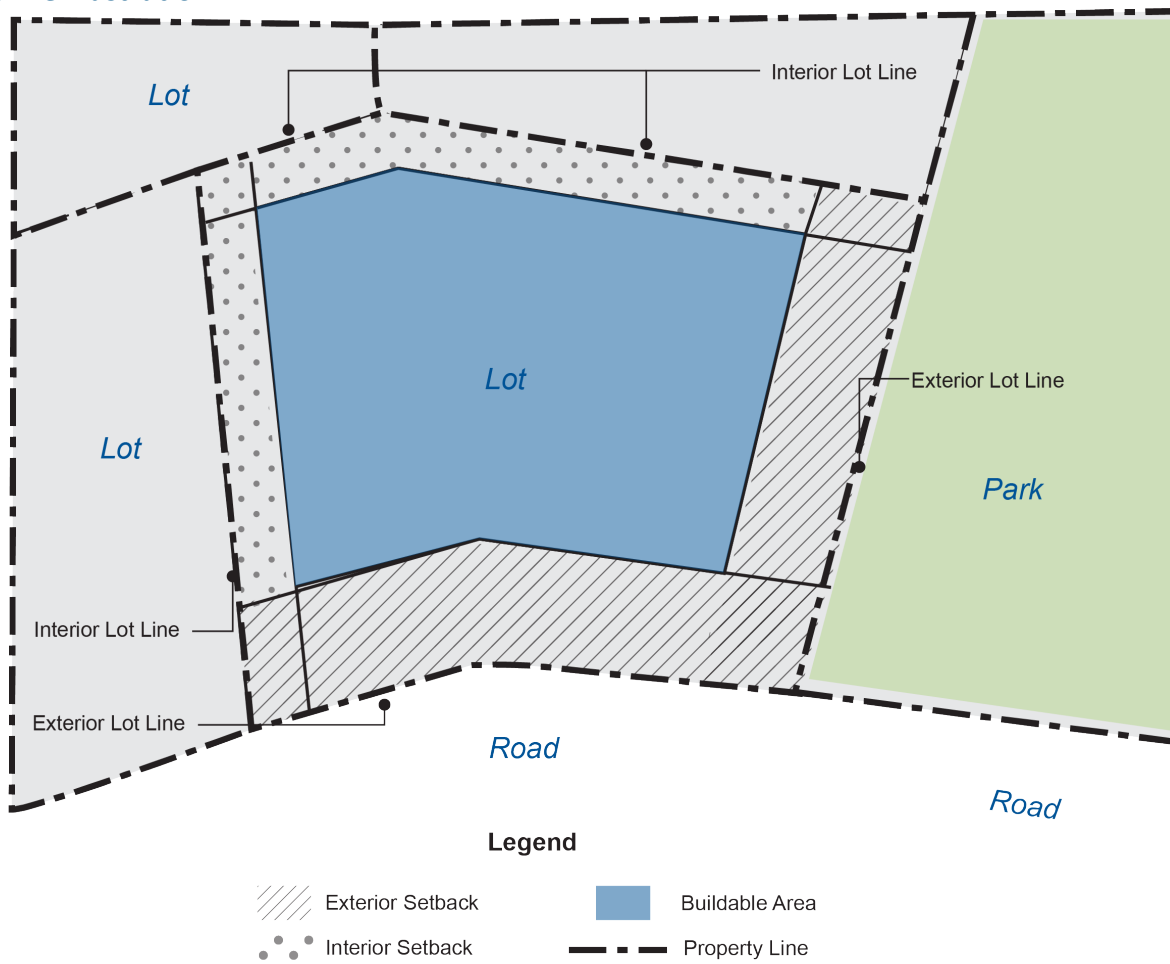


## Minimum Setback Requirements - Summary of Changes

### What has changed?

“Regional District of Nanaimo Zoning Bylaw No. 2500, 2024” (Bylaw 2500) simplifies the approach to minimum setback requirements. In many zones, the minimum setback requirements have been simplified to a standard 5.0 metres for all exterior lot lines and 2.0 metres for all interior lot lines to provide greater clarification and reduce interpretation on which setback applies to which lot line as shown in the diagram below. Note that in some zones the minimum setback is the same from all lot lines.

