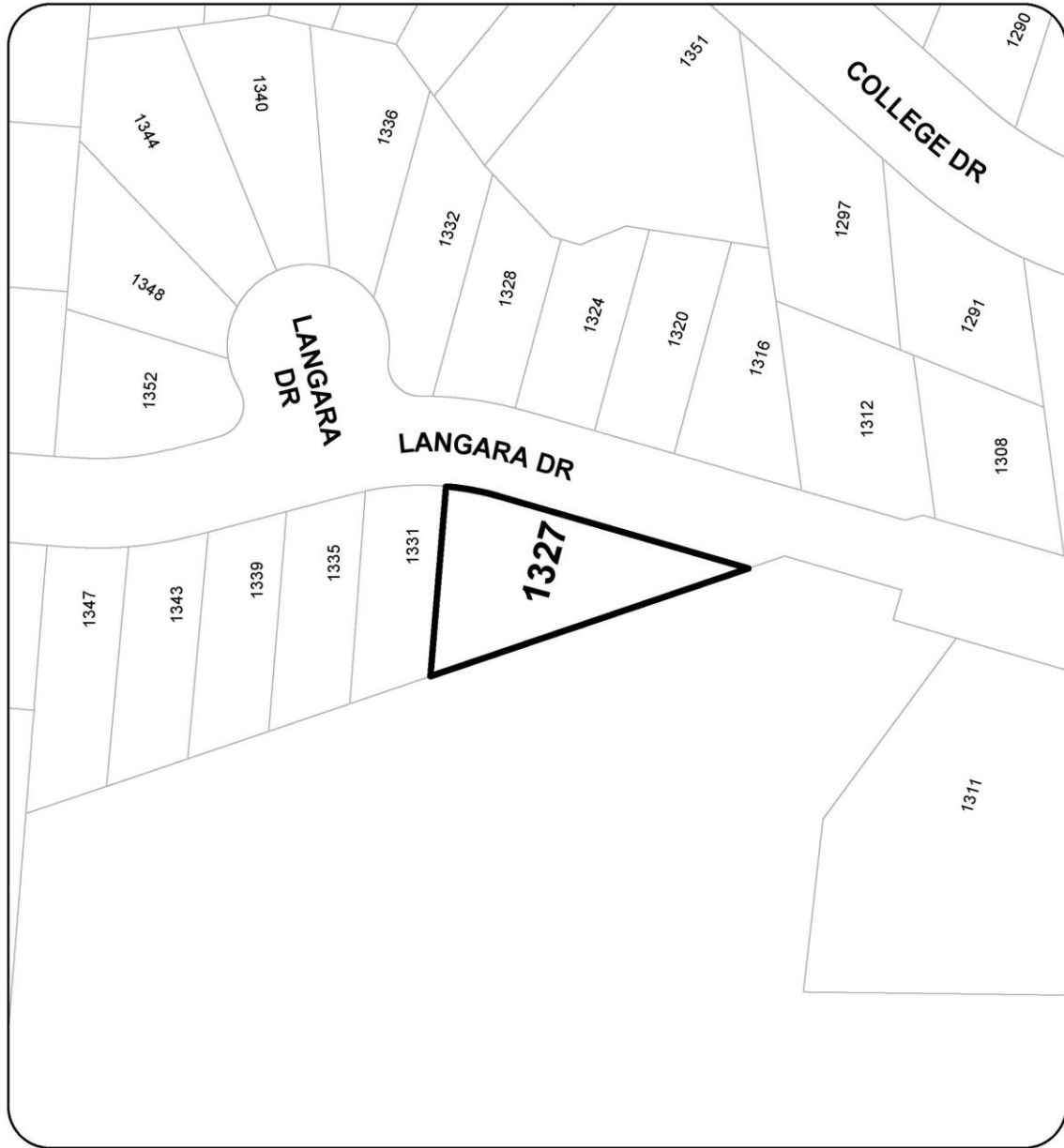
SUBJECT PROPERTY

LOCATION PLAN

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

SCHEDULE A

MAP 21



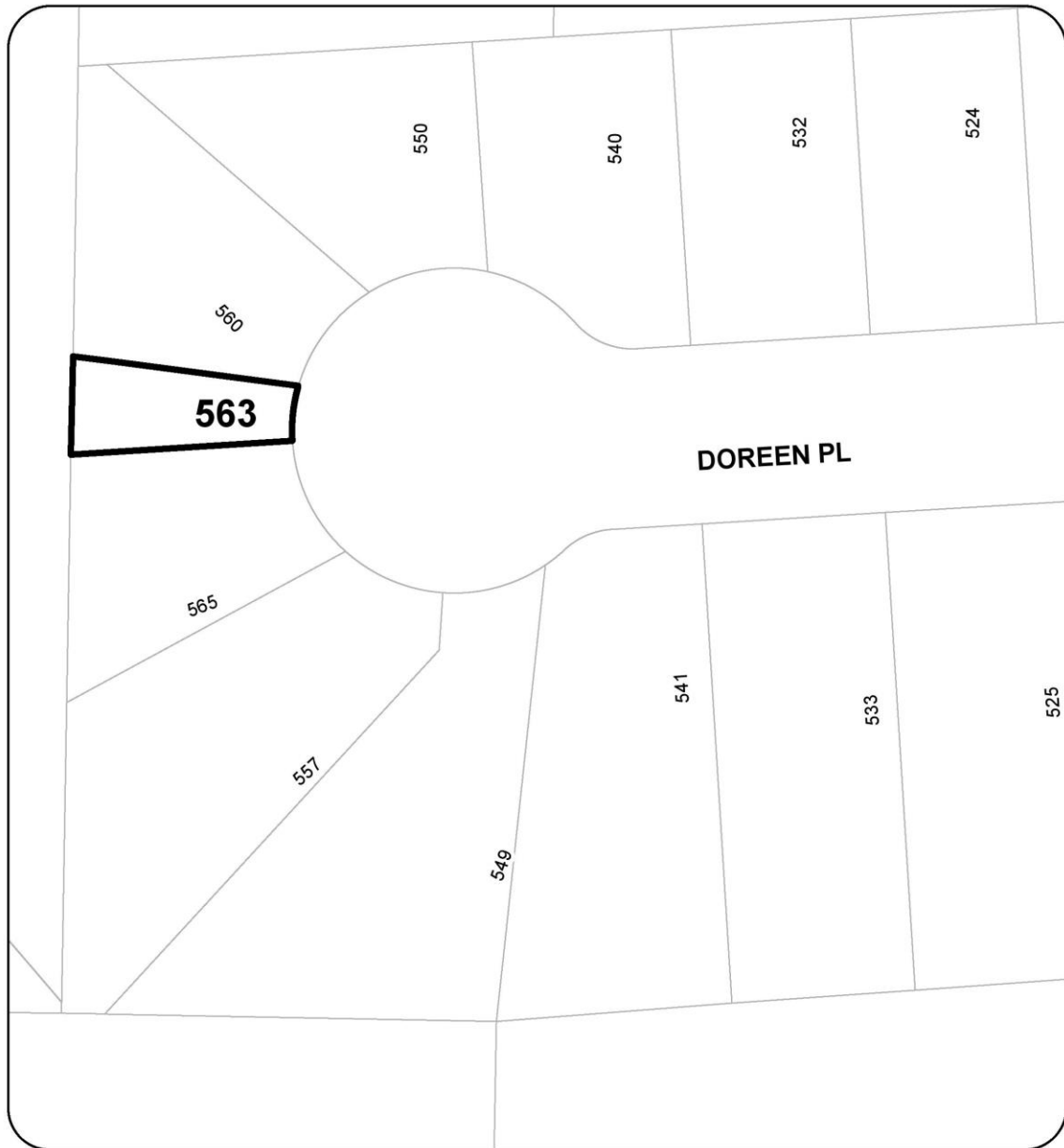
SUBJECT PROPERTY

LOCATION PLAN

