



**CONSOLIDATED FOR
CONVENIENCE ONLY**

**ZONING AND DEVELOPMENT BYLAW,
1994, NO. 2000**

**A BYLAW TO REGULATE THE ZONING AND
DEVELOPMENT OF REAL PROPERTY
WITHIN THE CITY**

**Adopted: August 22, 1994
Consolidated to: May 1, 2017**

BYLAW AMENDMENTS

ZONING AND DEVELOPMENT BYLAW, 1994, NO. 2000

AMENDMENTS TO BYLAW NO. 2000

Bylaw No.	Adopted	Change
2000.1	October 3, 1994	151 Shelly Road from RS-1 to RS-2 161 Shelly Road from RS-1 to RS-2 560 Tulip Avenue from RS-1 to RS-2 243 Corfield Street from RS-1 to RS-2 139 Moilliet Street from RS-1 to RS-3 119 Moilliet Street from RS-1 to RS-3 421 Morison Avenue from RS-1 to RS-3 Adding Section 233 - CD-13 Zone 290 Corfield Street from RS-1 to CD-13
2000.2	October 28, 1994	Adding Section 234 - CD-14 Zone 851 W. Island Highway from A-1 to CD-14 505 Belson Street from RS-1 to CD-14
2000.3	March 6, 1995	Section 104 - Drive-Through Use Section 213 - Drive-Through Use Section 214 - Drive-Through Use Section 232 - Drive-Through Use Section 408 - Paid Parking
2000.4	February 17, 1997	636 W. Island Highway from RS-1 to RS-2
2000.5	January 20, 1997	Section 232 amendments and CS-5 Zone
2000.6	March 18, 1996	Section 104 - Shopping Centre definition Section 214 - Shopping Centre substitution
2000.7	November 12, 1996	354 Morison Avenue from RS-1 to RS-3 364 Morison Avenue from RS-1 to RS-3
2000.8	June 14, 1996	Section 216 additions
2000.9	July 15, 1996	Section 600 - Add Section 618 Subdivision Parcel Requirements

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2000.10	September 9, 1997	Section 104 - Government Liquor Store Section 104 - Supermarket Section 405 - substitutions Section 407 - Parking Requirements Section 412 - substitutions
2000.11	April 21, 1997	Section 104 - High Technology Use Section 104 - Wholesale Trade Use Section 104 - Light Industry Use Section 104 - Medium Industry Use Adding Section 235 - CD-15 Zone 1222 Industrial Way I-1 to CD-15
2000.12	November 12, 1996	550 & 551 Corfield Street A-1, RS-1 to RS-1, RS-2, RS-3, MH-1 and P-1
2000.13	October 27, 1997	385 Corfield Street and 149 Meridian Way from RS-1 to CD-16
2000.14	RESCINDED	
2000.15	October 6, 1997	31 Jenkins Place from RS-1 to CD-18
2000.16	BYLAW REPEALED	
2000.17	May 7, 2001	332/342 W. Hirst Avenue - RS-1 to RS-3
2000.18	June 7, 1999	CD-16 to CD-16A (Corfield & Meridian Way)
2000.19	July 19, 1999	Part of Lot 1, DL 13, Plan 10458 from P-1 to CT-1 and RS-4 and RS-5; Lots 1, 2, 3, DL 13, Plan 13095, Parcel A of Lot 2, DL 13, Plan 6358 and that part of Lot 2, DL 13, Plan 6358 and Lots 1, 2, DL 13, Plan 19304 and Parcel B of Lot 1, DL 13, Plan 2742 from P-1 to RS-5 (Civic Centre site)
2000.20	November 15, 1999	Division 200, Section 213, CD-11 amendment (Craig Bay)
2000.21	January 17, 2000	1085/1095 Island Highway East (From RUID to RA-1)
2000.22	March 6, 2000	264 McVickers Street (from CD-8 to RC-1)
2000.23	June 19, 2000	1458 Industrial Way (from IN2J to I-1) (Map amendment)

