CITY OF NANAIMO

BYLAW NO. 4500.175

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 2020 No. 4500.175”.

2. The City of Nanaimo “Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

    (1) By rezoning those lands as shown on Schedule A – Map 1 (555 Bowen Road) from Single Dwelling Residential (R1b) to Community Service One (CS1).

    (2) By rezoning those lands as shown on Schedule A – Map 2 (170 Pryde Avenue) from Rural Resource (AR1) and Residential Corridor (COR1) to Parks, Recreation and Culture One (PRC1).

    (3) By rezoning those lands as shown on Schedule A – Map 3 (15 Buttertubs Drive) from Rural Resource (AR1) and Single Dwelling Residential (R1) to Residential Corridor (COR1).

    (4) By rezoning those lands as shown on Schedule A – Map 4 (City right-of-way between Plan EPP6577 and Plan 23432) from Single Dwelling Residential (R1) to Rural Resource (AR1).

    (5) By rezoning those lands as shown on Schedule A – Map 5 (1950 and 1953 Camas Road) from Urban Reserve (AR2) to Single Dwelling Residential – Small Lot (R2).

    (6) By rezoning those lands as shown on Schedule A – Map 6 (100 Evelyn Crescent) from Single Dwelling Residential (R1) to Parks, Recreation and Culture Two (PRC2).

    (7) By rezoning those lands as shown on Schedule A – Map 7 (195 Fourth Street) from Single Dwelling Residential (R1) to Community Service One (CS1).

    (8) By rezoning those lands as shown on Schedule A – Map 8 (3221 Hammond Bay Road) from Steep Slope Residential (R10) to Single Dwelling Residential (R1).

    (9) By rezoning those lands as shown on Schedule A – Map 9 (5784 Linley Valley Drive) from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC1).

(10) By rezoning those lands as shown on Schedule A – Map 10 (25 Maki Road) from Rural Resource (AR1) to Mobile Home Park Residential (R12).

(11) By rezoning those lands as shown on Schedule A – Map 11 (517 Marisa Street) from Duplex Residential (R4) to Steep Slope Residential (R10).

(12) By rezoning those lands as shown on Schedule A – Map 12 (513/515 Marisa Street) from Steep Slope Residential (R10) to Duplex Residential (R4).

(13) By rezoning those lands as shown on Schedule A – Map 13 (2618 and 2630 Melodi Wood Way, and portions of City right-of-way) from Duplex Residential (R4) to Single Dwelling Residential (R1).

(14) By rezoning those lands as shown on Schedule A – Map 14 (2622/2626 Melodi Wood Way) from Single Dwelling Residential (R1) to Duplex Residential (R4).

(15) By rezoning those lands as shown on Schedule A – Map 15 (3140 Mexicana Road) from Low Density Residential (R6) to Single Dwelling Residential (R1).

(16) By rezoning those lands as shown on Schedule A – Map 16 (5930/5934 Nelson Road) from Parks, Recreation and Culture One (PRC1) to Medium Density Residential (R8).

(17) By rezoning those lands as shown on Schedule A – Map 17 (446 Nottingham Drive) from Steep Slope Residential (R10) to Single Dwelling Residential (R1).

(18) By rezoning those lands as shown on Schedule A – Map 18 (448/450 Nottingham Drive) from Single Dwelling Residential (R1) to Steep Slope Residential (R10).

(19) By rezoning those lands as shown on Schedule A – Map 19 (6000 Oliver Road) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC1).

(20) By rezoning those lands as shown on Schedule A – Map 20 (3181 Poppleton Road) from Single Dwelling Residential (R1) to Duplex Residential (R4).

(21) By rezoning those lands as shown on Schedule A – Map 21 (3201 Poppleton Road) from Duplex Residential (R4) to Single Dwelling Residential (R1).

(22) By rezoning those lands as shown on Schedule A – Map 22 (3669 Rock City Road) from Steep Slope Residential (R10) to Parks, Recreation and Culture One (PRC1).

(23) By rezoning those lands as shown on Schedule A – Map 23 (5349 and 5365 Smokey Crescent) from Single Dwelling Residential (R1) to Steep Slope Residential (R10).

(24) By rezoning those lands as shown on Schedule A – Map 24 (5878 Sunset Road) from Single Dwelling Residential – Small Lot (R2) to Single Dwelling Residential (R1).

(25) By rezoning those lands as shown on Schedule A – Map 25 (624 Wakesiah Avenue) from Low Density Residential (R6) to Single Dwelling Residential (R1).

(26) By rezoning those lands as shown on Schedule A – Map 26 (634 Wakesiah Avenue) from Single Dwelling Residential (R1) to Low Density Residential (R6).

(27) By rezoning those lands as shown on Schedule A – Map 27 (2345 Kenworth Road) from Single Dwelling Residential (R1) to Community Corridor (COR3).

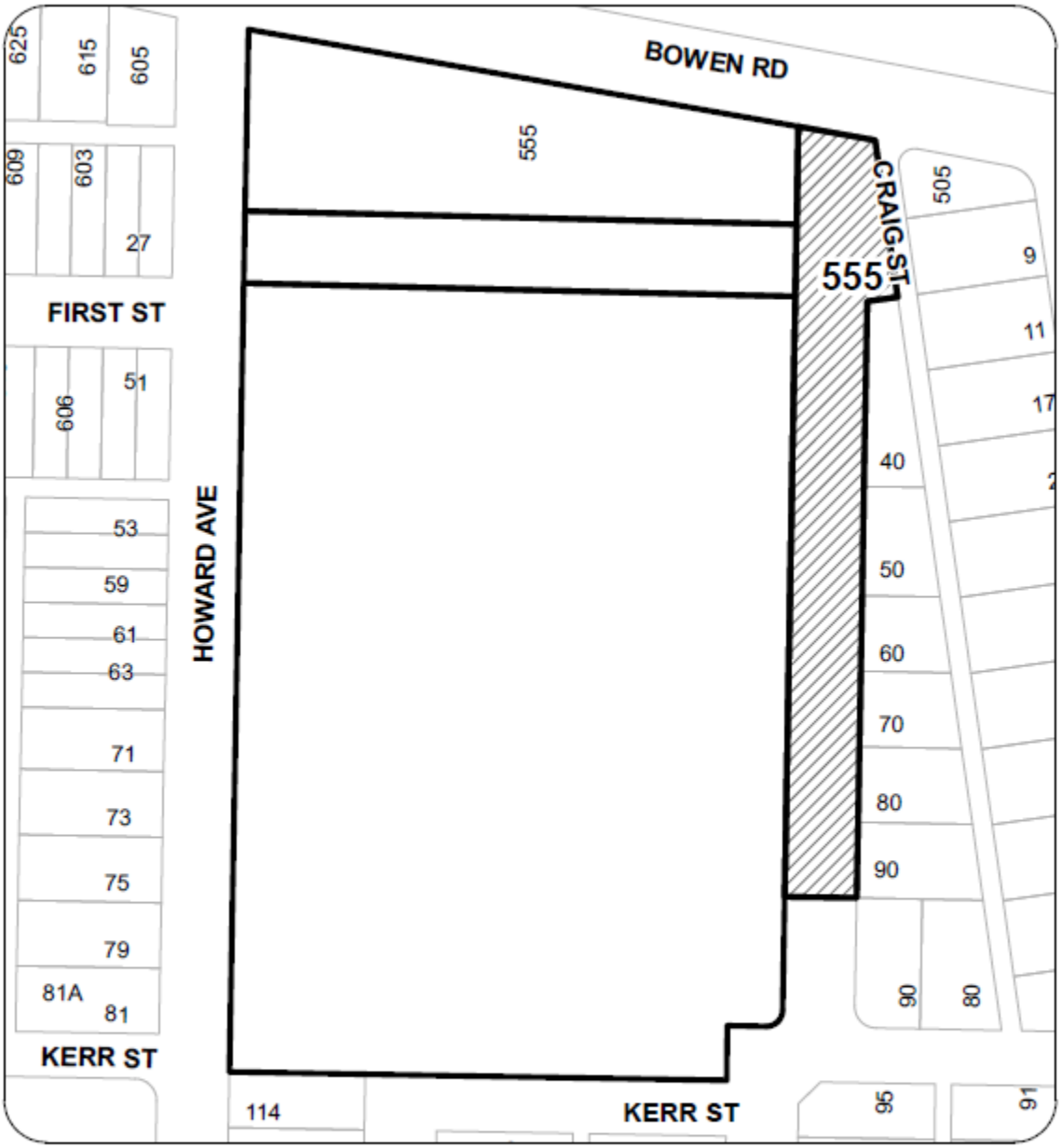
PASSED FIRST READING: 2020-MAY-04
PASSED SECOND READING: 2020-MAY-04
COUNCIL WAIVED THE REQUIREMENT FOR PUBLIC HEARING: 2020-MAY-04
PASSED THIRD READING: _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
ADOPTED: _____

_____
M A Y O R

_____
CORPORATE OFFICER

SCHEDULE A

MAP 1



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

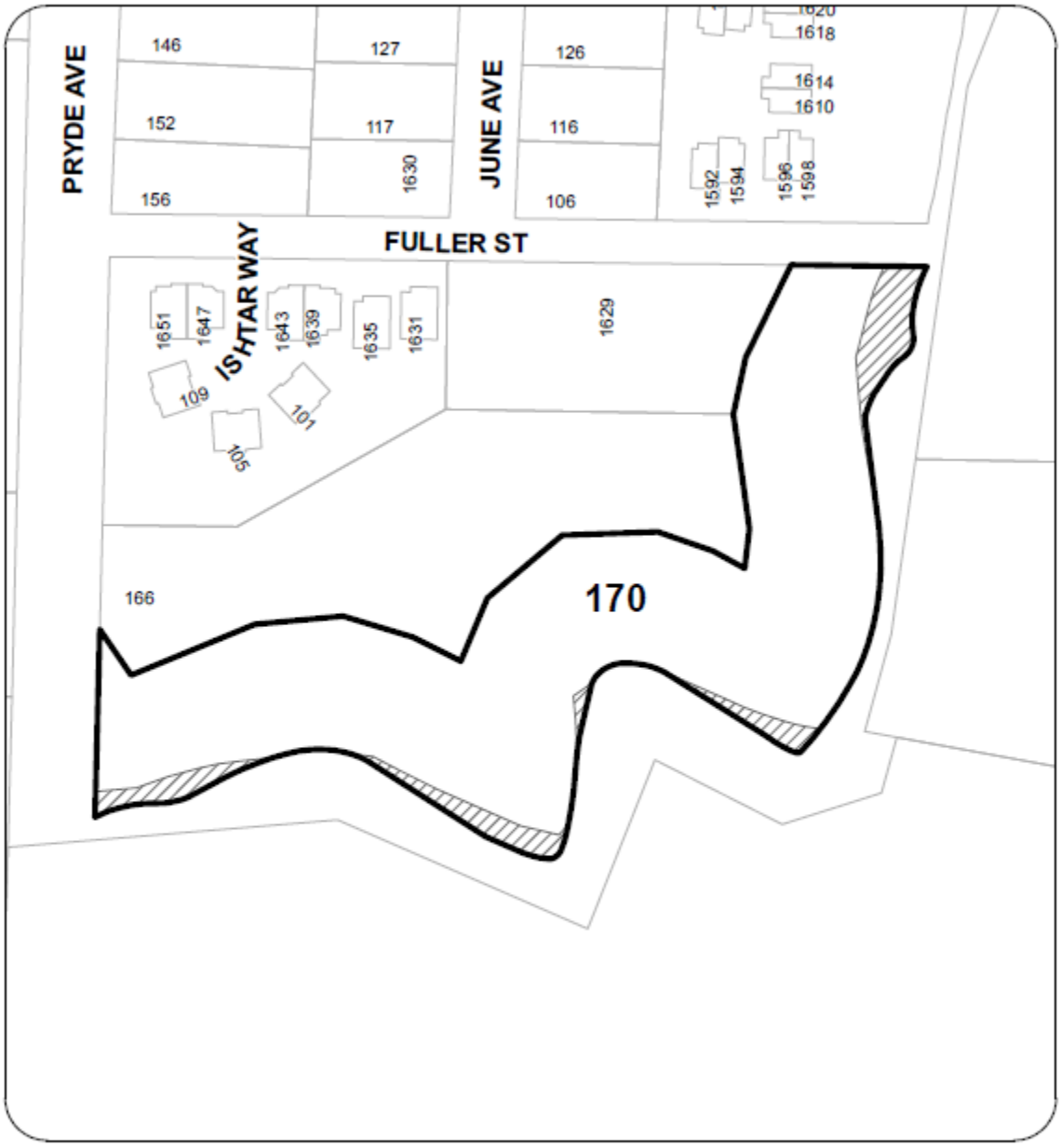
LOCATION PLAN

Civic: 555 BOWEN ROAD
Legal Description: PUBLIC CEMETERY-COMOX ROAD INCLUDING NORTH END OF CRAIG STREET BY-LAW 1396, NANAIMO DISTRICT

Document Path: V:\Source Data\Departmental Data\Eng\PublicWorks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_1.mxd

