Please note: it is your responsibility to keep this Zoning Bylaw updated with adopted Bylaw amendments. Please access the City of Nanaimo website or contact Current Planning staff at 250-755-4429, for the most current consolidated version to ensure your Zoning Bylaw is accurate and legal.

TABLE OF AMENDMENTS

THIS CONSOLIDATED VERSION OF BYLAW NO. 4500 (2026-OCT-05) INCLUDES THE FOLLOWING AMENDMENT BYLAWS:

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
4500.001	16.7	Add new Comprehensive Development District Zone Seven (CD7).	2011-OCT-03
4500.002	8.2.1, 8.2.2, 8.4.1, 10.2.4, 11.2.4, 9.2.3, 15.1, 15.2.1, 15.2.2, 7.4.5, 7.1, 7.2.2, Definitions Section (“Marina”), 16.8, 7.3.1	General housekeeping amendments, add new Comprehensive District Zone Eight (CD8), and the rezoning of numerous properties.	2011-OCT-03
4500.003	16.3	Delete Comprehensive Development District Zone Three (CD3).	2011-OCT-03
4500.005	16.5	Replace Comprehensive Development District Zone (CD5).	2011-NOV-14
4500.012	Definitions Section (“Gross Floor Area”), 6.23, 6.1.3, 6.5.2, 6.6.6.2, 6.15.2.4, 6.22.7, 7.3.1, 7.6.4, 7.6.1, 7.7	Add new definitions, general housekeeping amendments, and the rezoning of numerous properties.	2012-APR-16
4500.014	6.6.5.2, 7.1, 7.2.1, 7.2.2, 7.3.1, 7.4.1, 7.5.1, 7.5.6, 7.6.1	Add R1b subzone to decrease the allowable height of an accessory building and no longer allow a reduced lot size for lots on lanes or a secondary dwelling on corner lots within a portion of the Old City.	2012-JUN-11
4500.017	6.2	Add “Containers” as a temporary accessory use in select zones.	2012-JUN-11
4500.018	14.2.1, 14.2.2	Add “Vehicle Display” as a permitted accessory use to a “Railway” use.	2012-JUN-25
4500.015	9.2.3	Add “Student Housing” as a permitted use at 560 Third	2012-SEP-10

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
		Street within the Corridor Zones.	
4500.024	16.9	Add new Comprehensive District Zone Nine (CD9) and the rezoning of part of 3500 Rock City Road.	2012-OCT-15
4500.031	Definitions Section ("Flat Roof", "Nightclub" and "Shopping Centre"), 6.5.3, 6.10.2, 6.10.5, 6.15.1, 6.16.2, 6.22.1, 7.1,7.2.2, 7.3.1, 7.5.3, 7.7.2, 8.4.1, 9.2.3, 10.2.1, 13.2.3, 14.2.1	General housekeeping amendments and the rezoning of numerous properties.	2012-DEC-03
4500.033	Definitions Section ("Manufacturing / Contractors Office" and "Warehouse"), 9.2.3.1, Part 13	Chamber of Commerce amendments, general housekeeping amendments and the rezoning of two properties.	2012-DEC-03
4500.035	16.10	Add new Comprehensive District Zone Ten (CD10) and the rezoning of 433 Milton Street.	2013-APR-22
4500.036	Definitions Section ("Mixed Use" and "Pet Daycare"), 6.6.3, 7.2.1, 7.2.2, 7.2.4, 7.3.1, 9.2.1, 9.3.1, 10.3.1, 13.2.1, 14.2.1, 17.11	General housekeeping amendments and the rezoning of numerous properties.	2013-APR-22
4500.039	Definitions Section ("Medical Marihuana Growing and Production" and "Agriculture"), 13.2.1	Add "Medical Marihuana Growing and Production" as a permitted use in the Industrial (I4) zone.	2013-JUL-08
4500.041	11.2.1, 11.3.1, 11.7.1	Amendments to the Old City Infill Service Commercial (DT11) zone including permitted uses, density and size of buildings.	2013-AUG-12
4500.038	9.2.3	Add "Fast Food Restaurant" as a site specific use at 1835 Bowen Road.	2013-NOV-18
4500.051	13.2.1	Add "Fueling Installation" as a permitted use within the Highway Industrial (I1) zone.	2013-DEC-16
4500.053	Definitions Section (Delete definition of "Residential Hotel", add definitions for "Recreational Facility" and "Lot Line, Rear"), 7.2.1, 9.2.1, 10.2.1,	General housekeeping amendments and the rezoning of numerous properties.	2013-DEC-16