Civic: 1327 LANGARA DRIVE
Legal Description: PARK DEDICATED BY PLAN EPP65614

SCHEDULE A

MAP 22



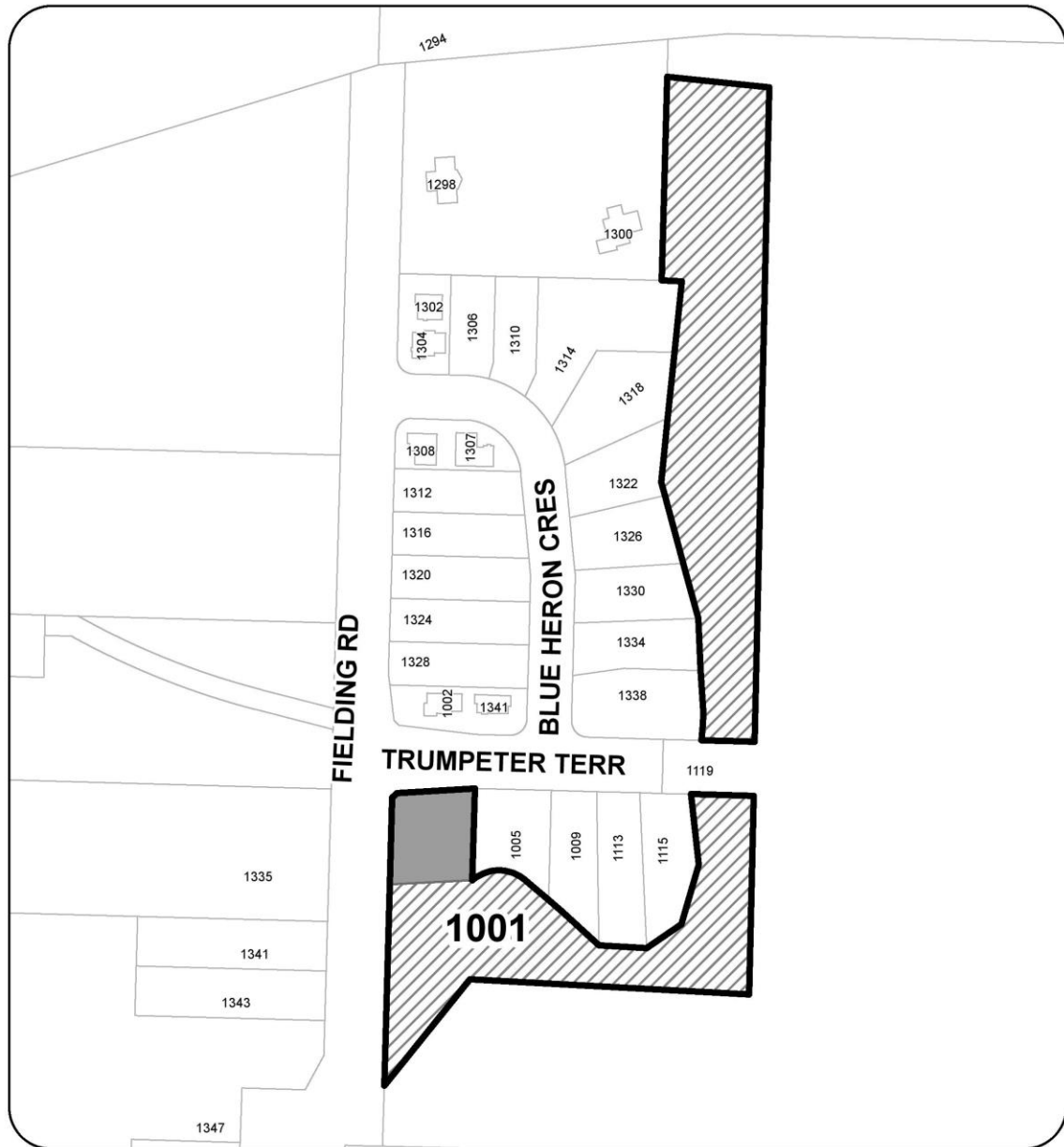
SUBJECT PROPERTY




LOCATION PLAN

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

SCHEDULE A

MAP 23



