

# SUMMARY OF PLAN NANAIMO BYLAW AMENDMENTS

**These amendments have been summarized and incorporated into this consolidation for convenience purposes only. The original Bylaw should be consulted for all purposes of interpretation and application of the Bylaw.**

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## 6000.001 - 1996-Nov-25

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Section 1.1.2.1(7) bullet 4 replacement of the word “integrate” with the words “encourage the integration of”.

Section 1.1.2.2 addition of Policy 32 to recognize the area north of McRobb Avenue and Portsmouth Road and east of Dickinson Road as an established residential neighbourhood and to postpone any rezoning for commercial or higher density use within this area until a Town Centre Structure Plan is completed.

Section 1.2.2.1(2) addition to define average density for rezoning as the density of surrounding Neighbourhood designated land within approximately a 250-metre radius of the subject site.

Section 1.2.2.1(5) bullet 3 replacement of the word “above” with the phrase “in Section 1.2.2.1(2)”.

Section 1.2.2.1 insertion of new Policy 7 to permit churches which provide a place of worship and associated activities under site specific conditions which maintain the neighbourhood character.

Section 1.2.2.1 renumbering of the previous Policy 7 and subsequent policies to allow insertion of new Policy 7.

Section 1.2.2.1(6) deletion of the following: “Other non residential activities will be limited to local service centres, corner stores and community services which meet neighbourhood needs (see Section 1.1.2.4 Local Service Centre Policies).”

Section 1.2.2.1(13) replacement of the words “Office and retail” with the word “Commercial”.

Section 1.5.2.3(4) replacement of the words “Urban Arterial Road” with the words “major roads as defined in Section 4.6.2(1)”.

Section 2.5.2(6) insertion after the words “Research and planning” the words “including consultation with affected land owners and farmers on Agricultural Land Reserve (ALR) and Forest Land Reserve (FLR),”.

Section 3.2.2 insertion of new Policy 3.1: Future land use changes, on and adjacent to, Rural Resource Land should consider the implications for farm activities.

Section 3.2.2 re-numbering of the previous Policy 4 and subsequent policies appropriately to allow insertion of new Policy 4.

Section 3.2.2(7) insertion after the words “future land use adjacent ALR lands” the words “and Rural Resource Lands”.

Section 3.3.2(1) replacement of the words “Part 6” with the words “Appendix I - Development Permit Areas”.

Section 8.3 correction of the second column of the table to include the first character of each line.

Schedule A replacement with correction Schedule “A”.

Schedule B replacement with corrected Schedule “B”.

Section 8.2.23 amendment of sections of “Watercourse Development Permit Area Guidelines”. (6000.007; 1997-May-12)

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## 6000.002 - 1996-Nov-04

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Section 8.3 addition of Policy 1 to allow Temporary Commercial Use Permits on all lands designated as Town Centre and on all lands designated as Regional Shopping Town Centre.

Section 8.3 addition of Policy 2 to allow Temporary Industrial Use Permits on all lands designated as Industrial Enterprise Area and on all lands designated as Service Industrial Enterprise Area.

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**6000.003 - 1996-Nov-04**

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Section 3.2.2 addition of Policy 11 to require submission of a comprehensive plan prior to subdividing land under rural zoning in the Linley Valley for a sufficient portion of lands surrounding a proposed subdivision to provide a planning context for evaluating the following: environmental features and impacts of subdivision and development; road and trailway access for vehicles, bicycles and pedestrians; and potential open space and park dedication.

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**6000.004 - 1996-Nov-04**

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Section 3.1.2 addition of Policy 6: "In the special circumstance of land annexed by the City, a review of implications for moving the Urban Containment Boundary and designation of the property should be initiated by staff taking into account the policies and criteria of the Plan."

Schedule A amendment of Urban Containment Boundary to include lands legally described as Lot A, District Lot 26, Wellington District, Plan VIP63639; and Lot B, District Lot 26 and 28, Wellington District, Plan VIP63641 as urban area (6901 & 6921 Island Highway North).

Schedule A designation of lands legally described as Lot A, District Lot 26, Wellington District, Plan VIP63639; and Lot B, District Lot 26 and 28, Wellington District, Plan VIP63641 as Regional Shopping Town Centre (6901 & 6921 Island Highway North).

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**6000.005 - 1996-Nov-04**

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Section 1.1.2.6 addition of Policy 4 to allow consideration for rezoning the rear portion of lands legally described as Lots 20, 21 and 22, Plan 477M, Section 1, Nanaimo District for parking use notwithstanding the "Neighbourhood" designation of these lots, with the consideration measures such as fencing, landscaping, subdivision and other means to protect residential neighbourhood values (238, 132, 134 Strickland Street).

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**6000.006 - 1996-Nov-04**

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ABANDONED

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**6000.007 - 1997-May-12**

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Schedule A deletion of a future park site on Dodd Narrows and addition of a future park site at Joan Point.

Schedule B legend replacement of reference to "Schedule C" with "Section 8.2" and addition of the following text under Development Permit 21: "Applies to all land within municipal boundaries in addition to other site specific Development Permit Areas."

Section 8.2.21 (4) deletion and replacement with a new Section 8.2.21 (4) and Section 8.2.21 (5).

Section 8.2 Areas 1,2,3,4,5,6,7,8,11,13,15,16,17, and 18 replacement of the text "945 'b'" with "879(1)(b) of the Municipal Act."

Section 8.2 Area 9 replacement of the text "945 'b' " with "945 (4)(b)(e) of the Municipal Act."

Section 8.2 Area 10 replacement of the text "945 'b' " with "945 (4)(e) of the Municipal Act."

Section 8.2 Area 12 replacement of the text "945 'a', 'b' " with "945 (4)(a), (b) of the Municipal Act."

Section 8.2 Area 14 replacement of the text "945 'c', 'e' " with "945 (4)(c), (e) of the Municipal Act."

Section 8.2 Area 19 replacement of the text "945 'a', 'b' " with "945 (4)(a), (b) of the Municipal Act."

Section 8.2 Area 20 replacement of the text "945 'e' " with "945 (4)(e) of the Municipal Act."

Section 8.2 Area 23 replacement of the text “945 ‘a’ ” with “945 (4)(a) of the Municipal Act.”

Section 2.1.2. (3) bullet 2 replacement of the words “Appendix I” with “section 8”.

Section 2.1.2 (5) replacement of the text “as shown in Schedule B Development Permit Areas and Sensitive Areas” with “under section 8.2.23 Area 23 - Watercourses” and replacement of the text “Appendix I, Area 23 Watercourses” with “section 8.2.23.”

Section 2.1.2 (6) replacement of the text “Appendix I” with “section 8.2.23.”

Section 2.2.2 (7) replacement of the text “Appendix I” with “section 8.2.23.”

Section 3.3.2 (1) replacement of the text “Lands within 250 metres (273 yards) of the Parkway centre line” with “Lands within 200 metres (217 yards) of the Parkway right-of-way.”

Section 4.4.2 (4) replacement of the text “section 4.5” with “section 4.6.”

Section 8.2.23 replacement with a new section 8.2.23.

Section 8.2.22(4) bullet 1 correction of date from “November 1993” to “November 1992.”

Section 8 and Appendices replacement of numbering sequence with a new numbering sequence.

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**6000.008 - 1997-Apr-21**

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Schedule “A” redesignation of the following properties from Rural Resource Lands to Suburban Neighbourhood:

2240 Tralee Road, 2250 Tralee Road, 2367 Arbot Road, 2360/2364 Arbot Road, 2264 Ashlee Road, 2270 Ashlee Road, 2276 Ashlee Road, 2280 Ashlee Road, 198 Holland Road, 215 Holland Road, 221 Holland Road, 225 Holland Road, 229 Holland Road, 233 Holland Road, 2263 Jingle Pot Road, 2267 Jingle Pot Road, 2271 Jingle Pot Road, 2273 Jingle Pot Road, 2275/2277 Jingle Pot Road, 2304 Jingle Pot Road (see bylaw for legal descriptions)

Schedule “A” redesignation of 1125 Cedar Road from Rural Resource Lands to Industrial Enterprise Area (see bylaw for legal descriptions).

Schedule “A” addition of a Future Minor Collector from Boxwood Road at 2257 Meredith Road to 2035 Boxwood Road and from 1950 Boxwood Road to Madsen Road at Griffiths Road.

Section 1.2.2.1 addition of Policy 2.1 to encourage variety in housing form in manner that complements the existing character of the surroundings.

Section 5.1.2 (3) addition of “community-at-large” to the list of community interests to be represented on PNAC.

Section 8.2.22.1 replacement of the text “945 (4) ‘e’ (Form and Character)” with “945 (4)(a), (e) (Natural Environment) (Form and Character).”

Section 8.2.23 addition of a new policy to allow for the exemption of certain development activities to occur in this Development Permit Area without a development permit.

Watercourse Development Permit Area Guidelines dated 1996-July-08 replacement with revised Guidelines dated 1997-April-21.

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**6000.009 - 1997-Sept-22**

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Section 1.2.2.1 (13) bullet 3 replacement as follows: “Corner stores are retail stores intended for meeting local shopping needs of neighbourhood residents with a net retail floor area of generally less than 100 sq. metres. (1,076 sq. ft.). They will be permitted in all neighbourhoods.”

Schedule A addition of 500 m radius around the Parkway connectors in order to identify those intersection lands within DPA 22.

Schedule B amendment of DPA 22 Parkway boundaries at the Northfield/Parkway intersection.

Section 1.5.2.3 (4) adding a new sentence to the end as follows: "Rezoning for Highway Commercial uses under this section would not be encouraged if found to conflict with the objectives and policies of Section 3.3 of the Plan."

Section 3.3.1 replacement of bullet 2 with: "To protect the mid community Parkway intersections from new commercial and industrial development: To discourage new commercial and industrial uses to better protect lands for future interchange development."

Section 3.3.2 (1) replacement of the first line with: "Lands within 200 m (217 yards) of the Parkway right-of-way or within 500 m. . . ."

Section 3.3.2 (3) replacement with: "Council will refuse future rezoning for commercial and industrial uses on lands within 500 m (547 yards) of the Parkway intersections if found to conflict with the objectives of this section."