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
	10.2.3, 13.2.1, 13.2.2, 13.2.3, Fine Schedule		
4500.059	13.2.1, 13.2.3	Remove “Medical Marihuana Growing and Production” as a permitted use in the Industrial (I4) zone and add “Medical Marihuana Growing and Production” as a site specific use at 1100 Maughan Road.	2014-MAR-04
4500.064	10.2.4	Add “Liquor Store” as a site specific use at 2875 Departure Bay Road.	2014-JUL-14
4500.067	Definitions Section (adding definition of “Recycling Drop Off Centre”), 13.2.1	Add “Recycling Drop Off Centre” to definitions and add as a permitted use within the Highway Industrial (I1) zone, remove “Refund Container Recycling Depot” as a permitted use within the Highway Industrial (I1) zone.	2014-SEP-08
4500.068	15.2.1	Add “Ferry Terminal” as a permitted use within the Harbour Waterfront (W2) zone.	2014-SEP-08
4500.069	11.3.2, 11.7..2	Delete the site specific maximum allowable density for 10 and 20 Front Street. Add the site specific maximum allowable density of 12.0 Floor Area Ratio for 10 & 28 Front Street. Delete the site specific maximum allowable height for 10 and 20 Front Street. Add the site specific maximum allowable height of 114.3m for 10 & 28 Front Street.	2014-OCT-27
4500.058	10.2.3	Add the provision that a Retail Grocery Store greater than 2000m^2 is permitted at 867 Bruce Avenue and 538 Eighth Street.	2014-NOV-24
4500.072	13.2.3	Add “Medical Marihuana Growing and Production” as a site specific use at 1110,	2014-DEC-11

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
		1120 and 1140 Maughan Road.	
4500.073	Definitions Section (Delete and / or Add definitions of “Highway”, “Transportation Corridor”, “Street”, “Buffer Area”, “Centre Line”, “Corner Lot”, “Frontage”, “Lot Line, Front”, “Lot Line, Flanking”, “Motor Vehicle”, “Road”, “Through Lot”, “Storage Yard”, “Height, Building”, and “Agriculture”). Amending Subsections 6.9.1, 7.5.3, 7.6.3, 15.6.2, 16.2.5.2, 16.6.7.1, 17.1.1, 17.4.2 and 17.11.1 by replacing the term ‘Highway’ with ‘Street’ wherever it appears. Amending Subsections 6.6.3, 6.6.6, 6.15.3.5, 6.22.7, 7.4.1, 7.5.7, 8.2.2, 10.2.4, 11.2.3, 10.2.1, 10.2.5, 11.2.1, 11.5.4, 13.2.1, 17.1.5, and the Fine Schedule.	General housekeeping amendments and the rezoning of numerous properties.	2015-MAR-16
4500.048	Adding Subsection 10.62	Add the site specific maximum allowable height for a principal residential building of 36m for 4900 and 4950 Uplands Drive.	2015-AUG-17
4500.092	Definitions Section: Amend Definition of “Gross Floor Area”, “Neighbourhood Pub”, “Perimeter Wall Height”. Add definition of “Brew Pub”. Amending Sections 6.5.1, 6.22.5, 7.2.2, 7.3.1, 10.2.5, 10.3.1, 16.5.2, 16.9.9 Adding Subsections 6.12.5 and 6.12.6 and deleting Subsection 6.20.6	General housekeeping amendments and the rezoning of numerous properties.	2016-FEB-01
4500.093	Definitions	Add Definition of Wine Store	2016-FEB-01
4500.095	9.2.1, 9.2.3	Add “Student Housing” as a Site Specific Use in the Mixed Use Corridor zone. Add “Student Housing” as a permitted use at 525 Third Street.	2017-JUN-19
4500.103	Schedule D	Replace Schedule D with revised version	2017-JUL-10

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
4500.102	Amending Subsection 9.2.3	Add “Automobile Sales, Service and Rental” to a portion of 2560 Bowen Road	2017-NOV-06
4500.117	Amending Subsection 9.2.3	Add “Automobile Sales, Service and Rental” to a portion of 2560 Bowen Road	2018-JUL-09
4500.121	Adding Subsections 7.3.7 and 7.6.7	Add the site specific maximum Floor Area Ratio of 0.7 for 2202 Meredith Road. Add the site specific maximum allowable building height of 9.2m for 2202 Meredith Road.	2018-JUL-09
4500.127	Amending Definitions Section. Amending Sections 13.2.1 and 13.2.3.	Amend definition of “Retail Store“. Add definitions of “Cannabis”, “Cannabis Production and Processing”, “Cannabis Retail Store” and “Micro Cannabis Production and Processing“. Remove definition of “Medical Marihuana Growing and Production” Permit Cannabis Production and Processing in I4 zone and Micro Cannabis Growing and Production in I1 and I2 zones.	2018-OCT-01
4500.126	11.3.2 and 11.7.2	Site specific height and density amendment for 65 and 77 Chapel Street	2018-NOV-19
4500.138	10.2.5	Add "Cannabis Retail Store" as a site specific use at 3923 Victoria Avenue.	2019-JUN-17
4500.131	9.2.3	Add "Automobile Sales, Service and Rental" as a site-specific use at 4900 Island Highway North.	2019-JUL-22
4500.142	10.2.5	Add "Cannabis Retail Store" as a site specific use at 6683 Mary Ellen Drive.	2019-AUG-26
4500.143	10.2.5	Add "Cannabis Retail Store" as a site specific use at 3200 Island Highway North.	2019-AUG-26

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
4500.150	10.2.5	Add "Cannabis Retail Store" as a site specific use at 6404 Metral Drive.	2019-AUG-26
4500.152	11.2.4	Add "Cannabis Retail Store" as a site specific use at 350 Terminal Avenue.	2019-SEP-09
4500.144	11.2.4	Add "Cannabis Retail Store" as a site-specific use at 52 Victoria Crescent.	2019-SEP-16
4500.132	11.2.4	Add "Cannabis Retail Store" as a site-specific use at 111 Nicol Street.	2019-OCT-21
4500.154	Schedule D	Amend Schedule D to provide incentives for Step Code.	2019-NOV-04
4500.161	11.2.4	Add "Cannabis Retail Store" as a site-specific use at 120 Commercial Street.	2019-DEC-02
4500.158	Preamble, Part 2 – Administration, Part 3 – Establishment of Zones, Part 4 – Use Index, Part 5 – Definitions, Part 6 – General Regulations, Part 7 – Residential, Part 8 – Agriculture Rural Residential, Part 9 – Corridor, Part 10 – Commercial Centre, Part 11 – Downtown, Part 12 – Parks Culture and Recreation, Part 13 – Industrial, and Part 14 – Community Service	General housekeeping amendments and the rezoning of multiple properties.	2019-DEC-02
4500.133	10.2.1 and 10.2.5	Add “Cannabis Retail Store” as a site-specific use at 1599 Dufferin Crescent	2020-JAN-13
4500.148	10.2.1 and 10.2.5	Add “Office” as a site-specific use at 751 Haliburton Street.	2020-FEB-24
4500.163	10.2.1 and 10.2.5	“Add “Cannabis Retail Store” as a site-specific use at 5800 Turner Road	2020-MAR-16
4500.134	7.3.8	Add site-specific Floor Area Ratio for 1534 Extension Road.	2020-APR-06
4500.149	Part 5 – Definitions, 6.12.5.1, and 6.20	Amend the definition and regulations for Home-Based Businesses	2020-APR-06
4500.162	10.2.5	Add “Cannabis Retail Store” as a site-specific use at 847 Bruce Avenue.	2020-APR-27
4500.173	Part 5 – Definitions	Amend definition of “Office Medical / Dental” and add definition for “Supervised Consumption Site”.	2020-APR-27