### Lot line illustration



### Want to read Bylaw 2500?

Bylaw 2500 is available online at: <https://www.rdn.bc.ca/bylaws-policies-forms-maps>

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## Minimum Setback Requirements - Summary of Changes

Bylaw 2500 also clarifies that an exterior lot line includes lot lines adjacent to unregistered Crown lands, common property access road, railway right-of-way, phased building strata boundary, or lands held or dedicated as park.

Bylaw 2500 includes a number of changes related to watercourse setbacks. These can be summarized as follows:

- Clarifying how the average slope and top of bank are determined
- Removing the requirement of 18 metres from the stream centreline
- Clarifying where the setback is measured from on parcels that contain a slope
- The use of diagrams to illustrate how minimum setbacks apply

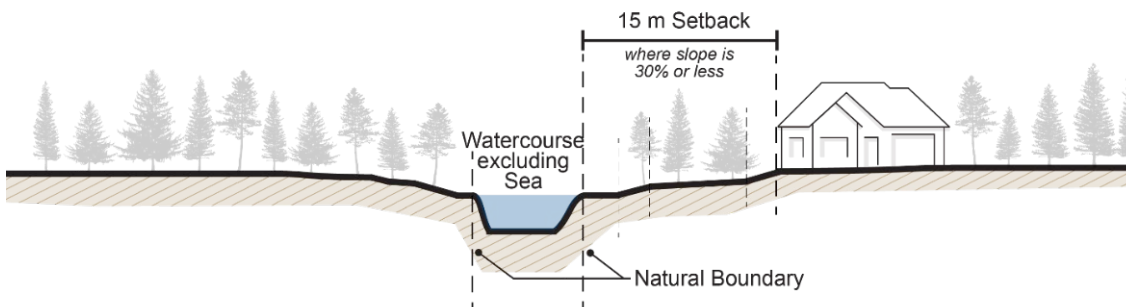
The following are watercourse setback regulation excerpts from Bylaw 2500. Please refer to the bylaw in its entirety to confirm accuracy as this information is provided for convenience only. Also, please refer to "[Regional District of Nanaimo Flood Hazard Mitigation Bylaw No. 1872, 2003](#)" (Bylaw 1872) to confirm if a parcel is located within a designated floodplain and for the regulations pertaining to floodprone lands. Bylaw 1872 is available online [here](#).

### Setbacks – Watercourses, Excluding the Sea

- (a) On parcels with an average slope of 30% or less adjacent to or containing a watercourse, as measured within 15.0 m of the natural boundary, no building or structure shall be constructed, altered, moved or extended within the following setbacks:
- (i) within 15.0 m horizontal distance from the natural boundary generally as shown in the diagram below;

### Scenario showing the application of a 15.0 m setback on a parcel with an average slope of 30% or less

15 m Setback where Average Slope of 30% or less



### Want to read Bylaw 2500?

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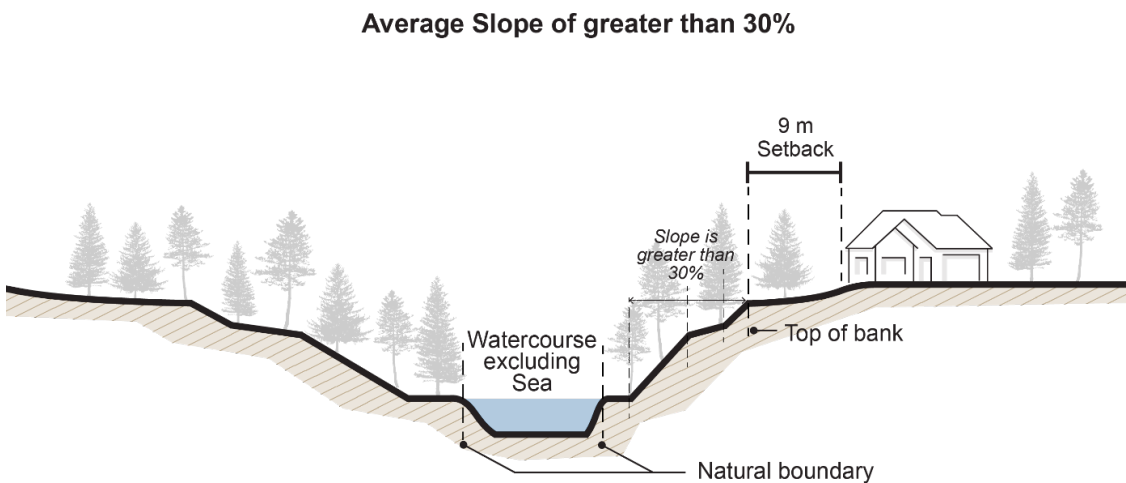
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## Minimum Setback Requirements - Summary of Changes

