

CITY OF NANAIMO

BYLAW NO. 4500.187

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

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 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 Amendment Bylaw 2021 No. 4500.187".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
  - i. By rezoning the lands legally described as LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP110454 (2230 Boxwood Road), LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 21250 (2220 Northfield Road), LOTS 13 & 14, BLOCK 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 (2232 and 2238 Northfield Road), LOT N, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 22081 (2246 Northfield Road), and AMENDED LOT 2 (DD 62102N), SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 8097 (2254 Northfield Road) from Single Dwelling Residential (R1), Duplex Residential (R4), Medium Density Residential (R8), and Community Service One (CS1) to Mixed Use Corridor (COR2) as shown on Schedule 'A'.
  - ii. By adding the following subsection as 9.2.1.1 after 9.2.1:
    - 9.2.1.1 Notwithstanding Subsection 9.2.1, on the lands legally described as LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP110454 (2230 Boxwood Road), LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 21250 (2220 Northfield Road), LOTS 13 & 14, BLOCK 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 (2232 and 2238 Northfield Road), LOT N, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 22081 (2246 Northfield Road), and AMENDED LOT 2 (DD 62102N), SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 8097 (2254 Northfield Road), the following shall apply:
      - a) A Grocery Store shall not exceed a Gross Floor Area of 3,716m<sup>2</sup>;
      - b) Despite Subsection 9.2.2, where a non-residential use exists at least an equal amount of Gross Floor Area on the lands must be dedicated to residential use.

PASSED FIRST READING: 2021-JUL-05  
PASSED SECOND READING: 2021-JUL-05  
PUBLIC HEARING HELD: 2021-JUL-22  
PASSED THIRD READING: 2021-JUL-22  
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: 2021-JUL-29  
ADOPTED: \_\_\_\_\_

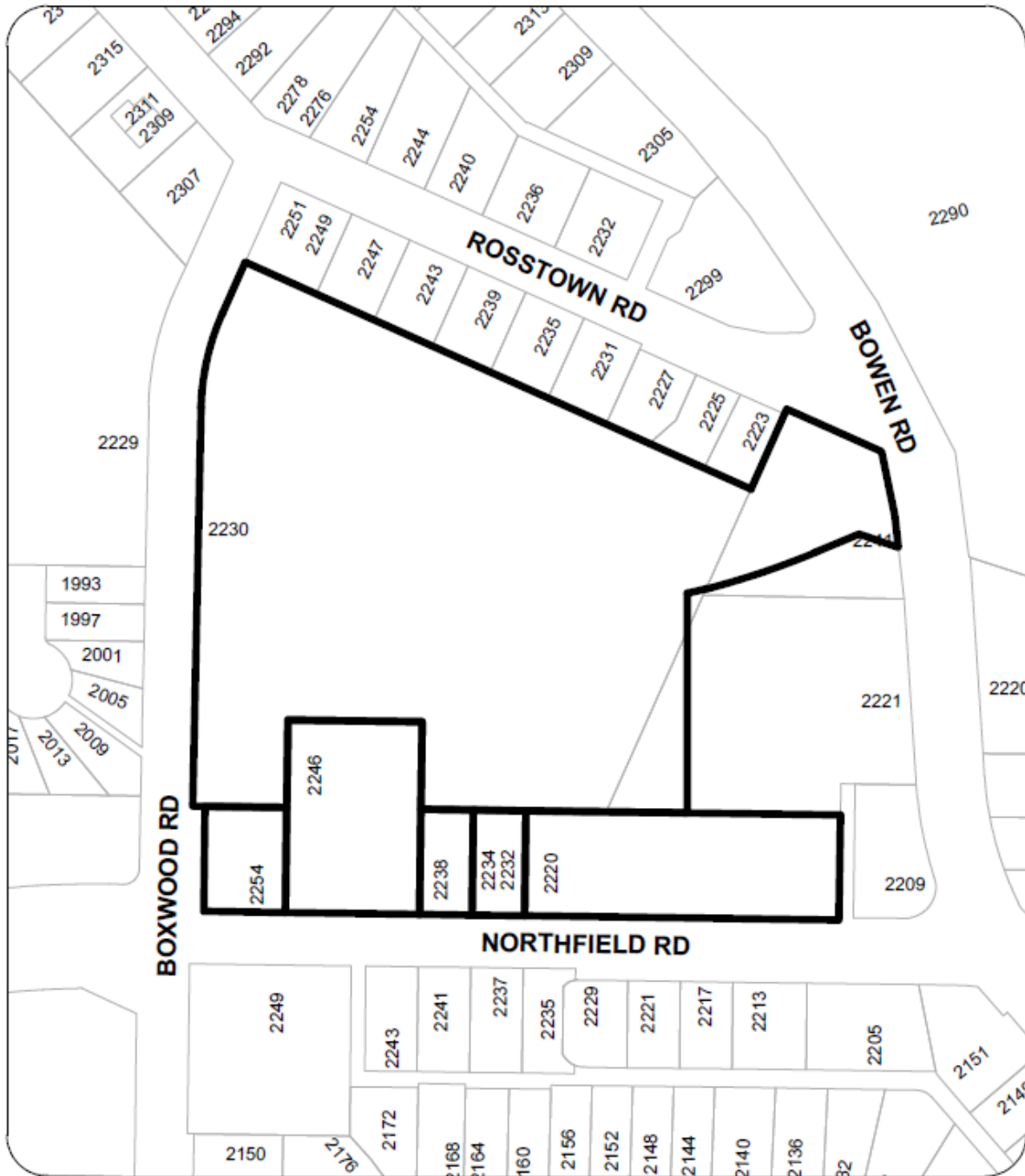
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MAYOR

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CORPORATE OFFICER

### SCHEDULE A (1/2)



### REZONING APPLICATION NO. RA000469

CIVIC: 2220, 2232, 2238, 2246, & 2254 NORTHFIELD ROAD,  
2230 BOXWOOD ROAD  
LEGAL: SEE NEXT PAGE FOR LEGAL DESCRIPTIONS

**SCHEDULE A (2/2)**

Civic Address:	Legal Description:
2230 Boxwood Road	LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP110454
2220 Northfield Road	LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 21250
2232 Northfield Road	LOT 13, BLOCK 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 526
2238 Northfield Road	LOT 14, BLOCK 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 526
2246 Northfield Road	LOT N, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 22081
2254 Northfield Road	AMENDED LOT 2 (DD 62102N), SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 8097