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
4500.135	9.2.1 and 9.2.3	Add “Cannabis Retail Store” as a site specific use at 2220 Bowen Road	2020-JUL-20
4500.174	10.2.5	Add “Cannabis Retail Store” as a site specific use at 5801 Turner Road	2020-JUL-20
4500.141	11.2.1 and 11.2.4	Add “Cannabis Retail Store” as a site specific use at 25 Front Street	2020-AUG-31
4500.178	15.2.1 and 15.2.3	Add “Cannabis Retail Store” as a site specific use at 1840 Stewart Avenue	2020-AUG-31
4500.179	2.3, 2.4, and Schedule B – Fine Schedule	Delete Fine Schedule and reference Bylaw Notice Enforcement Bylaw	2020-NOV-02
4500.139	9.2.3	Add “Cannabis Retail Store” as a site specific use at 1483 Bowen Road	2020-NOV-16
4500.140	10.2.5	Add “Cannabis Retail Store” as a site specific use at 510 Fifth Street	2020-NOV-16
4500.164	9.2.3	Add “Student Housing” as a site specific use at 326 Wakesiah Avenue	2020-NOV-16
4500.171	7.3.9 and 7.6.8	Site specific maximum allowable FAR and building height at 405 Rosehill Street	2021-FEB-01
4500.180	Schedule D	Add affordable housing and rental housing incentives	2021-JUN-21
4500.146	11.2.4	Add "Cannabis Retail Store" as a site specific use at 111 Terminal Avenue	2021-JUL-26
4500.183	9.2.3	Add "Automobile Sales, Service and Rental" as a site specific use at 2355 Kenworth Road	2021-JUL-26
4500.160	11.2.4	Add "Cannabis Retail Store" as a site specific use at 115 Chapel Street	2021-NOV-15
4500.182	Part 5 – Definitions, Part 6 – General Regulations, Part 7 – Residential, Part 9 – Corridor, Part 10 – Commercial Centre, Part 11 – Downtown, Part 13 – Industrial, Part 14 – Community Service, Part 15 – Waterfront, and Schedule D – Amenity Requirements for Additional Density	General housekeeping amendments and the rezoning of multiple properties.	2021-DEC-06
4500.186	Part 5 - Definitions; 6.16; 7.2.3; 8.2.2; 9.2.1; 9.2.4; 10.2.4; 11.2.3; 14.2.2; 15.2.2; 16.9.1; and 16.10.1	Add Short-Term Rental Regulations	2022-FEB-07

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
4500.187	9.2.1.1	Add site specific grocery store and use provisions to 2230 Boxwood Road	2022-MAY-16
4500.145	11.2.4	Add "Cannabis Retail Store" as a site specific use at 140 Terminal Road	2022-JUL-04
4500.199	Part 5 - Definitions; 6.3; 6.10.4; 17.10.2.1; Part 18 - Development Permit Area (DPA) Guidelines; Part 19 - Effective Date of Bylaw; Schedule C - Watercourses; Schedule D - Amenity Requirements for Additional Density; and Schedule E - Neighbourhood and Area Plan Form and Character Design Guidelines	Amendments for incorporation of Development Permit Area Guidelines and updated schedules to align with City Plan, including updated Schedule C Watercourse mapping.	2022-JUL-04
4500.201	10.2.5	Add "Cannabis Retail Store" as a site specific use at 2980 Island Highway North	2022-AUG-29
4500.193	7.3.10	Add site-specific density at 456 Milton Road	2022-OCT-03
4500.194	7.4.8	Add site specific minimum lot size at 440 Kennedy Street	2022-OCT-03
4500.169	7.3.11	Add site-specific density at 3500 Rock City Road	2022-OCT-24
4500.196	7.6.9	Add site-specific height at 6033 and 6035 Nelson Road	2022-NOV-21
4500.200	Part 5 - Definitions; 13.2.1; and 13.2.3	Add "Data Centre" as a site specific use at 2086 and 2090 East Wellington Road	2023-APR-03
4500.202	6.10.2; 6.16.2; 16.11; and 17.11	Add new Comprehensive Development District Zone Eleven	2023-APR-17
4500.188	11.3.2 and 11.7.2	Add site-specific FAR and height for 55, 65, 66, 69, and 73 Prideaux Street	2023-MAY-01
4500.155	10.2.5	Add "Cannabis Retail Store" as a site specific use at 50 Tenth Street	2023-JUN-05
4500.205	7.3.12 and 7.6.10	Add site-specific FAR and height for 5645 and 5655 Metral Drive	2023-OCT-16
4500.209	14.3.1.1 and 14.6.2	Add site-specific FAR and height for 355 Nicol Street	2023-NOV-06
4500.210	7.3	Add site-specific FAR for 1224 Manzanita Place	2023-DEC-18

