CITY OF NANAIMO

BYLAW NO. 4500.235

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Zoning Bylaw Amendment Bylaw 2025 No. 4500.235".

2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

(1) "Part 5 – Definitions" is amended by deleting the definition of 'Buffer Area'.

(2) "Part 5 – Definitions" is amended by adding the following definition after 'Laboratory':

LANDSCAPE BUFFER - means an area with landscaping that provides functional and aesthetic enhancement along streets and lot lines that contains any combination of trees, bushes, shrubs, plants, flowers, natural vegetation other than noxious weeds and invasive species, decorative rocks, planters, ornamental fences, and the like.

(3) "Part 5 – Definitions" is amended by adding the following definition after 'Public Market':

PUBLIC PLAZA – means an area that is exclusively pedestrian and is visible from the street, backed by a highly detailed building facade, and contains elements such as decorative paving surface, site furniture, trees, decorative lighting and the like.

(4) "Part 5 – Definitions" is amended by adding the following definition after 'Warehouse':

WASTE MANAGEMENT ENCLOSURE – means a structure with or without a roof where solid waste collection containers are stored and screened from view.

(5) "Section 6.10 Fence Height" is amended by replacing Subsection 6.10.7 with the following:

6.10.7 Trellis, gate, arbor, or similar ornamental structures within a required yard setback area may be excluded from the calculation of fence height provided that such a feature:
a) demarcates a pedestrian access;
b) does not exceed 2.4m in height;
c) does not exceed 2.0m in width; and
d) complies with Section 6.9 (visibility at intersections) of this Bylaw.

(6) "Section 6.10 Fence Height" is amended by adding the following after Subsection 6.10.7:

6.10.8 Notwithstanding Subsection 6.10.2, the maximum height of a fence adjacent to a park shall not exceed 1.2m.

(7) "Part 17 – Landscaping" is amended by replacing Sections 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8 17.9, 17.10, 17.11, and 17.12, with the following:

17.1 REQUIRED LANDSCAPING

17.1.1 A landscape buffer:

a) shall be required on a lot where a DPA8: Form and Character development permit is required as outlined in Section 18.8 of this Bylaw;
b) shall comply with Subsection 6.9 'Visibility at Intersections' of this Bylaw; and
c) must be continuous, broken only by walkways and driveways.

17.1.2 The following table specifies the minimum landscape buffer widths to be provided on a lot:

Use	All lot lines	Lot lines abutting a residential use*
Multiple Family Dwelling Use	1.5m	--
Mixed Use	1.5m	--
Commercial Use	1.5m	3.0m
Industrial Use	3.0m	7.5m

**Abutting a lot zoned to allow residential use as a principal use*

17.1.4 Notwithstanding Subsection 17.1.2, a landscape buffer shall not be required where:

a) the minimum setback for a principal building is 0m from a street or a lot line;
b) a lot line abuts the same zone;
c) a lot line where an industrial zone abuts another industrial zone.

17.1.3 Notwithstanding Subsection 17.1.2, where a lot line abuts a park:

a) a landscape buffer shall not be required; and
b) fencing shall be provided in accordance with Subsection 6.10.8 of this Bylaw.

17.1.5 A landscape buffer abutting a street may be substituted with a public plaza where public access to the plaza is secured by legal means.

17.1.6 Waste management enclosures must be set back a minimum of 3.0m from:

a) any lot line abutting a lot zoned for residential use; and
b) a principal building.

17.1.7 All planted areas (trees, shrubs, plants) required by this Bylaw shall be serviced by an underground irrigation system and shall be maintained in good condition.

(8) Part 18, Section 18.8 DPA8: Form and Character Guidelines is amended by replacing Subsections 18.8.2 with the following:

18.8.2 A development permit is required for any proposed commercial, industrial, multi-family, or mixed-use development in DPA8: Form and Character.

(9) Part 18, Section 18.8 DPA8: Form and Character Guidelines is amended by replacing Subsections 18.8.3 and 18.8.4 with the following:

Guidelines

18.8.3 The *Form and Character Design Guidelines* (2025) form part of the DPA8 guidelines, and shall apply to all proposed commercial, industrial, multi-family, or mixed-use development in DPA8: Form and Character.

18.8.4 In addition to 18.8.3, the design guidelines in the following documents, which form part of the DPA8 guidelines, shall also apply to any proposed commercial, industrial, multi-family, or mixed-use development in the corresponding areas shown on Schedule E of this Bylaw:

a) *Nanaimo Downtown Plan* (2002)
b) *Port Drive Waterfront Master Plan* (2018)
c) *Hospital Area Plan* (2018)
d) *Bowers District Master Plan* (2022)
e) *Sandstone Master Plan* (2022)

