

Background

In response to the Official Community Plan and the associated Implementation Strategy, Council adopted Zoning Bylaw 4500 at its meeting of 2011-AUG-08. The new bylaw will immediately replace Zoning Bylaw 4000. All those who work, live or own property in Nanaimo are encouraged to review the newly adopted Bylaw and direct any questions or concerns they have to City planning Staff.

In an effort to create a more user friendly and sustainable bylaw, Zoning Bylaw 4500 differs significantly in terms of format and content from the previous bylaw. In order to ensure the new Zoning Bylaw reflects the common vision of Nanaimo's citizens, during the two year bylaw review process, Staff met with a number of neighbourhood and local stakeholder groups and encouraged members of the public to review and comment on the proposed bylaw through an online survey or at five separate open houses. A copy of the new bylaw and accompanying documents can be found at the City Hall Annex at 238 Franklyn Street or online at www.nanaimo.ca.



Summary

- ◆ On 2008-SEP-08, the City of Nanaimo adopted a new Official Community Plan (OCP). The OCP recognizes there is a need to update the Zoning Bylaw in order to ensure the bylaw accurately reflects the goals and vision of the OCP.
- ◆ On 2011-AUG-08 Council adopted Zoning Bylaw 4500, which replaces the previous Zoning Bylaw 4000.
- ◆ A Zoning Bylaw determines what uses are permitted on a particular property and regulates the siting, height and density of buildings permitted on a lot.
- ◆ The new bylaw differs significantly in terms of format and content from Nanaimo's current Zoning Bylaw.
- ◆ Changes include smaller residential lots, new Corridor Zones, more opportunities for mixed use and a new tabular format.
- ◆ The new Zoning Bylaw can be found on the City's website at www.nanaimo.ca and at the City Hall Annex building.
- ◆ All Nanaimo residents, business owners or investors are encouraged to review and comment on Zoning Bylaw 4500.

City of Nanaimo

Community Safety & Development
238 Franklyn Street - Annex
Nanaimo, BC V9R 2X4
Phone: 250-755-4460 (ext. 4332)
Fax: 250-755-4439



Nanaimo's New Zoning Bylaw

FAQ's



www.nanaimo.ca

Frequently Asked Questions

1 What is a Zoning Bylaw?

Part 26 of the BC *Local Government Act* enables all BC municipalities to regulate land use through a Zoning Bylaw for the broader public good. A Zoning Bylaw determines what uses are permitted on a particular property and regulates the siting, height and density of buildings permitted on a lot. Zoning Bylaws typically divide a city up into various zones or sections reserved for a specific use, such as residential, commercial or industrial. For example, in Nanaimo's new Zoning Bylaw, the Single Dwelling Residential (R1) Zone, permits a single family dwelling but not an apartment building or retail store. Within BC, Zoning Bylaws are intended to reflect the direction provided by the City's OCP.

2 How does zoning affect me?

Regardless of whether you own, rent or propose to invest in Nanaimo, zoning affects you. As the most direct method for controlling land use, zoning determines what you can use your property for, as well as what your neighbour can use his or her property for. Zoning impacts development in your community by identifying whether or not a corner store can be located in your neighbourhood or how high the house across from you can be. By reviewing the City's Zoning Bylaw and OCP you can gain a clearer understanding of the form and type of development and uses that may occur on specified parcels and within your neighbourhood.

3 Why was a new Zoning Bylaw needed?

The previous Zoning Bylaw was adopted in 1993. While periodic amendments to the bylaw have been made through the years, a new Zoning Bylaw is necessary in order to ensure the bylaw reflects the City of Nanaimo's vision, as provided by the OCP. The new Zoning Bylaw is intended to reflect the direction provided by the OCP by providing more opportunities for affordable housing, social enrichment, growth management and the promotion of a more sustainable community with a thriving economy.

4 How can I learn more about the new Zoning Bylaw?

The new Zoning Bylaw is available on the City of Nanaimo website (www.nanaimo.ca) and at the City Hall Annex Building (238 Franklyn Street). All Council reports and other summary documents related to the adoption of the new Zoning Bylaw are also available on the City's website.

Please contact Dave Stewart, Planner, at 250-755-4460, x4332, if you have any questions regarding the newly adopted Zoning Bylaw.



5 What major changes are included within the new Zoning Bylaw?

In an effort to create a more user friendly bylaw which responds to the direction provided by the OCP, Staff drafted an entirely new Zoning Bylaw. As such, while many elements of the previous bylaw have been carried over, numerous zoning changes have been made. While it is impossible to summarize all the changes within this space, some of the key changes within the new bylaw include:

- ◆ Reducing the typical single family residential lot size from 600m² to 500m².
- ◆ A new zone to allow for non-strata townhouse ownership.
- ◆ Rewarding 'green' development with additional density.
- ◆ Sustainable landscaping guidelines.
- ◆ New zoning designations for corridors with minimum required height and maximum setbacks.
- ◆ Allowing 1 1/2 storey detached secondary suites.
- ◆ Further encouraging mixed-use development and allowing residential use in all commercial zones.
- ◆ Encouraging laneways through lot size and frontage reductions.
- ◆ Allowing front porches to project into the front yard setback.
- ◆ Supporting local foods by allowing urban food gardens in all zones.
- ◆ Changing the format of the bylaw to a more concise, tabular format.