SCHEDULE A

MAP 2



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

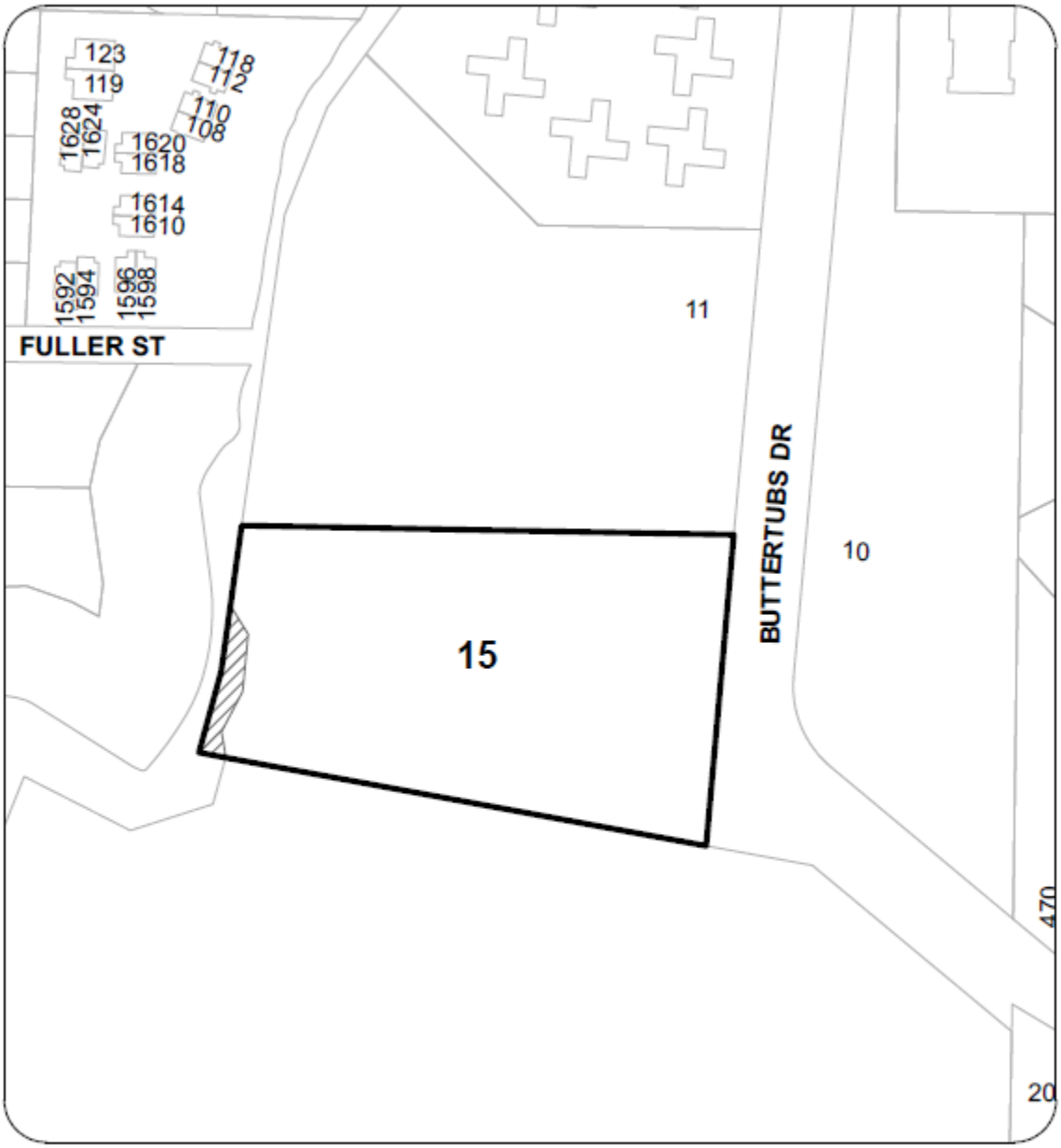
LOCATION PLAN

Civic: 170 PRYDE AVENUE
Legal Description: PARK DEDICATED BY PLAN EPP6577

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_2.mxd

SCHEDULE A

MAP 3



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

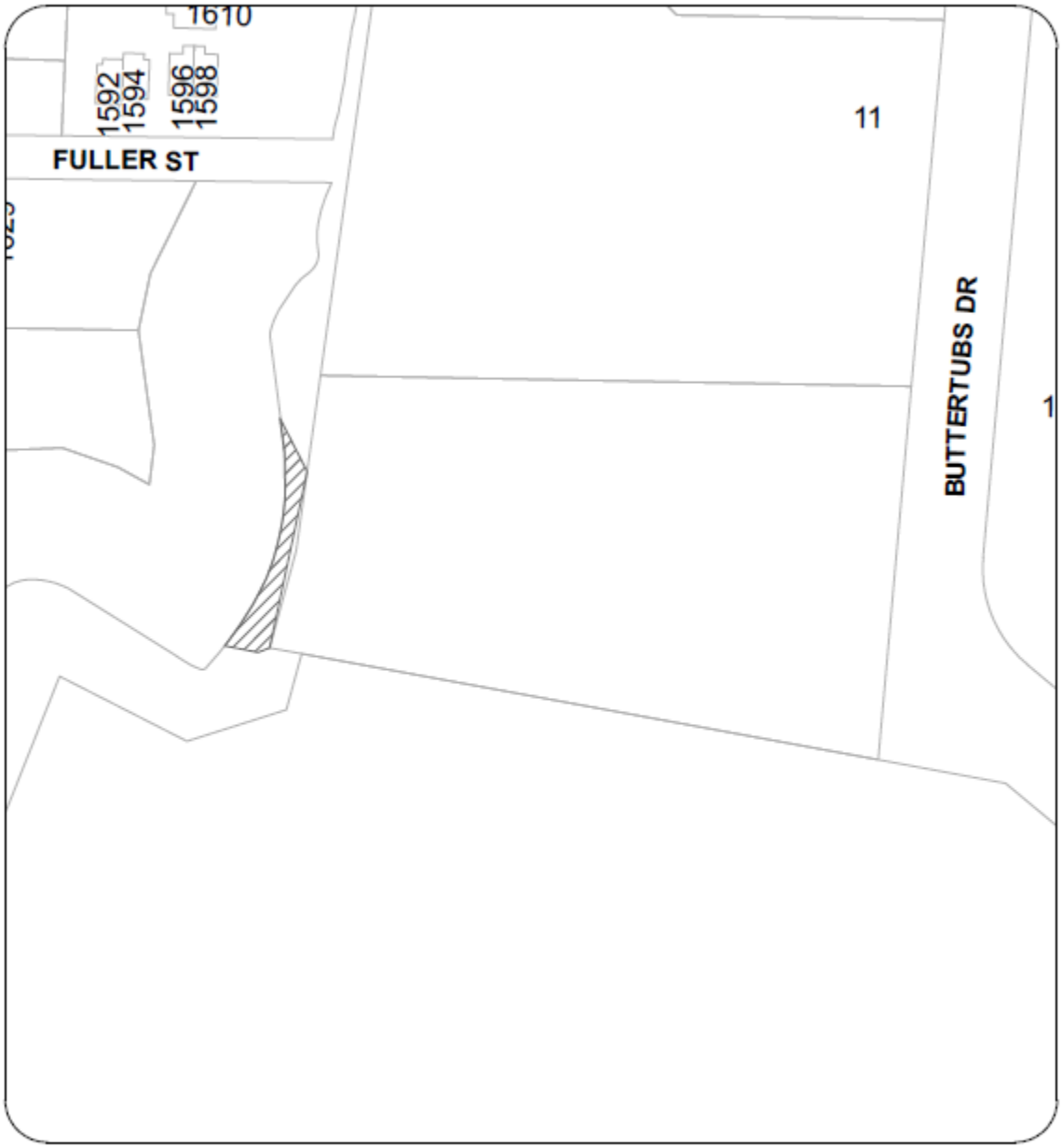
LOCATION PLAN

Civic: 15 BUTTERTUBS DRIVE
Legal Description: LOT 12, SECTION 1 NANAIMO DISTRICT, PLAN 23432

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_3.mxd

SCHEDULE A

MAP 4



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LOCATION PLAN

PORTION OF PROPERTY
TO BE REZONED

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_4.mxd

SCHEDULE A

MAP 5

N

SUBJECT PROPERTIES

PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

Civic: 1950 & 1953 CAMAS ROAD
Legal Description: LOT 1 & 19, SECTION 14, RANGE 7 MOUNTAIN DISTRICT, PLAN EPP43066

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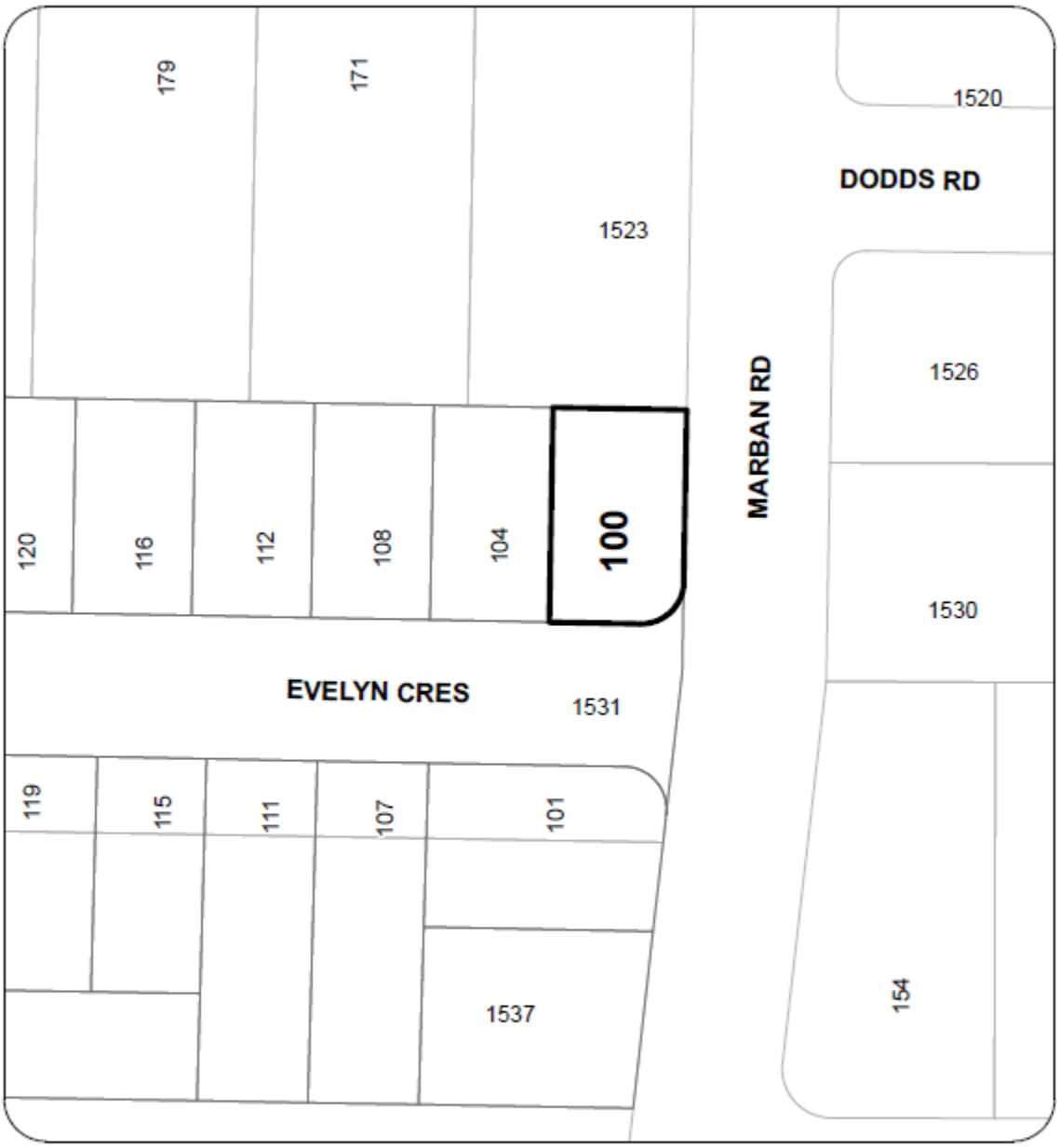
SCHEDULE A

