# PART 13 - INDUSTRIAL

### 13.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Highway Industrial	11	This zone provides for clean industrial uses, as well as commercial uses which require large lots.
Light Industrial	12	This zone provides for uses which are industrial in nature but do not result in excessive noise, waste or noxious fumes.
High Tech Industrial	13	This zone provides for clean, high-tech industrial uses and supporting commercial uses.
Industrial	14	This zone provides for heavy industrial development that is not compatible with residential uses.

#### 13.2 PERMITTED USES

		Zoi	nes		
Use	1	12	13	14	Conditions of Use
Animal Shelter	Ρ				
Auction	Ρ				
Automobile	Ρ				
Sales and					
Rentals					
Auto Part Sales	Ρ				
Automotive	Ρ	Ρ			
Repair					
Automobile				Ρ	
Salvage and					
Wrecking Yard		Р		-	Within the 12 range all remain and construction of basts must be
Boat Construction		Р		Ρ	Within the I2 zone all repair and construction of boats must be completely contained within a building or structure.
and Repair					completely contained within a building of structure.
Boat Sales and	Р				
Service	•				
Cannabis				Р	
Production and				-	
Processing					
Car Wash	Ρ				
Chemical Plant				Ρ	
Commercial			Ρ		
School					
Composting				Ρ	
Facility					
Concrete				Ρ	
Asphalt Plant					
Crematorium				Ρ	

Use     11     12     13     14     Conditions of Use       Custom     P     P     P     -     All processing of materials must occur within a building.       Data Centre      -     SS     -     A noise abatement plan shall be required for all data centre uses.       Daycare      P     -     All processing of materials must occur within a building. An odor abatement plan shall be required for all food processing uses.       Fueling     P     P     P     All processing of materials must occur within a building. An odor abatement plan shall be required for all food processing uses.       Fueling Installation     P     -     -     -       Helicopter      -     -     -       Indoor Driving     P     -     -     -       Indostry     P     -     -     -       Industry     -     -     -     -       Livestock     -     -     P     P       Processing     -     -     -     -       Management Contrator Office     P     P     P		Zones						
Workshop   -    SS    A noise abatement plan shall be required for all data centre uses.     Daycare    -   P   -   A noise abatement plan shall be required for all data centre uses.     Daycare    P   P   P   P   -     Food and   P   P   P   P   P   -     Beverage   P   P   P   P   P   An odor abatement plan shall be required for all food processing uses.     Fueling   P   -   -   -   -   -     Furniture and Appliance Sales   P   -   -   -   -     Helicopter    -   -   SS   -   -     Indoor Driving and Shooting   P   -   -   -   P     Industry    -   -   P   P   -   -     Light Industry   P   P   P   P   All processing of materials must occur within a building.   Light Industry   P   -   -   P     Lingstock   -   -   P   P	Use	<b>I</b> 1			14	Conditions of Use		
Data Centre     SS    A noise abatement plan shall be required for all data centre uses.     Daycare     P      Food and Beverage   P   P   P   P     Baverage   P   P   P   P     Fueling   P        Installation   P        Appliance Sales   P        Helicopter         Landing Pad   P     P      Indoor Driving   P     P      Industry     P       Laboratory   P   P   P    P     Liyet Industry   P   P   P   P   P     Processing     P    P     Light Industry   P   P   P   P   P   P     Processing <td>Custom</td> <td>Ρ</td> <td>Ρ</td> <td>Р</td> <td></td> <td>All processing of materials must occur within a building.</td>	Custom	Ρ	Ρ	Р		All processing of materials must occur within a building.		
Daycare    -P    Value   Uses.     Daycare    -P    All processing of materials must occur within a building. An odor abatement plan shall be required for all food processing uses.     Processing   P   P   P   P     Fueling   P        Appliance Sales   P        Helicopter         Indoor Driving Range   P     P     Indoor Driving Range   P     P     Industry     P      Industry   P   P   P      Light Industry   P   P   P   P     Verstork     P      Industry   P   P   P   P     Processing     P     Industry   P   P   P   P     Industry   P   P   P   P     Processing	Workshop							
Food and Beverage   P   P   P   All processing of materials must occur within a building. An odor abatement plan shall be required for all food processing uses.     Fueling   P	Data Centre			SS				
Beverage Processing   An odor abatement plan shall be required for all food processing uses.     Fueling   P   -      Fuening   P   -      Furniture and Appliance Sales   P   -      Helicopter     SS      Indoor Driving and Shooting Range   P     P     Industry     P      Industry     P      Industry   P   P   P       Laboratory   P   P   P   P      Livestock     P   P     Processing     P   P     Storage     P   P     Manufacturing / Contractor Office   P   P       Mini Storage   P   P     All processing and storage of materials must occur within a building. An odour abatement plan shall be required for all micro cannabis production uses.     Mini Storage   P   P	Daycare			Ρ				
Processing   P   uses.     Fueling Installation   P   uses.     Furniture and Appliance Sales   P   -      Helicopter    -      Indoor Driving and Shooting Range   P       Industry     P     Industry     P     Industry     P     Industry   P       Industry   P   P   P     Industry   P   P   P     Itight Industry   P   P   P     Processing     P     Itight Industry   P   P   P     Processing     P     Range     P     Iumber Yard   P   P   P      Manufacturing / Contractor Office   P   P       Mini Storage   P   P       Pet Day Care   P   P	Food and	Ρ	Ρ	Ρ	Ρ			
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and Shooting Range     P     Industry     P     Injury   P     P     Management Centre   P   P   P      Laboratory   P   P   P   P     Light Industry   P   P   P   P     Light Industry   P   P   P   All processing of materials must occur within a building.     Light Industry   P   P   P   P   All processing of materials must occur within a building.     Log Sorting and      P     Storage   P   P   P      Lumber Yard   P   P       Manufacturing / Contractor Office   P   P       Miro Cannabis   P   P       Production and Processing   P   P       Pet Day Care   P   P       Petroleum     S      Production				SS				
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Mini StoragePPPOfficeSSPet Day CarePPPetroleumPProcessingPPrefab HomePPSales andAnufacturingPrinting andPPPublishingFacilityProductionPPPProductionPP	Production and	Р	Ρ			building. An odour abatement plan shall be required for all		
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		Ρ	Р	٢				
		Ρ	Ρ	Ρ				

