



Zone Consolidation and Subzones - Summary of Changes

What has changed?

“Regional District of Nanaimo Zoning Bylaw No. 2500, 2024” (Bylaw 2500) has a simplified and modernized approach to applying land use zones to parcels within the area affected by the bylaw. The updated strategy seeks to:

- Reduce the number of land use zones and include an intent statement to simplify the bylaw and better define the intent of each zone.
- Utilize subzones to allow for ease of administration and to simplify future amendments.
- Increase the overall longevity and success of the bylaw by reducing unforeseen conflicts between zones that are more likely to occur from having more zones.

Bylaw 2500 has combined a number of zones that had little differentiation and are overly restrictive. In doing so, Bylaw 2500 was able to consolidate 10 Commercial zones into three new Commercial zones that are based on the type of use and location in relation to growth containment boundaries.

In addition, Bylaw 2500 was able to consolidate 10 Rural zones that had little to no differentiation into two Rural zones. This change has provided for added clarity and simplification.

Further, Bylaw 2500 consolidated five Industrial zones into three Industrial zones including Light, Medium and Heavy Industry. Bylaw 2500 supports a broader range of uses in the Light and Medium Industry zones as well as an increase in building height, and allowances for accessory vehicle marshalling and accessory storage.

What does a subzone look like and how is it used?

Bylaw 2500 uses subzones as a means of reducing the number of zones in the bylaw. A subzone is mapped on Schedule 3A and can be a single property or area with a specific regulation or series of regulations that modify the underlying zone. Subzones modify the regulations of the parent zone to address a specific use or regulation that may be required.

The illustrations on the following page provide an example of what a typical subzone looks like in Bylaw 2500 using the Commercial Retail & Service 1 (CRS1) zone as an example:

Want to read Bylaw 2500?

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

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Subzones in Bylaw 2500 – Using CRS1 as an example

Zone

4.5 Commercial Retail & Service 1 (CRS1)

- (a) **Intent**
The intent of this zone is to accommodate a variety of retail and service related uses.
- (b) **Uses**
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- Principle Uses**
- (i) Automotive Repair
 - (ii) Funeral Parlour
 - (iii) Nursery
 - (iv) Office
 - (v) Personal Service Use
 - (vi) Recreation Facility
 - (vii) Restaurant
 - (viii) Retail Store

Part 1 Administration
Part 2 Interpretation
Part 3 Land Use Reg

CRS1

.1

Zone

Subzone

The zone specifies regulations that apply to all parcels in the CRS1 zone.

The subzone modifies regulations that only apply to specific parcel(s) in the CRS1 zone.

At the end of the CRS1 zone, there is a subzone table that looks like:

4.5.1 Commercial Retail & Service Sub-Zones

The following sub-zones modify the regulations for this Zone as specified below and only apply to parcels identified in Schedule '3A' of this Bylaw.

Sub-zones	Modification(s)
(a) CRS1.1	In addition to the Uses listed in 4.5 (b) above, Shopping Centre will also be a Permitted Use.
(b) CRS1.2	In addition to the Uses listed in 4.5 (b) above, Shopping Centre and Outdoor Sales will also be a Permitted Use.
(c) CRS1.3	Despite any other clause in this Zone, Service Station will not be permitted.

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