- N
-  SUBJECT PROPERTIES
 -  PORTION TO BE REZONED PRC-1
 -  PORTION TO BE REZONED PRC-2

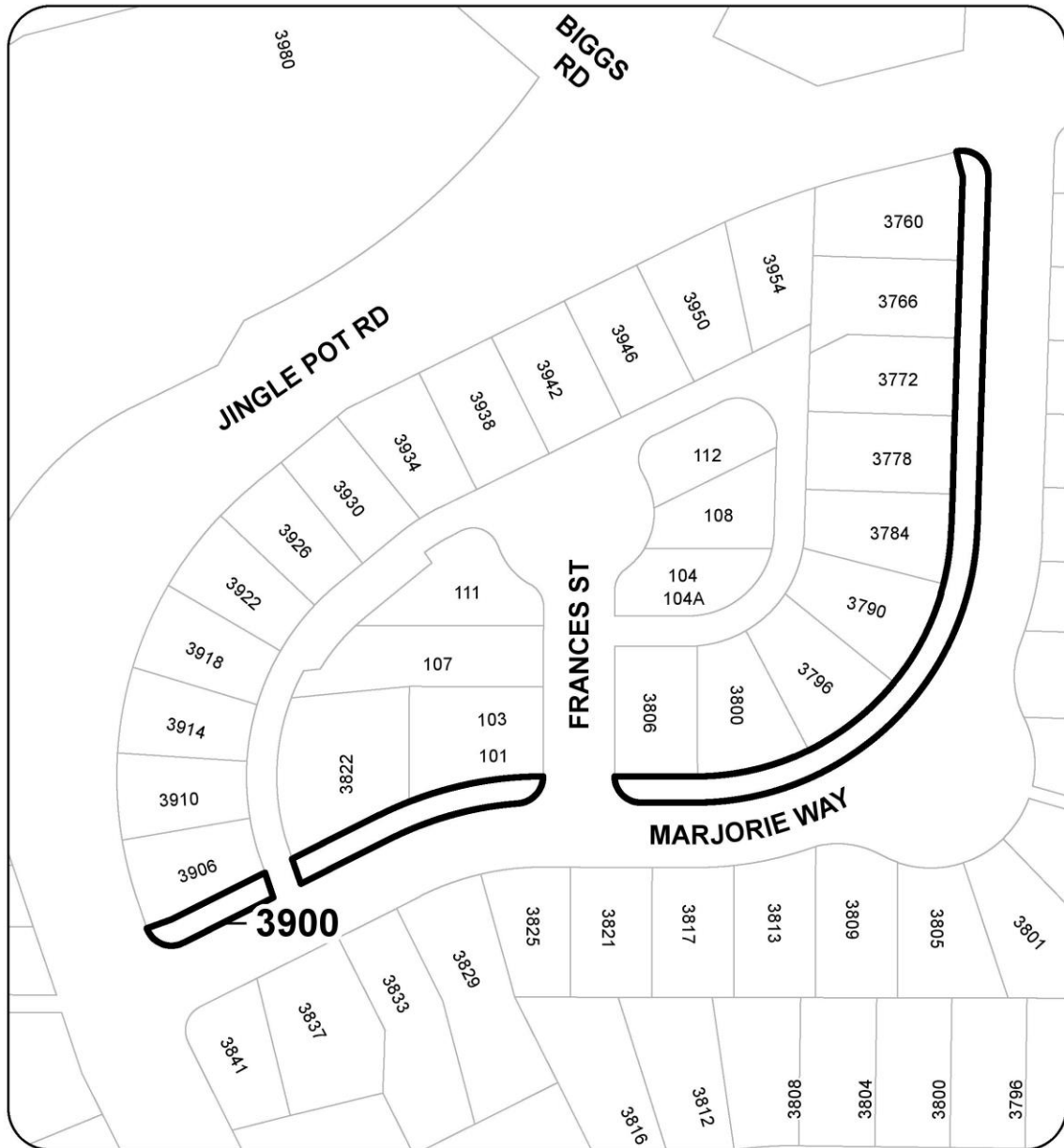
LOCATION PLAN

Civic: 1001 TRUMPETER TERRACE

Legal Description: PARK DEDICATED BY PLAN EPP67015