Zones						
Use	11	12	13	14	Conditions of Use	
Railway and	Р	Р	Ρ	Р		
Railway Station						
Railway Yard		Ρ		Ρ		
Recycling Depot		Р		Ρ	Within the I2 zone, the use shall be contained within a completely	
					enclosed building. No building materials may be located within 6m	
					of a doorway or opening in a building greater than 1m in width or 1m in height; except when the doorway or opening remains	
					completely closed when no vehicle or person is entering or exiting	
					the building.	
Recycling Plant				Ρ		
Recycling Drop	Ρ					
Off Centre						
Refund		Ρ	Ρ			
Container						
Recycling Depot	_	_	_			
Repair Shop	Ρ	Ρ	Ρ			
Recreational			Ρ			
Facility		D	<b></b>			
Research	Ρ	Р	Ρ			
Facility Restaurant			Р			
Seafood		SS	F 	P		
Processing		33		Г		
Service Industry	Р	Р	Р			
Sign Shop	P	P	P			
Social Service	P	P	P			
Resource Centre	•	•	•			
Storage Yard		Р		Р		
Storage of				Ρ		
Flammable and						
Combustible						
Liquids						
Tools /	Ρ		Ρ			
Equipment						
Rentals and						
Sales						
Topsoil				Ρ		
Processing						
Truck Terminal Tow Truck	 P	 P		P P	The cale of lawfully impounded mater vehicles in	
Dispatch and		<b>r</b>			The sale of lawfully impounded motor vehicles is permitted in conjunction with a tow truck dispatch yard;	
Storage Yard					provided the motor vehicles have been lawfully	
					impounded or recovered by the operator and no more	
					than three motor vehicles are for sale at any one time.	
Truck, Trailer	Ρ	Р				
and Heavy						
Equipment						
Sales						
Veterinary Clinic	Ρ		Ρ	Ρ		
Warehouse	Ρ	Ρ	Ρ	Ρ		
Waste Transfer				Ρ		
Wholesale	Ρ	Ρ	Ρ	Ρ		

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Industrial

City of Nanaimo Zoning Bylaw

		Zoi	nes		
Use	11	12	13	14	Conditions of Use
Wood and Paper				Ρ	
Processing					
(4500.033; 2012-DEC	-03) (	4500.	036; 2	2013-	APR-22) (4500.039; 2013-JUL-08) (4500.051; 2013-DEC-16)
(4500.053; 2013-DEC	-16) (	4500.	59; 20	014-N	IAR-24) (4500.067; 2014-SEP-08) (4500.073; 2015-MAR-16)

(4500.127; 2018-OCT-01) (4500.158; 2019-DEC-02) (4500.200; 2023-APR-03) (4500.219; 2024-MAR-04)

P = Permitted Use

SS = Site Specific Use

-- = Not a Permitted Use in That Zone

13.2.2 The following uses shall be permitted where the use is accessory to one or more of the primary uses permitted in Subsection 13.2.1:

Use		Zo	Zones		Conditions of Use
	11	12	13	14	
Daycare	Α	Α	Α	Α	
Dwelling	Α	Α	Α	Α	One dwelling unit shall be permitted per lot within all industrial
Unit					zones as an accessory use.
Office	Α	A	A	Α	The total Gross Floor Area of an accessory office located on a property shall not exceed 20% of the total Gross Floor Area on the lot.
Restaurant	Α	Α			
Retail	Α	Α	Α		Retail sale and display of goods shall be permitted, provided the total Gross Floor Area devoted to retail and display does not exceed 25% of the total Gross Floor Area of the principal use.

(4500.053; 2013-DEC-16) (4500.053; 2013-DEC-16) (4500.219; 2024-MAR-04)

A = Permitted as an Accessory Use

- -- = Not Permitted as an Accessory Use in This Zone
- 13.2.3 Notwithstanding Subsection 13.2.1, the following uses shall be permitted on a site specific basis:

Use	Permitted Location Address	Legal Description of Permitted Location
Data Centre	2086 and 2090 East Wellington Road	LOT A, SECTIONS 14 AND 15, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP54044
		LOT 1, SECTIONS 14 AND 15, RANGE 7, MOUNTAIN DISTRICT, PLAN 20112, EXCEPT THOSE PARTS IN PLANS 20182, 21299 AND VIP54044
Helicopter Landing Pad	1985 Boxwood Road	LOT 9, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143
Office	2100 and 2080 Labieux Road	LOT 1, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP58294 EXCEPT PART IN PLAN VIP62569 LOT A, SECTIONS 18, 19 & 20, RANGE 7,
		MOUNTAIN DISTRICT, PLAN VIP62569

Use	Permitted Location Address	Legal Description of Permitted Location
Seafood Processing	232, 242, 248, and 262 Southside Drive	LOTS 4, 5, & 7, SECTION 1, NANAIMIO DISTRICT, PLAN 30868
		LOT 1 (DD EC123851), SECTION 1, NANAIMO DISTRICT, PLAN 38212
(4500.031; 2012-DEC-03) (4500	0.053; 2013-DEC-16) (4500.0	59; 2014-MAR-24) (4500.072; 2014-DEC-11)

(4500.127; 2018-OCT-01) (4500.158; 2019-DEC-02) (4500.200; 2023-APR-03)

#### 13.3 LOT SIZE AND DIMENSIONS

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
l1	1,500m <sup>2</sup>	15m	30m
12	1,200m <sup>2</sup>	15m	30m
13	900m <sup>2</sup>	15m	30m
14	1,800m <sup>2</sup>	15m	45m

#### 13.4 SITING OF BUILDINGS

13.4.1 All buildings must be set back from the property lines as follows:

Zone	Front Yard - Buildings	Front Yard - Where the Area Between the Front Face of the Building and the Front Property is Landscaped and Not Used for Parking	Side Yard #1	Side Yard #2	Flanking Side Yard	Rear Yard
<b>I</b> 1	7.5m	4.5m	3m	0m	4.5m	4.5m
12	7.5m	4.5m	6m	0m	4.5m	4.5m
13	6m	3m	3m	0m	4.5m	6m
14	7.5m	4.5m	6m	3m	4.5m	6m

- 13.4.2 Notwithstanding Subsection 13.4.1, where an industrial zoned property abuts a residential or corridor zoned property, all buildings must be setback at least 7.5m from all property lines which directly abut residential or corridor zoned property.
- 13.4.3 Notwithstanding Subsection 13.4.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.
- 13.4.4 Notwithstanding Subsection 13.4.1, where a property line abuts a major road, a minimum setback of 7.5m is required when the dedication to achieve the required right-of-way width has not occurred to facilitate the widening of the major road. **(4500.182; 2021-DEC-06)**
- 13.4.5 Notwithstanding 13.4.1, where an industrial zoned property abuts the Agricultural Land Reserve as identified by the Agricultural Land Commission through the Agricultural Land Commission Act, all buildings and industrial uses must be setback at least 15m from the Agricultural Land Reserve boundary. (4500.219; 2024-MAR-04)

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## 13.6 SIZE OF BUILDINGS

13.6.1 The maximum lot coverage, floor area and height of a principal building shall be as follows:

Zone	Lot Coverage	Additional Lot Coverage	Height of Buildings
11	40%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	12m
12	40%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	12m
13	50%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	14m
14	50%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	18m

(4500.033; 2012-DEC-03) (4500.219; 2024-MAR-04)

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