

Attachment 3

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1285.36**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA 'F' ZONING AND SUBDIVISION BYLAW NO. 1285, 2002**

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

- A. This Bylaw may be cited as “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.36, 2021”.
- B. “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002”, is hereby amended as follows:

1. Under **SECTION 4 – Zones**, by adding the following zoning classification and corresponding short title after Section 4.9 Industrial 3 (I-3):

Section 4.9.B, Industrial 5 (I-5)

2. Under **Table 2.1 c. – Sign Regulations**, by adding I-5 after I-1 to I-3.
3. Under **Section 3 – Table 3.1 – Establishment of Zones**, by adding I-5 (Industrial 5) following the zoning classification I-3 (Industrial 3).
4. By adding Section 4.9.B, I-5 as shown on Schedule ‘1’ which is attached to and forms part of this Bylaw.
5. By amending Schedule ‘B’ – Zoning Maps to rezone the lands legally described as:

Lot E, District Lot 103, Nanoose District, Plan EPP9445

from I-1 (Industrial 1) to I-5 (Industrial 5) as shown on Schedule ‘2’.

Introduced and read two times this 26th day of January 2021.

Public Hearing held this 16th day of February 2021.

Read a third time this ___ day of _____ 20XX.

Adopted this ___ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Electoral Area 'F'
Zoning and Subdivision Amendment Bylaw No. 1285.36, 2021".

Chairperson

Corporate Officer

Schedule '1'

I-5 Industrial 5	Section 4.9.B
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4.9.B.1 Permitted Principal Uses

- | | |
|-------------------------|---|
| a) Commercial Card Lock | i) Transportation/Trans-shipment Terminal |
| b) Dwelling Unit | j) Value Added Lumber Remanufacturing |
| c) Equipment Rental | k) Heliport |
| d) Log Home Building | l) Warehousing/Wholesaling |
| e) Product Assembly | m) Mini-storage |
| f) Marshaling Yard | |
| g) Outdoor Sales | |
| h) Service and Repair | |

4.9.B.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.9.B.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per Lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building and Structure Height	15 metres

g) Minimum Setback from: i) Front Lot Line and Exterior Side Lot Lines ii) All Other Lot Lines	4.5 metres 2.0 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 - General Regulations

4.9.B.4 Regulations

All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 meters from the Vancouver Island Highway No. 19 right-of-way.

Schedule '2' to accompany "Regional District of Nanaimo Electoral Area
'F' Zoning and Subdivision Amendment Bylaw No. 1285.36, 2021"

Chairperson

Corporate Officer

Schedule '2'