SCHEDULE A

MAP 24



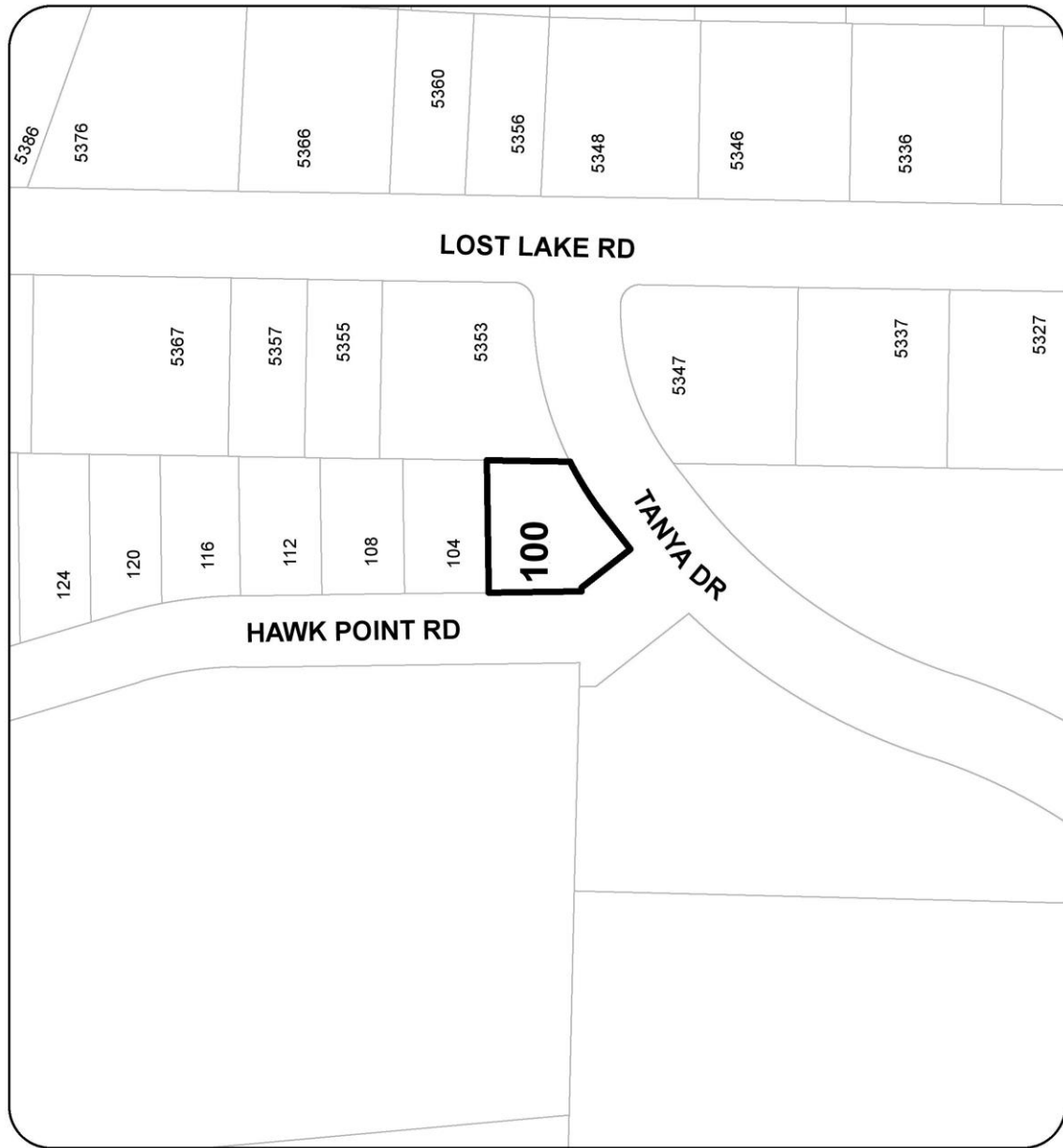
LOCATION PLAN

Civic: 3900 JINGLE POT ROAD

Legal Description: PARK DEDICATED BY PLAN EPP67602

SCHEDULE A

MAP 25



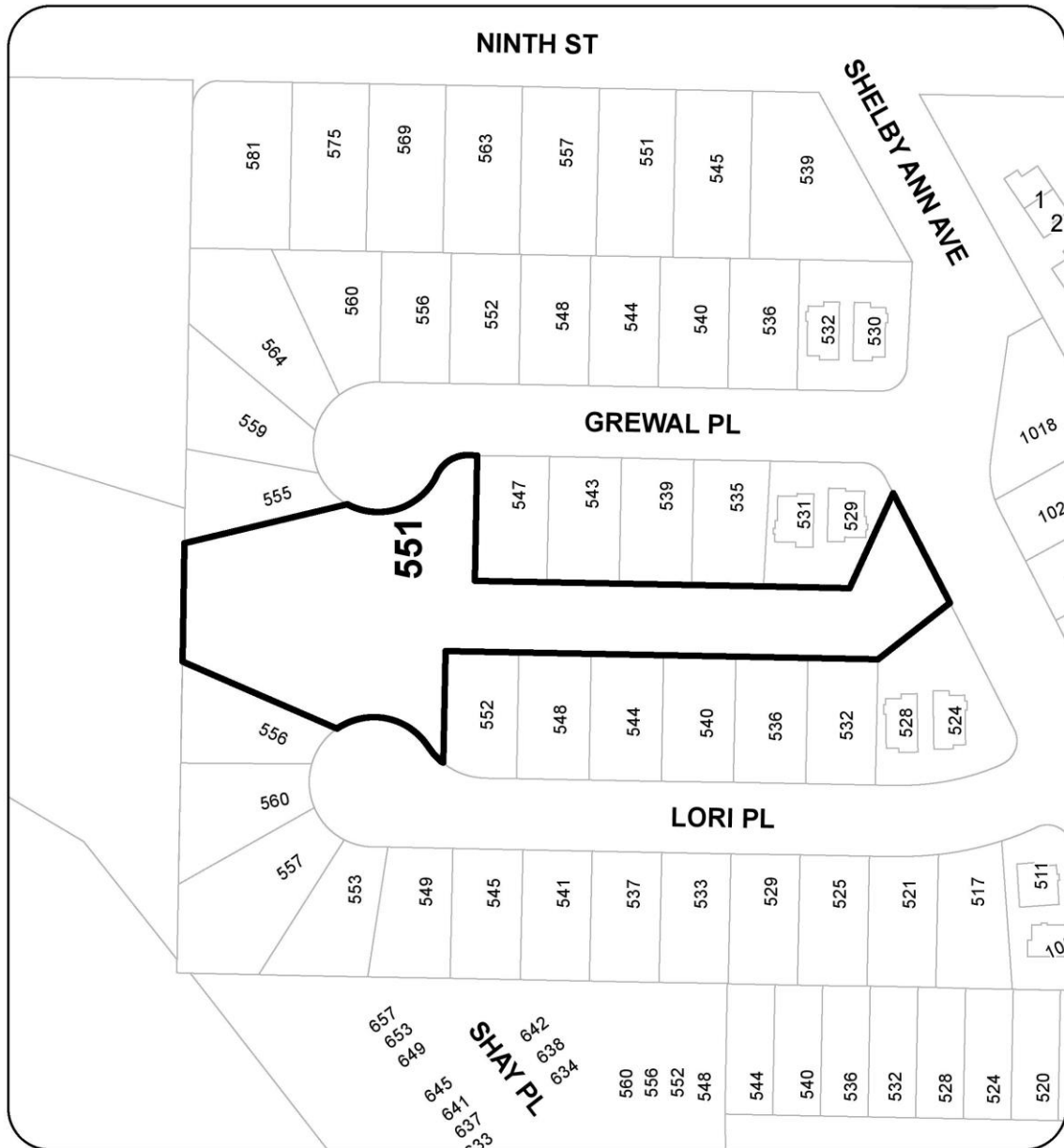
SUBJECT PROPERTY

LOCATION PLAN

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

SCHEDULE A

MAP 26



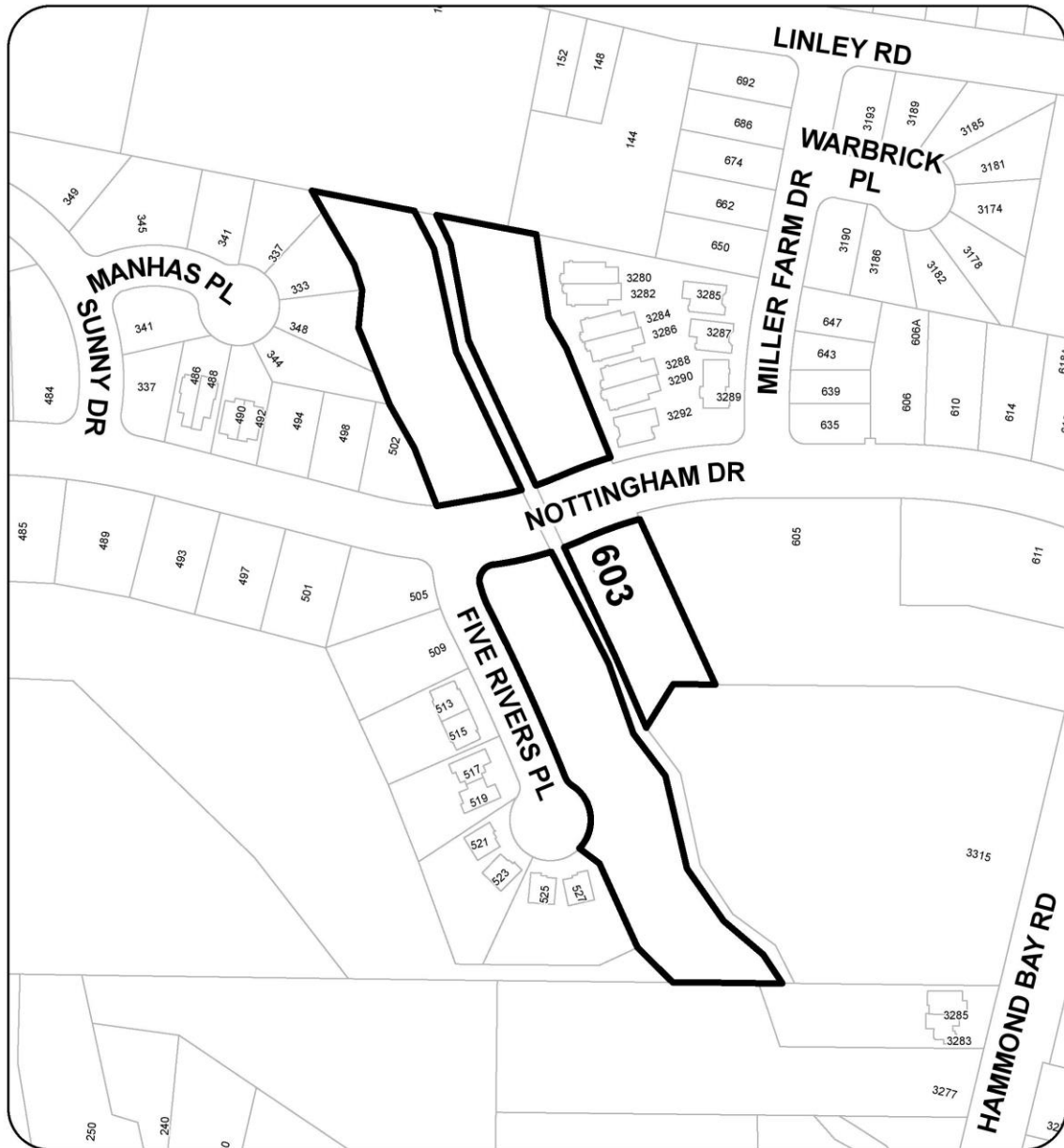
SUBJECT PROPERTY

LOCATION PLAN

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

SCHEDULE A

MAP 27