MAP 6



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SUBJECT PROPERTY

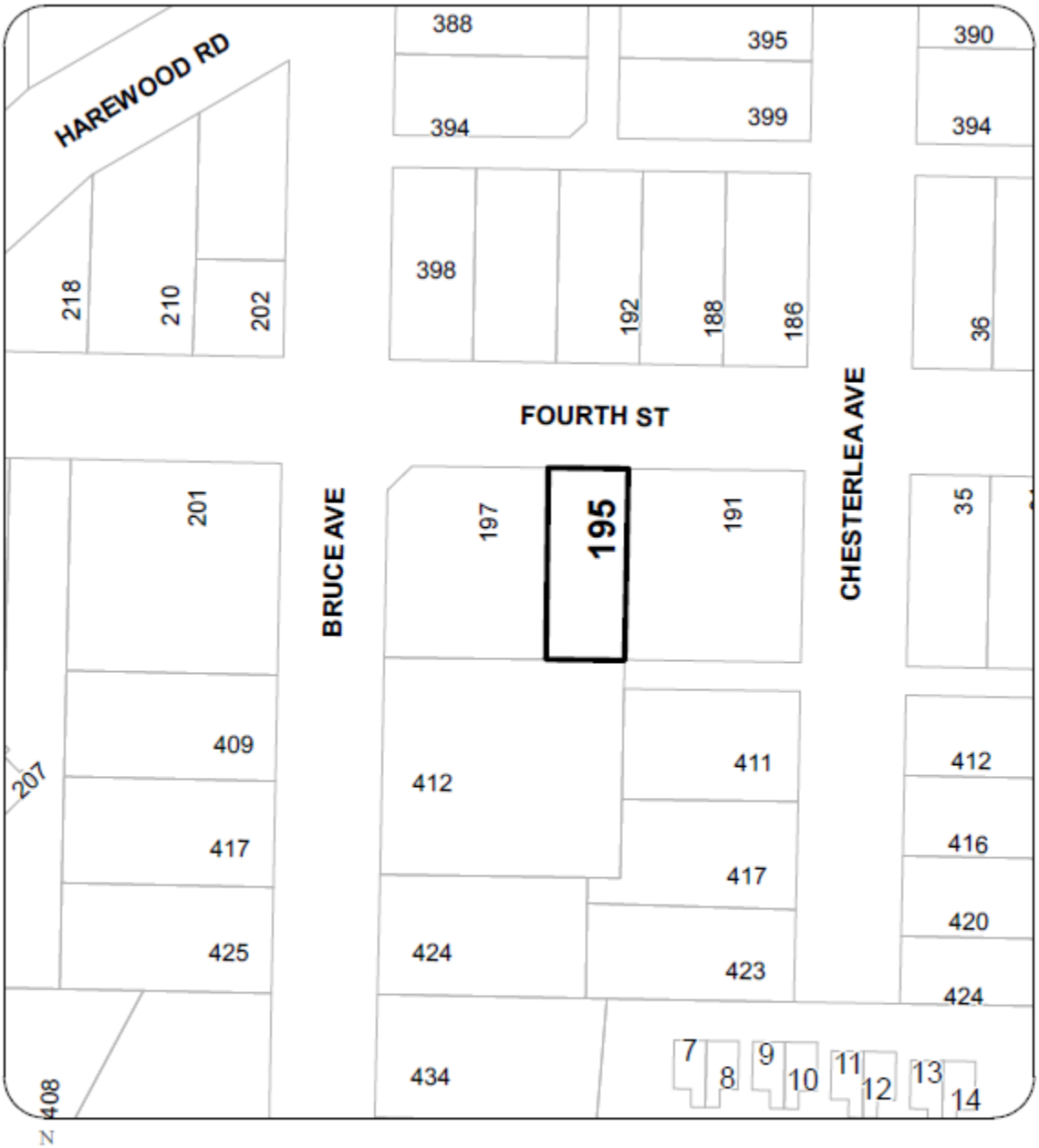
LOCATION PLAN

Civic: 100 EVELYN CRESCENT
Legal Description: PARK DEDICATED BY PLAN EPP92769

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_6.mxd

SCHEDULE A

MAP 7



SUBJECT PROPERTY

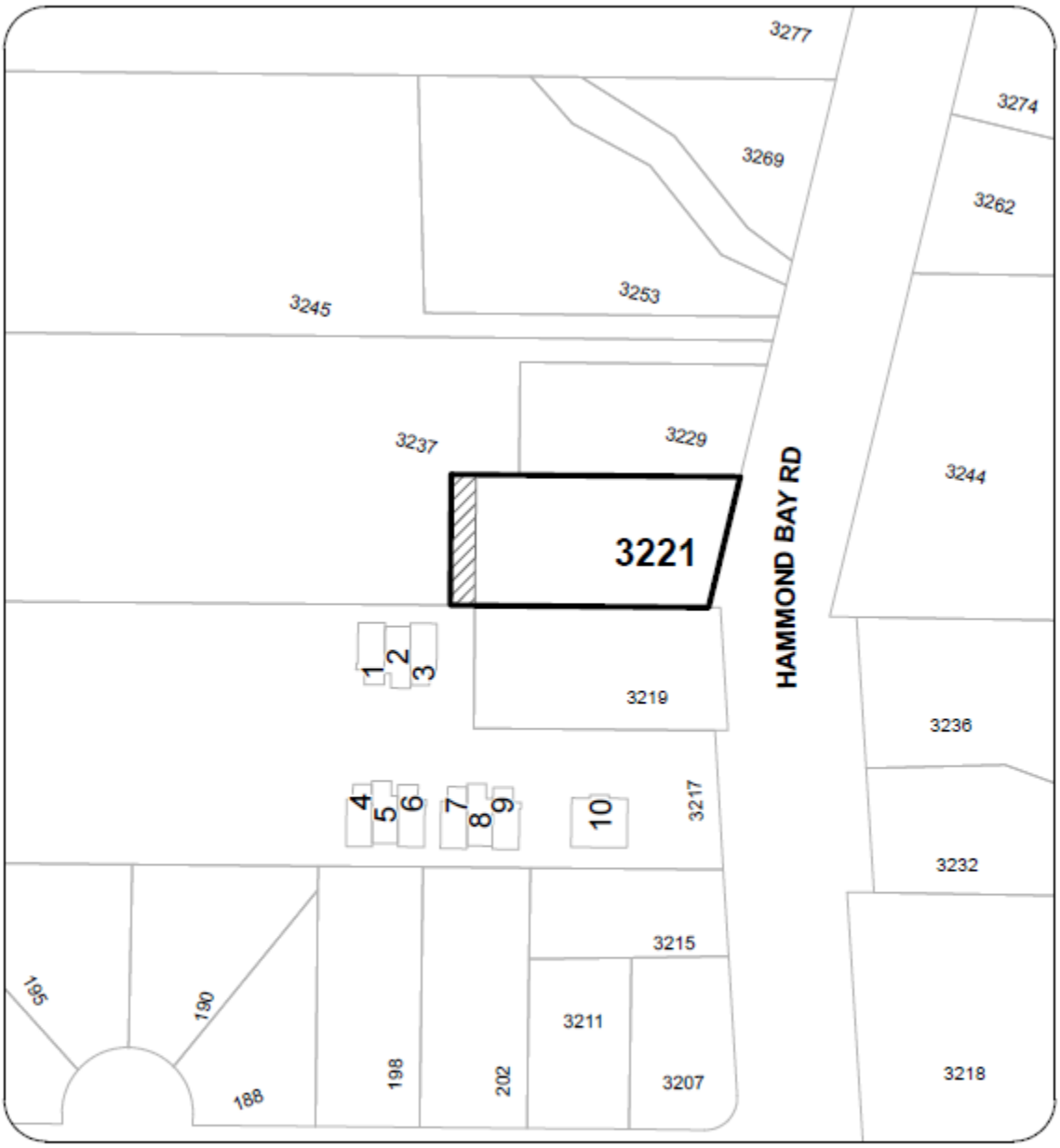
LOCATION PLAN

Civic: 195 FOURTH STREET
Legal Description: THAT PART OF SECTION 28, RANGE 9 SECTION 1, NANAIMO DISTRICT, PLAN 630, SHOWN OUTLINED IN RED ON PLAN 563R
(LEASE TO RDN - SEARCH & RESCUE)

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_7.mxd

SCHEDULE A

MAP 8



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

Civic: 3221 HAMMOND BAY ROAD
Legal Description: LOT 1, SECTION 15A WELLINGTON DISTRICT, PLAN VIP74226

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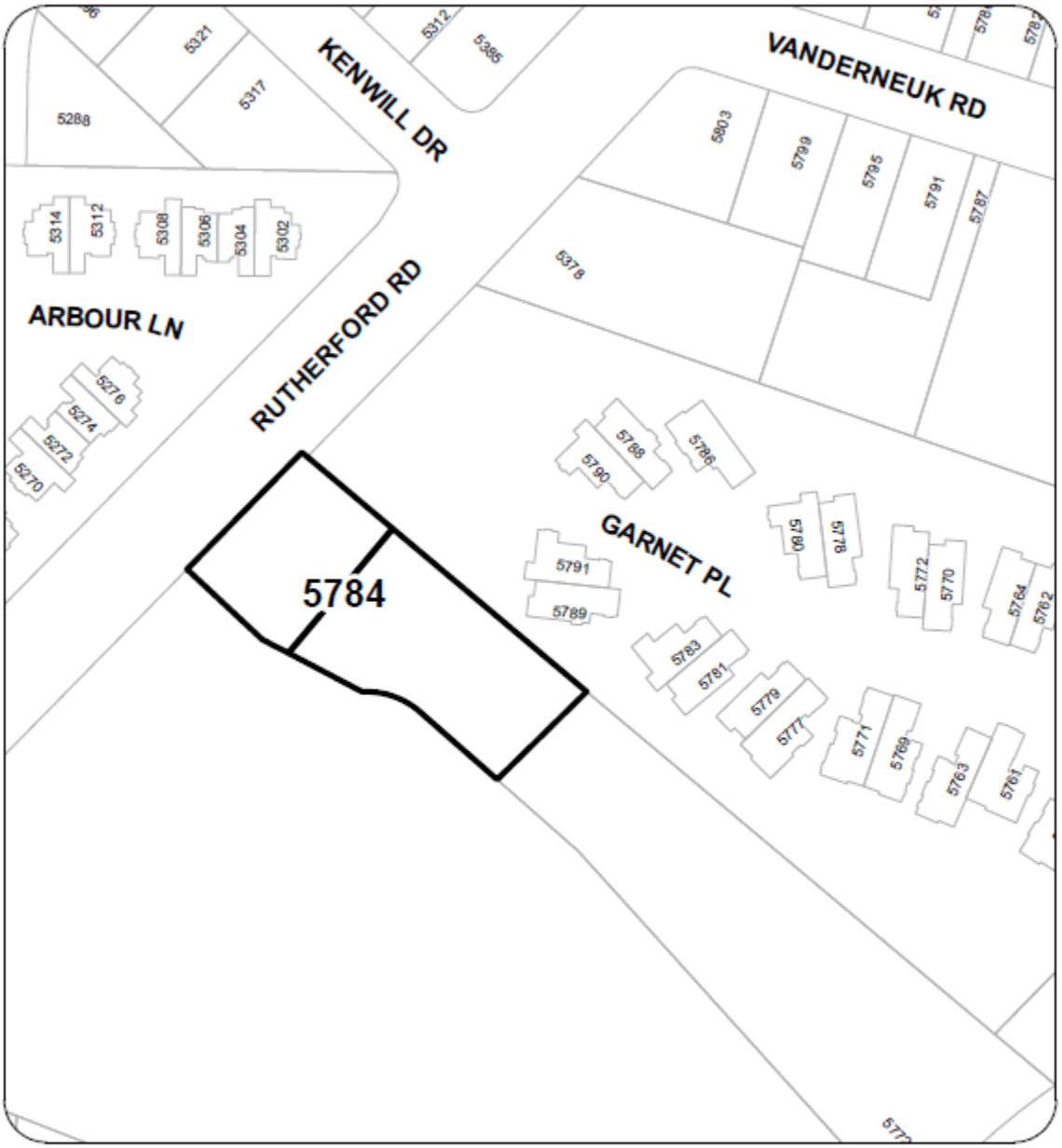
SCHEDULE A

MAP 9



N

SUBJECT PROPERTIES

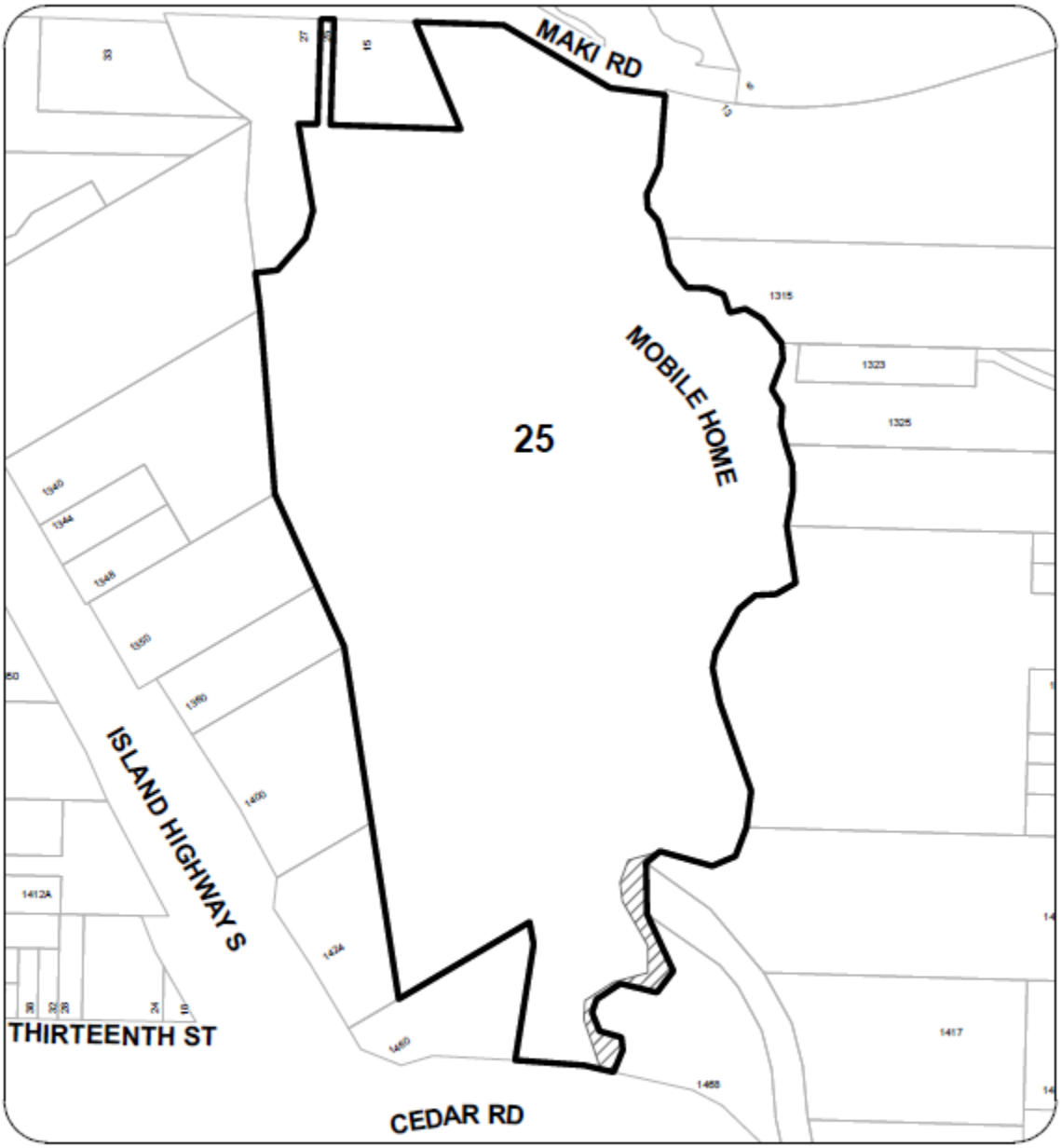
LOCATION PLAN

Civic: 5784 LINLEY VALLEY DRIVE
Legal Description: PARK DEDICATED BY PLAN EPP66116 AND EPP73182

