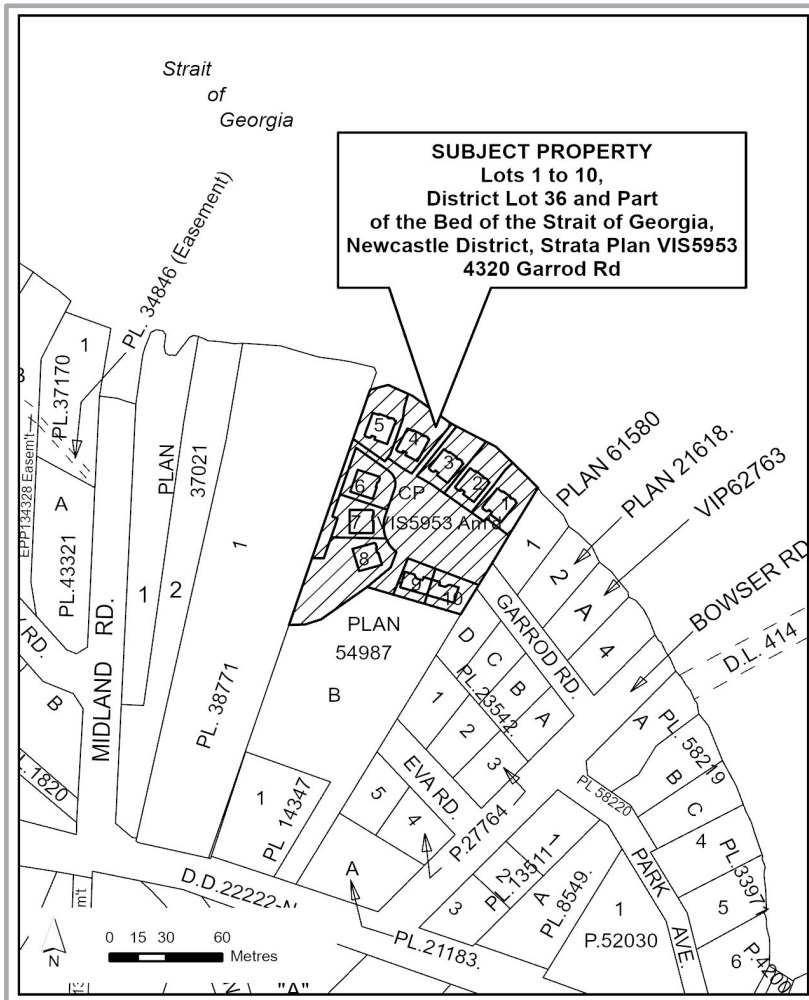


The Regional District of Nanaimo (RDN) is in receipt of a zoning amendment application for the property shown in the location map below.



For more information, please contact:

- ☎ 250-390-6510 or 1-877-607-4111
- ✉ planning@rdn.bc.ca
- 🌐 www.getinvolved.rdn.ca/pl2025-081

NOTICE OF ZONING AMENDMENT

APPLICATION NO. PL2025-081

4320 Garrod Road

Electoral Area H

PURPOSE OF PROPOSED BYLAW

The applicant proposes to rezone the subject property from Residential 2.1 (RS2.1) Zone, Subdivision District 'F' to Residential 2.2 (RS2.2), Subdivision District 'Z', under the "Regional District of Nanaimo Zoning Bylaw 2500, 2024", to allow the conversion of an existing residential building strata development to a bare land strata. No additional density or physical development is proposed as part of this application (see proposed bare land strata subdivision attached).

HAVE YOUR SAY AND ASK QUESTIONS

The public is invited to provide feedback and submit questions about the proposed zoning amendment application online at:

www.getinvolved.rdn.ca/pl2025-081

Comments and questions may also be submitted by email to planning@rdn.bc.ca or by mail or in person to the RDN Administration Office located at 6300 Hammond Bay Road, Nanaimo, B.C., V9T 6N2. Office hours are Monday to Friday, 8:30 a.m. to 4:30 p.m., excluding public holidays. Feedback must be received by **December 5, 2025**. Please do not include personal or confidential information about yourself or others in your written submission as it may be made publicly available through the RDN website and on public meeting agendas. As part of the application review process, the applicant, the Electoral Area Services Committee and the RDN Board will receive a summary of the feedback provided.

WHERE CAN I INSPECT THE APPLICATION?

Application information is available online at: www.getinvolved.rdn.ca/pl2025-081. If you are unable to access this application information online, please contact us by email or phone for a staff member to review it with you.

Get Involved RDN!

Attachment 1 Proposed Plan of Subdivision

SITE PLAN OF STRATA LOTS 1 TO 10 AND COMMON PROPERTY, DISTRICT LOT 36, NEWCASTLE DISTRICT, STRATA PLAN VIS5953. (SHOWING PROPOSED BARE LAND STRATA SUBDIVISION THEREON).

SCALE 1:400

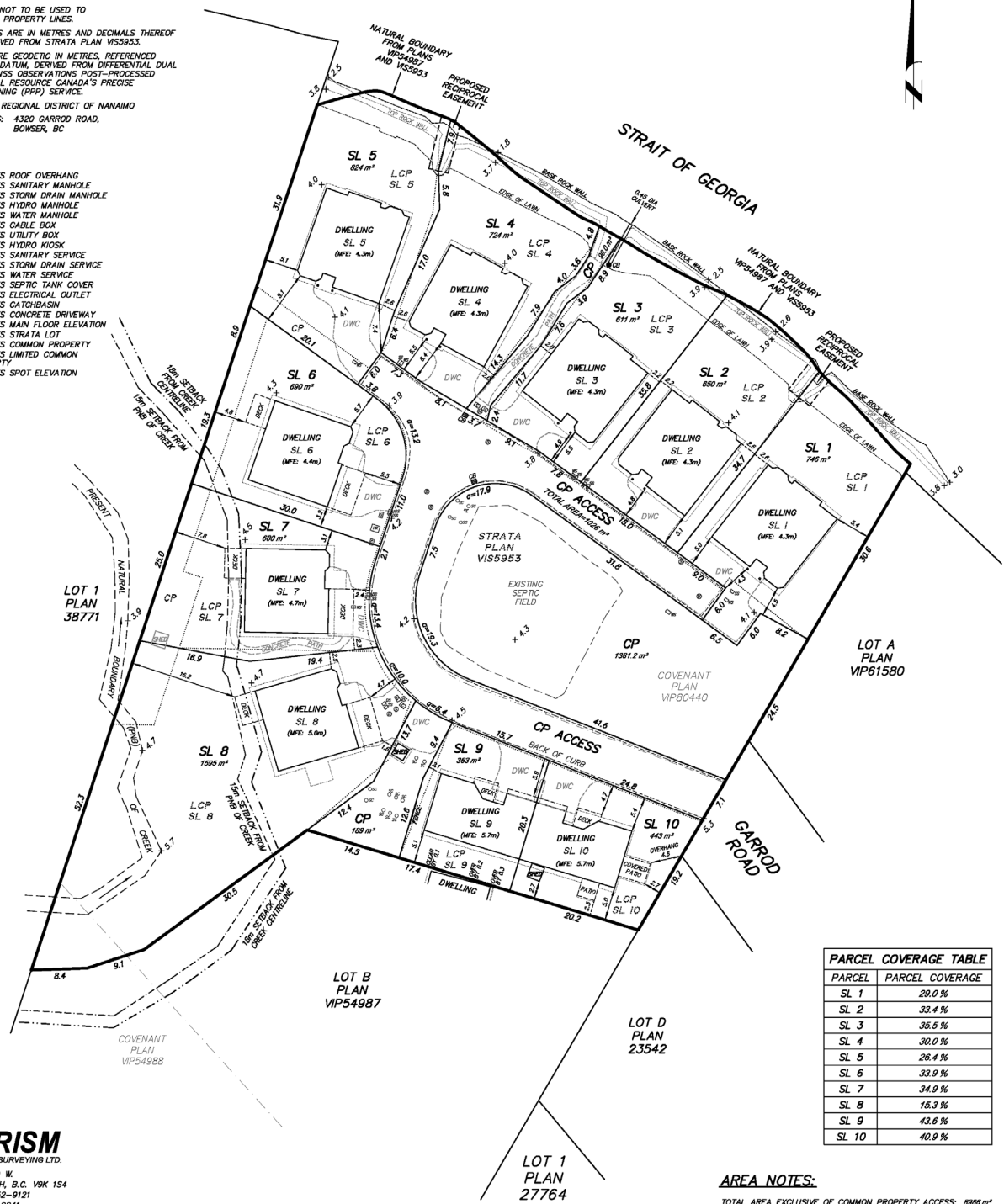
THE INTENDED PLOT SIZE IS 432mm IN WIDTH AND 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

NOTES:

THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF AND ARE DERIVED FROM STRATA PLAN VIS5953.
ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013 DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.
JURISDICTION: REGIONAL DISTRICT OF NANAIMO
CIVIC ADDRESS: 4320 GARROD ROAD, BOWSER, BC

LEGEND:

----- DENOTES ROOF OVERHANG
⊙ DENOTES SANITARY MANHOLE
⊙ DENOTES STORM DRAIN MANHOLE
⊙ DENOTES HYDRO MANHOLE
⊙ DENOTES WATER MANHOLE
⊙ DENOTES CABLE BOX
⊙ DENOTES UTILITY BOX
⊙ DENOTES HYDRO METER
⊙ DENOTES SANITARY SERVICE
⊙ DENOTES STORM DRAIN SERVICE
⊙ DENOTES WATER SERVICE
⊙ DENOTES SEPTIC TANK COVER
+E DENOTES ELECTRICAL OUTLET
⊙ DENOTES CATCHBASIN
DWC DENOTES CONCRETE DRIVEWAY
MFE DENOTES MAIN FLOOR ELEVATION
SL DENOTES STRATA LOT
CP DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
+0 DENOTES SPOT ELEVATION



PARCEL COVERAGE TABLE	
PARCEL	PARCEL COVERAGE
SL 1	28.0 %
SL 2	33.4 %
SL 3	35.5 %
SL 4	30.0 %
SL 5	26.4 %
SL 6	33.9 %
SL 7	34.9 %
SL 8	15.3 %
SL 9	43.6 %
SL 10	40.9 %

AREA NOTES:

TOTAL AREA EXCLUSIVE OF COMMON PROPERTY ACCESS: 8986 m²
AVERAGED BARE LAND STRATA LOT SIZE: 898.6 m²

PRISM
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 23-075-BL
DRAWING FILE: 23-075-SP7.dwg
DATE: 2025-10-27