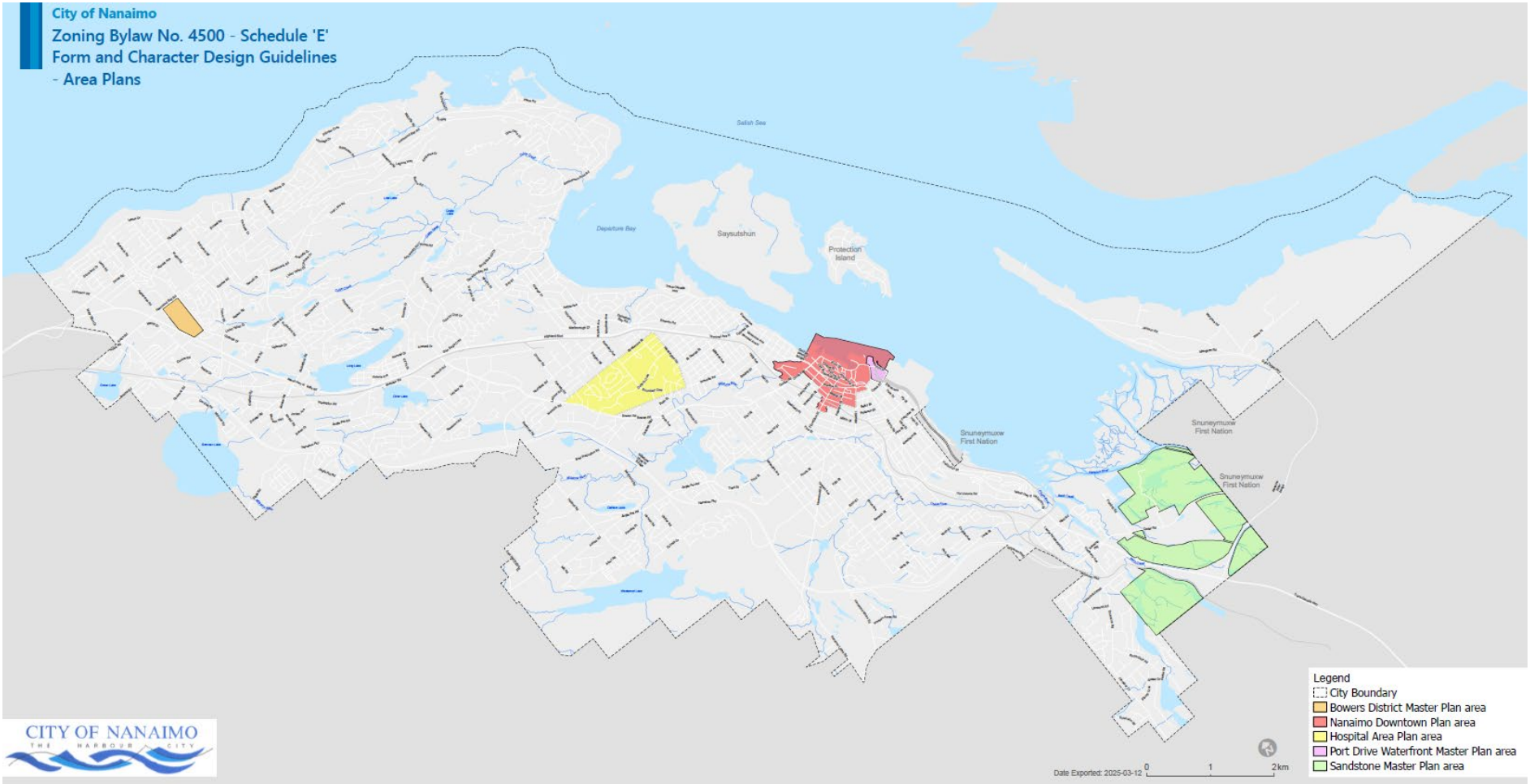
(10) Schedule 'E' is amended by replacing "Schedule E – Neighbourhood and Area Plan Form and Character Design Guidelines" with "Schedule E – Form and Character Design Guidelines – Area Plans" as shown in Schedule A of this Bylaw.

PASSED FIRST READING: 2025-MAY-26
PASSED SECOND READING: 2025-MAY-26
PUBLIC HEARING HELD: 2025-JUN-19
PASSED THIRD READING: 2025-JUN-19
MINISTRY OF TRANSPORTATION AND TRANSIT: 2025-JUL-02
ADOPTED: 2025-JUL-21

L. E. KROG
MAYOR

S. GURRIE
CORPORATE OFFICER

SCHEDULE A


City of Nanaimo
Zoning Bylaw No. 4500 - Schedule 'E'
Form and Character Design Guidelines
- Area Plans
Salish Sea
Departure Bay
Saysutshun
Protection Island
Snuneymuxw First Nation
Snuneymuxw First Nation
Snuneymuxw First Nation
CITY OF NANAIMO
THE HARBOUR CITY
Date Exported: 2025-03-12
0
1
2 km
Legend
City Boundary
Bowers District Master Plan area
Nanaimo Downtown Plan area
Hospital Area Plan area
Port Drive Waterfront Master Plan area
Sandstone Master Plan area