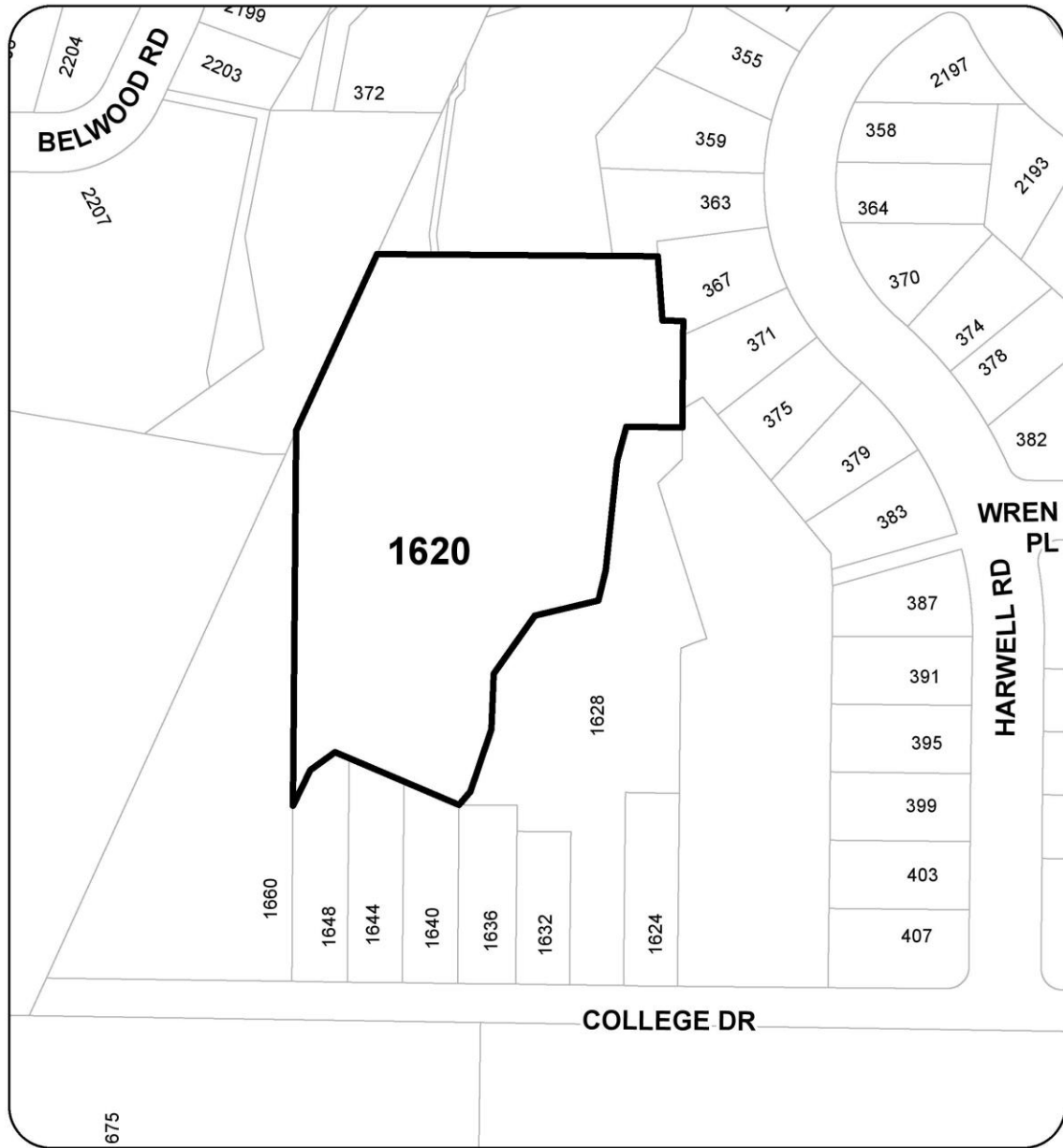
SUBJECT PROPERTIES

LOCATION PLAN

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

SCHEDULE A

MAP 28



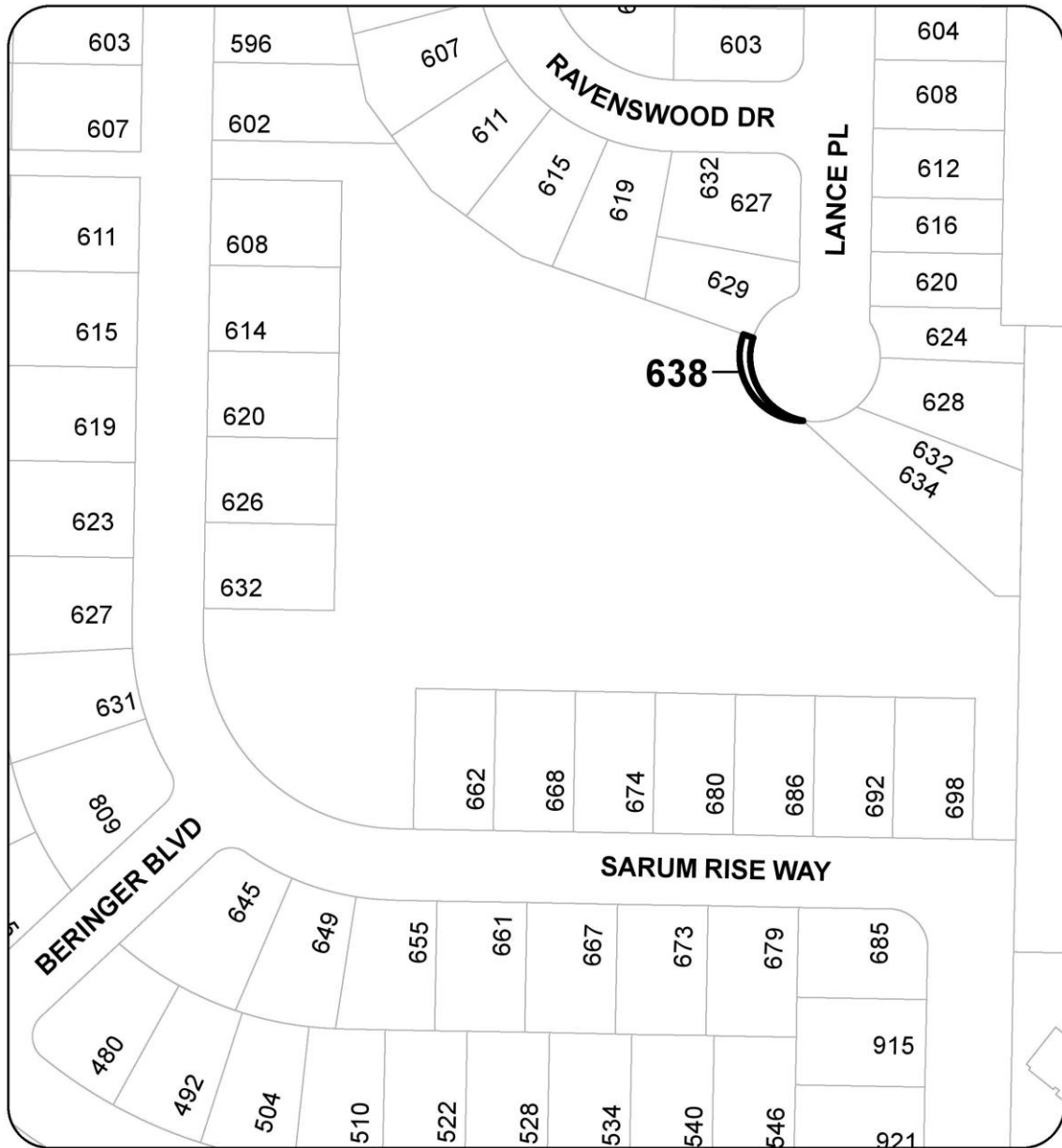
SUBJECT PROPERTY

LOCATION PLAN