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_9.mxd

SCHEDULE A

MAP 10



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

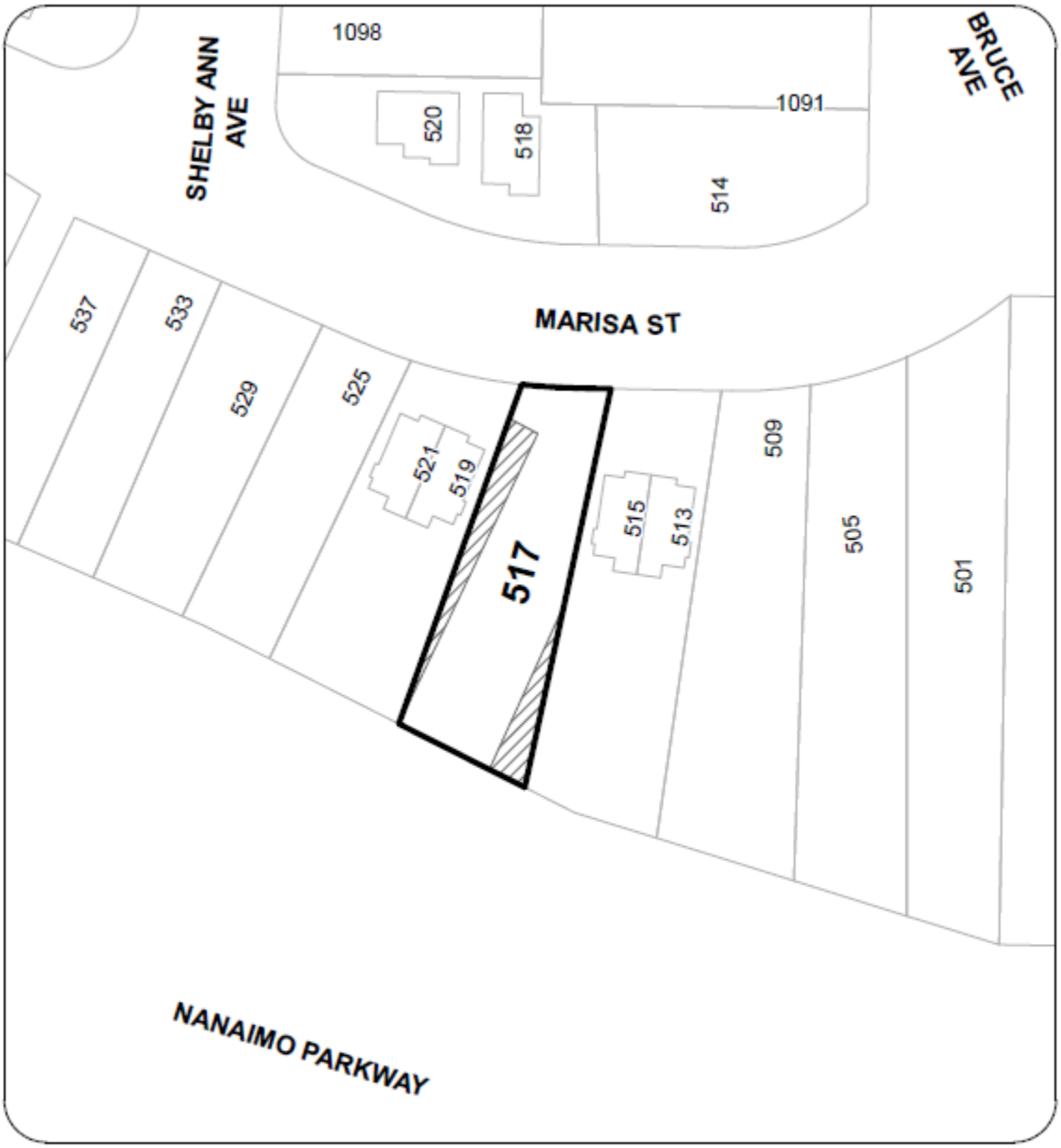
LOCATION PLAN

Civic: 25 MAKI ROAD
Legal Description: LT 1, SEC 2, PLN VIP52494
EXC VIP61136, LD 32

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_10.mxd

SCHEDULE A

MAP 11



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

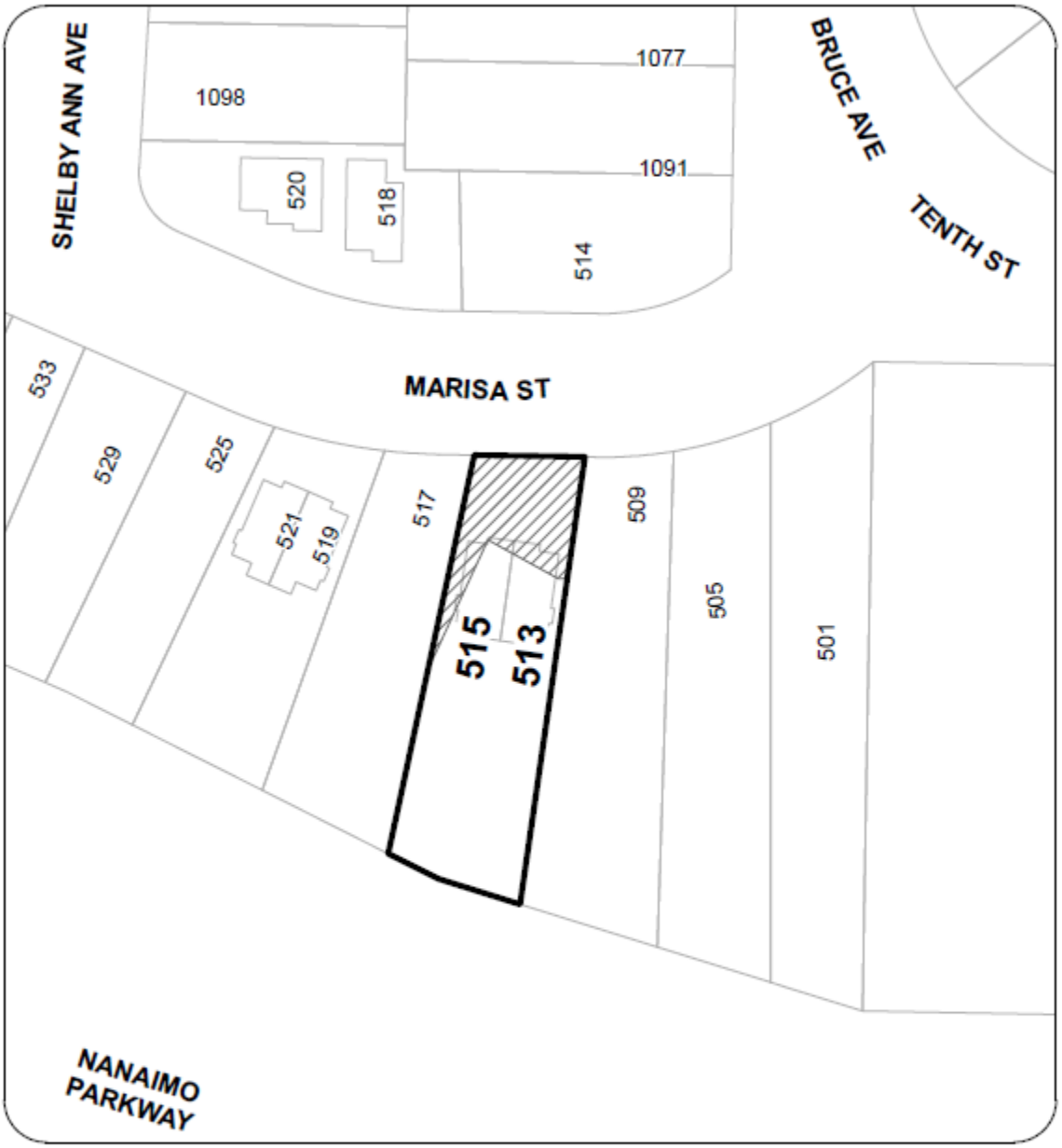
LOCATION PLAN

Civic: 517 MARISA STREET
Legal Description: LOT 5, SECTION 1 NANAIMO DISTRICT, PLAN EPP52198

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_11.mxd

SCHEDULE A

MAP 12



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

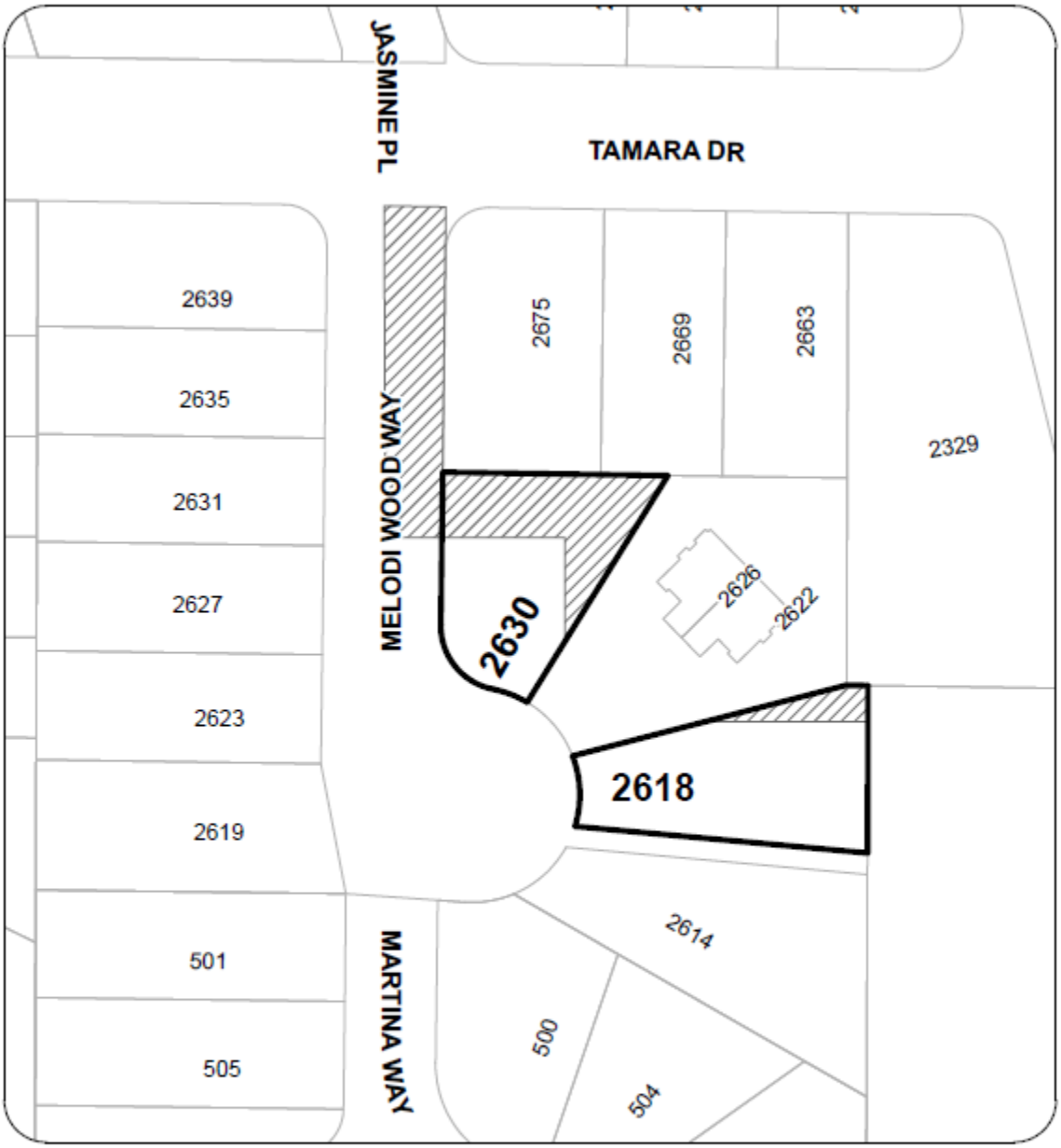
LOCATION PLAN

Civic: 513 & 515 MARISA STREET
Legal Description: STRATA LOTS 1 & 2, SECTION 1 NANAIMO DISTRICT, STRATA PLAN EPS3885, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_12.mxd

SCHEDULE A

MAP 13



N

SUBJECT PROPERTIES

PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

Civic: 2618 & 2630 MELODI WOOD WAY
Legal Description: LOT 7 & 8, SECTION 19, RANGE 5 MOUNTAIN DISTRICT, PLAN VIP87574

