

Attachment 7
Proposed Amendment Bylaw No. 2500.06, 2025

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**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 2500.06**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO
ZONING BYLAW NO. 2500, 2024**

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

- A. This Bylaw may be cited as “Regional District of Nanaimo Zoning Amendment Bylaw No. 2500.06, 2025”.
- B. The “Regional District of Nanaimo Zoning Bylaw No. 2500, 2024”, is hereby amended by rezoning the lands legally described as:
 - 1. Lot 1, District lot 19, Newcastle District, Plan 12163 as follows:
 - i. Under **Part 4 - Zones, Section 4.1 Establishment of Zones** by adding the following classification and corresponding short title after Yale Road Light Industrial Comprehensive Development Zone 21:

Mixed Use Comprehensive Development Zone 22 (CD22)
 - ii. Under **Part 4 - Zones**, after **Section 4.67**, by adding Section 4.68 Mixed Use Comprehensive Development Zone 22 (CD22) as shown on Schedule ‘1’ which is attached to and forms part of this Bylaw.
 - iii. Under **Part 3 - Land Use Regulations, Schedule ‘3A’, Zoning and Subdivision District Maps** by rezoning the lands, from Residential 2, Subdivision District ‘M’ (RS2M) to Mixed Use Comprehensive Development Zone 22, Subdivision District ‘M’ (CD22M), as shown on Schedule ‘2’ which is attached to and forms part of this Bylaw.

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 Transit 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 Zoning Amendment Bylaw No. 2500.06, 2025".

Chairperson

Corporate Officer

Schedule '1'

4.68 Mixed Use Comprehensive Development Zone 22 (CD22)

(a) Intent

The intent of this zone is to accommodate a mix of commercial, light industrial, and residential uses within the Growth Containment Boundary.

(b) Uses

Permitted Uses

- (i) Convenience store
- (ii) Emergency Services
- (iii) Fast Food Outlet
- (iv) Mini Storage
- (v) Office
- (vi) Personal Care Service
- (vii) Personal Service Use
- (viii) Professional Practice
- (ix) Retail Store
- (x) Restaurant
- (xi) Tourist Store

Accessory Uses

- (xii) Accessory Building
- (xiii) Multiple Dwelling Unit Development
- (xiv) Rental of moving vehicles accessory to Mini Storage
- (xv) Residential Use

(c) Maximum Number and Size of Buildings and Structures

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- (i) Height

(A) Multiple Dwelling Unit Development 10.0 m

	(B) All Other Uses	9.0 m
(ii)	Parcel coverage	60%
(iii)	Maximum Density for Multiple Dwelling Unit Development:	
	(A) For parcels connected to community water and sewer	3 dwelling units per 1,500 m ² , then 500 m ² per additional dwelling unit
	(B) For parcels connected to community water	3 dwelling units per 3,200 m ² , then 1,600 m ² per additional dwelling unit
	(C) For parcels without community servicing	3 dwelling units per 3.0 ha, then 1.0 ha per additional dwelling unit
(iv)	Maximum Density for Accessory Residential Use:	
	Accessory Residential Use may take on the form of single detached or duplex dwelling units and shall be subject to the following density provisions, which are in addition to that included in section (iii) above:	
	(A) For parcels connected to community water	Satisfy the maximum density requirements of (iii) above, plus 1 detached dwelling unit per additional 2000 m ²
	(B) For parcels not connected to community water or community sewer	Satisfy the maximum density requirements of (iii) above, plus 1 detached dwelling unit per additional 1.0 ha
(v)	Despite the above, where three or more dwelling units have been established within a building located on a parcel, accessory residential use shall be limited to a maximum density of one detached accessory dwelling unit for every three dwelling units located within a building. For clarity, where the number of dwelling units in a building is not equally divisible by three, the maximum number of detached accessory dwelling units will be rounded down to the next whole number.	

(d) Minimum Setback Requirements

(i)	Multiple Dwelling Unit Development	8.0 m from all lot lines
(ii)	All other buildings and structures:	
	(A) Exterior lot line	8.0 m
	(B) All other lot lines	5.0 m

(iii) Except where:

(A) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;

(B) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.9 shall apply;

(C) on a corner parcel, then the regulations in Section 3.8 shall also apply.

(e) **Other Regulations**

The intensity, use, and number of uses shall be determined by the ability to service the combined uses as per Section 3.28 of this Bylaw.

Schedule '2' to accompany "Regional District of Nanaimo Zoning Amendment Bylaw No. 2500.06, 2025".

Chairperson

Corporate Officer

Schedule '2'