Nanaimo Parkway Design Guidelines, adjusting the Development Permit Area boundary on Figure 9, Northfield and include the character protection and tree protection zones which extend around the intersection up to the leave strip boundary on the northeast side of the marsh.

Nanaimo Parkway Design Guidelines, Section 3.1.1 replacement of bullet 1 with: "All subdivisions and development should provide a 15.0 m zone adjacent to the Parkway and extending along connectors to the 500 metre radius for the purpose of retaining the existing character landscaping."

Nanaimo Parkway Design Guidelines, Section 3.1.2, replacement of bullet 1 with: "All subdivisions and individual developments should provide a 20.0 m character protection zone adjacent to the Parkway and extending along connectors to the 500 m radius for the purpose of retaining the existing character landscaping. The Character Protection zone on Northfield Road extends to the marsh leave strip boundaries only as indicated on Figure 9."

Nanaimo Parkway Design Guidelines, Section 3.1.3 replacement of bullet 2 with: "All subdivisions and development should provide a minimum 5.0 m zone adjacent to the Parkway and extending along connectors to the 500 metre radius for the purpose of providing a transition between the Parkway and the development."

Section 1.3.2 insertion of a new policy in accordance with Council Policy No. 070018 as follows: "Prior to any proposed reduction of parkland inventory, a Public Hearing is required."

Section 1.2.2.1 (3.1) addition of: "Properties where triplex and quadruplex housing forms are proposed must meet the following conditions:

- quadruplex (four units) developments are only encouraged on lots with lane access or on a corner lot. Mid-block lots without lane access will only be considered for quadruplex zoning where sufficient area exists to provide for on-site open space and parking needs in a way that is compatible with neighbourhood character; and
- quadruplex (four units) developments must be consistent with the Innovative Housing for Neighbourhood Guidelines of Section 8.2.21 of the Plan."

Section 1.6.2(2) insertion of a new bullet: "encourage triplex and quadruplex housing consistent with Innovative Housing for Neighbourhoods: Triplex and Quadruplex Infill Design Guidelines [See: Section 8.2.21(4)]."

Section 8.2.21(2) addition of the sentence: "Under the federal Affordability and Choice Today (A.C.T.) program, the Nanaimo ACT project developed design guidelines and promotional material for innovatively designed triplex and quadruplex housing. The guidelines reflect the Housing Affordability goals in the Plan."

Section 8.2.21(3) addition of new objective: "Objectives Specific to Innovative Housing for Neighbourhood Guidelines:

- To ensure that triplex and quadruplex housing types are integrated into existing single family neighbourhoods.
- To provide more small unit housing of an appropriate size and cost to meet changing population structures, most particularly seniors, empty-nesters and declining family unit size.
- To ensure that new housing permits habitation by all income groups into single family neighbourhoods.
- To encourage "Lifetime Housing" design, i.e., housing that affords the inhabitant the ability to age and adapt to mobility constraints without having to change residences.
- To review and modify existing site coverage regulations to facilitate the development of triplexes and quadruplexes.
- To ensure a high level of design and quality of triplex and quadruplex construction."

Section 8.2.21(4) insertion as bullet 2: "Innovative Housing for Neighbourhoods: Triplex and Quadruplex Infill Design Guidelines, January 1995 (adopted June 1997) which are incorporated in, and form a part of the Plan."

Section 2.5.2 replacement with:

1. The City will work with other supporting agencies and interested community groups to promote and implement the Community Greenway concept in Nanaimo.

2. Research and planning for any Greenway in the city will be undertaken in cooperation with Nanaimo residents, potentially affected land owners and other responsible government agencies.

Millstone Greenway

3. In the short term, the "Millstone River Greenway Vision Report" (the Report) will be implemented within the framework of this Plan and other existing City programs and policies. Special attention will be paid to creating a Greenway that helps to define the Urban Containment Boundary (see Section 4.5 Trailway Infrastructure).

4. In the medium to long term, the City will pursue the establishment of a coordinating administrative structure similar to that recommended in the Report for implementing the Millstone Greenway or other greenways that may span jurisdictional boundaries.

5. The City will pursue establishment of a Millstone Valley Trail and connecting trail networks, as identified in the Report, as an extension of its Millstone Trailway system (see section 4.5 Trailway Infrastructure). In the short to mid term, this Trail may be located along existing roads and trailways within the city. In the long term, possible routes across private lands may be examined in conjunction with the Regional District only with the agreement of the landowners involved, and will respect the other Greenway goals of conservation of natural systems and protection of productive farm and forest lands (particularly Agricultural Land Reserve and Forest Land Reserve lands).

6. The Quarterway Management Area identified in the Report is recognized as a special planning area. Rezoning and redevelopment in this area will occur in a way that:

- achieves adequate floodproofing of structures;
- maintains, restores and protects streamside and floodplain habitat; and
- provides a recreational corridor on both sides of the Millstone River.

7. In the long term, the City will strive to create an interconnected Greenway network that includes (but is not limited to) the following potential additional Greenways:

- Chase River watershed;
- Cottle Creek watershed/Linley Valley; and
- Richard's and Beck Creek watershed.

Section 1.2.2.1(5.1) insertion of: "On lands designated "Neighbourhood" on Schedule A and fronting on Northfield Road or fronting on Bowen Road between Meredith Road and Labieux Road, rezoning for triplex, quadruplex, townhouses and apartments may be considered where it is demonstrated that such development will enhance the appearance of development when viewed by the public from adjacent arterial roadways. Rezoning and development under this policy must:

- be consistent with design guidelines in Section 8.2.21(4); and
- have vehicle access to the site without routing traffic through adjacent attached residential dwelling areas.

Rezoning under this policy may permit densities up to 0.45 floor area ratio and will not be subject to the density limitations of other policies of this Section or be considered in target density calculations of Section 1.2.2.1 on adjacent Neighbourhood areas.

Section 8.2.21(4) insertion of new bullet:

- "Residential Development Permit Guidelines for land uses along Northfield Road and along Bowen Road between Meredith Road and Labieux Road as contemplated by Section 1.2.2.1(5.1) are set out below:
  - building and site design will establish a strong architectural and functional relationship with fronting arterial roads by orienting front building faces and entrances to the street, employing only low fences and landscaping that is not a visual barrier to the site and access design that provides frequent, convenient pedestrian connections to the sidewalk;
  - private outdoor space or barrier fencing adjacent to arterial road is not consistent with this objective;
  - parking should be located underground or in side or rear yard areas;
  - site circulation must provide for vehicles to drive on and off the site to provide for safe vehicle access;
  - building and site design must be sensitive to and respect adjacent residential values of privacy, quiet, access to sunlight and visual aesthetic quality of site and building form; and
  - building design should employ pitched roofs, gables and porches to provide articulated and interesting building facades."

Schedule A relocation of "Fitzwilliam Street" name to the correct location.

Schedule A removal of all trailways outside City Boundaries with the exception of the Parkway trailway.

Schedule A removal of the Mainstreet reference "1.1.2.6" on the Legend and replacing it with "1.1.2.5" and by deleting the Highway Commercial reference "1.1.2.5" on the Legend and replacing it with "1.1.2.6".

Schedules A and B addition of the following disclaimer: "Plan designations only have affect inside municipal boundaries. Information shown outside municipal boundaries is provided for context only."

Schedule A removal of "future trailways" on the Legend and replacing it with " proposed railway connectors."

Schedule A insertion of a footnote to the legend: "possible location for negotiated trailway (see Sections 1.3.2 and 4.5.2)".

Section 1.1.2.2(3) insertion of a new bullet: "other matters important to achieving the objectives of this section."

Section 1.1.2.2(4) replacement as follows: "Structure Plans will include land and facility acquisition strategies to achieve the open space and amenities proposed in the Plan."

Section 1.2.2.1(5) replacement of the first line which begins "Rezoning for duplex, triplex and townhouse residential ..." and replacing it with: "Rezoning for triplex, quadruplex and townhouse residential ..."

Section 1.3.2(1) addition as follows: "The proposed park locations on Schedule A are there to assist the City and land owners to anticipate long-term plans of the City to negotiate the purchase or dedication of park land. The proposed park identification does not affect current use of the land by the owner."

Section 4.5.2(1) addition as follows: "The proposed railway locations on Schedule A are there to assist the City and land owners to anticipate long-term plans of the City to negotiate the purchase or dedication of railway land. Proposed railway identification does not affect current use of the land by the owner."

Section 8.2.21(4) addition as follows: “2 Notwithstanding the exemptions listed above, a development permit for form and character is required for:

- all external building renovations for buildings which have received heritage or facade program funding; and,
- any development in Development Permit Area 14 and 20.”

By deleting all incorrect references to the Municipal Act and replacing them with corrected references which correspond to the new consolidated version of the Municipal Act.

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**6000.011 - 1998-Apr.-20**

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Schedule B update of Development Permit Area 23.

Section 8.2.23 (5) and Watercourse Development Permit Area Guidelines (Box 3) addition of Policy 6 to exempt the requirement of a Development Permit for revegetation within a WDPA/leave strip.

Schedule A removal of Future Minor Collector from Maki Road to Cedar Road.

Schedule A addition of Major Collectors: portions of Needham St., Metral Dr., Jordan Ave.

Schedule A addition of Minor Collectors: portions of Needham St., Haliburton St., Milton St., Franklyn St., Machleary St., Pine St., Howard Ave., St. George St., Waddington Rd., Dufferin Crescent, Meredith Rd., Strathmore St., McGirr Rd., Dover Rd., Doumont Rd., Rock City Rd.

Schedule A redesignation from Major to Minor Collector that portion of East Wellington Road from Holland Road to the City Boundary.

Schedule A redesignation of the ‘Future Minor Collector’ from Tenth Street to Extension Road a ‘Future Minor Collector’ from Cranberry Ave. to Tenth Street.

Schedule A redesignation of that portion of Turner Road from Uplands Drive to Hammond Bay Road from ‘Major Collector’ to ‘Minor Collector’.

Schedule A addition of a ‘Future Minor Collector’ to indicate the proposed relocation of Turner Road.

Schedule A addition of a ‘Future Minor Collector’ from Extension Road to Island Highway South.

Schedule A addition of a ‘Future Minor Collector’ to identify the proposed realignment of the intersection at McGirr Road and Hammond Bay Road.

Section 0.3 addition of definition for Urban Arterial.

Section 0.3 addition of definition for Major Collector.

Section 0.3 addition of definition for Minor Collector.

Section 1.2.2.1 (5) deletion of the following words: “...triplex, quadruplex and...”

Section 1.2.2.1 (3.1) replacement of bullet 1 with the following:

- quadruplex (four unit) developments are only encouraged on lots with lane access or on a corner lot.
- mid-block lots without lane access may be considered for multiple family development provided they can comply with all requirements of Section 1.2.2.1(5)”.

Section 1.2.2.1 (10) addition of the words: “in existing single family dwellings”.

Section 1.1.2.5 addition of Policy 13 for Service Stations to be considered part of a Mainstreet and should generally be located at either terminus of a Mainstreet.

Section 1.2.2.2 (2) replacement with the following: "Rezoning of Suburban Neighbourhood Designated lands to permit single detached dwellings or cluster housing, may be considered provided that the maximum number of residential units on a site is eight (8) units per hectare multiplied by the total site area."

Section 1.2.2.2 (3) renumbered as Section 1.2.2.2 (4) and Section 1.2.2.2 (4) renumbered as Section 1.2.2.2 (5).

Section 1.2.2.2 (5) replacement with the following: "3. A clustered design of suburban subdivision is encouraged in order to better protect environmentally sensitive features, agricultural and forest activities and rural character. Clustered housing (see 0.3 Glossary) in these circumstances, may include townhouse building form. This may enable the maximum unit density of eight (8) units per hectare to be achieved on sites where other regulations such as leave strips are in effect."

Schedule A replacement of all on-road bicycle routes with revised on-road bicycle routes.

Section 4.2.2 (2), replacement with the following: "2. On-road cycle routes will be designed and managed to optimize safe bicycle travel and minimize conflict with motorized traffic. Wherever possible and desirable, roads designated as cycle routes will be built (in the case of new roads) or upgraded over time (in the case of existing roads) to provide for bicycle travel in one of the following ways:

- Wider curb lanes: designed for shared use with additional width (minimum 0.75 m) for bicycles.
- Shoulder bike lanes: striped paved shoulders (minimum 0.75 m width) on uncurbed roads.
- Bike lanes: striped 1.5-meter lane on curbed roads where sufficient road right of way exists."

Sections 8.2 (1-9, 11, 13, 15-18) addition of subsection 5 to add general exemptions.

Section 1.1.2.3 (19) replacement with the following: "Terminal Avenue North from the Pearson bridge to St. George Street is identified as a modified mainstreet. This section of Terminal Avenue will be the commercial core for this elongated Neighbourhood Village and service both local pedestrian traffic and through automobile traffic. The pedestrian component on this section of the road will be primarily movement through the area to the mainstreet on Estevan and Terminal Park Mall, or the seawall along the waterfront."

Section 1.1.2.3(20) replacement with the following: "The proposed evolution of Terminal Avenue as a commercial streetscape will reflect modified Mainstreet elements that will allow the street to function efficiently while it evolves incrementally over a long period of time. The following elements should be considered important to the success of the modified Mainstreet:

- buildings should be moved forward through replacement or additions, to provide an improved street presence;
- no on-street parking is proposed;
- parking should be moved to the back of the property (and/or the side of the property, in some cases) as the buildings are replaced;
- parking areas should be accessible to each other with shared access to Terminal Avenue through a consolidated access plan;
- sidewalks should be moved back from the curb and separated from the road by boulevards wide enough to support trees; and
- a multi-use trail system should be encouraged along the rear of the buildings running parallel to E&N rail line to provide a link between neighbourhood areas and the Mainstreet along Estevan and Terminal Park Mall. (see Figure 6 of the Plan - Modified Mainstreet)."

Section 1.1.2.5 (2) replacement with the following: "The location of future Mainstreet designations was refined during the preparation of a Mainstreet Study (see documents: Mainstreet Concept; Mainstreet: Neighbourhood Village Assessment. Also see section 8.2.21 for reference to Mainstreet Design Guidelines). Precise location of Mainstreets will occur during neighbourhood planning and will include consultation with neighbourhood groups and residents."

Section 8.2.21 (2) addition of the following: "Mainstreet Design Guidelines were created to identify Mainstreet elements that are essential to the successful functioning of a Mainstreet as a central component of Neighbourhood Villages."



Section 8.2.21 (4) addition of bullet 4 to include Mainstreet Design Guidelines, December 1997 as part of the Plan.

Schedule A revision of Mainstreets.

Schedule A designation of the amalgamated property, LOT 2, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 24687, EXCEPT PARTS IN PLANS VIP61294 AND VIP65097, as Regional Shopping Town Centre.  
Schedule A realignment of the Urban Containment Boundary to include LOT 2, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 24687, EXCEPT PARTS IN PLANS VIP61294 AND VIP65097.

Schedule A amendment of the Proposed Trailway Connectors around the perimeter of Northfield Marsh.

Sections 1.7.2 additions of Policies 7 and 8 to provide long-term protection for the Downtown/Fitzwilliam Street Corridor through a Heritage Conservation Area 1; to recommend design guidelines in HCA1 for consistency to be consolidated where appropriate to simplify the design review process and to consider a review of its sign bylaw to ensure that signs or murals do not impair the visual integrity of heritage buildings.

Section 8.2.14 deletion of subsections 1 to 4 and replacement with the following:

“■ DPA 14 was removed and replaced with Heritage Conservation Areas, Section 8.3.1 HCA 1 - Downtown / Fitzwilliam Street Corridor.”

Section 8.3 addition of subsection 3 to allow for Heritage Conservation Areas and subsection 8.3.1 Policies and Regulations for HCA 1 - Downtown/Fitzwilliam Street Corridor.

Schedule B replacement of DPA 14 with HCA 1.

Schedule B legend replacement of DPA 14 - Downtown / Heritage, Form and Character with DPA 14 / See HCA 1 - Downtown / Fitzwilliam Corridor.

Schedule B legend addition of HCA 1 - Downtown / Fitzwilliam Street Corridor.

Schedule A removal of Industrial designation from land outside the City of Nanaimo.

Schedule A addition of Cable Bay Trail as an Existing Trailway.

Schedule A addition of Neck Point Park as a City Park.

Schedule A addition of North and South portions of Parkway Trailway as Existing Parkway.

Schedule B removal of a portion of the ALR designation.

Schedule B removal of a portion of the FLR designation.

Schedule B Legend replacement of the text with “Forest Land Reserve\*\*”.

Schedule B Legend replacement of the text with “Agricultural Land Reserve\*\*”.

Schedule B Legend addition of a disclaimer regarding ALR and FLR designations.

Nanaimo Parkway Design Guidelines, deletion of the word “and” from Section 3.0 paragraph 1, sentence two, and replacement with the word “or”.

Section 1.2.2.1(3.1) replacement bullet 2 with the following: “Triplex (three units) and quadruplex (four units) developments must be consistent with the Innovative Housing for Neighbourhood Guidelines of section 8.2.21 of the Plan”.

Section 6 removal of subsection 4 “In-Stream Zoning Amendment Applications” in its entirety.

Section 1.1.2.2 (10) amendment of reference in bullet 5 from “4.5” to “4.6”.

Section 1.1.2.2 amendment of reference in Policy 28 from “1.1.2.1 7” to “1.1.2.1(7)”.

Replacement of all references to the Land Title Act with corrected references which correspond to the new consolidated version of the Land Title Act.

Section 1.4.2(17) amendment of reference “4.1 Transit Mode” to “4.3 Transit Mode”.

Section 4.1.2(2) amendment of reference “4.5 Road Infrastructure” to “4.6 Road Infrastructure”.

Section 1.5.2.2(8) amendment of reference “1.3” to “1.4”.

Section 1.5.2.3(13) amendment of reference “1.3” to “1.4”.

Section 6.1.1 (17) amendment of referencing errors in “Implementation Strategy Table”.

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**6000.012 - 1998-Apr.-20**

Schedule A redesignation of lands legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 33596 EXCEPT PARTS IN PLANS 997BL AND 998BL; LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 9303; and LOTS 8 AND 9, SECTION 1, NANAIMO DISTRICT, PLAN 9494 from Neighbourhood to Town Centre.

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**6000.013 - 1998-Apr.-20**

Schedule A redesignation of lands legally described as part of LOT A, SECTION 15, RANGES 7&8, MOUNTAIN DISTRICT, PLAN 43433 EXCEPT PLANS VIP56370 AND VIP57761 from Service Industrial to Town Centre.

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**6000.014**

ABANDONED

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**6000.015 - 1998-May-11**

Section 1.2.2.2 (3) addition of RV Parks and Campgrounds as a land use under the Suburban Neighbourhood designation.

Section 1.2.2.2 addition of Policy 2.1 to exempt RV parks and Campgrounds from the density limitations of section 1.2.2.2 (2).

Section 3.2.2 (2) addition to bullet 3 to include unserviced RV parks as Rural Business.

Section 0.3 addition of the definition of ‘Unserviced Campground and RV parks’.

Section 3.1.2 addition of Policy 7 to exempt the above properties from Policy 3.1.2 (4).

Schedule A realignment of Urban Containment Boundary to include the following properties:

- Arbot Road (Resort on the Lake) LOT C, SECTION 10, RANGE 6, MOUNTAIN DISTRICT, PLAN 2977, EXCEPT THAT PART IN PLAN 146RW (Located at 2323 Arbot Road)
- Westwood Road (Westwood Lake RV Park) LOT 1, SECTION 10, RANGE 7, MOUNTAIN DISTRICT, PLAN 49716 (Located at 380 Westwood Road)
- Maki Road (Living Forest Ocean Side Campground) LOT PARCEL A (DD379927I) OF SECTION 2, NANAIMO DISTRICT, EXCEPT THAT PART LYING TO THE SOUTH OF PLAN 10769, AND EXCEPT THAT PART IN PLAN 22271 (Located at 6 Maki Road)

Schedule A redesignation of the following properties from Rural Resource lands to Suburban Neighbourhood:

- Westwood Road (Westwood Lake RV Park) LOT 1, SECTION 10, RANGE 7, MOUNTAIN DISTRICT, PLAN 49716 (Located at 380 Westwood Road)

- Maki Road (Living Forest Ocean Side Campground) LOT PARCEL A (DD3799271) OF SECTION 2, NANAIMO DISTRICT, EXCEPT THAT PART LYING TO THE SOUTH OF PLAN 10769, AND EXCEPT THAT PART IN PLAN 22271 (Located at 6 Maki Road)

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**6000.016 - 1998-Apr.-20**

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Rescinded 1998-June-15, replaced by 6000.017, 1998-Oct.-5

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**6000.017 - 1998-Oct.-5**

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Section 3.1.2 deletion of Policy 5 and replacement with a new Policy 5 regarding amendments to the Urban Containment Boundary.

Section 5.1.2 addition of Policy 11 for the consideration of amendments to the Urban Containment Boundary under Section 10.

Section 10 replaced with a new Section 10 incorporating a Regional Context Statement.

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**6000.018 - 1998-Oct.-5**

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Schedule A redesignation of lands Lot 5, Section 5, Wellington District, Plan 13188; and Lot A, Section 4 and 5, Wellington District, Plan VIP63672 from Neighbourhood to Service Industrial Enterprise Area.

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**6000.019 - 1998-Oct.-5**

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Section 1.2.2.1 (2.1) replacement with the following: "A target mix of 60% single family and 40% multi-family should be used as a guide for achieving neighbourhood densities of 15 units per hectare. Land use patterns, which will evolve with the mixed housing form and densities proposed in Neighbourhood designated areas, may form a scattered, small block pattern rather than large areas of single family housing form and/or density. Redevelopment in existing Neighbourhood designated areas should consider the surrounding architecture, scale, densities, and lot and lane configuration when creating innovative designs which fit a variety of housing forms together and enhance the livability of the area. Details about the character of the mix of housing, whether fine-grain or block development, will be determined through Neighbourhood Planning."

Section 8.2.21(5)(1) insertion of a new bullet: "for the purposes of Development Permits, duplex housing forms will be exempt (see 0.3 Glossary)".

Section 0.3 Glossary addition of definition for Duplex.

Section 1.1.2.3. (33) replacement with the following: "Norwell Drive from Victoria Avenue to Wellesley Avenue, including all four corners at the two intersections, is designated as Mainstreet on Schedule A Future Land Use and Mobility."

Section 3.2.2 (6) replacement with the following: "Inside the UCB, removal of land from the Agricultural Land Reserve (ALR) or special approval of additional land uses may be permitted provided that: "

Section 3.2.2 (9) replacement with the following: "Inside the UCB, removal of land from the Forest Land Reserve (FLR) or special approval of additional land uses may be permitted provided that:"

Section 1.1.2.2 (19) addition to the end of bullet one: "for office uses related to the Regional Hospital and residential;"

Section 1.1.2.2 (19) replacement of bullet two with: "encourage retail and service functions along Dufferin Crescent between Bowen Road and Summerhill Place as a Mainstreet for the Townsite Town Centre."

Section 1.1.2.4.(6) addition of the text: "(See Figure 7)".

Section 1.1.2.5.(5) addition of the text: "(See Figure 8)".

Schedule B replacement of DP Area 7 with DP Area 6; and replacement of DP Area 6 with DP Area 7.

Schedule A replacement of old base map with updated base map.

Schedule A redesignation of lands legally described as Part of LOT 7, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN 1792 from City Park to Neighbourhood.

Nanaimo Parkway Design Guidelines; deleting:

- Figures 6, 7, 8, 9, 10 and 11
- Development Permit Area Map
- Parkway Nodes and View Analysis Map
- Corridor Morphology Map

and replacing with:

- Figures 6, 7, 8, 9, 10 and 11
- Maps 1, 2 & 3

Nanaimo Parkway Design Guidelines replacement of reference to Map 10 with “(see Map 1)”.

Nanaimo Parkway Design Guidelines replacement of references to Map 20 and Map 4 with the following: “Map 2”.

Nanaimo Parkway Design Guidelines replacement of references to Map 9 to the following: “Map 3”.

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**6000.020 - 1998-Oct.-5**

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Section 2.1.2 (1) replacement with the following: Environmentally Sensitive Areas (ESAs) are identified generally in Schedule B Development Permit Areas and Sensitive Areas. The identification of ESAs, particularly non-aquatic areas, is based primarily on the Sensitive Ecosystem Inventory (SEI) for East Vancouver Island and the Gulf Islands, supplemented by local knowledge of key sensitive areas. New ESAs may be identified, and the location and boundaries of ESAs shown on Schedule B will be refined as site-specific information becomes available.

Section 2.1.2 (8) deleted.

Schedule B revision of Environmentally Sensitive Areas (ESAs)

Section 2.1.2 (4) replacement of bullet 4 with the following: “density bonusing, cluster housing (see 0.3 Glossary and section 1.2.2.2 (3)) or other development incentives which will facilitate the protection of all or a significant portion of ESAs”.

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**6000.021 – 1999-Apr-26**

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Schedule A redesignation of Lot 6, Block 11, Section 5, Wellington District, Plan 316, except part in Plan VIP66477 from Neighbourhood to Mainstreet.

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**6000.022 – 1999-Apr-26**

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Schedule B revision of watercourses.

Schedule B removal of text.

Schedule B legend replacement of DPA 23 text.

Section 8.1(2) renumbered as 8.1(3) and addition of 8.1(2) as follows: 2. Development Permit Area 23 – Watercourses are designated as:

- For the Millstone and Nanaimo Rivers, as shown on Schedule B, all area between the centre of the river and a perpendicular line inland 30 metres from the *top of bank\** on both sides.
- For other creeks and streams shown on Schedule B, all area between the centre of the creek/stream and a perpendicular line inland 15 metres from *the top of bank\** on both sides.
- For small creeks and streams shown on Schedule B, all area between the centre of the creek/stream and a perpendicular line inland 7.5 metres from the *top of bank\** on both sides.
- For lakes, ponds and wetlands shown on Schedule B, the bed and area between the water's edge and perpendicular line inland 15 metres from the *wetland boundary\** on all sides.
- For the sea or ocean, all area between the water's edge and a perpendicular line inland 15 metres from the *natural boundary\**.

\* See section 8.2.23 for definitions.

Section 8.2.23 addition of text as follows: This Development Permit Area is designated as:

- For the Millstone and Nanaimo Rivers, as shown on Schedule B, all area between the centre of the river and a perpendicular line inland 30 metres from the top of bank\* on both sides.
- For other creeks and streams shown on Schedule B, all area between the centre of the creek/stream and a perpendicular line inland 15 metres from the top of bank\* on both sides.
- For small creeks and streams shown on Schedule B, all area between the centre of the creek/stream and a perpendicular line inland 7.5 metres from the top of bank\* on both sides.
- For lakes, ponds and wetlands shown on Schedule B, the bed and area between the water's edge and perpendicular line inland 15 metres from the wetland boundary\* on all sides.
- For the sea or ocean, all area between the water's edge and a perpendicular line inland 15 metres from the natural boundary\*.

\* See definition below.

**“Top of bank”** is defined as in the Zoning Bylaw No. 4000, where it means “the points closest to the natural boundary of a watercourse where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 for a minimum of 15 metres (49.2 feet) measured perpendicularly from the watercourse (See Diagram A).

**“Wetland Boundary”** is defined as in the Zoning Bylaw No. 4000, where it means “the high water mark or water level in wetlands, ponds, and lakes that is reached during annual winter flood events, as indicated by the presence of soil subject to regular inundation and/or vegetation that is typically adapted for life in submerged, semi-submerged or saturated soil conditions.

**“Natural boundary”** is defined as in the Zoning Bylaw No. 4000, where it means “the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.”

Schedule A addition of Parkland.

Section 8.2.22 (5) addition of policy as follows: “5. Exemption: Building Permits for the construction of or addition to a single family dwelling or duplex, which is not part of a subdivision, are exempt from requiring a Development Permit when the construction or addition is wholly located outside the Character Protection Zone identified in the Nanaimo Parkway Design Guidelines.”

Schedule A addition of proposed trailways along Parkway.

Section 8.3.1 (2) addition as follows: “and historically sensitive paint colours.”

Section 8.3.1 (2) addition as follows: “To help streamline the development approval process, those buildings identified in the City’s 1998 heritage inventory, “The Heritage Resources of Nanaimo”, that are located within the boundaries of HCA1 have been listed on the attached schedule. Owners of listed buildings are required to first obtain a heritage alteration permit prior to the following conditions as specified in s. 971 of the Municipal Act:

1. subdivision of land within the area;
2. beginning the construction of a building or structure or an addition to an existing building or structure within the area;
3. alteration of a building or structure or land within the area (including changes to exterior paint colour); and
4. alteration of a feature that is a legally protected heritage property.

Buildings currently falling under the existing DP21 and not listed as having heritage significance but also located within the boundaries of HCA1, while not required to obtain a heritage alteration permit prior to development or subdivision, are still required to obtain a development permit as application to redevelop these buildings remains subject to the requirements of Development Permit Area 21.

Section 8.3.1(4) addition as follows: "Development Permits issued in this area for buildings not listed in the City's 1998 heritage inventory, "The Heritage Resources of Nanaimo", shall be in accordance with the following:

1. City of Nanaimo "Downtown Design Guidelines", August 1984; and
2. City of Nanaimo "Heritage Gateway Design Guidelines", 1988."

Section 8.3.1(5) addition as follows: "5. Schedule of buildings for Heritage Conservation Area #1".

Section 1.1.2.1(8) addition of new sentence as follows: "In the Regional Shopping Town Centre, buildings oriented to the street are not guided by Mainstreet policies."

Section 1.1.2.2(30) replacement of the words "on roadside" with "to create a street presence".

Section 4.6.2(29) addition of text as follows: "In the Woodgrove Regional Shopping Town Centre, buildings along major roads should create a street presence and front the street where possible with parking in the rear."

Section 2.2.2(5) replacement as follows: "Geotechnical assessments will be prepared in accordance with the City's Guidelines for Preparation of Geotechnical Reports adopted under this Plan."

Section 2.2.2(6) replacement as follows: "6. Where a Geotechnical Report certifies that land within a natural hazard area or lands subject to abandoned coal mine workings may be used safely for the use intended, development approval will be conditional on:

- Implementation of all conditions contained in the Report respecting siting, structural design, maintenance or planting of vegetation, placement of fill, etc.;
- the landowner covenants with the City to use the land only in the manner determined in the Report and the covenant is registered under s. 219 of the Land Title Act; and (6000.011; 1998-Apr-20)
- a covenant is registered granting the City relief from any liability for any claims associated with the land use."

Section 2.3.2 (7) replacement as follows: "7. Development on steep slopes may require the preparation of a Geotechnical Report by a qualified professional to ensure that the development can proceed without hazard from erosion, slip, or subsidence, and the infrastructure services will be adequately provided (see section 2.2 Natural Hazard Areas)."

Section 8.2 replacement of text for DPAs 1-9, 11, 13, 15-18 as follows: "Before issuing a Development Permit, the City may require the applicant to furnish, at his expense, a geotechnical report that conforms with the Guidelines for the Preparation of Geotechnical Reports, to assist in determining what conditions or requirements shall be imposed in this permit to render the development, and hence, the use of land able to withstand the effects of the known hazard."

Section 8.2 replacement of text for DPAs 1-9, 11, 13, 15-18 as follows: "In areas of the City where only a Development Permit Area (DPA) designation for natural hazard applies, a development permit for natural hazard may not be required prior to development if a Geotechnical Report has been prepared pursuant to the City's Guidelines for the Preparation of Geotechnical Reports that satisfies the objectives and guidelines for this DPA."

Section 3.1.2 (2) replacement as follows: "Except as required to improve health and safety of existing development, no public funds will be expended in the capital cost to service lands with roads, water, sewer and stormwater systems outside of the UCB."

Schedule A redesignation from Major to Minor Road on Old Metral Drive from Aulds to Metral.

Schedule A replacement of legend.

Schedule A deletion of Future Park site.

Schedule A amending Mainstreets and Minor Collectors symbols and correcting overlay issues which hide significant land use designations under layers of information.

Schedule A deletion of the road right-of-way line work along the Parkway.

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**6000.023 – 1999-Apr-26**

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Policies for the Chase River Neighbourhood Plan have been included in specific sections of the OCP as well as a stand-alone document.

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**6000.024 – 1999-Oct-04**

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Schedule A redesignation from Major to Minor Collector on Wentworth Street from Pine to Wallace; on Jordan Avenue from Mostar to Wellington; on Wellington Road from Mostar to Jingle Pot; and on Shenton Road from Jingle Pot to Labieux.

Schedule A addition of Future Major Collector connecting Jingle Pot Road to Boban Drive.

Schedule A addition of Minor Collector on Oliver Road from Uplands Drive to Island Highway.

Schedule A addition of Future Minor Collector between Metral Drive and Parkwood Drive.

Schedule A redesignation from Future Urban Arterial to Future Major Collector on the 100 Line Road between Turner Road and Rutherford Road.

Schedule A addition of Minor Collector on Boxwood Road from Northfield Road to East Wellington Road.

Schedule A addition of Future Minor Collector between proposed Boxwood Road and Bowen Road.

Section 7.2 removal of map from Dover Road Study.

Section 1.1.2.2(19) insertion of ‘which front Lawlor Road or Wexford Road’ after the words ‘Mainstreet designated properties’.

Section 1.1.2.2(19) insertion of new policy and policies 19-46 renumbered accordingly:  
Wexford Creek Corridor

Properties within the Town Centre that are adjacent to Wexford Creek may have additional restrictions placed upon them in regard to suitable land uses and setbacks, as a result of the environmental studies being undertaken in 1999. The environmental studies being undertaken in regard to Wexford Creek have to do with realigning the portion of the creek between Tenth Street and Thirteenth Street. The possible realignment and the enhancement of the riparian environment of this portion of Wexford Creek is an effort to better facilitate the development of a Mainstreet along Lawlor Road.

19. Rezoning and/or subdivision applications for lands within the Town Centre and adjacent to Wexford Creek, will not be supported if they impede the ability to realign Wexford Creek.

Schedule A.7.3 replaces Schedule A-3.

Section 1.1.2.2(14) insertion of new policy and following policies renumbered accordingly:  
“14. Continued development of Southgate Mall may proceed according to the Mall’s phased plan up to the entrance onto Lawlor Road. Between the entrance and the corner of Tenth Street and Lawlor, new development should reflect the Mainstreet design. Future redevelopment of the Mall site should incorporate Mainstreet design elements along Lawlor Road.”

Schedule A removal of Land Use Designation from Chase River Neighbourhood Plan Area and the Old City Neighbourhood Plan Area.

Schedule A-7.1 added showing Old City Concept Plan.

Section 7.1 addition of “(see Schedule A-7.1 for Old City Neighbourhood land uses).”

Section 1.2.2.1(10) replacement with the following: “Residential facilities in existing single family dwellings and/or purpose-built facilities that fit within the neighbourhood’s form and character will be encouraged and will be equitably distributed among neighbourhoods.”

Deletion of the “Development Permit Fees” section of the Watercourse Development Permit Area Guidelines and replaced with: “Check with the Development Services Department for current development permit fees.”

Schedule A addition of cycle route linework on Second Street from Bowen Road to Pine Street.

Section 8.3.1(5) addition of Mitchell’s Market, 411 Fitzwilliam Street to schedule of buildings.

Deletion from the Nanaimo Parkway Design Guidelines of: Section 3.1.1 Signage bullet 3; and Section 3.1.2 Signage bullet 3.

Schedule A and B replacement of old base map with updated one.

Schedule A replacement of watercourse information with updated information.

Schedule A positioning of Pine Street name text closer to Pine Street.

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**6000.025 – 1999-Oct-04**

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Section 1.5.2.3(3) insertion of new policy: “In recognition of existing community service facilities, expansion onto adjacent properties will be considered provided the use can be tied together with a covenant to the existing facility, butting is provided for surrounding uses and any change in the use in the future would reflect the intent of the Service Industrial Designation.”

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**6000.026 – 2000-May-05**

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Schedule A redesignation of Lot 16, Section 5, Wellington District, Plan 38953 from Service Industrial to Research, Education and Development.

Section 1.5.2.4(3) addition of new policy as follows: “Uses that support the telecommunications industry by functioning as a hub or relay centre are permitted”.

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**6000.027 – 2000-May-05**

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Section 5.1.2(9) replacement as follows: “Every five years beginning in 2003, a review or audit of progress towards Plan goals will be prepared and published under PNAC’s direction”.

Section 5.1.2(11) replacement of the word “two” with the word “five”.

Section 5.1.2(9-11) deletion of the words “Two Year” from section title.

Section 8.2.21(5) deletion of the word “only” from part 1; deletion of part 2, addition of bullet to part 1 as follows: “For those properties listed on the Schedule of Buildings for Heritage Conservation Area 1 in section 8.3.1(5)”.

Schedule A redesignation of Lots 1 & 2, Section 1, Nanaimo District, Plan 8425 Except Part of Plan 48809 for Road Purposes from Neighbourhood to Research, Education and Development.

Schedule A redesignation of Lot 1, Section 17, Rge 7, Mountain District, Plan VIP66379 (southwest corner only) from Neighbourhood to Highway Commercial.

Schedule A redesignation of 3232 Shenton Road from Neighbourhood to Service Industrial.

Schedule A addition of trailways.

Section 10.1.3(1) deletion of last sentence of the Regional Context Statement.



Schedule A-7.3 addition of legend items.

Schedule A replacement of proposed elementary school symbol with existing school symbol and addition of text as follows: "Frank Ney Elementary School".

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**6000.028 – 2000-May-05**

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Section 1.1.2.2 (27) addition of new policy as follow: "The implementation of Landscaping in City Streets Guidelines is required as part of subdivision, development permit and rezoning applications in the Chase River Town Centre." and renumbering existing policies 28 to 48 accordingly.

Sections 1.1.2.2(21), (22) and bullets 1 and 3 in section 1.1.2.2(23) deletion of and renumbering existing policies accordingly.

Section 1.1.2.2 (21) deletion of the words "and Building Form and Character" from the heading.

Section 1.1.2.2 (21) replacement of text as follows: "Within the Chase River Town Centre, the Design Guide: Chase River Town Centre applies (see section 8.2.21)."

Section 8.2.21(4) addition of a new section as follows: "Development permits within the boundaries of the Chase River Town Centre shall be in accordance with the following:

- Design Guide: Chase River Town Centre, January 2000, which is incorporated in, and forms a part of, the Plan."

Section 7.3.3 Ongoing Planning deletion of "1999" from and replacement with "2000 – 2001."

Section 7.3.3 Ongoing Planning deletion of bullets 1, 2 & 4.

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**6000.029 – 2000-Oct.-02**

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Schedule A7.1 redesignation of Lot 1, Block 33, Plan 584, Section 1 from sub-area 6 (mixed multi-family/commercial) to sub-area 5 (central commercial).

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**6000.030 – 2000-Oct.-02**

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ABANDONED

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**6000.031– 2000-Oct.-02**

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Section 3.3.2(3) addition of the following phrase after the word "intersection" as follows: "or as shown on Schedule B at the Northfield intersection".

Bylaw 6000 replacement of all reference to the Agricultural Land Reserve and Forest Land Reserve Commissions with the following: "Land Reserve Commission".

Section 8.2.21 (4) renumbering of subsections to be consistent with the format of other Development Permit Area sections.

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**6000.032– 2001-Apr.-23**

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Schedule A redesignation of Lots 5 & 6, Block 25, Section 3, Wellington District, Plan 318A Except that Part in Plan 33807 from Neighbourhood to Highway Commercial

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**6000.033– 2001-Apr.-23**

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Schedule A redesignation of Lot 3-10, Section 3, Block 26, Plan 318A Except Plan 33807, Wellington District; Lot 1, Block 26, Section 3, Wellington District, Plan 318A [PID 004-392-230] Lot 2 [PID 004-392-205]

Lot 11 [PID 004-392-272] Except Plan 33807 Lot 12 [PID 004-392-213] and Lot 7, Block 25, Section 3, Wellington District, Plan 318A from Neighbourhood to Highway Commercial.

Schedule A addition of multi-use trail between Bowen Road and St. George Street.

Schedule A redesignation of Park Plan VIP62692, Wellington District – dedicated by Lt1, Plan 45346 from Neighbourhood to Park.

Bylaw 6000 replacement of all references to the “Nanaimo Harbour Commission” with the following: “Nanaimo Port Authority”.