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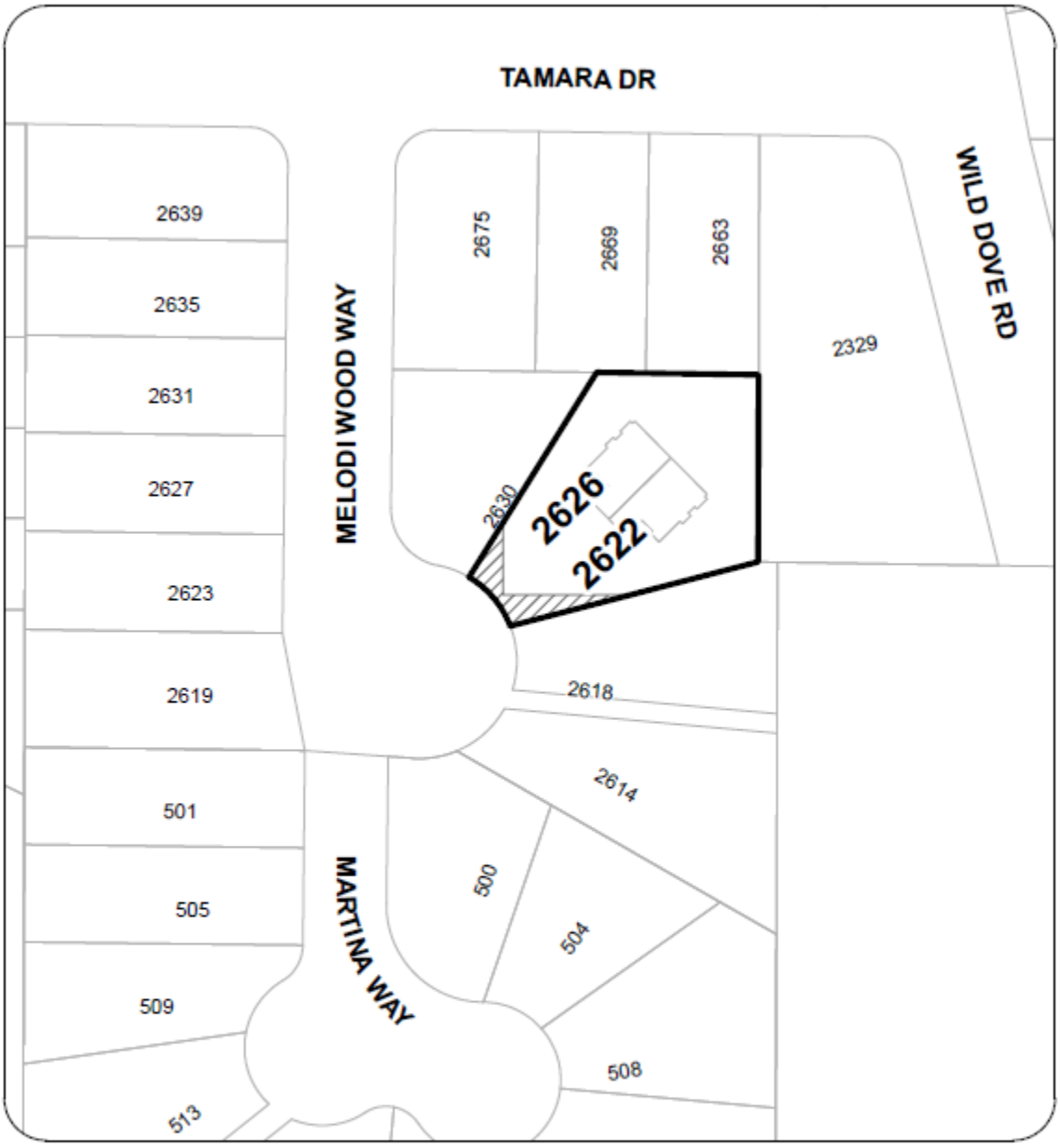
SCHEDULE A

MAP 14



N

SUBJECT PROPERTIES

PORTION OF PROPERTY TO BE REZONED

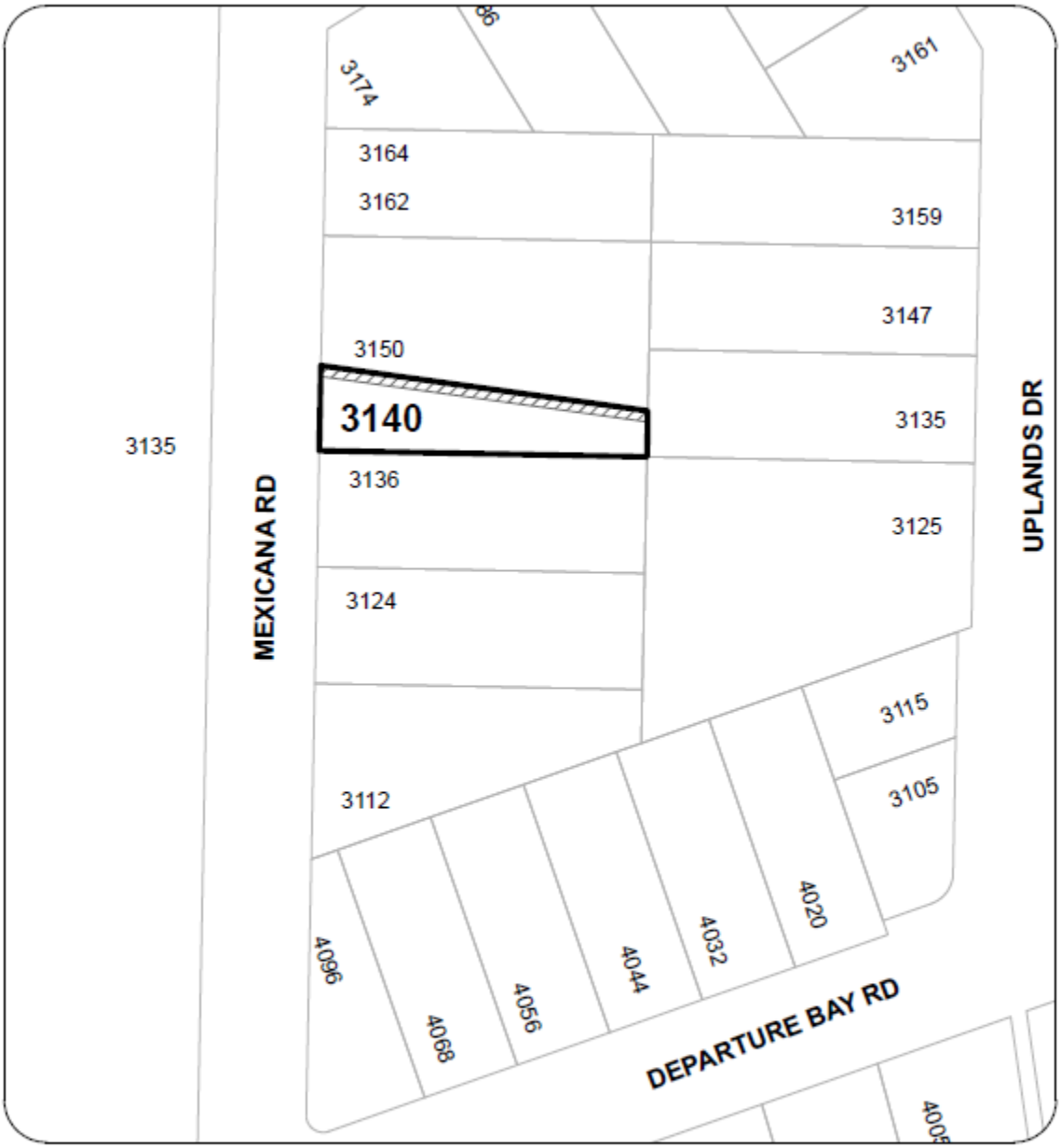
LOCATION PLAN

Civic: 2622 & 2626 MELODI WOOD WAY
Legal Description: STRATA PLAN VIS2859

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_14.mxd

SCHEDULE A

MAP 15



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

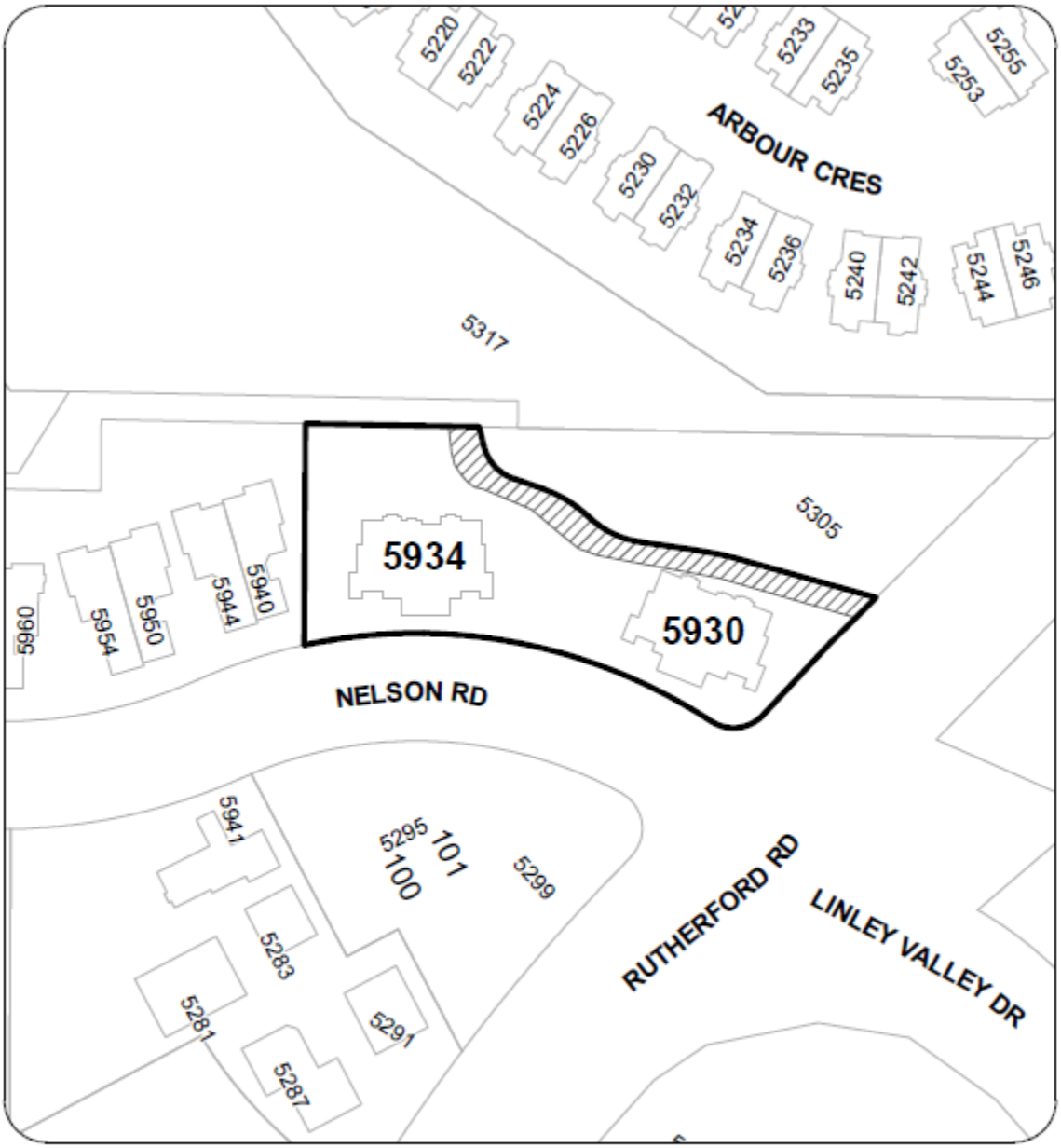
LOCATION PLAN

Civic: 3140 MEXICANA ROAD
Legal Description: LOT 2, SECTION 5
WELLINGTON DISTRICT, PLAN EPP91349

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\Data Entry\Maps\MAP_15.mxd

SCHEDULE A

MAP 16



N

SUBJECT PROPERTIES

PORTION OF PROPERTY TO BE REZONED

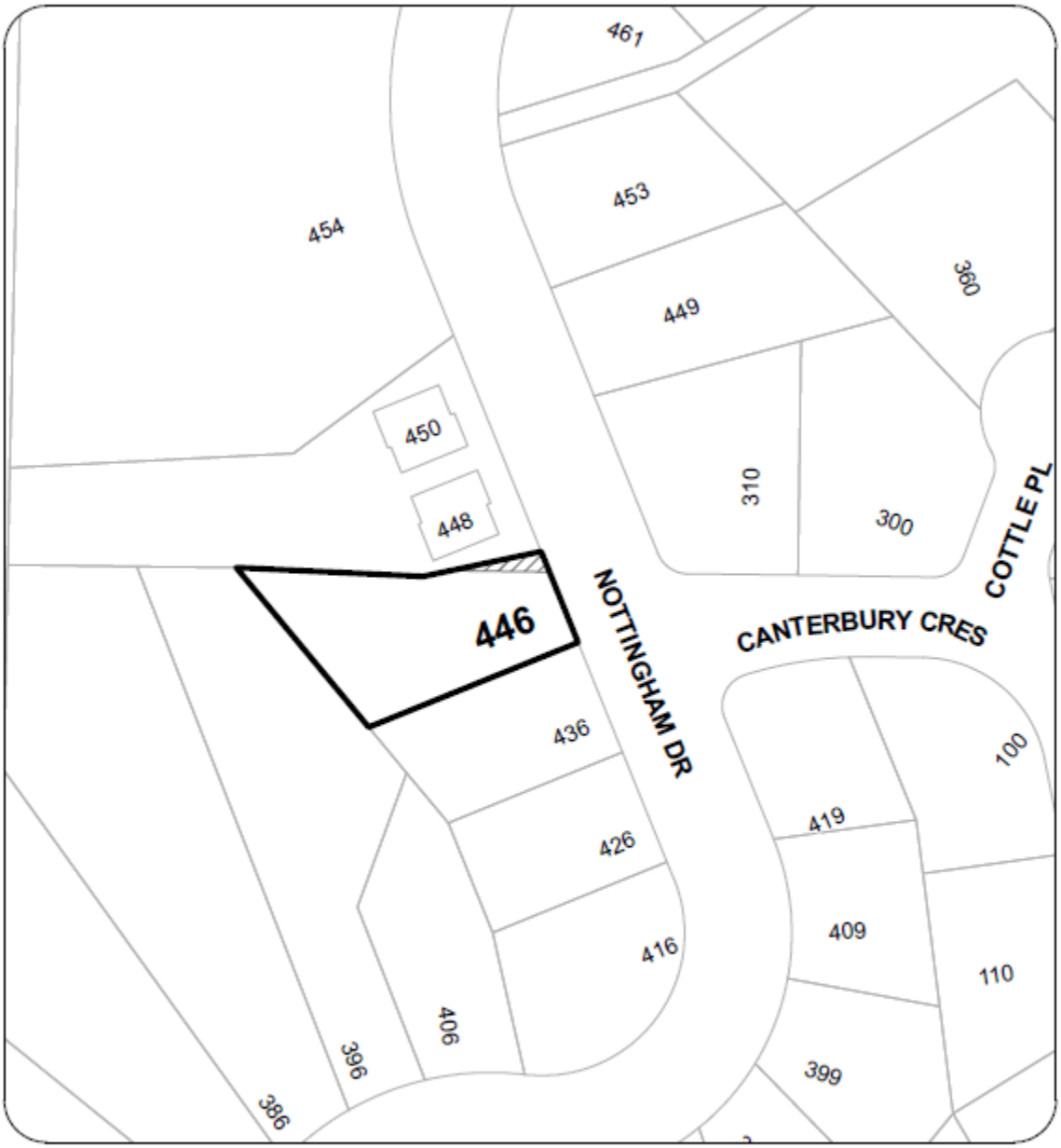
LOCATION PLAN

Civic: 5930 & 5934 NELSON ROAD
Legal Description: STRATA PLAN EPS3276

Document Path: V:\Source Data\Departmental Data\Eng\Pub\Misc\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_16.mxd

