

Attachment 6
Proposed Amendment Bylaw No. 500.418, 2018

REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.418

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

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 Land Use and Subdivision Amendment Bylaw No. 500.418, 2018”.

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 zoning classification and corresponding short title after CD51 Zone:

Lighthouse Villa Comprehensive Development Zone 52

2. By adding Section 3.4.152 (CD52)

as shown on Schedule ‘1’ which is attached to and forms part of this Bylaw.

3. By rezoning a portion of the lands shown on the attached Schedule ‘2’ and legally described as part of

Lots 1 and 2, District Lot 36, Newcastle District, Plan 2076 Except That Part
Shown Outlined In Red On Plan 1104-R And Except That Part Lying North Of
The Island Highway As Said Highway Is Shown On Said Plan;

from Residential 2 (RS2), Subdivision District ‘M’ to Lighthouse Villa Comprehensive
Development Zone 52 (CD52), Subdivision District ‘D’

Introduced and read two times this ___ day of _____ 20XX.

Public Hearing held 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. 500.418, 2018".

Chair

Corporate Officer

Schedule '1'

Section 3.4.152

LIGHTHOUSE VILLA COMPREHENSIVE DEVELOPMENT ZONE 52

CD52

3.4.152.1 Permitted Uses & Minimum Site Area

Permitted Principal Uses

- a) Seniors Housing
- b) Residential use

Permitted Accessory Uses

- a) Accessory Buildings and Structures

Permitted Accessory Uses to Seniors Housing

- a) Medical Office
- b) Personal Service Use
- c) Public Assembly

3.4.152.2 Maximum Number and Size of Buildings and Structures

| | |
|-----------------------|--------|
| Seniors housing units | 40 |
| Dwelling units/parcel | 2 |
| Height | 10.0 m |
| Parcel coverage | 25% |

3.4.152.3 Minimum Setback Requirements

For all buildings and structures unless otherwise set out in Part 3 Land Use Regulations:

| | |
|------------------------|-----|
| Front lot line | 8.0 |
| Interior side lot line | 5.0 |
| Rear lot line | 5.0 |
| Exterior side lot line | 5.0 |

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

3.4.152.4 Off Street Parking Requirements

Seniors Housing 1 space per 2 employees and 1 space per 2 seniors housing units

Medical Office 1 space per 15 m² of floor area

For all other uses permitted in this zone, parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces

3.4.152.4 Other Regulations

For the purpose of this zone:

- a) Accessory personal service and medical office uses, where provided, shall be contained within the seniors housing facility and shall be accessible from an internal hallway or corridor. The combined total floor area of all accessory personal service and medical office uses shall not exceed 150 m² per seniors housing facility.
- b) Personal service use shall be limited to barber shop or beauty salon.
- c) Public Assembly shall be limited to a church contained within the seniors housing facility and special events or meetings held within the common dining area or social room of the seniors housing facility.

3.4.152.5 Definitions

For the purpose of this zone:

- a) Seniors housing means a residential or institutional facility which provides for seniors housing units with common living facilities, and may provide support services such as one or more meals per day, a linen laundry service and may include a common dining area with a capacity sufficient to accommodate all residents of the facility.
- b) Seniors housing unit means a bedroom and associated living area within a seniors housing facility which is used or intended to be used for sleeping and living purposes and may or may not contain provisions for cooking.
- c) Medical Office means the office, clinic or laboratory of a licensed professional and may include a doctor, dentist, optometrist, physiotherapist, chiropractor and medical technician.

3.4.152.6 Condition of Use

- a) A Housing Agreement shall be required for Seniors Housing.
- b) Seniors Housing must be serviced by community water and community sewer.

Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018"

Chair

Corporate Officer

Schedule '2'