Section 1.1.2.2-43 replacement of “will include” with “should consider”.

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**6000.034– 2001-Oct.-22**

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Policies for the Rocky Point, Hammond Bay, Stephenson Point Neighbourhood Plan have been included in Section 7.4 of the OCP.

Section 1.1.2.4 addition of new policy as follows: 7. Access to Local Service Centres by alternative modes of transportation should be facilitated in future planning.

Section 1.2.2.1 addition of new policies as follows:

16. Open spaces generated as part of a patio home/townhouse development can permit either public or private use. Staff is encouraged to negotiate the best option for all. The residents' preferred option would be for this land to be made available for public use.
17. Developers are encouraged to maintain large stands of natural vegetation (trees and ground cover) as part of their development.
18. Rock outcrops and other significant topographic features should be sensitively incorporated into developments.
19. Significant manipulation of a site's natural contours and topographic features is discouraged.

Section 1.11.2 addition of new policy as follows: 8. Developers of commercial and multiple family developments are required to install landscaping that will not significantly block ocean views from upland homes while satisfying screening requirements.

Section 2.1.2 addition of new policies as follows:

11. Environmentally Sensitive Areas within City parks must be protected by building public trails and access points so as not to compromise the ecological functions of these areas.
12. Environmentally Sensitive Areas should be linked through a Neighbourhood “greenway” system that provides a viable wildlife and plant community corridor as well as a natural area for public enjoyment.

Section 2.5.2 addition of new policy as follows: 3. The primary purpose of developing a greenway is to protect and enhance the natural habitat and to support wildlife. Development of trails, viewing points and rest areas within greenways will not be supported unless sited and installed in an environmentally sensitive manner.

Section 2.6.2 (5) addition of new policies as follows:

6. Retention of significant stands of trees by utilizing cluster development will be supported.
7. Selective limbing is encouraged over tree removal or topping

Section 3.1.2 addition of new policies as follows:

7. If the Linley Valley is to be developed under existing or a higher zoning, the protection of the Cottle Creek water shed is strongly encouraged through expanded setbacks from the watercourse and wetlands and the granting of such buffers to a Land Trust, or to the City of Nanaimo.
8. Widespread public consultation must occur before any future road network plan for the Linley Valley is adopted.
9. The City will notify adjacent Neighbourhood Associations when an application to amend the Urban Containment Boundary is received.

10. Council is encouraged to develop an integrated storm water management plan for Cottle Creek and its watershed, as part of Council's Terms of Reference for the development of a plan for the Linley Valley
11. As part of any comprehensive plan for the Linley Valley undertaken per the policies of the OCP, Cottle Creek will be the focus for the development of a very important greenway given that it is still possible to develop a contiguous corridor throughout the length of the Linley Valley.

Section 4.6.2 addition of new policies as follows:

11. Notwithstanding policies of the OCP, in appropriate circumstances, (e.g. where connecting street is not required and where a private road will result in the preservation of environmentally sensitive areas), a private road network will be acceptable as an alternative to the dedication of a public road network on parcels of land exceeding 2 ha. (4.95 acres).
12. Retaining existing significant vegetation along roadways is strongly encouraged. (Neighbourhood Plans may contain schedules or additional information re: this issue)
13. Road design should preserve significant trees and topographic features.

Section 4.7.2 addition of new policies as follows:

5. Council is strongly encouraged to develop and implement an integrated storm water management plan for Walley Creek and its watershed within the next three- (3) years, subject to budget.
6. Council is encouraged to foster enhancement opportunities that fulfill the objectives of a future integrated storm water management plan for Walley Creek.

Section 4.9.2 addition of new policy as follows: 3. Council will work with the RDN towards eliminating all noxious odours and deleterious emissions from the Liquid Waste Management Plant.

Section 5.1.2 addition of new policies as follows:

6. The City will include information on the development process, active applications and other significant planning, parks and engineering initiatives on its Web Page.
7. Three (3) local area residents, appointed by the residents association, will act as representatives of the Neighbourhood at Plan Nanaimo Advisory Committee meetings, at which an amendment to the Neighbourhood Plan is being considered.

Section 5.2.2 addition of new policies as follows:

7. Prior to proceeding to the Plan Nanaimo Advisory Committee or Council, persons applying to amend the Neighbourhood Plan or to rezone, must meet at least once with the Neighbourhood Association, to discuss their application and receive comments. A City staff member will attend such meetings to act as a resource person on the City's policies and procedures.
8. The City will promptly notify the Neighbourhood Association (if one exists), of any Rezoning and Development Permit applications affecting lands in the Neighbourhood Planning Area.

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**6000.035– 2002-Apr.-08**

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Schedule A7.1 redesignation of Lot 7, Block 33, Section 1, Nanaimo District, Plan 584 from Old City Plan Sub Area 6 to Old City Plan Sub Area 5.

Schedule A redesignation of Lot 2, Section 1, Nanaimo District, Plan 20724 from Neighbourhood to Neighbourhood Village.

Section 8.3.1 (5) addition of the following buildings:

- 6-10 Commercial Street (Jean Burns Building)
- 16 Commercial Street (Van Houten Block)
- 35 Commercial Street (Caldwell Block)
- 104 Commercial Street (Gusola Block)
- 223 Commercial Street (Free Press Building)
- 306-314 Fitzwilliam Street (Ranger's Shoes)
- 418 Fitzwilliam Street (Zorkin Building/Adirim's Junk Store)
- 428 Fitzwilliam Street (Central Dairy)
- 20 Front Street (Nanaimo Motors Building)
- 291-299 Wallace Street (Willard Service Station)

Schedule B updating of watercourses.

Section 1.2.2.1 (3.1-bullet 1) addition of: "Notwithstanding, quadruplexes will be considered on large mid-block lots where the objectives of the Innovative Housing For Neighbourhood Guidelines are met."

Schedule A redesignation of Mountain District, Old Miner's House On Abandoned Portion Of Jingle Pot Road Adjacent to Buttertubs Marsh Bird Sanctuary from Neighbourhood to Park.

Section 1.1.2.2 (33) replacement of "Commercial Street" with "Terminal Avenue".

Schedule A designation of Seventh Street, from Bruce Avenue to Victoria, from "Major Collector" to "Minor Collector"; Dickenson Road, from Dover Road to the Island Highway, from "Minor Collector" to "Major Collector"; and Jingle Pot Road and 2nd Street, from Third Street to Pine Street, from "Major Collector" to "Minor Collector".

Section 3.1.2 (4) removal of "Council will not consider amendments to the UCB for two years following the Plan's adoption."

Bylaw 6000 replacement of all references to the "Municipal Act" and inserting "Local Government Act" and inserting the new "Local Government Act" section references.

Section 7.4.9 (2) replacement of "Lost Lake Road" with "Laguna Way".

Schedule A redesignation of Lot 1, Section 2, Nanaimo District, Plan 17404 Except Plan VIP65334 is re-designated from Other Parks and Open Space to Commercial.

Section 2.2.2 (5) removal of "adopted under this plan".

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**6000.036– 2003-Feb-18**

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ABANDONED

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**6000.037– 2002-Apr.-08**

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Section 4.6.2 (32) addition of: "Consideration will be given to alternative designs on development sites which are not capable of meeting the siting/orientation criteria for building on lots fronting major roads."

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**6000.038– 2002-May-27**

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Section 1.1.2.2 deletion of policies 28 through 34.

Section 1.1.2.2 addition of new policy 28 "Development within the Downtown Town Centre is regulated by the policies of the Downtown Plan (see Section 7.0)" and renumbering accordingly.

Section 1.4.1 deletion of policies 16 and 20 and renumbering accordingly.

Section 7 renaming "Neighbourhood Plans" to "Plans" and creating new Section 7A "Town Centre Plans", and Section 7B "Neighbourhood Plans" and moving the relevant policies to these new sections.

Section 7A addition of sub-section 7.0 "Downtown Plan" and relevant policies.

Schedule A addition of Schedule A 7.0 (1)

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**6000.039– 2002-Sept.-16**

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Schedule A redesignation of 5425 Dunster Road (Lot 1, District Lot 22G, Wellington District, Plan VIP71065) from "Neighbourhood" to "Service Industrial"

Schedule B removal of watercourse on 5425 Dunster Road (Lot 1, District Lot 22G, Wellington District, Plan VIP 71065)

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**6000.040– 2002-Sept.-16**

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Section 1.5.2.3 addition of new policy 3 and renumbering accordingly: “Notwithstanding the above noted policies, fast food restaurant is a permitted use on the properties known as 4797 and 4777 Island Highway North (Lots 1&2, Section 5, Wellington District, Plan 6390 except part in Plan 33870).”

Section 1.2.2.1 addition of new policy 5.1 and renumbering accordingly: "Notwithstanding the above noted policies, "cluster/green space development" is permitted in "Neighbourhood" designated areas based on the following conditions:

- where significant stands of trees and/or large blocks of open space are secured;
- where public access to these areas, where appropriate, is secured;
- the form of "cluster/green space development" is either small lot single family dwellings (RS-6) or townhouses.
- the height of dwellings does not exceed that of a standard single family dwelling;
- the density of the development does not exceed the density possible based on subdivision of the parcel under existing zoning, and taking into account other relevant City policies and standard development requirements (i.e. net density not gross.); and
- the lot being considered for "cluster/green space development" is not so large as to negatively affect the character of the existing Neighbourhood.”

Section 1.2.2.2 addition of policy 7 as follows: “Residential facilities in existing single family dwellings and/or purpose-built facilities that fit within the neighbourhood's form and character will be encouraged. Such facilities are to be equitably distributed among Neighbourhoods. Such facilities are not permitted on sites greater than 1400 square metres in area (i.e. two average single family lots).”

Section 8.2.22 replacement of policy 5 as follows:

“A Parkway Development Permit is not required:

- As part of a Building permit application for the construction of, or an addition to, a single family dwelling or duplex. This exemption does not apply when the single family dwelling or duplex is part of a greater subdivision application.
- When the subject property, or portion of the property being considered for development, lies outside the Character Protection Area and Tree Protection Zone. This exemption does not apply when development of the parcel would impact the view corridors noted in the Parkway Development Permit Area Document.”

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**6000.041– 2003-Apr-14**

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Schedule B increase of the "leavestrip" along the southern portion of Beck Creek is increased from 15 meters from top of bank to 30 meters from top of bank.