(b) On parcels with an average slope of greater than 30% adjacent to or containing a watercourse, as measured within 15.0 m of the natural boundary, no building or structure shall be constructed, altered, moved or extended within the following setbacks:

(i) within 9.0 m horizontal distance from the top of bank generally as shown in the diagram below:

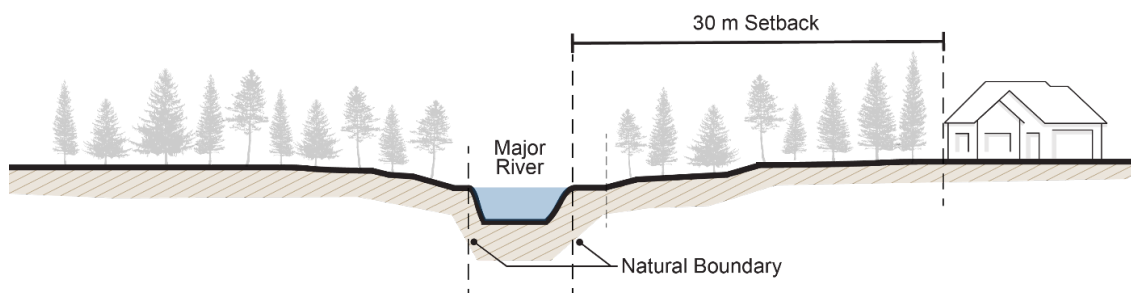
***Scenario showing the application of a 9.0 m setback from the top of bank on a parcel with an average slope of greater than 30%***



(c) Notwithstanding the above, on parcels containing or adjacent to the Nanaimo River, the Englishman River, the Little Qualicum River and the Qualicum River, no building or structure shall be constructed, altered, moved or extended within 30.0 m horizontal distance from the natural boundary generally as shown in the diagram below:

***Scenario Showing the application of a 30.0 m setback from the natural boundary***

**30 m Setback from Nanaimo River, Englishman River, Little Qualicum River and Qualicum River**



### Want to read Bylaw 2500?

Bylaw 2500 is available online at: <https://www.rdn.bc.ca/bylaws-policies-forms-maps>

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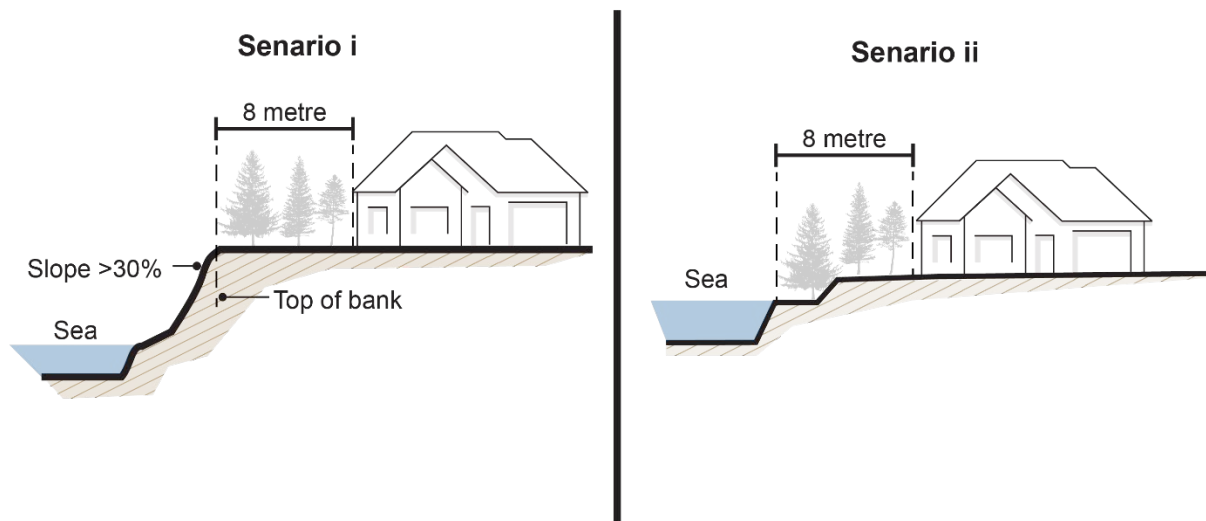
## Minimum Setback Requirements - Summary of Changes

