

CITY OF NANAIMO

BYLAW NO. 4500.205

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, 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 2022 No. 4500.205".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - (A) By rezoning the lands legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844 (5645 Metral Drive) from Single Dwelling Residential (R1) to Low Density Residential (R6); and LOT 4, DISTRICT LOT 23-G, WELLINGTON DISTRICT, PLAN 17844 (5655/5657 Metral Drive) from Duplex Residential (R4) to Low Density Residential (R6), as shown on Schedule A of this Bylaw.
 - (B) By adding the following after Subsection 7.3.9:

7.3.10 Notwithstanding 7.3.1, the total maximum Floor Area Ratio shall not exceed 0.75, on the lands legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844 (5645 Metral Drive); and LOT 4, DISTRICT LOT 23-G, WELLINGTON DISTRICT, PLAN 17844 (5655/5657 Metral Drive).
 - (C) By adding the following after Subsection 7.6.8:

7.6.9 Notwithstanding 7.6.1, the height of a principal building shall not exceed 13.0 metres on the lands legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844 (5645 Metral Drive); and LOT 4, DISTRICT LOT 23-G, WELLINGTON DISTRICT, PLAN 17844 (5655/5657 Metral Drive).

PASSED FIRST READING: 2022-NOV-21

PASSED SECOND READING: 2022-NOV-21

PUBLIC HEARING HELD: 2022-DEC-15

PASSED THIRD READING: 2022-DEC-15

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: 2023-JAN-10

ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000477
Address: 5645 & 5655/5657 Metral Drive

SCHEDULE A



Subject Property

REZONING APPLICATION NO. RA000477

CIVIC: 5645, 5655, & 5657 METRAL DRIVE

LEGAL: LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844; LOT 4, DISTRICT LOT 23-G, WELLINGTON DISTRICT, PLAN 17844