Section 1.6 addition of a new policy 1.6.2 (3): "Rooming houses in existing single family dwellings and/or purpose-built facilities are encouraged throughout the city. The homes or purpose built facilities must be in keeping with the character of the area, comply with Building Code regulations, and should be equitably distributed throughout neighbourhoods."

Schedule B removal of a portion of the "Garden Street" wetland.

Section 1.1.2.6 (2) addition of three stories of residential above commercial, and four storey stand alone residential buildings as a permitted use in the "Highway Commercial" designation.

Schedule A redesignation of the properties known as 660, 662 & 690 Albert Street (Lot B, Section 1, Nanaimo District, Plan 4532, Lot A, Section 1, Nanaimo District, Plan 4532, AND Parcel B (DD 2098n) of Lot 4, Block 24, Section 1, Nanaimo District, Plan 584) are redesignated from "Sub Area 3 - Multiple Family Low Density" to "Sub Area 6 - Mixed Multiple Family/Commercial".

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**6000.042– 2003-Apr-14**

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Schedule A redesignation of 120 Needham Street (The easterly ½ of Lot 23, Section 1, Nanaimo District, Plan 4377, except that part in Plan VIP 53189 and VIP 64418) from "Neighbourhood" to "Highway Commercial".

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**6000.043– 2003-Jun-11**

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CANCELLED

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**6000.044– 2004-Apr-19**

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Section 1.2.2.1 addition of policy (5.4) as follows: “ Notwithstanding policy 1.2.2.1 (5), a townhouse development up to 30 dwelling units is permitted on the properties known as 2450 Labieux Road AND Part of 2350 Labieux Road AND Part of 2517 Bowen Road (That part of Lot 1, Section 20, Range 6, Mountain District, Plan 10208, lying to the east of a boundary parallel to and perpendicularly distant 132 feet from the easterly boundary of said Lot, AND Part of Lot 3, Section 20, Range 6, Mountain District, Plan 44097 AND Part of Lot 1, Section 20, Range 6, Mountain District, Plan 44097) and may be adjacent to the existing townhouse development.”

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**6000.045– 2004-Apr-05**

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Schedule A to include inside the UCB the properties know as Lot 2, District Lot 26, Wellington District, Plan 37425 EXCEPT Part in Plan VIP 70172; and that part of Lot A, District Lot 26, Wellington District, Plan 12781, EXCEPT Part in Plan VIP 62700 located within City boundaries; and designate as Woodgrove Regional Shopping Town Centre the property know as Lot 2, District Lot 26, Wellington District, Plan 37425 EXCEPT Part in Plan VIP 70172.

Schedule B adjust DPA 21 (Form and Character for Commercial and Multi-Family) boundary; adjust DPA 22 (Parkway Design Guidelines) boundary; and delete ALR from Lot A, District Lot 26, Wellington District, Plan 12781, Except Part in Plan VIP62700

Section 10.1.3 (4) replaced with a new section 10.1.3 (4) .

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**6000.046– 2003-Sep-29**

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Section 1.5.2.3 addition of policy 4 as follows, and renumbering accordingly: “Notwithstanding policy 1.5.2.3 (2), Assembly Hall is a permitted use on the property known as 4381 Boban Drive (Lot 7, Sections 5, Wellington District, Plan 38953)”.

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**6000.047– 2003-Aug-18**

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DENIED

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**6000.048– 2003-Sep-29**

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Section 1.2.2.1 addition of policy 5.5 as follows: “Notwithstanding policy 1.2.2.1 (1), Office is a permitted use on the properties known as 3701 & 3711 Shenton Road (Lot 1, Plan 13166, Wellington District, Section 3 AND Lot D, Plan 16387, Wellington District, Section 3).”

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**6000.049– 2003-Sep-29**

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Schedule A redesignation of a portion of the property known as 5425 Dunster Road (Lot 1, District Lot 22 G, Wellington District, Plan VIP71065) from “Neighbourhood” to “Service Industrial”.

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**6000.050– 2004-May-17**

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Section 1.2.2.1 addition of policy 2.1 as follows, and renumbering accordingly: “Notwithstanding policies 1.2.2.1 (2) and (5), a gross Neighbourhood density greater than 15 units per hectare is permitted in relation to density development calculations for properties known as 3199 and 3205 Granite Park Road (Parcel A [DD 382383I] of Lot 1, Section 15, Wellington District, Plan 4509, except part in Plan 26067: AND Lot 2, Section 5, Wellington District, Plan 35119) and may be adjacent to existing multi-family zoned properties.”

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**6000.051– 2003-Sep-29**

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Section 8.3.1 addition as follows: “25 Cavan Street (Lot A, Section 1, Nanaimo District, Plan VIP62150)”

Section 8.2.6. amended by switching the two headings - Development Permit Area 6 – (Departure Bay) AND Section Heading 8.2.7 – Development Permit Area 7 (Cilaire/Northfield Creek)

Section 1.1.2.2 (22) replacement of “above policy” with “1.1.2.2 (21)”.

Section 1.5.2.3 (3) replacement of “above policy” with “1.5.2.3 (2)”.

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**6000.052– 2004-May-03**

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Section 8.3.1 (5) addition as follows: 221 Commercial Street (Modern Café), Lot 11, Block 54, Section 1, Nanaimo District, Plan 584, except that part in Plan 11742

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**6000.053– 2004-May-03**

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Section 3.1.2 (4) replacement as follows: “Council will only consider amendments to the UCB every three years from 1998-NOV-01.”

Section 1.1.2.2 (28) replacement as follows: “In addition to the general policies for Growth Centres (see Section 1.1- Growth Centres), development within the Downtown Plan Area of the Downtown Town Centre is subject to the policies of the Downtown Plan (See Section 7.0).”

Schedules A, A-7.3 and their associated map legends amended so properties with Suburban Neighbourhood and Rural Resource Land designations are identified with the colours on the amended map.

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**6000.055– 2004-Sep-09**

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Section 1.1.2.2(8) replacement as follows: “High rises may be approved in core districts of Town Centres and Regional Shopping Town Centres, consistent with the following criteria:

- sufficient underground parking for all residents; limited on site surface parking may be considered for additional stalls including visitor parking and loading;
- siting takes advantage of opportunities to create new views, and does not significantly block existing views, particularly public view corridors down street ends;
- buildings front the street with well defined, architecturally detailed, pedestrian scale entryways;
- lower floor use is commercial where located in a commercial context; and siting minimizes shading and privacy impacts on adjacent land uses, and
- project is visually compatible with its surroundings and it fits in with the dominant architecture and visual characteristics of the area (scale, landscaping, building materials, colours, etc.)”.

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**6000.056– 2004-Oct-18**

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Section 1.2.2.1 addition of a new policy (10.1) as follows: “Notwithstanding policy 1.2.2.1 (10), a Seniors’ Residential Facility of up to 75 rooms is a permitted use on the site collectively known as 6121 Hammond Bay Road (All That Part of Lot 4, District Lot 20, Wellington District, Plan 10912 Lying to the East of a Boundary Parallel to and Perpendicularly Distant 121 Feet Westerly from the East Boundary of Said Lot 4, PID 001-428-268) and 6151 Hammond Bay Road (That Part of Lot 4, District Lot 20, Wellington District, Plan 10912, Lying to the West of a Boundary Parallel to and Perpendicularly Distant 121 Feet from the East Boundary of Said Lot, PID 005-157-307).”

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**6000.057– 2004-Oct-18**

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Section 8.2.21 (5) replacement as follows: “Where there is inconsistency between the regulations of this Development Permit Area and another coincidental Development Permit Area, the regulations of the other Development Permit Area will generally prevail.

1. In areas of the City where DPA 21 applies, a development permit for form and character will not be required in the following circumstances:
  - where there are alterations or additions to a building that:
    - do not result in an alteration to the exterior of the building; or
    - alter the exterior of a building but have a value of less than \$100,000 when taken together with all external alterations and additions to the building made within the previous period of five years; or
    - do not result in an addition greater than ten percent of the existing gross floor area to a maximum of 200 m<sup>2</sup> (2152 ft<sup>2</sup>) when taken together with all additions to the building made within the previous period of five years; or
    - is determined by the General Manager of Development Services to comply with a previously approved Form and Character Development Permit.
  - where the proposed construction is a duplex;
  - where the proposed construction is for a form of building that has been otherwise exempted from the requirement to obtain a development permit by City Council;
  - where the proposed construction or renovation is for a public school operated by School District No. 68; and
  - where the building is included on the Schedule of Buildings for Heritage Conservation Area 1 in section 8.3.1(5).”

Schedule A redesignation of the subject properties from “Neighbourhood” to “Service Industrial Enterprise Area”, as shown below.

- 4169 Wellington Road (Lot 4, Section 5, Wellington District, Plan 13188, PID 004-721-187)
- 4171 Wellington Road (Lot 3, Section 5, Wellington District, Plan 13188, PID 004-721-179)
- 4181 Wellington Road (Lot 2, Section 5, Wellington District, Plan 13188, PID 001-738-267)
- 4191 Wellington Road (Lot 1, Section 5, Wellington District, Plan 13188, PID 004-721-161)

Schedule A removal of the Wall/Holly Corridor road network as a “major collector”.

Schedule A-7.1 modification of the Old City Neighbourhood boundaries to align with the Downtown Plan Area boundaries.

Schedule A and Schedule B updating of the mapping layers displaying proposed and existing schools, roads and neighbourhood plans, and parks and trails.

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**6000.058 – 2005-Apr-04**

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Section 8.4 addition of a new section 8.4.1 Environmentally Sensitive Areas (ESAs) Development Approval Information Requirements and Procedures.

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**6000.059– 2005-Apr-04**

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Section 1.2.2.1 (5.1) addition of a new bullet: “where Environmentally Sensitive Areas are present as defined in Schedule B - Development Permit Areas and Sensitive Areas”.

Section 2.1.2 replacement of policy 6 as follows: “Guidelines for Municipal Works and Services within ESAs have been established (March 2002, as amended) for Public Works and Parks, Recreation and Culture. These Guidelines are consistent with the guidelines for Development Permit Area 23 and 24.”

