

DATE OF MEETING | May 4, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | MAPPING AMENDMENTS TO THE ZONING BYLAW |

OVERVIEW

Purpose of Report

To amend Schedule A – Zoning Map of “City of Nanaimo Zoning Bylaw 2011 No. 4500” with general mapping amendments. |

Recommendation

That:

1. “Zoning Amendment Bylaw 2020 No. 4500.175” (To amend Schedule A – Zoning Map with general mapping amendments) pass first reading;
2. “Zoning Amendment Bylaw 2020 No. 4500.175” pass second reading; and
3. Council waive the Public Hearing for “Zoning Amendment Bylaw 2020 No. 4500.175”, pursuant to *Local Government Act* section 464(2).|

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. Schedule A of the Zoning Bylaw delineates the different zones within the city. Since 2018, Staff have been working on the Zoning Bylaw Mapping Transition Project by migrating all zoning map information to the City’s standard GIS platform. This transition has allowed for greater consistency in data management for mapping services, as well as improved presentation of zoning information to the public on NanaimoMap, available on the City’s website.

Another result of the transition has been the ability to analyze and report on any potential zoning inconsistencies found within Schedule A. Staff have completed an analysis of these inconsistencies and have identified a number of amendments that have been included in this amendment bylaw. Council approval is required for mapping changes to Schedule A of the Zoning Bylaw.

The previous round of general mapping amendments to Schedule A was adopted by Council on 2019-DEC-02 to recognize park properties acquired through subdivision and to recognize existing land uses.

DISCUSSION

The proposed “Zoning Amendment Bylaw 2020 No. 4500.175” (the “Amendment Bylaw”), if adopted, will result in 27 mapping amendments to Schedule A of the Zoning Bylaw. The majority of these amendments are for properties that are split-zoned as a result of property boundary adjustments or land exchanges. A split-zoned property is a property that is subject to two or more different zones. The proposed amendments will eliminate unintended split-zones by aligning zone boundaries with property boundaries. Other amendments are general changes to recognize existing land uses. A summary of the proposed amendments is attached (Attachment A).

As the proposed Amendment Bylaw does not contain substantive changes and is consistent with the Official Community Plan, Staff recommend waiving the Public Hearing requirements pursuant to *Local Government Act* section 464(2).

SUMMARY POINTS

- If adopted, the Amendment Bylaw will result in 27 mapping amendments to Schedule A – Zoning Map of the Zoning Bylaw.
- The proposed amendments will correct errors, align zone boundaries with property boundaries, and recognize existing land uses.

ATTACHMENTS

ATTACHMENT A: Table of Proposed Mapping Amendments
“Zoning Amendment Bylaw 2020 No. 4500.175”

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services