PART 9 - CORRIDOR

9.1 DESCRIPTION OF ZONES

Residential Corridor	**COR1**	This zone provides for residential, street-oriented, medium density, and office development along or near major roads.
Mixed Use Corridor	**COR2**	This zone provides for mixed use, street-oriented development along urban arterials and major collector roads.
Community Corridor	**COR3**	This zone provides for a wide range of uses intended to meet the day to day needs of the surrounding community.

9.2. PERMITTED USES

9.2.1 The uses listed in the following table shall be permitted where indicated with a **'P'** within each zone, subject to the conditions of use specified:

Use	Zones			Conditions of Use
	COR1*	COR2	COR3	
Artists Studio	**P**	**P**	**P**	
Automobile Sales and Rental	**--**	**SS**	**SS**	
Assembly Hall	**P**	**P**	**P**	
Boarding and Lodging	**P**	**P**	**P**	Maximum of two sleeping units and shall not accommodate more than two persons.
Bingo Hall	**--**	**P**	**P**	
Cannabis Retail Store	**--**	**--**	**SS**	
Club or Lodge	**--**	**P**	**P**	
Commercial School	**--**	**P**	**P**	
Custom Workshop	**--**	**--**	**P**	Use shall be wholly contained within a building and shall not exceed 500m^2 in Gross Floor Area.
Daycare	**P**	**P**	**P**	
Electric Vehicle Charge Station	**P**	**P**	**P**	
Fast Food Restaurant	**--**	**--**	**SS**	
Financial Institution	**--**	**P**	**P**	Drive-thru bank terminals shall not be permitted.
Furniture and Appliance Sales	**--**	**P**	**P**	
Gas Station	**SS**	**SS**	**SS**	
Hotel	**P**	**P**	**P**	
Laundromat	**--**	**P**	**P**	
Library	**--**	**P**	**P**	

Use	Zones			Conditions of Use
	COR1*	COR2	COR3	
Liquor Store	**SS**	**SS**	**SS**	
Live/Work	**P**	**P**	**P**	
Multiple Family Dwelling	**P**	**P**	**P**	
Museum	**--**	**P**	**P**	
Neighbourhood Pub	**--**	**P**	**P**	
Office	**P**	**P**	**P**	Within the COR1 zone, office use shall not exceed a Gross Floor Area of 1000m^2, and where the property is mixed use, the office must be located on the ground floor. Within the COR2 zone, no more than 500m^2 of office space shall be permitted on the ground floor.
Pawn Shop	**--**	**--**	**P**	No pawn shop shall be permitted within a 300m radius of another pawn shop.
Personal Care Facility	**P**	**P**	**P**	
Pet Day Care	**--**	**--**	**P**	
Printing and Publishing Facility	**--**	**P**	**P**	
Production Studio	**--**	**P**	**P**	
Recreational Facility	**--**	**P**	**P**	
Religious Institution	**P**	**P**	**P**	
Repair Shop	**--**	**--**	**P**	Use shall wholly be contained within a building.
Restaurant	**--**	**P**	**P**	
Retail	**--**	**P**	**P**	An individual retail use shall not exceed a Gross Floor Area of 750m^2, unless that use is a Grocery Store, in which case the use shall not exceed 2,500m^2.
Seniors Congregate Housing	**P**	**P**	**P**	
Single Residential Dwelling	**P**	**P**	**P**	
Sign Shop	**--**	**--**	**P**	
Social Service Resource Centre	**--**	**P**	**P**	
Student Housing	**SS**	**SS**	**--**	Where a student housing use exists on a lot, such use shall require a housing agreement.
Theatre	**--**	**P**	**P**	
University, College, Technical School	**--**	**P**	**P**	
Veterinary Clinic	**--**	**P**	**P**	
Warehouse (retail)	**--**	**--**	**SS**	

(4500.036; 2013-APR-22) (4500.053; 2013-DEC-16) (4500.095; 2017-JUN-19) (4500.158; 2019-DEC-02) (4500.135; 2020-JUL-20) (4500.223; 2024-JUN-17)

*** *Interim Corridor Area lands subject to Subsection 9.8.1.*
P ***= Permitted Use***
SS ***= Permitted as a Site Specific Use, see Section 9.2.3***
-- ***= Use Not Permitted within Specified Zone***

9.2.1.1 Notwithstanding Subsection 9.2.1, on the lands legally described as LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP110454 (2230 Boxwood Road), LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 21250 (2220 Northfield Road), LOTS 13 & 14, BLOCK 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 (2232 and 2238 Northfield Road), LOT N, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 22081 (2246 Northfield Road), and AMENDED LOT 2 (DD 62102N), SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 8097 (2254 Northfield Road), the following shall apply:

a) A Grocery Store shall not exceed a Gross Floor Area of 3,716m^2;
b) Despite Subsection 9.2.2, where a non-residential use exists at least an equal amount of Gross Floor Area on the lands must be dedicated to residential use.

(4500.187; 2022-MAY-16)

9.2.1.2 Notwithstanding Subsection 9.2.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street), no less than 50% of the Gross Floor Area on the lands shall be dedicated to a residential use. **(4500.221; 2025-FEB-24)**

9.2.2 Notwithstanding Subsection 9.2.1., within the COR2 Zone where a non-residential use exists at least an equal amount of Gross Floor Area on the property must be dedicated to residential use.

9.2.3 The following uses shall be permitted on a site specific basis:

Use	Permitted Location Address	Legal Description of Permitted Location
Automobile Sales and Rentals	3690 Island Highway	LOT 1, BLOCK 26, SECTION 3, WELLINGTON DISTRICT, PLAN 318A, EXCEPT THAT PART IN PLAN 33807 LOTS 2, 11 and 12, BLOCK 26, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
	3851 Shenton Road	LOT A, SECTION 4, WELLINGTON DISTRICT, PLAN VIP52426
	4777 Island Highway	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN VIP84989, EXCEPT PART IN PLAN VIP86302
	2585 and 2595 Bowen Road	LOT 3 SECTION 5, WELLINGTON DISTRICT, PLAN 7747, EXCEPT PART IN PLAN 43195 LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 47874
	1809 Bowen Road	PARCEL A (DD 51728N) OF LOT 17, SECTION 15, RANCE 8, MOUNTAIN DISTRICT, PLAN 7272
	3612 Island Highway North	LOT 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 26, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
	1481 Bowen Road	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 23873
	1701 Bowen Road and 1831 East Wellington Road	LOT A, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 38080 LOT 1, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 7954, EXCEPT PART IN PLAN 37148
	2575, 2525, and 2595 Bowen Road	LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 17696, EXCEPT PARTS IN PLANS 43195 AND PLAN VIP82821 LOT 2, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 38705, EXCEPT PART IN PLAN 43195 LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 47874
	2535 Bowen Road	LOT 1, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 38705, EXCEPT PART IN PLAN 43195
	2555 Bowen Road	LOT 2, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN VIP73505
	2590 Bowen Road	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN EPP92969
	2338 Kenworth Road	LOT 1, SECTION 5, WELLINGTON DISTRICT AND SECTION 20, MOUNTAIN DISTRICT, RANGE 7, PLAN EPP93135
	2348 Kenworth Road	LOT 3, SECTION 5, WELLINGTON DISTRICT & SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP92969
	2355 Kenworth Road	LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP110921
	2358 Kenworth Road	LOT 2, SECTION 5, WELLINGTON DISTRICT AND SECTION 20, RANGES 6 AND 7, MOUNTAIN DISTRICT, PLAN EPP92969
	4931 and 4921 Wellington Road	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 34365, EXCEPT PART IN PLAN VIP65613 LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 34365
	4170 Wellington Road	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 26942
	4100 Wellington Road	LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN 42476

Use	Permitted Location Address	Legal Description of Permitted Location
	4123 Wellington Road	LOT A, SECTIONS 4 AND 5, WELLINGTON DISTRICT, PLAN VIP63672
	4151 Wellington Road	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN VIP67222
	4181 Wellington Road	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN EPP22297
	2789 106th Street	LOT 7, BLOCK 25, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
	4900 Island Highway North	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 12809 EXCEPT PART IN PLAN 33807
Cannabis Retail Store	2220 Bowen Road	LOTS 5 & 6, BLOCK 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 20320
	1483 Bowen Road	PARCEL B (DD 12035W) OF LOT 1, SUBURBAN LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 6025, EXPECT PART IN PLAN 23873
Car Wash	603 Nicol Street	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP69064
Fast Food Restaurant	1815 Bowen Road	LOT B, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 43433, EXCEPT PART IN PLAN VIP58601 AND VIP61856
	1812 Bowen Road	STRATA LOT E, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, STRATA PLAN VIS4335, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRAT LOT AS SHOWN ON FORM 1
	1835 Bowen Road	LOT 1, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP61856
	4777 & 4797 Island Highway	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN VIP84989, EXCEPT PART IN PLAN VIP86302 LOT 1, BLOCK 17, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT PARCEL A (DD 33238I) THEREOF
	130 Terminal Avenue	LOT A, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 21995
Gasoline Station	4286 Departure Bay Road	LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 37030
	1643 Bowen Road	THAT PART OF LOT 4, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 2406, SHOWN OUTLINED IN RED ON PLAN 676-R, EXCEPT PART IN PLAN 37148
	1702 and 1925 Bowen Road	LOT A, SECTIONS 14 & 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 7310, EXCEPT PART IN PLAN 37148 LOT 1, SECTION 16, RANGE 8, MOUNTAIN, PLAN 7045
	2209 Bowen Road	LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 41059
	600 Victoria Road	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 21004
	458 Wakesiah Avenue	LOT B, (DD EV45133), BLOCK 1, SECTION 1, NANAIMO DISTRICT, PLAN 1325
	1050 Terminal Avenue	LOT A, SECTION 1, BLOCK 88, NEWCASTLE TOWNSITE, NANAIMO DISTRICT, PLAN VIP796683
	76 Terminal Avenue	LOT 2, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 20761
	2330 Labieux Road	LOT 2, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 44097

Use	Permitted Location Address	Legal Description of Permitted Location
Liquor Store	1431 Bowen Road	LOT 2, SUBURBAN LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 6025, EXCEPT PARTS IN PLANS 31163 AND EPP12275
	2220 Bowen Road	LOT A, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 20320 LOTS 3, 4, 5 AND 6, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 21371
	1850 and 1860 Dufferin Crescent	LOTS 6 & 7, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP15172
Student Housing	325 Watfield Avenue	LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP123911
	416 Wakesiah Avenue	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP58523
	438 Wakesiah Avenue	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP88789
	326 Wakesiah Avenue	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP94033
Warehouse	85 and 95 Tenth Street	LOTS H AND I, SECTION 7, NANAIMO DISTRICT, PLAN 2199, EXCEPT THAT PART OF SAID LOTS SHOWN RED ON PLAN 522 RW
	110 and 106 Fry Street	LOTS 18 AND 19, BLOCK 4, SECTION 1, NANAIMO DISTRICT, PLAN 584
	114 Fry Street	THAT PART OF LOT 17, BLOCK 4, SECTION 1, NANAIMO DISTRICT, PLAN 584 LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 21 FEET SOUTHERLY FROM THE NORTHERLY BOUNDARY OF SAID LOT.
	4524 Wellington Road	LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN 18939

(4500.002; 2011-OCT-03) (4500.015; 2012-SEP-10) (4500.023; 2013-MAR-12) (4500.031; 2012-DEC-03) (4500.38; 2013-NOV-18) (4500.095; 2017-JUN-19) (4500.102; 2017-NOV-06) (4500.117; 2018-JUL-09) (4500.131; 2019-JUL-22) (4500.158; 2019-DEC-02) (4500.135; 2020-JUL-20) (4500.139; 2020-NOV-16) (4500.164; 2020-NOV-16) (4500.183; 2021-JUL-26) (4500.182; 2021-DEC-06) (4500.219; 2024-MAR-04)

9.2.3.1 [*Deleted*] **(4500.033; 2012-DEC-03) (4500.158; 2019-DEC-02)**

9.2.4 The uses listed in the following table shall be permitted as an accessory use where indicated with an 'A' within each zone as per the Conditions of Use specified:

Use	Zones			Conditions of Use
	COR1	COR2	COR3	
Short-Term Rental	**A**	**A**	**A**	Subject to Part 6

(4500.186; 2022-FEB-07)

9.3 DENSITY

9.3.1 The following table specifies the maximum allowable base density, expressed as a Floor Area Ratio, per lot for each zone. The additional density columns permit additional density where the following specified location and amenity criteria have been provided. Additional density where achievable is applied during the development permit process. Within mixed use development, additional density may be awarded where the lot includes both commercial and residential uses. Tier 1 awards additional density where a development meets or exceeds the Tier 1 requirements, as specified within "Schedule D – Amenity Requirements for Additional Density" of this bylaw; Tier 2 awards additional density to a development which meets or exceeds the Tier 2 requirements within Schedule D. Where a development achieves additional density, the additional floor area may be added to the base density within the zone. A development may achieve all of the additional density available within the zone:

Zone	Maximum Allowable Floor Area Ratio (FAR)	Additional Density		
		Mixed Use*	Tier 1	Tier 2
COR1**	1.00	N/A	+0.25	+0.25
COR2	1.25	N/A	+0.25	+0.25
COR3	0.75	+0.50	+0.25	+0.25

** Where the definition of 'Mixed Use' is met.*

*** Interim Corridor Area lands subject to Subsection 9.8.1.*

(4500.036; 2013-APR-22) (4500.219; 2024-MAR-04) (4500.223; 2024-JUN-17)

9.3.2 Notwithstanding Subsection 9.3.1., where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground.

9.3.3 Notwithstanding Subsection 9.3.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street), the Floor Area Ratio shall not exceed 2.90. **(4500.221; 2025-FEB-24)**

9.4 LOT SIZE AND DIMENSIONS

9.4.1 The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth of all serviced corridor lots within each zone:

Zone	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Frontage - Lane Access	Minimum Lot Depth
COR1	850m^2	18m	15m	30m
COR2	1200m^2	25m	15m	30m
COR3	1000m^2	20m	15m	30m

9.5 SITING OF BUILDINGS

9.5.1 The following table identifies the distance a principal building must be set back from the lot line specified within each yard area within the zone indicated:

Zone	Minimum Front Yard Setback	Maximum Front Yard Setback	Side Yard 1	Side Yard 2	Flanking Side Yard	Rear Yard
COR1	3.5m	6m	1.5m	3m	4.5m	7.5m
COR2	3.0m	6m	0m	3m	3m	7.5m
COR3	3.0m	6m	0m	3m	3m	7.5m

9.5.2 Notwithstanding Subsection 9.5.1., general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

9.5.3 Notwithstanding Subsection 9.5.1, where a property line abuts a major road, an additional 2.5m front and/or flanking side yard setback 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)**

9.5.4 Notwithstanding Subsection 9.5.1, where only one principal building exists on the lot no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback. **(4500.158; 2019-DEC-02)**

9.5.5. Notwithstanding Subsection 9.5.1, where more than one principal building exists on the lot at least 50% of the property frontage must include a building front face within the maximum front yard setback area.

9.6 LOCATION OF PARKING AREA

9.6.1 Within all Corridor Zones, no parking shall be permitted between the front property line and the front face of the building or within the maximum front yard setback area.

9.7 SIZE OF BUILDINGS

9.7.1 The maximum lot coverage and height, as well as the minimum required height of a principal building, shall be as specified within the following table:

Zone	Lot Coverage	Maximum Allowable Height	Additional Height	Minimum Required Height
COR1	60%	14m	Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted.	2 Storeys Above Grade
COR2	60%	14m	Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted.	2 Storeys Above Grade
COR3	60%	14m	Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted.	2 Storeys Above Grade

9.7.2 Notwithstanding Subsection 9.7.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street), the maximum allowable height of a principal building shall be 19.8m where at least 75% of the required parking area is located below or beneath a building.
(4500.221; 2025-FEB-24)

9.8 INTERIM CORRIDOR AREA
(4500.223; 2024-JUN-17) (4500.229; 2024-JUL-29) (4500.252; 2026-JUL-06)

9.8.1 Despite Subsections 9.2.1, 9.3.1, and 9.3.2, where:

i. the lot is located on the lands identified as ‘Interim Corridor Area’ in “Schedule A”; and
ii. the lot area is less than 2,000m^2, exclusive of any required road dedication to meet the road standards of a major road;

the following shall apply:

a) the sole permitted principal use on the lot shall be single residential dwelling and the maximum allowable density on the lot shall be as specified in the R1 zone; except
b) on the lots identified in Subsection 9.8.3 where the permitted principal uses on the lot shall be single residential dwelling or multiple family dwelling and the maximum allowable density on the lot shall be as specified in the R4 zone.

9.8.2 Notwithstanding Sections 6.6, 6.10, 9.5, 9.6, and 9.7, where the principal use is a single residential dwelling in the Interim Corridor Area:

a) the minimum required setback from the property lines, the maximum allowable lot coverage, the maximum height of a principal building, the maximum size of an accessory building, and the fence height regulations shall be as specified for the R1 zone; and
b) parking shall be permitted between the front lot line and the front face of the building, and within the front yard setback.

9.8.3 Notwithstanding Sections 6.6, 6.10, 9.5, 9.6, and 9.7, on the lots described in the table below, the following shall apply:

a) the minimum required setback from the property lines, the maximum allowable lot coverage, the maximum height of a principal building, the maximum size of an accessory building, and the fence height regulations shall be as specified for the R4 zone; and
b) parking shall be permitted between the front lot line and the front face of the building, and within the front yard setback.

Civic Address	Legal Description
25 Acacia Avenue	LOT 20 AND 21, BLOCK 8, SECTION 1, NANAIMO DISTRICT, PLAN 1465
1340 Boundary Crescent	LOT 7, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936
1380 Boundary Crescent	LOT 6, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936
1725 Boundary Avenue	LOT 6, SECTION 16, RANGE 8, MOUNTAIN, PLAN 17752
2375 Bowen Road	LOT C, SECTION 19, RANGE 7, MOUNTAIN DISTRICT, PLAN 35993
2379 & 2381 Bowen Road	STRATA LOTS 1 AND 2 AND COMMON PROPERTY, SECTION 19, RANGE 7, MOUNTAIN DISTRICT, STRATA PLAN 983
472 Bruce Avenue	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 2996
1638 Crescent View Drive	LOT 1, SECTION 16, RANGE 8, MOUNTAIN DISTRICT, PLAN 25271
525 & 527 Deering Street	STRATA LOTS 1 AND 2 AND COMMON PROPERTY, SECTION 1, NANAIMO DISTRICT, STRATA PLAN VIS3735
6710 Dickinson Road	LOT 76, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689 EXCEPT PART IN PLAN VIP75288
625 Fourth Street	AMENDED LOT 13 (DD96514N), BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1325 EXCEPT PART IN PLAN VIP72966
616 Georgia Avenue	LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 9181
620 & 622 Georgia Avenue	STRATA LOTS A AND B AND COMMON PROPERTY, SECTION 1, NANAIMO DISTRICT, STRATA PLAN EPS654
1720 Hallen Avenue	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 9780

Civic Address	Legal Description
320 Harewood Road	THE SOUTHERLY 3.076 CHAINS OF THAT PART OF SECTION 25, RANGE 6, SECTION 1, NANAIMO DISTRICT, PLAN 630, LYING TO THE WEST OF HAREWOOD ROAD AS SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 23555-N (SEE 128601I) EXCEPT THOSE PARTS IN PLAN 5652, 833-R AND 1217-R
334 Howard Avenue	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 12798
286 Lambert Avenue	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 26870
600 Lambert Avenue	LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 12950
5330 Metral Drive	LOT 1, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 45103
6174 Metral Drive	LOT A, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 25914
697 Montague Road	LOT 8, SECTION 1, NANAIMO DISTRICT, PLAN 48A
698 Montague Road	LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 33300
1441 Montrose Avenue	LOT 67, SECTION 1, RANGE 8, NANAIMO DISTRICT, PLAN 9500
1140 Nelson Street	LOT 6, SECTION 1, PLAN 9780, NANAIMO DISTRICT
6610 Portsmouth Road	LOT 73, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689
6620 Portsmouth Road	LOT 74, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689
6630 Portsmouth Road	LOT 75, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 26689
618 Sandy Court	LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN 12950
701 Second Street	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 33300
5102 Somerset Drive	LOT 4, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 18987
431 Third Street	LOT 10, SECTION 1, NANAIMO DISTRICT, PLAN 12798
451 Third Street	LOT 12, SECTION 1, RANGE 7, NANAIMO DISTRICT, PLAN 12798
1480 Townsite Road	LOT 10, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18612
3725 Victoria Avenue	LOT 8, BLOCK 25, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
152 Wakesiah Avenue	PARCEL "A" (DD 377767-I) OF SECTION 39, RANGE 5, SECTION 1, NANAIMO DISTRICT, PLAN 630
206 Wakesiah Avenue	LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 33300

Civic Address	Legal Description
473 Watfield Avenue	LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 8240
481 Winchester Avenue	LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 12669
487 Winchester Avenue	LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 12669