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
4500.219	Part 3 – Establishment of Zones, Part 5 – Definitions, Part 6 – General Regulations, Part 7 – Residential, Part 8 – Agricultural Rural Residential, Part 9 – Corridor, Part 10 – Commercial Centre, Part 11 – Downtown, Part 13 – Industrial, Part 15 – Waterfront, Part 16 – Comprehensive Development Zones, Part 17 – Landscaping, and Part 18 – Development Permit Area (DPA) Guidelines	General housekeeping amendments and the rezoning of multiple properties.	2024-MAR-04
4500.215	6.10.2; 6.16.2; 13.2.1; 13.2.3; 13.2.3.1; 13.6.2; 16.13; and 17.11	Add site-specific provisions for Sandstone development and new Comprehensive District Development Zone Thirteen	2024-MAY-27
4500.211	7.6.7	Add site-specific building height for 2453 Labieux Road	2024-JUN-17
4500.223	Part 3 - Establishment of Zones; Part 5 - Definitions; Part 6 - General Regulations; Part 7 - Residential; Part 9 - Corridor; and Part 18 - Development Permit Area (DPA) Guidelines	Amendments to implement the Increasing Housing Options and Provincial Small-Scale Multi-Unit Housing legislation	2024-JUN-17
4500.229	9.8	Update to Interim Corridor Area regulations	2024-JUL-29
4500.220	10.2.1 and 10.2.5	Add "mini-storage" as a site specific use at 6450 Island Highway North	2024-DEC-02
4500.230	7.3.4	Add site-specific density for 5300 Tanya Drive	2024-DEC-16
4500.233	Part 5 – Definitions, and 6.16	Revise Short-Term Rental regulations	2025-JAN-20
4500.221	9.2.1, 9.3.3, and 9.7.2	Add site-specific use, density, and height for 535 Nicol Street	2025-FEB-24
4500.206	7.3.1 and 7.6.1	Add site-specific density and height for 878 Park Avenue	2025-MAR-03
4500.225	7.3.4	Add site-specific density for 330 & 338 Ninth Street	2025-JUN-16

Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
4500.228	7.2.1 and 7.2.4	Add "Personal Care Facility" as a site specific use at 3425 Uplands Drive	2025-JUL-21
4500.235	Part 5 - Definitions; 6.10; Part 17 - Landscaping; 18.8; and Schedule E	Amendments to landscaping requirements, design guidelines, and development permit areas	2025-JUL-21
4500.241	13.2.1 and 13.2.3	Add "Personal Care Facility" as a site specific use at 1850 Boxwood Road	2025-JUL-28
4500.213	Part 5 – Definitions; 6.10.2; and 16.12	Add new Comprehensive Development District Zone Twelve	2026-MAR-23
4500.226	16.14	Add new Comprehensive Development District Zone Fourteen	2026-JUL-06
4500.243	6.10.2, 10.2.5, and 16.13	Add new site-specific zoning for properties previously subject to Land Use Contracts	2026-JUL-06
4500.252	9.8.1 and 9.8.3	Update to Interim Corridor Area regulations for lots previously zoned R4 - Duplex Residential	2026-JUL-06
4500.255	10.2.5	Add "Cannabis Retail Store" as a site specific use at 2180 Highland Boulevard	2026-SEP-23
4500.256	Part 5 - Definitions; Part 19 - Social Housing Zone; Part 20 - Effective Date of Bylaw; Schedule B - Eligible Parcels for Social Housing	Pre-zoning certain properties for social housing	2026-SEP-23
4500.257	Part 5 - Definitions, and 6.24	Add Servicing Officer provisions	2026-OCT-05