

CITY OF NANAIMO

BYLAW NO. 4500.252

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, 467, 479, 480, 481, and 482 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 2026 No. 4500.252".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - 1) By deleting Subsection 9.8.1 and replacing with:

9.8.1 Despite Subsections 9.2.1, 9.3.1, and 9.3.2, where:

 - i. the lot is located on the lands identified as 'Interim Corridor Area' in "Schedule A"; and
 - ii. the lot area is less than 2,000m², exclusive of any required road dedication to meet the road standards of a major road;

the following shall apply:

 - a) the sole permitted principal use on the lot shall be single residential dwelling and the maximum allowable density on the lot shall be as specified in the R1 zone; except
 - b) on the lots identified in Subsection 9.8.3 where the permitted principal uses on the lot shall be single residential dwelling or multiple family dwelling and the maximum allowable density on the lot shall be as specified in the R4 zone.
 - 2) By adding the following Subsection after Subsection 9.8.2

9.8.3 Notwithstanding Sections 6.6, 6.10, 9.5, 9.6, and 9.7, on the lots described in the table below, the following shall apply:

 - a) the minimum required setback from the property lines, the maximum allowable lot coverage, the maximum height of a principal building, the maximum size of an accessory building, and the fence height regulations shall be as specified for the R4 zone; and
 - b) parking shall be permitted between the front lot line and the front face of the building, and within the front yard setback.

Civic Address	Legal Description
25 Acacia Avenue	LOT 20 AND 21, BLOCK 8, SECTION 1, NANAIMO DISTRICT, PLAN 1465
1340 Boundary Crescent	LOT 7, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936
1380 Boundary Crescent	LOT 6, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936

Civic Address	Legal Description
1725 Boundary Avenue	LOT 6, SECTION 16, RANGE 8, MOUNTAIN, PLAN 17752
2375 Bowen Road	LOT C, SECTION 19, RANGE 7, MOUNTAIN DISTRICT, PLAN 35993
2379 & 2381 Bowen Road	STRATA LOTS 1 AND 2 AND COMMON PROPERTY, SECTION 19, RANGE 7, MOUNTAIN DISTRICT, STRATA PLAN 983
472 Bruce Avenue	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 2996
1638 Crescent View Drive	LOT 1, SECTION 16, RANGE 8, MOUNTAIN DISTRICT, PLAN 25271
525 & 527 Deering Street	STRATA LOTS 1 AND 2 AND COMMON PROPERTY, SECTION 1, NANAIMO DISTRICT, STRATA PLAN VIS3735
6710 Dickinson Road	LOT 76, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689 EXCEPT PART IN PLAN VIP75288
625 Fourth Street	AMENDED LOT 13 (DD96514N), BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1325 EXCEPT PART IN PLAN VIP72966
616 Georgia Avenue	LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 9181
620 & 622 Georgia Avenue	STRATA LOTS A AND B AND COMMON PROPERTY, SECTION 1, NANAIMO DISTRICT, STRATA PLAN EPS654
1720 Hallen Avenue	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 9780
320 Harewood Road	THE SOUTHERLY 3.076 CHAINS OF THAT PART OF SECTION 25, RANGE 6, SECTION 1, NANAIMO DISTRICT, PLAN 630, LYING TO THE WEST OF HAREWOOD ROAD AS SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 23555-N (SEE 128601I) EXCEPT THOSE PARTS IN PLAN 5652, 833-R AND 1217-R
334 Howard Avenue	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 12798
286 Lambert Avenue	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 26870
600 Lambert Avenue	LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 12950
5330 Metral Drive	LOT 1, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 45103
6174 Metral Drive	LOT A, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 25914
697 Montague Road	LOT 8, SECTION 1, NANAIMO DISTRICT, PLAN 48A
698 Montague Road	LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 33300
1441 Montrose Avenue	LOT 67, SECTION 1, RANGE 8, NANAIMO DISTRICT, PLAN 9500

Civic Address	Legal Description
1140 Nelson Street	LOT 6, SECTION 1, PLAN 9780, NANAIMO DISTRICT
6610 Portsmouth Road	LOT 73, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689
6620 Portsmouth Road	LOT 74, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689
6630 Portsmouth Road	LOT 75, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689
618 Sandy Court	LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN 12950
701 Second Street	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 33300
5102 Somerset Drive	LOT 4, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 18987
431 Third Street	LOT 10, SECTION 1, NANAIMO DISTRICT, PLAN 12798
451 Third Street	LOT 12, SECTION 1, RANGE 7, NANAIMO DISTRICT, PLAN 12798
1480 Townsite Road	LOT 10, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18612
3725 Victoria Avenue	LOT 8, BLOCK 25, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
152 Wakesiah Avenue	PARCEL "A" (DD 377767-I) OF SECTION 39, RANGE 5, SECTION 1, NANAIMO DISTRICT, PLAN 630
206 Wakesiah Avenue	LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 33300
473 Watfield Avenue	LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 8240
481 Winchester Avenue	LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 12669
487 Winchester Avenue	LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 12669

PASSED FIRST READING: _____
PASSED SECOND READING: _____
PUBLIC HEARING: Not held pursuant to *Local Government Act* sections 464(3) and 467
PASSED THIRD READING: _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER