

**REGIONAL DISTRICT OF NANAIMO  
BYLAW NO. 500.429**

**A BYLAW TO AMEND THE REGIONAL DISTRICT OF NANAIMO LAND USE AND SUBDIVISION BYLAW NO.  
500, 1987**

The Board of the Regional District of Nanaimo, in open meeting, enacts as follows:

- A. This bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.429, 2020”.
- B. Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 is hereby amended as follows:
  1. Under **PART 3 LAND USE REGULATIONS, Section 3.1 Zones** by adding the following zone classification and corresponding short title after the Agriculture 2 zone:

Nanaimo Airport (AR1)
  2. By adding Section 3.4.3 NANAIMO AIRPORT (AR1) as shown on Schedule ‘1’ which is attached to and forms part of this bylaw.
  3. By rezoning the lands shown on Schedule ‘2’ and legally described as:

Lot 2 of Section 1 & 2 Range 8, Cranberry District and of District Lots 2 & 15 Bright District Plan VIP68713;

from Rural 4 (RU4), Subdivision District D, to Nanaimo Airport (AR1), Subdivision District D.
  4. By rezoning the lands shown on Schedule ‘2’ and legally described as:

Lot 3, District Lot 15, Bright District, Plan VIP68713;

from Agriculture 1 (AG1), Subdivision District D, to Nanaimo Airport (AR1), Subdivision District D.
  5. By rezoning the lands shown on Schedule ‘2’ and legally described as:

Lot 1 of Sections 1, 2 & 3, Range 8, Cranberry District and Section 20, Range 8, Bright District and District Lots 2 & 15, Bright District and District Lot 8, Oyster District, Plan VIP68713;

from Agriculture 1 (AG1), Subdivision District D, to Nanaimo Airport (AR1), Subdivision District D.

6. By rezoning the lands shown on Schedule '2' and legally described as:

The East 30 Chains of Section 3, Range 8, Cranberry District, Except Part, Lying to the South East of a Straight Boundary Parallel to and Perpendicularly Distant 33 Feet South and East of the Centre Line of Haslam Road as Said, Road Existed in November 1943 and Except Part in Plan 8330;

from Agriculture 1 (AG1), Subdivision District D, to Nanaimo Airport (AR1), Subdivision District D.

Introduced and read two times this \_\_\_ day of \_\_\_\_, 20XX.

Public hearing held pursuant to Section 464 of the *Local Government Act* this \_\_\_\_ day of \_\_\_\_, 20XX.

Read a third time this \_\_\_\_ day of \_\_\_\_, 20XX.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this \_\_\_\_ day of \_\_\_\_, 20XX.

Adopted this \_\_\_\_ day of \_\_\_\_, 20XX.

---

CHAIR

---

CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.429, 2020".

---

Chair

---

Corporate Officer

### **Schedule '1'**

#### Section 3.4.3

---

### **NANAIMO AIRPORT**

**AR1**

---

#### **3.4.3.1 Application**

The regulations in this zone regarding permitted uses, height, parcel coverage, setbacks and off-street parking do not apply to buildings or structures that are used or intended to be used for airport or airport-related purposes.

For the purposes of calculating parcel coverage limits for the construction of a building or structure not intended to be used for airport or airport-related purposes, the coverage by airport and airport-related buildings and structures shall be taken into account in determining whether additional buildings and structures for uses other than airport or airport-related use are permitted.

---

#### **3.4.3.2 Permitted Principal Uses**

The listing of "airport" as a permitted use is not intended to imply that the RDN is "allowing" a non-farm use on the portion of the lands that are in the Agricultural Land Reserve. Instead, "airport" is listed as a permitted use in this zone in recognition that the Nanaimo Airport Commission operates an airport on the lands.

#### **Development Area A - Airport**

- a) Airport
- b) Farm Use – on lands located in the Agricultural Land Reserve

#### **Development Area B - Airport Commercial**

- a) Airport
- b) Convenience store
- c) Fast Food Outlet
- d) Gas Bar
- e) Gasoline Service Station
- f) Hotel
- g) Light Industry
- h) Neighbourhood Pub
- i) Office
- j) Public Utility

- |                  |                              |
|------------------|------------------------------|
| k) Parking       | o) Tourist Information Booth |
| l) Restaurant    | p) Transit Exchange          |
| m) Retail Store  | q) Transportation Terminal   |
| n) Tourist Store |                              |

Uses b through q above are permitted subject to approval from the Agricultural Land Commission where covenant EN24091 in favour of the Agricultural Land Commission applies.

### **Development Area C – Airport Commercial 2**

- |                  |                   |
|------------------|-------------------|
| a) Airport       | c) Parking        |
| b) Outdoor Sales | d) Public Utility |

#### **3.4.3.3 Maximum Height of Buildings and Structures**

- 1) Hotel Use: 15.0 m or 4 storeys, whichever is less
- 2) All Other Uses: 10.0 m or 3 storeys, whichever is less

#### **3.4.3.4 Maximum Parcel Coverage**

Parcel coverage: 60% including impervious surfaces.

A building or structure (including impervious surfaces) that is not intended to be used for airport or airport-related purposes must not be constructed or placed on a parcel if the parcel coverage of all buildings and structures (including impervious surfaces) on that parcel, including those used or intended to be used for airport or airport-related purposes, already exceeds 60% or if the addition of that building or structure would cause the parcel coverage of all buildings and structures (including impervious surfaces) on the parcel, including those used or intended to be used for airport or airport-related purposes, to exceed 60%.

#### **3.4.3.5 Minimum Setback Requirements**

- 1) All farm buildings, structures and uses – in accordance with Section 3.3.10.

- 2) All non-farm buildings, structures and uses:

External lot lines – 10.0 m

All other lot lines – 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse, then the regulations in Section 3.3.8 shall apply.

---

### 3.4.3.6 Off Street Parking Requirements

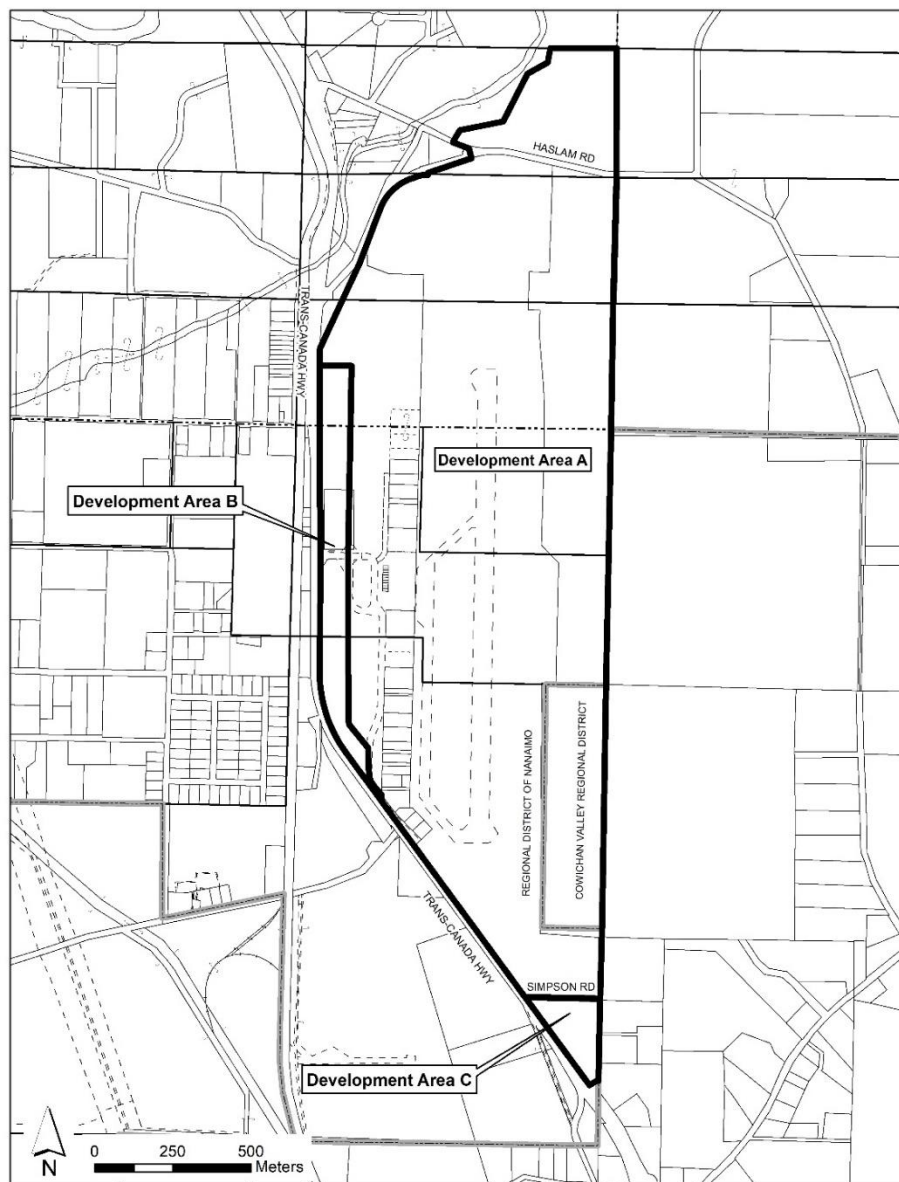
Parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces.

In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following bicycle parking is required:

- a) 1 space per 475 m<sup>2</sup> commercial floor area adjacent to primary building entrances.

---

### 3.4.3.7 Development Areas A, B and C



Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.429, 2020".

Chair

Corporate Officer

Schedule '2'