SCHEDULE A

MAP 17



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

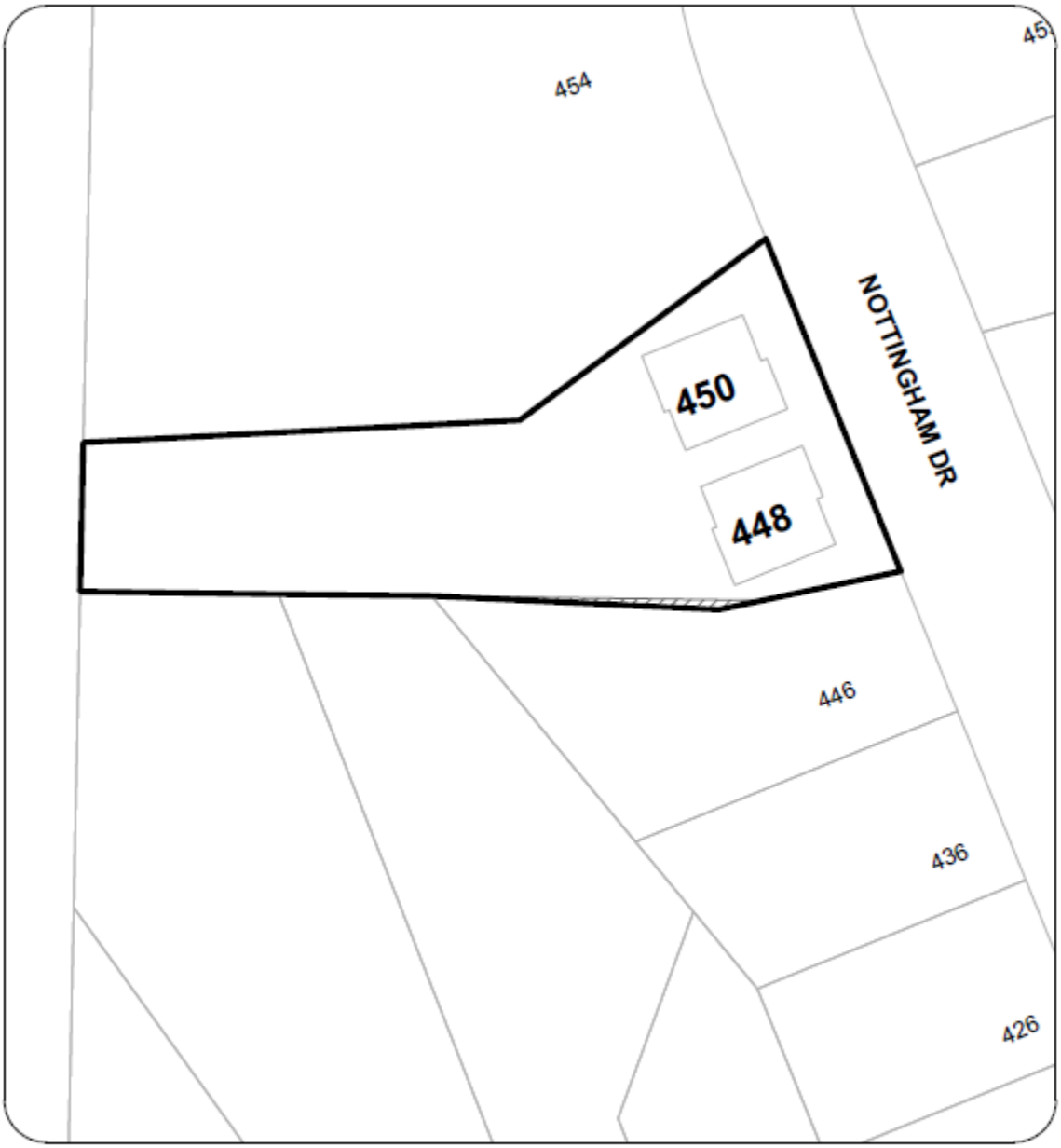
LOCATION PLAN

Civic: 446 NOTTINGHAM DRIVE
Legal Description: LOT B, SECTION 15A WELLINGTON DISTRICT, PLAN EPP69417

Document Path: V:\Source Data\Departments\ Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_17.mxd

SCHEDULE A

MAP 18



N

SUBJECT PROPERTIES

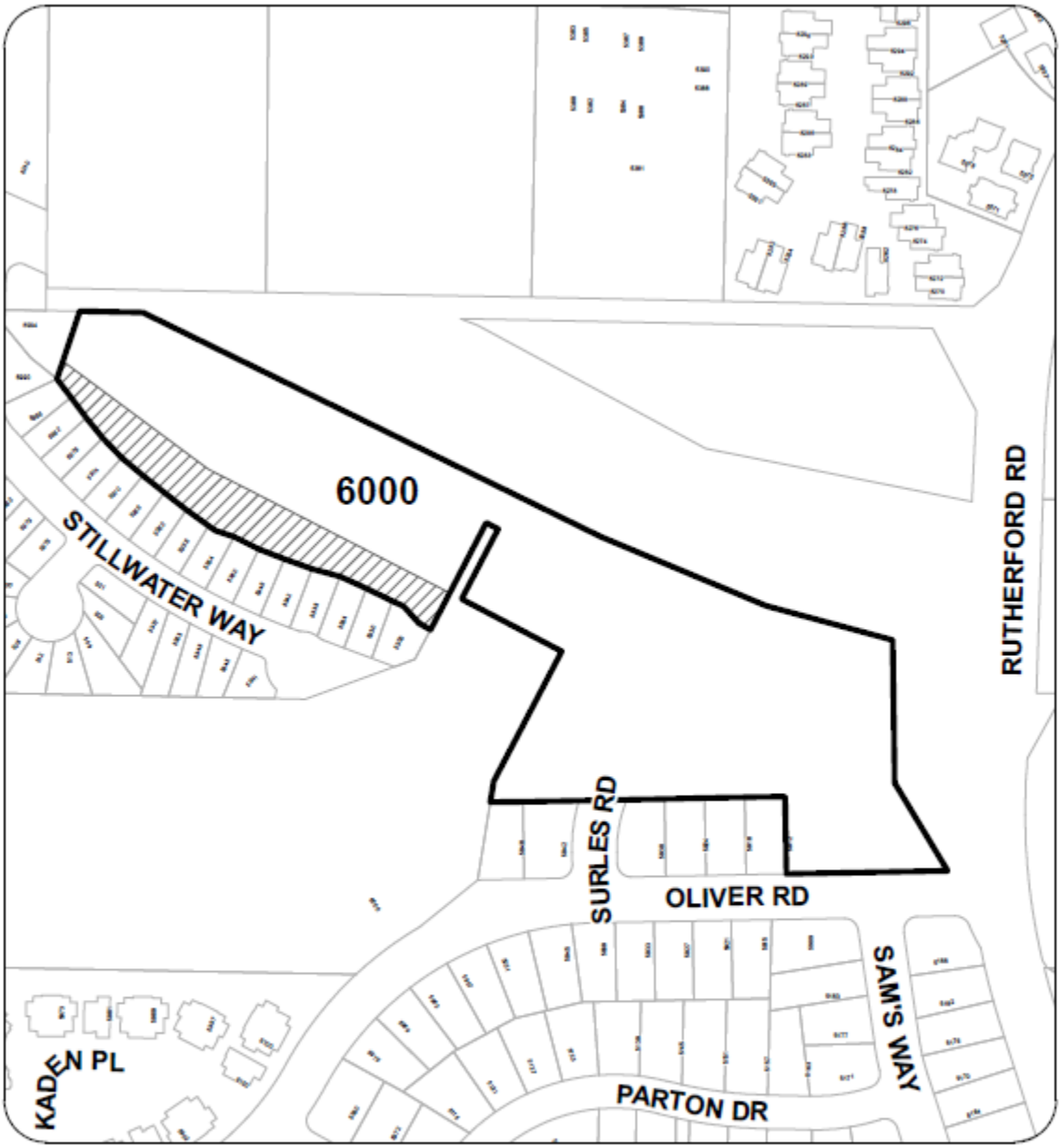
PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

Civic: 448 & 450 NOTTINGHAM DRIVE
Legal Description: STRATA PLAN EPS4070

SCHEDULE A

MAP 19



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

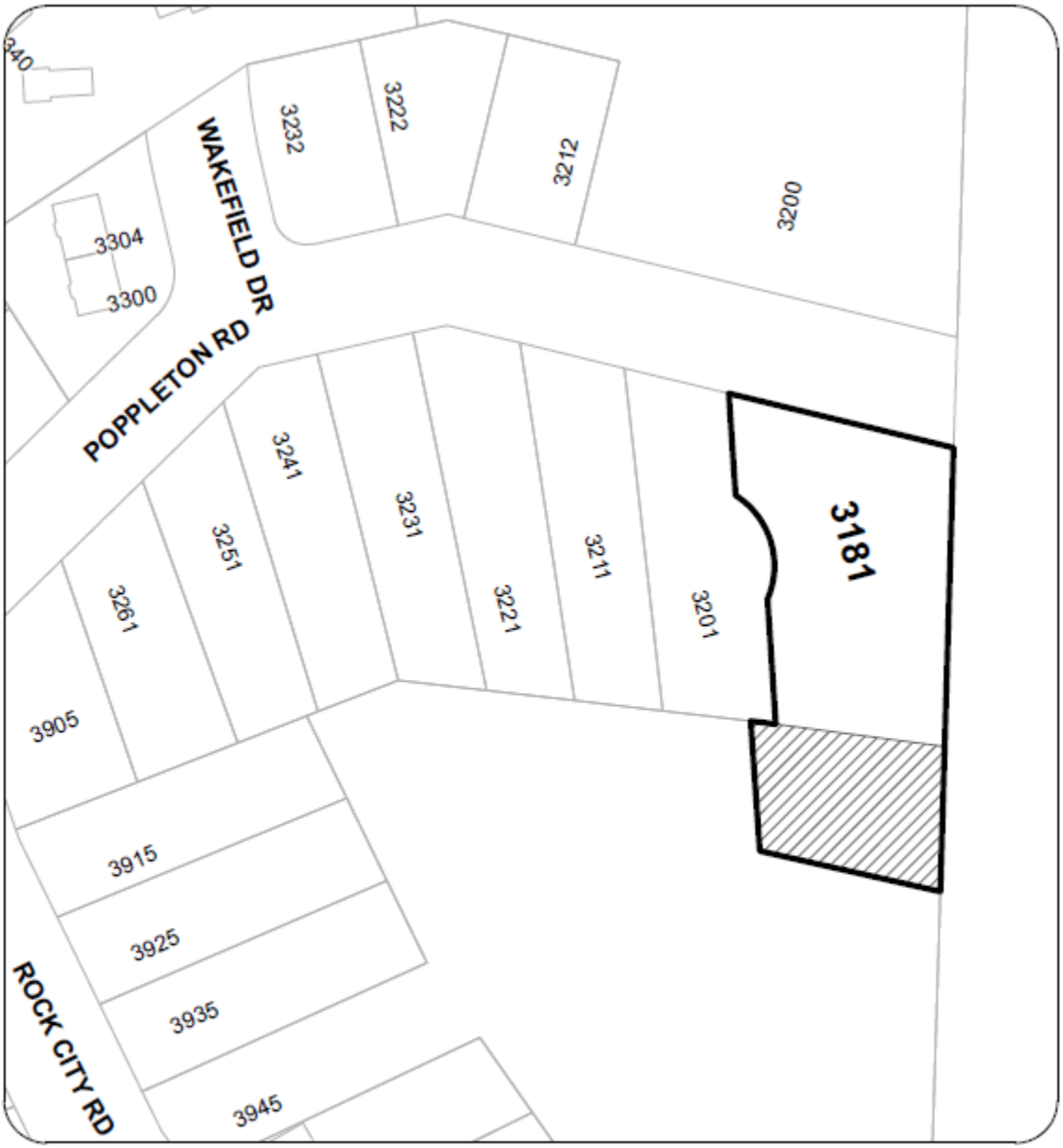
LOCATION PLAN

Civic: 6000 OLIVER ROAD
Legal Description: LT 1, DL 14, LD 58
PLNS VIP82682 & EPP35447

Document Path: V:\Source Data\Departments\ Data\Eng\PubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_19.mxd

SCHEDULE A

MAP 20



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

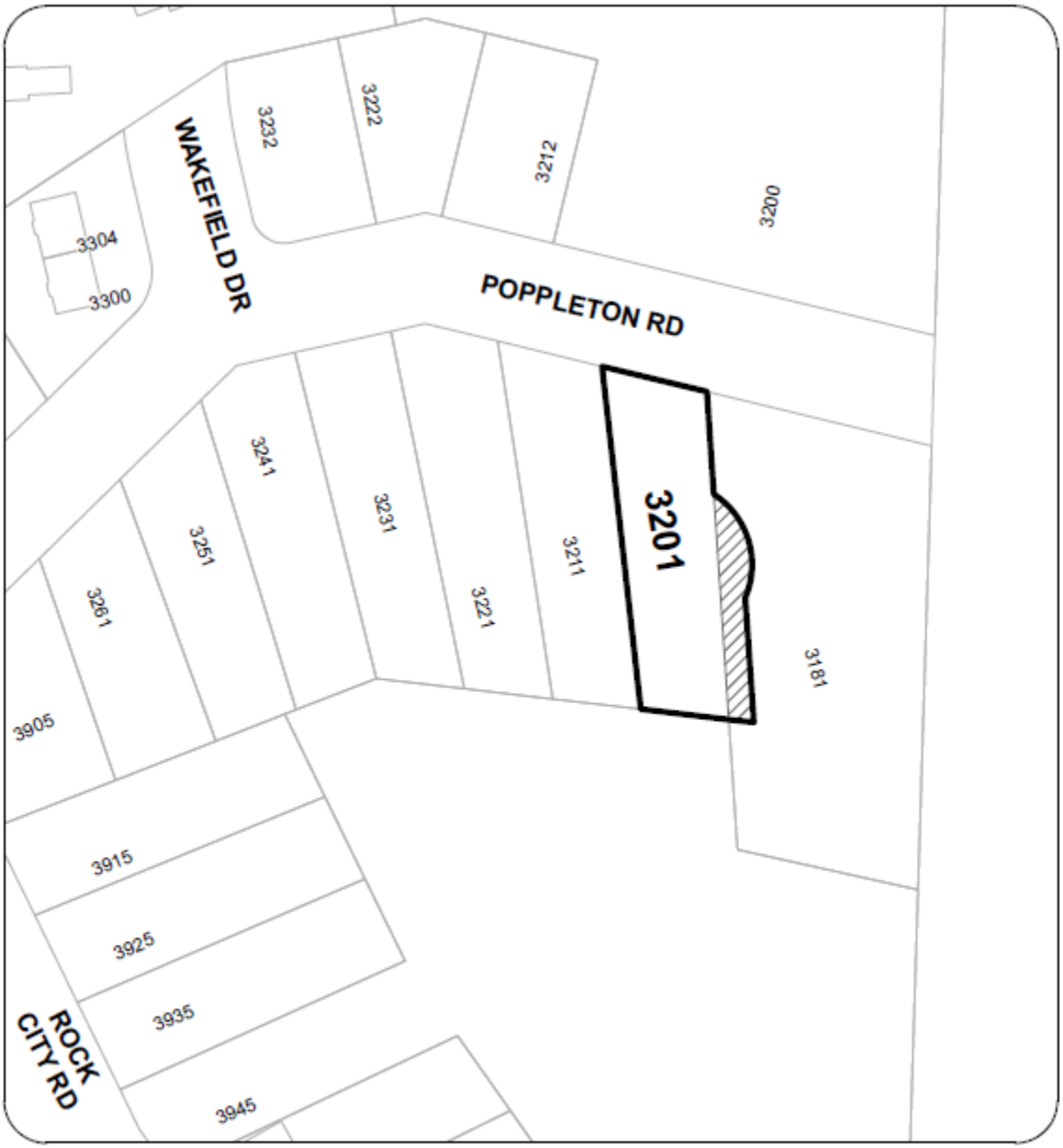
LOCATION PLAN

Civic: 3181 POPPLETON ROAD
Legal Description: LOT 2, DISTRICT LOT 56 WELLINGTON DISTRICT, PLAN EPP8206

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_20.mxd

SCHEDULE A

MAP 21



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

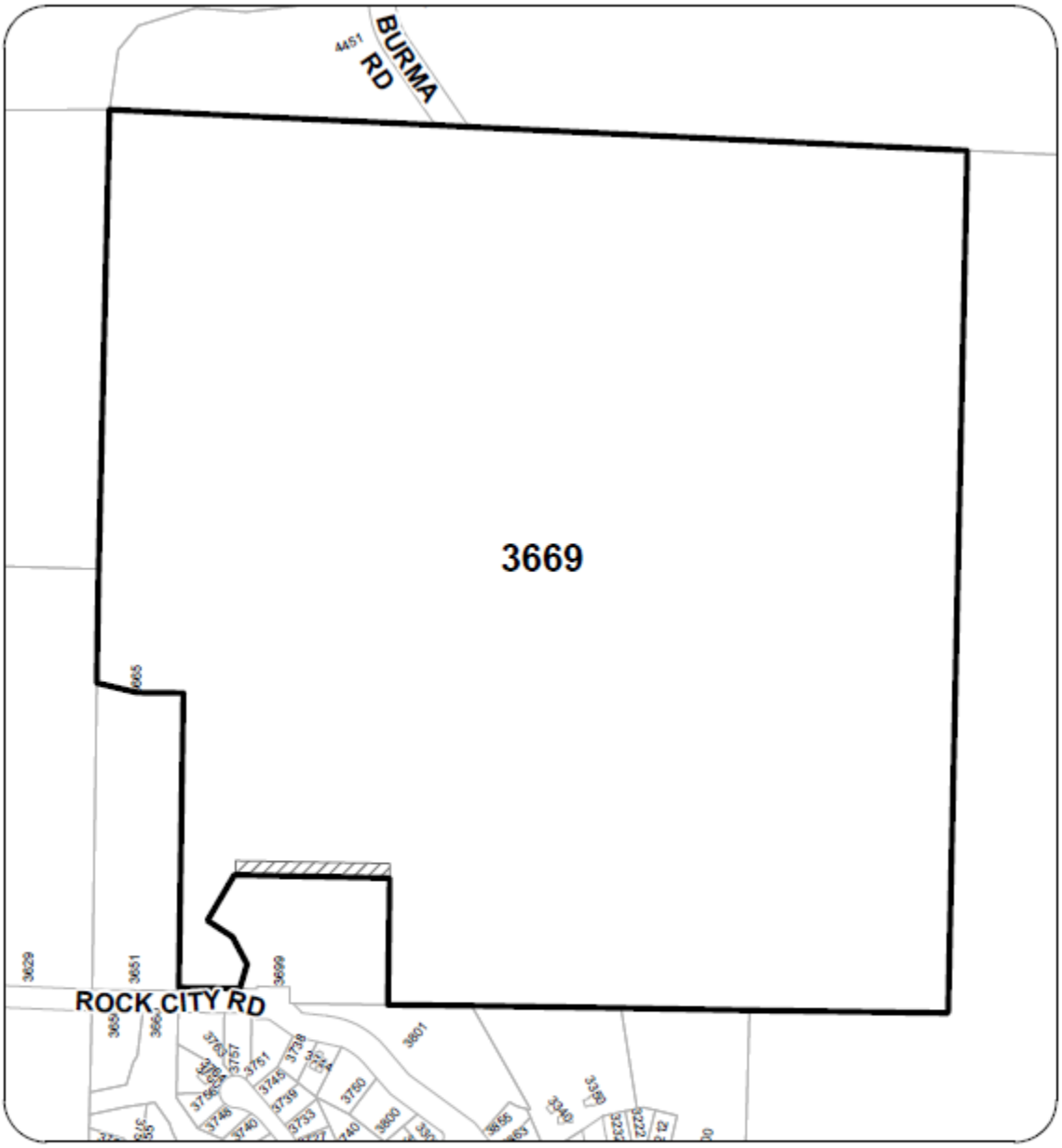
LOCATION PLAN

Civic: 3201 POPPLETON ROAD
Legal Description: LOT 1, DISTRICT LOT 56
WELLINGTON DISTRICT, PLAN EPP8206

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_21.mxd

SCHEDULE A

MAP 22



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

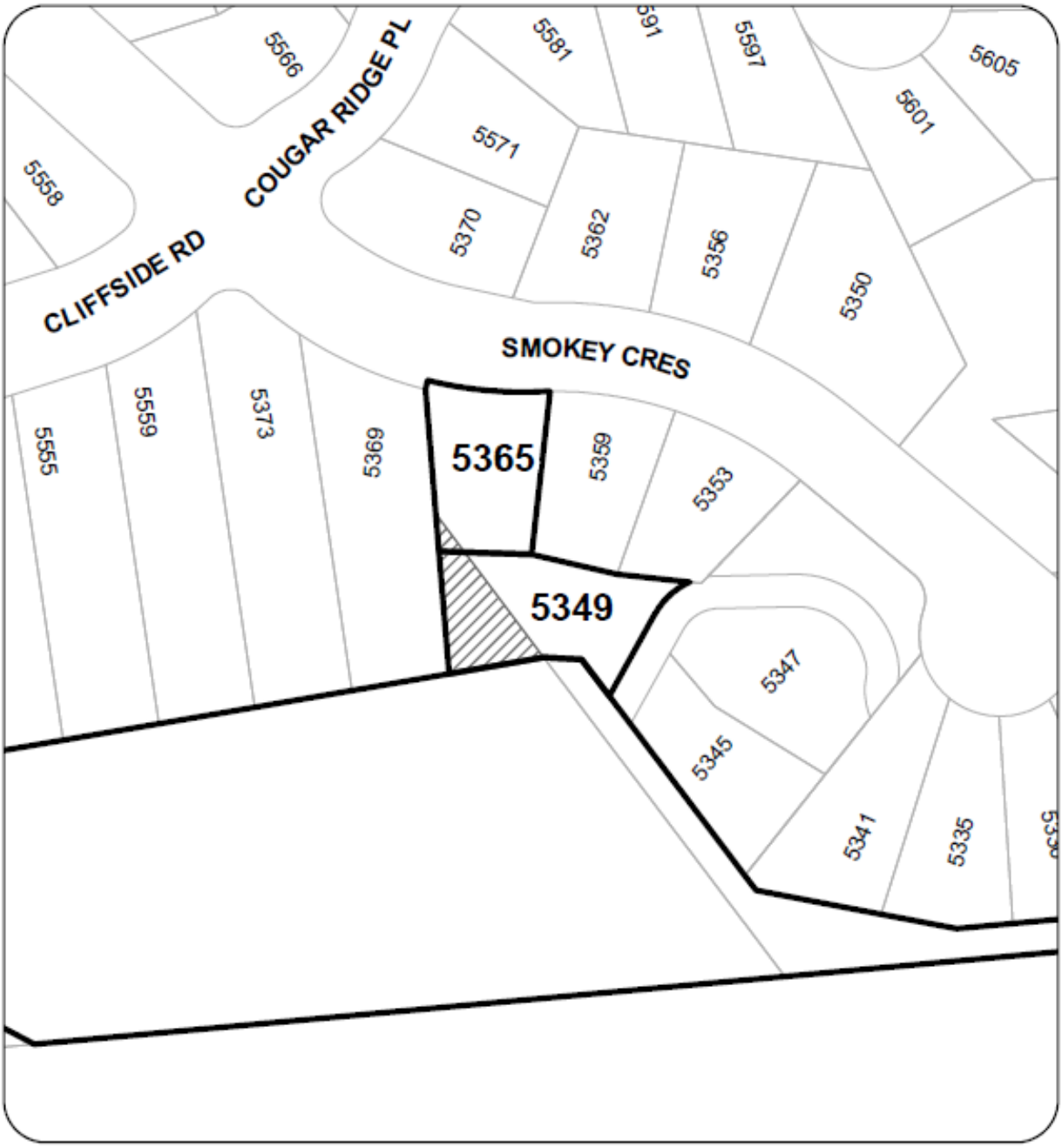
LOCATION PLAN

Civic: 3669 ROCK CITY ROAD
Legal Description: LOT A, SECTION 13
WELLINGTON DISTRICT, PLAN EPP58520

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_22.mxd

SCHEDULE A

MAP 23



N

SUBJECT PROPERTIES

PORTION OF PROPERTY TO BE REZONED

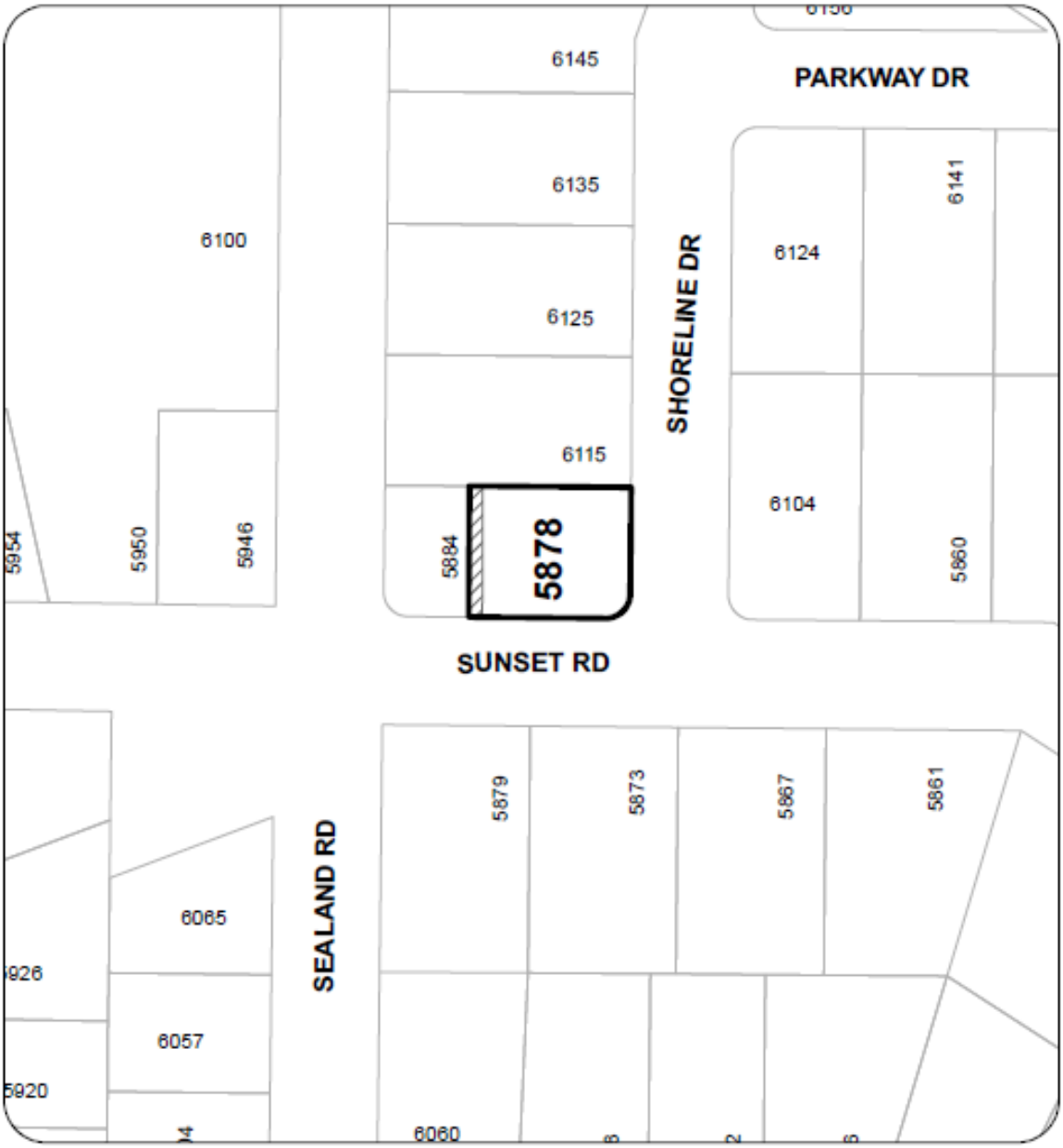
LOCATION PLAN

Civic: 5349 & 5365 SMOKEY CRESCENT
Legal Description: STRATA PLAN EPS830 &
LOT 14, DISTRICT LOT 50, WELLINGTON DISTRICT
PLAN VIP82235