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

SCHEDULE A

MAP 29



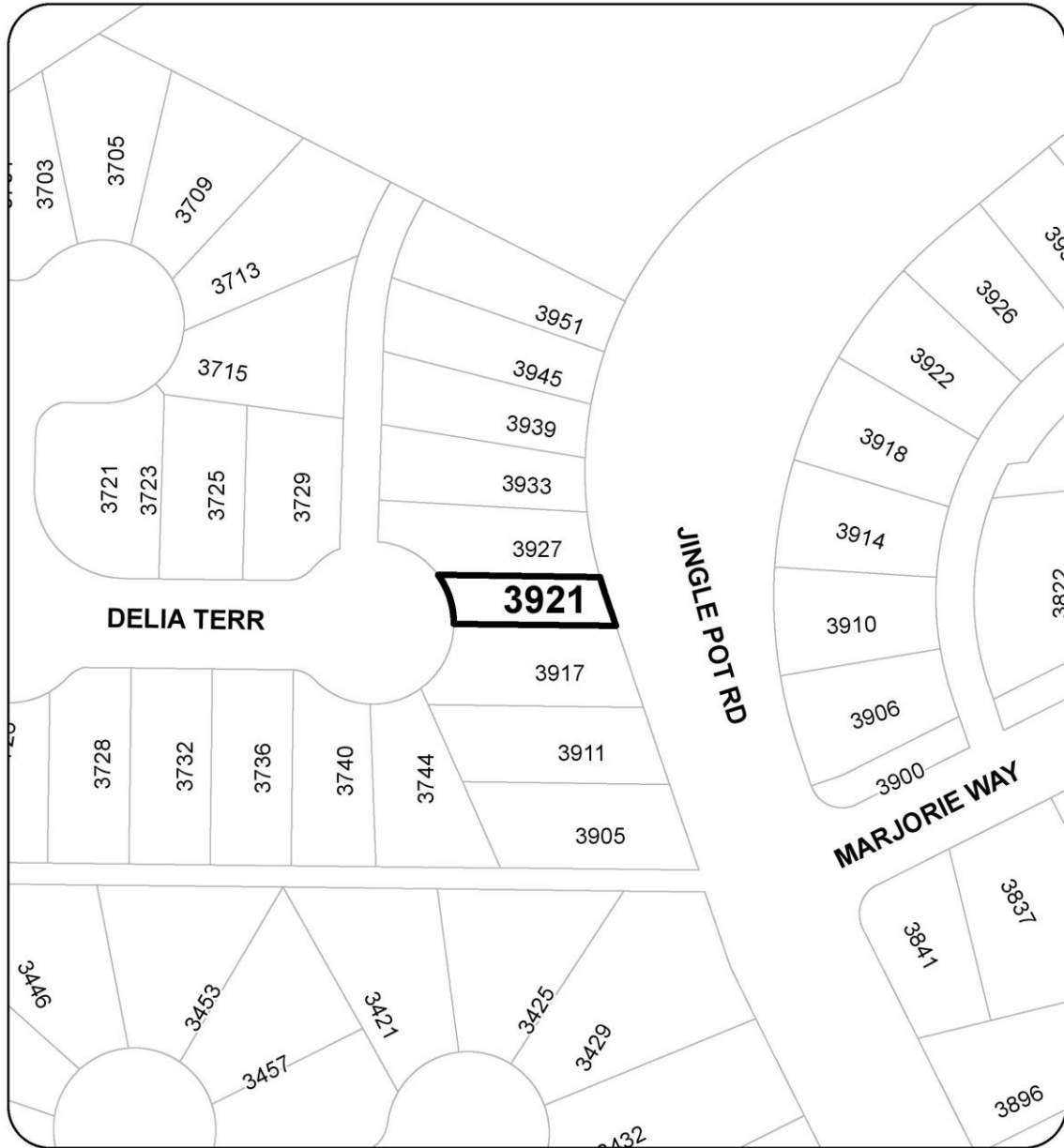
SUBJECT PROPERTY

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



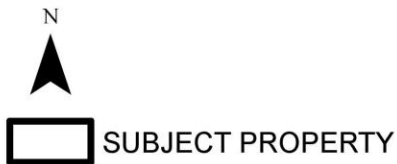