### Setbacks –Sea

- (a) For all Electoral Areas, except Electoral Area ‘E’, on parcels adjacent to or containing a coastal watercourse, no building or structure shall be constructed, moved, extended:
- (ii) within 8.0 m horizontal distance inland from the top of a bank with a slope of 30% or greater; or
  - (iii) within 8.0 m horizontal distance from the natural boundary, whichever is greater generally as shown in the diagram below.

For the purpose of clarifying (i) above, no buildings or structures shall be located between the toe of a slope of 30% or greater and the top of that same slope.

*Scenarios showing the application of an 8.0 m setback from the top of bank on a parcel with a slope of 30% or greater or within 8.0 m from the natural boundary, whichever is greater*



- (b) For Electoral Area ‘E’, on parcels adjacent to or containing a coastal watercourse, no building or structure shall be constructed, moved, extended
- (i) within 8.0 m horizontal distance inland from the top of bank with a slope of 30% or greater; or
  - (ii) within 15.0 m horizontal distance from the natural boundary, whichever is greater generally as shown in the diagram below.

For the purpose of clarifying (i) above, no buildings or structures shall be located between the toe of a slope of 30% or greater and the top of that same slope.

### Want to read Bylaw 2500?

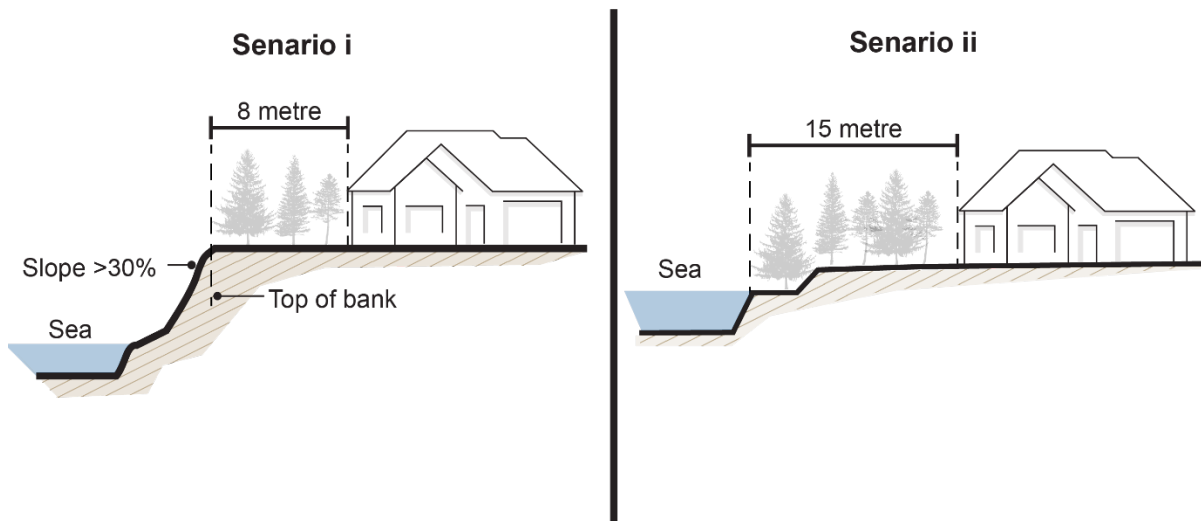
Bylaw 2500 is available online at: <https://www.rdn.bc.ca/bylaws-policies-forms-maps>

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## Minimum Setback Requirements - Summary of Changes

*Scenarios showing the application of an 8.0 m setback from the top of bank on a parcel with a slope of 30% or greater or within 15.0 m from the natural boundary in Electoral Area E only, whichever is greater*



### Want to read Bylaw 2500?

Bylaw 2500 is available online at: <https://www.rdn.bc.ca/bylaws-policies-forms-maps>

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