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_24.mxd

SCHEDULE A

MAP 24



N

SUBJECT PROPERTY

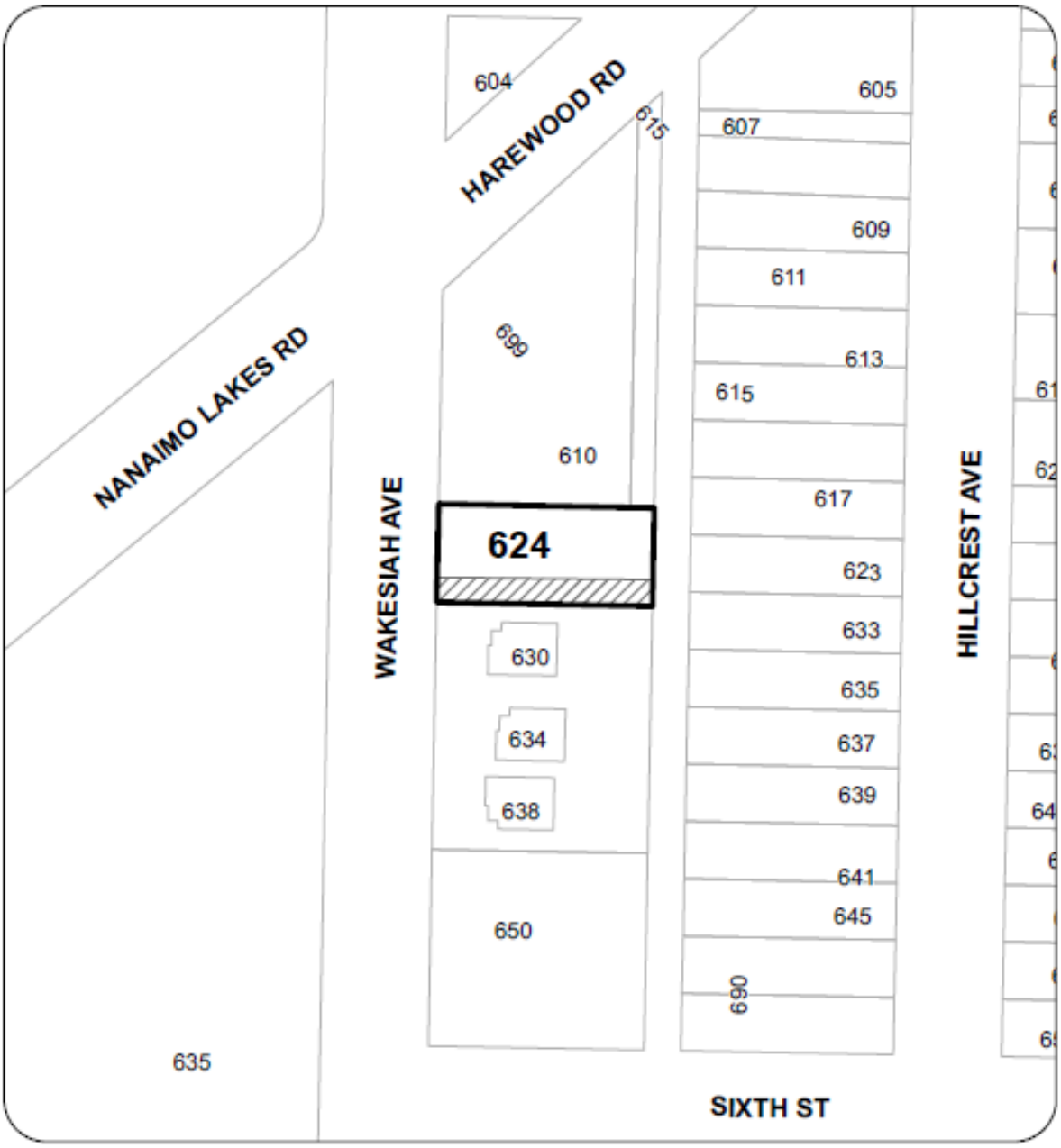
PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

Civic: 5878 SUNSET ROAD
Legal Description: LOT B, DISTRICT LOT 40 WELLINGTON DISTRICT, PLAN VIP87015

SCHEDULE A

MAP 25



N

SUBJECT PROPERTY

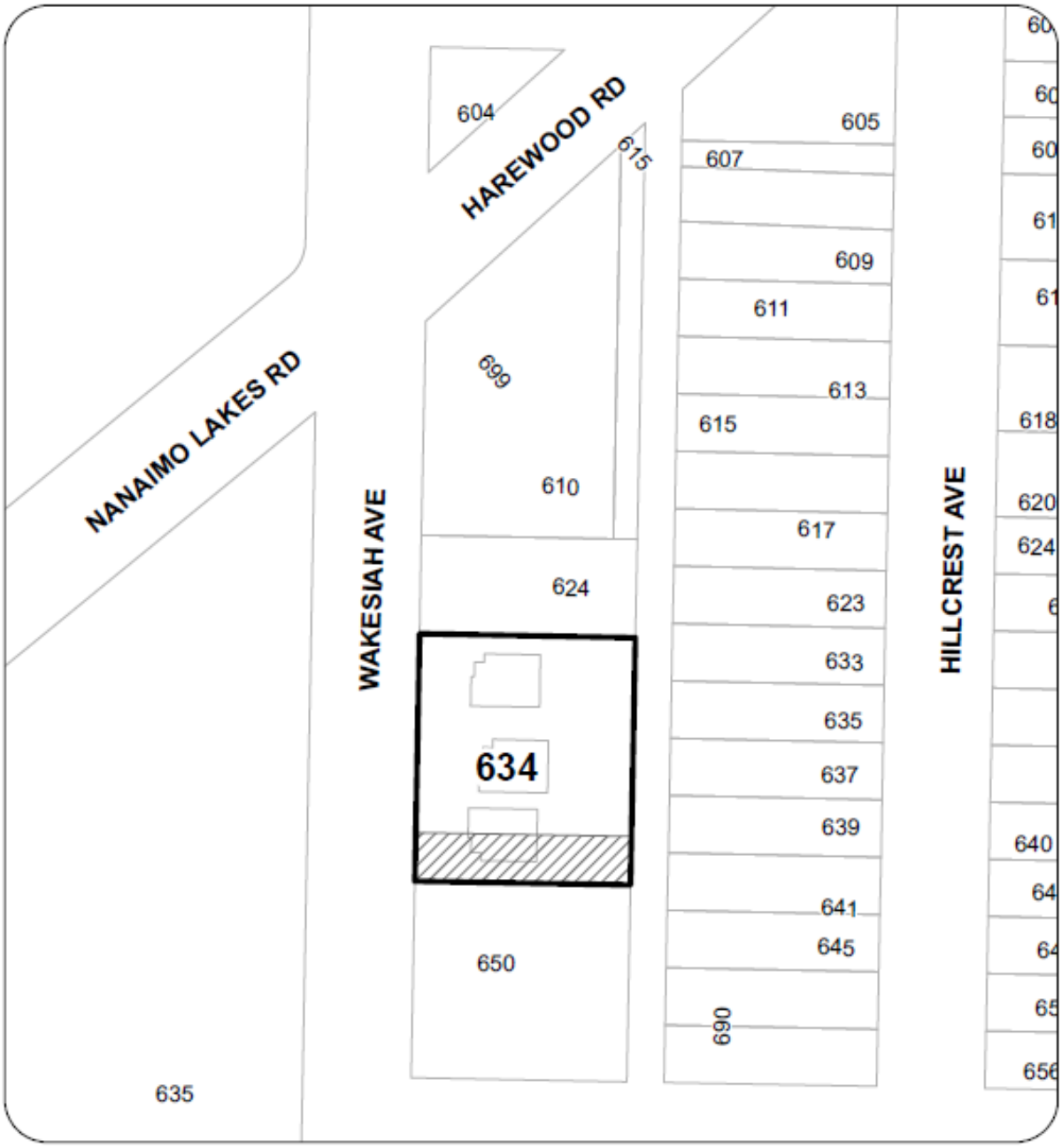
PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

Civic: 624 WAKESIAH AVENUE
Legal Description: THE NORTHERLY 60 FEET OF THAT PART OF SECTION 21, RANGE 5, SECTION 1, NANAIMO DISTRICT PLAN 630, LYING WEST OF THE WEST BOUNDARY OF PLAN 1566

SCHEDULE A

MAP 26



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

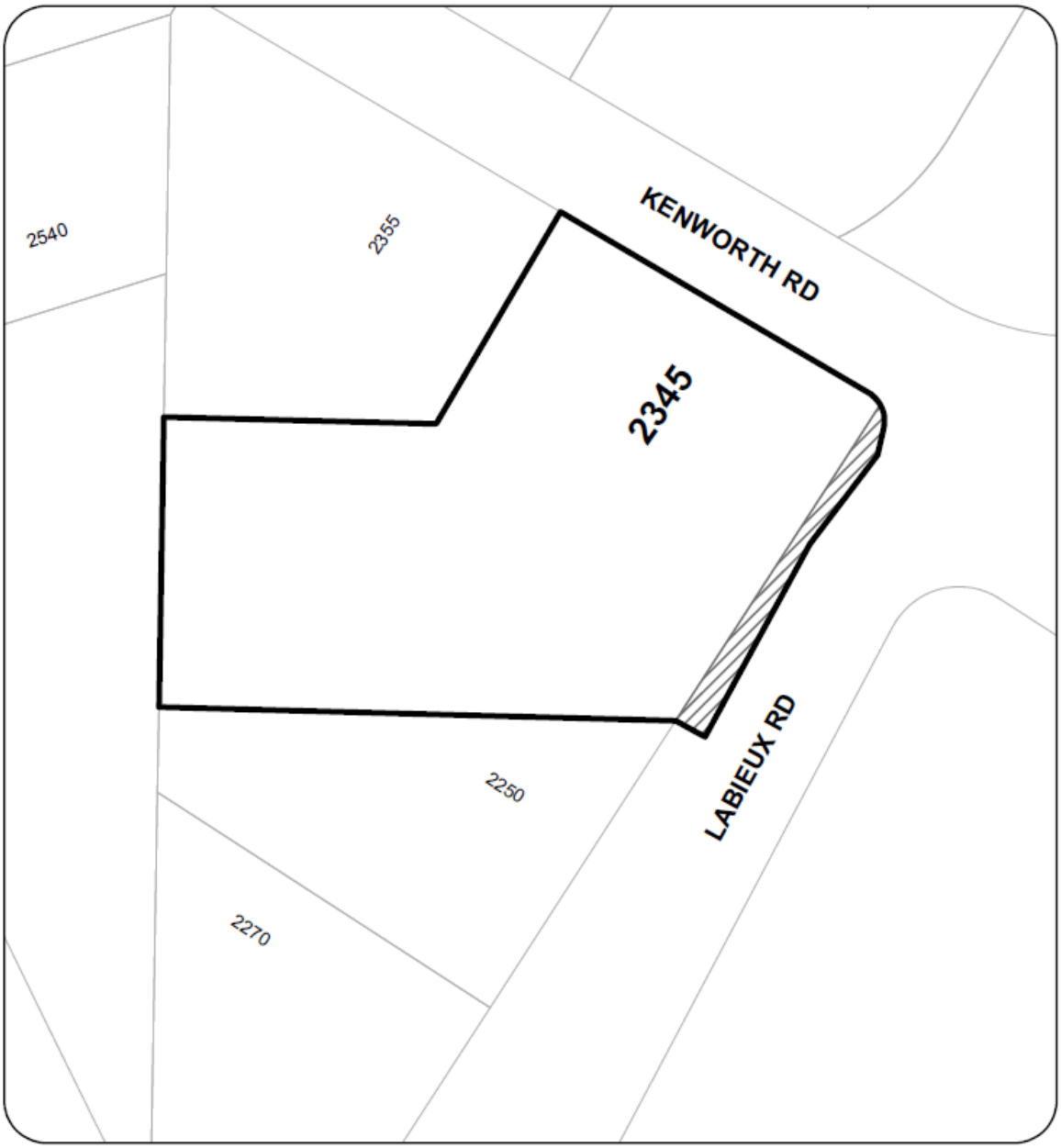
Civic: 634 WAKESIAH AVENUE
Legal Description: LOT A, SECTION 1, RANGE 5 NANAIMO DISTRICT, PLAN VIP79150

8.50 x 11.00 in

Document Path: V:\Source Data\Departmental Data\EngPubWorkGIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\Zoning Bylaw Amendments 2020\MAP_26.mxd

SCHEDULE A

MAP 27



N

SUBJECT PROPERTY

PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

Civic: 2345 KENWORTH ROAD
Legal Description: LOT 5, DISTRICT LOT 20, RANGE 7 MOUNTAIN DISTRICT, PLAN EPP92969

Document Path: V:\Source Data\Departmental Data\Eng\PubWks\GIS\Projects\TEMPLATES\LAND_EXCHANGE\Maps\MAP_30.mxd