

Attachment 1
Proposed Amendment Bylaw No. 1285.35, 2021

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**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1285.35**

**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 1285.35, 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 A, Industrial 4 (I-4)
 2. By adding Section 4.9 A, I-4 INDUSTRIAL 4 as shown on Schedule '1' which is attached to and forms part of this Bylaw.
 3. By rezoning the lands shown on the attached Schedule '2' and legally described as Lot D, District Lot 156, Nanoose District, Plan VIP52704 from Industrial 2 (I-2) to Industrial 4 (I-4)

Introduced and read two times this 18th day of November 2021.

A Public Hearing was held on this 16th day of December 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. 1285.35, 2021".

Chairperson

Corporate Officer

Schedule '1'

I-4 INDUSTRIAL 4

Section 4.9 A

4.9A.1 Permitted Principal Uses

- | | |
|---------------------------------|---|
| a) Commercial Card Lock | i) Outdoor Storage |
| b) Concrete/Asphalt Batch Plant | j) Sawmill |
| c) Dwelling Unit | k) Transportation/Trans-shipment Terminal |
| d) Equipment Rental | l) Warehousing/Wholesaling |
| e) Log Home Building | m) Building Supply/Lumber Outlet |
| f) Manufacturing | n) Mini-storage ¹ |
| g) Marshaling Yard | o) Cannabis Production ²³ |
| h) Outdoor Sales | |

4.9A.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.9A.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1.0 ha
c) Minimum Lot Frontage	30.0 meters
d) Maximum Lot Coverage	40%
e) Maximum Building and Structure Height	15.0 metres
f) Minimum Setback from <ul style="list-style-type: none">i) Front and Exterior Side Lot linesii) All Other Lot Lines	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards ⁴	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.9A.4 Regulations Table

- a) 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.
- b) Lot D, District Lot 156, Nanoose District, Plan VIP52704 may reduce the minimum road frontage for one lot to 20 meters.

Schedule '2' to accompany "Regional District of Nanaimo Electoral Area
'F' Zoning and Subdivision Amendment Bylaw No. 1285.35, 2021"

Chairperson

Corporate Officer

Schedule '2'

