

# ATTACHMENT A

## Summary of Proposed Amendments to Zoning Bylaw

**Table 1: Proposed Amendments to the Zoning Bylaw (Bylaw No. 4500.235)**

Part/Section		Proposed Amendment to Zoning Bylaw and Rationale
(1)	Part 5 - Definitions	The definition of “Buffer Area” to be deleted and replaced with “Landscape Buffer” to improve clarity.
(2)		A definition of “Landscape Buffer” to be added, to clarify the intention of the type of buffer that is required in the Zoning Bylaw.
(3)		A definition of “Public Plaza” will be added to clarify what is meant when this feature is requested as part of a site design.
(4)		A definition of “Waste Management Enclosure” to be added to clarify what is meant when this is required in the Zoning Bylaw.
(5)	Section 6.10 Fence Height	The existing provision for ornamental structures is amended to allow more than one of these structures in yard setbacks with a maximum height of 2.4m and maximum width of 2m.
(6)		It is proposed to move the fence height provision adjacent to a park from Part 17 to Section 6.10 ‘Fence Height’ and limit fence height to 1.2m to allow for natural surveillance.
(7)	Part 17 Landscaping	Staff completed a thorough review of Part 17 Landscaping and found that many aspects in this section can be removed because they have, over time, been addressed by other bylaws such as the Management and Protection of Trees Bylaw, Manual of Engineering Standards and Specifications, Off-Street Parking Bylaw, and the Development Procedures and Notification Bylaw. In addition, the proposed new Form and Character Design Guidelines provide more comprehensive landscape guidelines that allow for adaptation to specific site conditions.
		To clarify where a landscape buffer is required and simplify the existing regulations.
		To add a table outlining the minimum landscape buffer widths to be provided. This simplifies the regulations that are currently in Part 17 of the Zoning Bylaw.
		To clarify that a landscape buffer is not required where a 0m lot line is permitted, where a lot line abuts the same zone, or where an industrial zone abuts another industrial zone.
		To clarify a landscape buffer is not required for lot lines that abut a park and that a fence that complies with Section 6.10.8 is to be provided.
		To allow a public plaza in place of a landscape buffer.
		Specifies requirements for waste management enclosures, simplifying existing regulations in Part 17 Landscaping.
		To require that landscaping be irrigated and maintained.
(8)	18.8.2	To clarify that ‘mixed-use development’ also requires a form and character development permit.
(9)	18.8.3	To replace the <i>City of Nanaimo General Development Permit Area Design Guidelines</i> (1992) and the <i>Innovative Housing for Neighbourhoods: Triplex and Quadraplex Infill Design Guidelines</i> (1995) with the proposed <i>Form and Character Design Guidelines</i> (2025).
	18.8.4	To remove the reference to the design guidelines in the neighbourhood plans, because the proposed new “Form and Character Design Guidelines” have been drafted to include the key guidelines from each of these plans into one consolidated document.
(10)	Schedule E	To update the map in Schedule E to only show the five Area Plan areas (as listed in 18.8.4), and to remove reference to the neighbourhood plan areas that will no longer apply.