Section 2.1.2 replacement of policy 7 as follows: “ESAs and their buffers are designated as a Development Permit Area under 8.2.24 Area 24 - Environmentally Sensitive. The removal of trees, natural vegetation, soil or other alterations of land and water are not permitted in these areas without a Development Permit issued in accordance with the Guidelines referenced in Section 8.2.24.”



Section 2.1.2 replacement of policy 10 as follows: "Guidelines for the construction of trails in ESAs will be developed according to the "Guidelines for Municipal Works and Services within ESAs" (March 2002, as amended).

Section 8.2 addition of a new DPA 24 Environmentally Sensitive Development Permit Area.

Schedule B amendment to the boundaries of any ESAs contained in Schedule B that are within the ESDPA.

Section 1.2.2.1 replacement of policy 5.5 as follows: "Notwithstanding policy 1.2.2.1 (1), office is a permitted use on the properties known as 3679 Shenton Road AND 3701 Shenton Road AND 3711 Shenton Road AND 3721 Shenton Road AND 3767 Shenton Road AND 3789 Shenton Road (Lot 2, Section 3, Wellington District, Plan 13166, AND Lot 1, Section 3, Wellington District, Plan 13166 AND Lot D, Section 3, Wellington District, Plan 16387 AND Lot C, Section 3, Wellington District, Plan 16387 AND Lot B, Section 3, Wellington District, Plan 16387, except that part in Plan VIP64719 AND Lot A, Section 3, Wellington District, Plan 16387)."

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**6000.060 – 2005-Apr-04**

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Schedule A-7.3 redesignation from "Medium-High Density Residential" to "Mainstreet (Commercial/Residential)" a portion of the property known as 1321 Island Highway South (Lot A, Section 20, Range 4, Cranberry District, and Section 7, Nanaimo District, Plan 1955 Except Parts in Plans 3212 RW and 956 RW).

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**6000.061 – 2005-Apr-04**

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Section 1.2.2.1 replacement of policy (5.2) in its entirety as follows: "Rezoning for triplex, quadruplex, townhouses and apartments to a maximum density of up to 0.45 floor area ratio and which will not be subject to the density limitations of other policies of this section or be considered in target density calculations of section 1.2.2.1 on adjacent Neighbourhood areas, may be considered where it is demonstrated that such development will enhance the appearance of development when viewed by the public from adjacent arterial roadways. Rezoning and development under this policy must:

- be consistent with design guidelines in section 8.2.21(4); and
- have vehicle access to the site without routing traffic through adjacent attached residential dwelling areas.

Rezoning under this policy may be considered on:

- lands designated "Neighbourhood" on Schedule A and fronting on Northfield Road or fronting on Bowen Road between Meredith Road and Labieux Road; and
- the property known as 6010 Uplands Drive (Lot A, District Lot 48, Wellington District, Plan VIP53807)."

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**6000.062 – 2005-May-30**

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Schedule A inclusion inside the UCB and redesignation from "Rural Resource Lands" to "Suburban Neighbourhood", a portion of the property known as 3950 Biggs Road (Lot A, Section 1, Range 3, Wellington District, Plan 41427 except Part in Plan VIP 62901).

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**6000.063 – 2005-May-30**

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Schedule A inclusion inside the UCB and redesignation from "Rural Resource Lands" to "Suburban Neighbourhood" a portion of the property known as 2360-2364 Arbot Road & 2365 Mill Road (Section 11, Range 6, Mountain District Except that Part in Plans 3425, 6954, 18920 and 27954).

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**6000.064 – 2005-Aug-29**

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Section 1.2.2.1 addition of a new policy 5.3 as follows: "Steep slope properties included in Development Permit Area 25 are exempt from policy 1.2.2.1 (5). Rezoning of these properties may be considered for additional density in exchange for the preservation of open space, provided:

- The building does not exceed four storeys in height; and
- The density does not exceed 20 units per hectare (8 units per acre), as outlined below.

<i>% of Permanent Open Space**</i>	20	30	40	50
<i>Maximum Gross Density (upha)***</i>	12.0 upha	13.5 upha	15.0 upha	20.0 upha
<i>Density on Portion Exclusive of Open Space</i>	15 upha	19 upha	25 upha	40 upha

\*\* *Open space shall be secured and shall not be further developed. Dedication of open space as park is preferred, however management through a land trust or strata corporation may be considered.*

\*\*\* *units per hectare*

Section 2.3.2 deletion of policies 2 through 7 and addition of new policy 2 as follows: “Development on steep slopes is regulated by Development Permit Area 25 (see Section 8.2.25)” and renumbering of policy 8 as 3.

Section 8.2 addition of a new DPA 25 - Steep Slopes Development

Schedule B addition of steep slope areas.

Incorporation of “Steep Slope Development Permit Area Guidelines” as part of the OCP.

**6000.065 – 2005-Jun-27**

Schedule A-7.1 redesignation of the subject properties from “City Parks” to “Town Centre”

- 48 Arena Street (Lot 4, Block 51, Section 1, Nanaimo District, Plan 584, Except that part in Plan VIP52605 AND Lots 5 – 7, Block 51, Section 1, Nanaimo District, Plan 584 AND Lot 8, Block 51, Section 1, Nanaimo District, Plan 584, Except that part lying North of a line drawn from a point on the Westerly Boundary of said Lot distant 49 feet from the North West corner of said Lot to a Point on the Easterly boundary of said Lot distant four feet from the North East corner of said Lot)
- 68 Arena Street (Lot 2, Section 1, Nanaimo District, Plan 5931)
- 70 Arena Street (Lot 1, Section 1, Nanaimo District, Plan 5931)
- 50 Comox Road (Part of the Bed of Nanaimo Harbour, Nanaimo District, Shown included in Plan 50116); and,

Redesignation of a portion of the property known as 10 Comox Road (FL 210, City Lease from Nanaimo Port Authority, Nanaimo District) from “Town Centre” to “City Parks”.

**6000.066 – 2005-Oct-03**

Section 1.2.2.1 addition of new policy 2.3 and renumbering subsequent sections accordingly:

“Notwithstanding policies 1.2.2.1 (2) and (5), a gross Neighbourhood density of 12 units per hectare, with individual sites having a maximum net density of up to 25 units per hectare, is permitted on lots 1 - 77 contained within Plan VIP64065 (Lots 1 to 20, 43 to 56, and 67 to 77, District Lot 56, Wellington District, Plan VIP64065, AND Lots 38 to 42, 57 to 58, and 66, District Lots 41 AND 56, Wellington District, Plan VIP64065, AND Lots 21 to 37, 59 to 65, District Lot 41, Wellington District, Plan VIP64065) AND part of property known as 3800 Wiltshire Drive (part of Block B of District Lot 56, Wellington District, Except part in Plans VIP62182, VIP64065 and VIP64066).”

**6000.067 – 2005-Oct-03**

Section 1.2.2.1 (5.2) addition of a new bullet as follows: “The property known as 6231 Hammond Bay Road (Lot 7, District Lot 20, Wellington District, Plan 10912, Except part in Plan VIP55954).”

**6000.068 – 2005-Oct-03**

Section 1.5.2.3 deletion of policy 7 in its entirety and replacement with the following: “Where a parcel within the Service Industrial Enterprise Area designation fronts on major roads as defined in section 4.6.2 (1), and safe and suitable access is available to the site, the following uses are permitted in addition to Service Industrial Enterprise Area uses outlined in section 2 above:

- gasoline service stations and associated auto repair garages; or
- recreational vehicles, boats and mobile/modular homes sales and service.”

Section 1.5.2.3 (2) addition of the following as a permitted use after “communications related businesses”:  
”auto parts retailers”.

Section 1.5.2.3 addition of a new policy 8 as follows and renumbering accordingly: “Notwithstanding policy 1.5.2.3 (7), rezoning for ‘vehicle sales, repair and rental’ is supported on properties designated as Service Industrial Enterprise Area, located within the Boban and Shenton Service Industrial Areas, and which front along Wellington Road, Shenton Road, Bowen Road, Kenworth Road, Hayes Road and Cienar Drive.”

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**6000.069 – 2005-Oct-17**

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Schedule A amended as follows: deletion of “Future Park Site” symbols from Joan Point and Linley Valley Parks; moving the location of Walley Creek Park “Future Park Site” symbol further east, and adding “Future Park Site” symbols on DL56, Northfield Marsh and Harewood Plains.

Section 1.3 addition of “As of February 2005” before the text “Nanaimo’s park system includes” in the first sentence of the first paragraph; replacement of “475 hectares (1200 acres)” with “589 ha (1,455 acres)” in the first sentence of the first paragraph, and replacement of “566 hectares (1400 acres)” with “588 hectares (1,453 acres)” in the third sentence of the first paragraph.

Section 1.3.2.18 replacement of the text at the end of the second bullet:“; and” with a period; and deletion of the third bullet.

Section 1.8.2.5 deletion of “The City will continue to pursue the establishment of a new library facility to support the growing needs of the community, as envisioned in the May 29, 1995 “Report of the Library Review Committee” from the first sentence; deletion of “also” after the text “The City will” in the second sentence.

Section 4.3.2.9 replacement of “to seek approval for the construction of a” with “the development of the”.

Section 4.5.2. addition of a new policy as follows and renumbering accordingly: “Trailway planning, design, construction and maintenance on “Environmentally Sensitive Lands” will adhere to the “Trail Implementation Plan” and the “Guidelines for Municipal Works and Services within ESAs” as updated.”

Section 4.6.2.30 replacement of “adopt” with “continue to implement” after the text “The City will”.

Section 7.4.2 deletion of policy 3.

Section 8.3.1.5 deletion of the “Van Houten Block 16 Commercial Street” from Heritage Conservation Area #1.

Schedule B identification of properties affected by Development Permit Area 24 – Environmentally Sensitive Areas.

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**6000.070 – 2006-Sep-11**

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Section 7B addition of new 7.5 Neighbourhood Plans – Departure Bay Neighbourhood Plan which is attached hereto and made a part of the Plan.

Section 8.2.21(4) addition of a new section as follows: “Development permits within the boundaries of the Departure Bay Village Core shall be in accordance with the following:

- Appendix A – Departure Bay Design Guidelines for Village Core of the Departure Bay Neighbourhood Plan.”

Schedule A addition of Schedule A-7.4 Departure Bay Neighbourhood Plan Future Land Use and Mobility.