



ESTABLISHMENT OF ZONES

SECTION 3

3.1 Establishment of Zones

The area within the boundaries of Electoral Area F of the Regional District of Nanaimo shall be divided into the zones identified in Table 3.1.

Table 3.1 – Zones

ZONES	DESCRIPTIONS
A-1	Agriculture 1
C-1	Commercial 1
C-2	Commercial 2
C-3	Commercial 3
C-3A	Commercial 3A ¹
C-4	Commercial 4
FR-1	Forestry/Resource 1
FR-2	Forestry/Resource 2 ²
I-1	Industrial 1
I-2	Industrial 2
I-3	Industrial 3
I-4	Industrial 4 ³
I-5	Industrial 5 ⁴
MU-1	Mixed Use Chatsworth Road 1
MHP-1	Manufactured Home Park 1
MHP-2	Manufactured Home Park 2
P-1	Parks and Open Space 1
P-2	Parks and Open Space 2 ⁵
R-1	Rural 1
R-2	Rural Residential 2
R-3	Village Residential 3
RC-1	Recreation 1
R-4	Rural 4 ⁶
RC-2	Recreation 2
RC-3	Recreation 3
S-1	Salvage and Wrecking 1
T-1	Institutional/Community Facility 1
T-2	Institutional/Community Facility 2
W-1	Water 1
CD	Comprehensive Development Zones

¹ Bylaw No. 1285.37, adopted February 14, 2023

² Bylaw No. 1285.27, adopted October, 2017

³ Bylaw No. 1285.35, adopted June 28, 2022

⁴ Bylaw No. 1285.36, adopted July 27, 2021

⁵ Bylaw No. 1285.07 adopted January 24, 2006

⁶ Bylaw No. 1285.24, adopted May 26, 2015



3.2 Zone Title

The correct name of each zone provided for in this Bylaw is set out in Column 1 of Table 3.1 and the inclusion of the names contained in Column 2 of Table 3.1 is for convenience only.

3.3 Location of Zones

The location of each zone is established on Schedule 'B', the Zoning Map attached to and forming part of this Bylaw, except where the location of a zone is established by reference to the legal description of a lot.

3.4 Zone Boundaries

- a) Where a zone boundary is shown on Schedule B as following a highway, a railway line, statutory right-of-way or easement, the zone boundary shall be the centreline of the highway, the railway line, the statutory right-of-way or easement.
- b) Where a zone boundary does not follow a legally defined line or where a lot is divided by a zone boundary, and where the distances are not set out in Schedule B or elsewhere, the location of the zone boundary shall be determined by scaling from Schedule B.
- c) Where a lot is divided by a zone boundary, the areas created by such division shall be deemed to be separate lots for the purpose of determining lot coverage, setbacks, minimum site area and floor area in this Bylaw.
- d) Where a lot is divided by a zone boundary, such lot shall be considered as two distinct lots for the purpose of determining permitted uses.

3.5 Regulations Table

The Regulations Table included in each zone establishes the category and method of regulating the density, siting and size of uses, buildings, structures, and lots for lands subject to this Bylaw.

3.6 Zoning Regulations

The permitted uses and regulations for each zone established under this Bylaw are outlined in Section 4.

3.7 Site Specific and Comprehensive Development Zone Regulations

- a) In this section "original lot" means a lot in existence as of June 25, 2002.
- b) Notwithstanding subsection a), "original lot" also means those lots considered for a site specific zone or comprehensive development zone in the "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw Amendment Bylaw No. 1285.01, 2003" in existence on April 13, 2004.



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- c) The maximum density of use or maximum size of use regulations set out in sections 4.23 to 4.38 apply to the area of the "original lot".
 - d) Where an original lot referred to in sections 4.23 to 4.38 inclusive is subdivided, the maximum density of use or maximum size of use specified in sections 4.23 to 4.38 remains the maximum density of use or maximum size of use permitted within the boundaries of the former original lot, despite the subdivision of the original lot into new or additional parcels.⁷

⁷ Bylaw No. 1285.05, adopted October 25, 2005