



Servicing Requirements - Summary of Changes

What has changed?

“Regional District of Nanaimo Zoning Bylaw No. 2500, 2024” (Bylaw 2500) no longer contains minimum site area requirements as a means of regulating the amount of development that is permitted on a parcel. Instead, Section 3.28 of Bylaw 2500 includes density requirements and servicing requirements. With respect to density requirements, the maximum density is consistent with what was previously supported by “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” (Bylaw 500).

The transition to servicing requirements will ensure that development may only proceed where the servicing requirements have been met. This acts as a mechanism of review to ensure approved means of water and sewage disposal, drainage, parking, landscaping, etc. are satisfied and will help to minimize the potential impacts of development. In other words, servicing requirements help ensure that development is limited to what can be supported on a given property.

How do servicing requirements work?

In zones where servicing requirements apply, in pursuing a use permitted by the applicable zoning, applicants are required to provide information demonstrating that the subject property can support the proposed development, including:

- Drainage
- Parking
- Landscaping
- Water Supply
- Sewage Disposal

In most cases, this servicing information is provided concurrently with a development permit (DP) application. In cases where a DP is not required, the information will be submitted prior to the issuance of a building permit.

Proposals where no increases to the servicing demands are anticipated are exempt from these requirements at the discretion of RDN.

Want to read Bylaw 2500?

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

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