

Background

In response to the adopted Official Community Plan, and the associated Implementation Strategy, Staff has drafted a proposed new Zoning Bylaw. The proposed bylaw will reflect the goals of the OCP and embrace the concept of complete communities, environmental stewardship and growth management. All those who work, live or own property in Nanaimo are encouraged to review and comment on the proposed bylaw.

In an effort to create a more user friendly and sustainable bylaw, the proposed new Zoning Bylaw differs significantly in terms of format and content from the current bylaw. In order to ensure the new Zoning Bylaw reflects the common vision of Nanaimo's citizens, Staff are encouraging members of the public to review and comment on the proposed bylaw. A copy of the draft 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 the new Official Community Plan (OCP). The OCP recognizes that there is a need to update the Zoning Bylaw in order to ensure the bylaw accurately reflects the goals and vision of the OCP.
- ◆ 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 proposed bylaw differs significantly in terms of format and content from Nanaimo's current Zoning Bylaw.
- ◆ Proposed changes include smaller residential lots, new Corridor Zones, more opportunities for mixed use and a new tabular format.
- ◆ The proposed 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 the draft Zoning Bylaw.

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 existing Zoning Bylaw, the Single Family Residential Zone (RS-1), allows a single family dwelling, but not a duplex or retail store. Within BC, Zoning Bylaws are intended to reflect the direction provided by the City's Official Community Plan (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 is a new Zoning Bylaw needed?

The current Zoning Bylaw was adopted in 1993. While periodic amendments to the bylaw have been made throughout 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 proposed 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 proposed new Zoning Bylaw?

The draft Zoning Bylaw is available for public review and comment on the City of Nanaimo website (www.nanaimo.ca) and at the City Hall Annex Building (238 Franklyn Street). You are encouraged to review the draft bylaw and provide comment on the proposed changes through the surveys provided. Staff will be hosting public open houses throughout the city regarding the proposed bylaw on February 8th in Lounge #2 at Nanaimo Ice Centre; February 10th in the Lounge at Beban Park; February 16th in the multi-purpose room at Dover Bay School; and February 17th at Fire Hall #4. All open houses are from 5:30-8pm. You may also contact Dave Stewart, Planner, 250-755-4460 (x4332), if you wish to discuss the proposed bylaw.



5 What major changes are anticipated within the Zoning Bylaw rewrite?

In an effort to create a more user friendly bylaw, which responds to the direction provided by the City's OCP, Staff are drafting an entirely new Zoning Bylaw. As such, while many elements of the previous bylaw will be carried over, numerous zoning changes are anticipated. While it is impossible to summarize all the proposed changes within this small space, some of the key changes within the draft bylaw include:

- ◆ Reducing the typical single family residential lot size from 600m² to 450m².
- ◆ 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.
- ◆ Protecting rural character by not allowing a second dwelling unit on large rural lots.
- ◆ Changing the format of the bylaw to a more concise, tabular format.