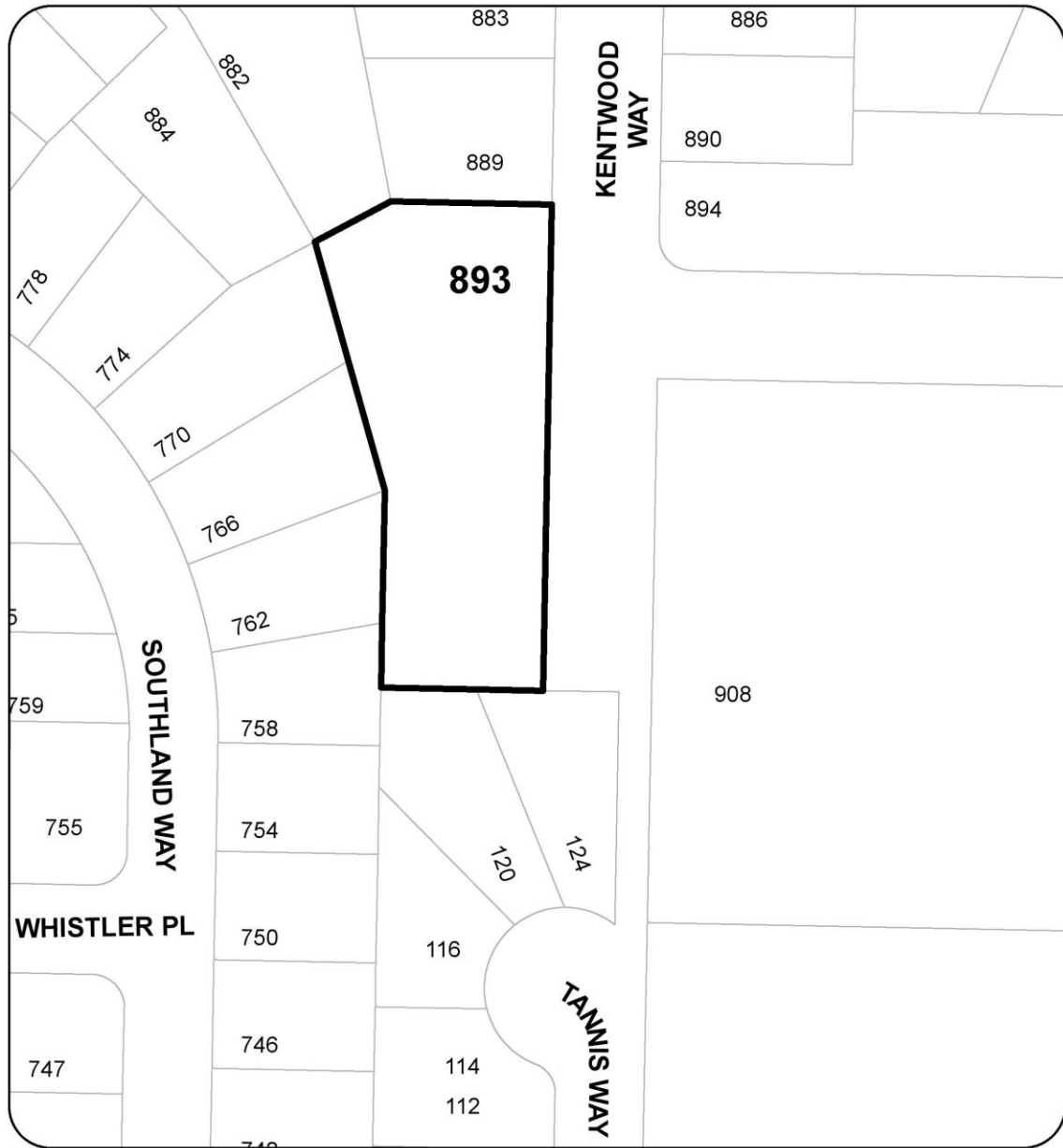
SUBJECT PROPERTIES

LOCATION PLAN

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

SCHEDULE A

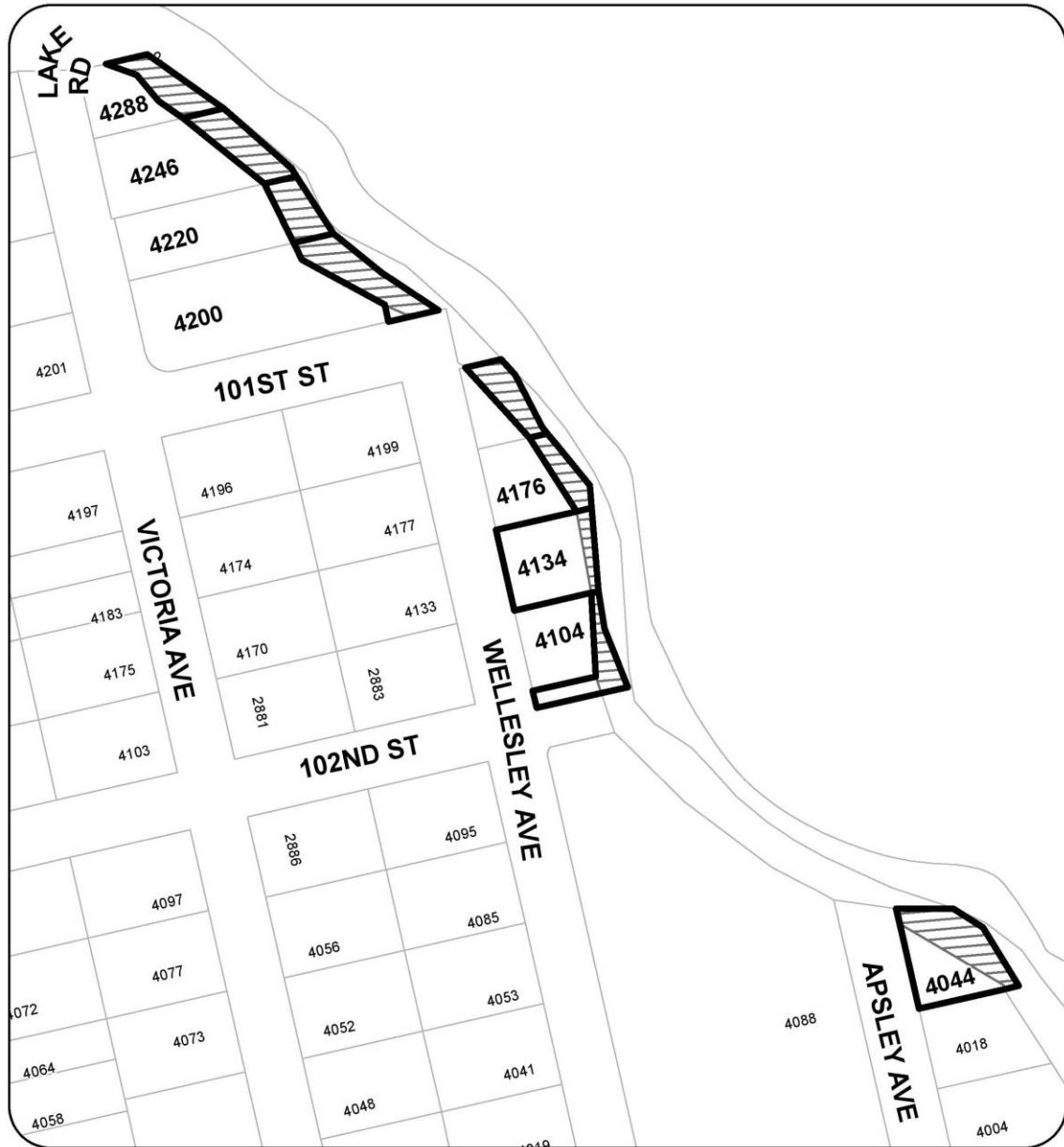
MAP 32



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