

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.424**

**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. 500.424, 2019”.

B. “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:

1. By adding the following zoning classification and corresponding short title in Section 3.1 Zones after the Water 4 Zone:

Alternative Forms of Rural Development 1 (AF1)

2. By adding Section 3.4.95 Alternative Forms of Rural Development 1 (AF1) as shown on Schedule ‘1’ which is attached to and forms part of this Bylaw.

3. By rezoning that part of the lands legally described as

Lot 23, District Lot 81, Newcastle District, Plan 1967

- i. from Agriculture 1 to Alternative Forms of Rural Development 1, and
- ii. by changing the Subdivision District from D to Z.

as shown on Schedule ‘2’ which is attached to and forms part of this Bylaw.

3. By amending Section 3.3.14 – Home Based Business as follows:

- i. In Section 3.3.14(a)(iii) by replacing it with the following: “bed and breakfast provided the activity is contained wholly within the dwelling unit to a maximum of 2 bedrooms in Residential 1 and 3 zones, a maximum of 2 bedrooms in the Alternative Forms of Rural Development 1 zone, and to a maximum of 4 bedrooms in all other zones where permitted by this Bylaw;”
- ii. In Section 3.3.14(g)(i) by replacing it with the following: “For Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels less than 2000 m² in area, all Residential 3 (RS3) parcels, and all Rural 5 (RU5) parcels, a home based business must be contained within the dwelling unit or attached garage, with the exception of outdoor play areas for child care facilities.”
- iii. In Section 3.3.14(h)(i) by replacing it with the following: “On Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels less than 2000 m², all Residential 3 (RS3) parcels, and Rural 5 (RU5) parcels, the home based business floor area must not exceed

49% of the combined total floor area of the dwelling unit and attached garage to a maximum of 100 m²."

- iv. In Section 3.3.14(h)(ii) by replacing it with the following: "On Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels greater than or equal to 2000 m² and all Residential 2 (RS2) parcels, the home based business floor area must not exceed 49% of the combined total floor area of the dwelling unit and attached garage to a maximum of 100 m², or a maximum of 100 m² combined total for dwelling unit, attached garage, and/or accessory building(s)."

Introduced and read two times this ____ day of _____ 2019.

Public Hearing held this ____ day of _____ 2019.

Read a third time this ____ day of _____ 2019.

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

Chair

Corporate Officer

Schedule '1'

Section 3.4.95

Alternative Forms of Rural Development 1

AF1

3.4.95.1 Permitted Uses and Minimum Site Area

Permitted Principal Uses

- a) Residential Use

Permitted Accessory Uses

- a) Home Based Business
- b) Secondary Suite

3.4.95.2 Maximum Number and Size of Buildings and Structures

a) Accessory buildings	combined floor area of 100 m ² or 8% of the area of the parcel whichever is greater, but shall not exceed 250 m ² .
b) Dwelling units/parcel	1
c) Maximum number of parcels within the AF1 zone classification	7
d) Height	9.0 m
e) Parcel coverage	35%

3.4.95.3 Minimum Setback Requirements

a) Front	8.0 m
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b) Interior side lot line	2.0 m
c) Rear lot line	2.0 m
d) Other lot line	5.0 m
e) Watercourse Setbacks	Notwithstanding the above, Section 3.3.8 shall apply
f) Setback exemption for small buildings	No setback from an interior side or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m ² and with a maximum height of 3.0 metres.

3.4.95.4 Other Regulations	
a) Secondary Suites	Secondary suite shall only be located within the dwelling unit.
b) Onsite sewage disposal	A communal method of sewage disposal shall be required for more than 4 dwelling units within the AF1 zone.

3.4.95.5 Definitions	
For the purpose of this zone:	
a)	<i>Communal Method of Sewage Disposal</i> means a system of shared sewers and sewerage works including sewage treatment facilities which meets or exceeds the <i>Sewerage System Regulation</i> and Island Health Subdivision Standards.

Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019".

Chair

Corporate Officer

Schedule '2' (Page 1 of 2)



Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.424, 2019".

Chair

Corporate Officer

Schedule '2' (Page 2 of 2)