Bylaw No.	Adopted	Change
2000.24	December 17, 2001	Section 104 - adding "specialty retail" to Scope and Definitions Section 407 - Parking Requirements - adding "Overnight Accommodation" and "Retail/Service Stores/Specialty Retail" Division 200 Zoning District Schedules by adding "245 Resort Area Tourist Accommodation and Recreation Zone" Rezoning Lot 1, District Lot 123, Nanoose District, Plan 44169 except parts in Strata Plan 1549 and Plan VIP57926 (1015 East Island Highway)
2000.25	July 5, 2000	Off-Street Parking - Sections 402 & 408 - Text amendment only.
2000.26	March 19, 2001	Parking Requirements - Section 407
2000.27	December 17, 2001	Rezoning Part of Lot A, District Lot 123, Nanoose District, Plan VIP52504 Except that Part in Strata Plan VIS2118 (Phases 1 to 11) (1025 E. Island Highway)
2000.28	October 15, 2001	Rezoning a 0.346 ha portion of Lot A, District Lot 74, Nanoose District, Plan 27467 (826 W. Island Highway)
2000.29	March 19, 2001	194 Memorial Avenue - P-1 to C-3
2000.30	April 30, 2001	220 W. Island Hwy. - Section 227.2
2000.31	RESCINDED	
2000.32	July 4, 2001	Section 104 - Civic uses, Section 602
2000.33	August 7, 2002	Transportation Corridors – Section 247 TR-1
2000.34	October 7, 2002	1247 Arbutus Road RS-IN to MH-1 Zone
2000.35	October 7, 2002	Industrial I-1 Zone amendment
2000.36	November 18, 2002	CD-12 Zone - Multiplex Arena amendment to permit subdivision
2000.37	May 5, 2003	RS-1 to RS-2 –575 Island Highway West
2000.38	August 18, 2003	RA-2 to RA-2A, 1015 Island Highway East

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2000.39	December 15, 2003	Section 104 – Turf management training facility Division 200 – Subsection 201 – Interpretation Division 210.1.A – Permitted Land Uses
2000.40	March 15, 2004	163 & 181 Island Highway West – Tourist Commercial (CS-2) to Mixed Waterfront Commercial – Residential (MWC-1)
2000.41	April 5, 2004	Bridgewater Development – CD-16A to CD-16B
2000.42	September 19, 2005	Text Amendment to remove "commercial entertainment and replace with "cinema and/or movie theatre"
2000.43	June 21, 2004	Text Amendment to definition of "Automobile Services"
2000.44	October 3, 2005	Text and Map Amendment – RS-1 and TR-1 to RS-2 – 447 Pym and 735 Island Highway West
2000.45	December 6, 2004	Text Amendment to "lot coverage" and "gross floor area" definitions
2000.46	January 17, 2005	Text Amendment to add offices as a permitted use
2000.47	June 20, 2005	Text and Map Amendment – C-3 to RS-3 to 251 Mills Avenue
2000.48	July 5, 2006	Text and Map Amendment – RS-1 to RS-2 to 399 Wembley Road
2000.49	February 4, 2008	Text and Map Amendment – RS-1 to CD-19 – 103, 105, 111 and 125 McMillan Street
2000.50	August 9, 2006	Text and Map Amendment – RS-1 to CD-17 to 275 and 301 Hirst Avenue
2000.51	August 9, 2006	Text and Map Amendment – P-1 to P-1A to 193 Island Highway East
2000.52	November 6, 2006	Text amendment to 491 Island Highway East to permit a martini and wine lounge

Bylaw No.	Adopted	Change
2000.53	October 2, 2006	Text and Map amendment – fire training facility at 1159 & 1155 Franklin's Gull Road
2000.54	February 5, 2007	Text amendment regarding metal storage containers
2000.55	April 2, 2007	Map Amendment – CS-4 to CS-1 to 685 Island Highway East
2000.56	August 20, 2007	Text and map amendment - RS-1 to CD-20 to 437 Pym Street
2000.57	October 1, 2007	Text amendment to CS-1 Zone for 360 Pioneer
2000.58	August 20, 2007	Text and map amendment – P-1 to CD-21 to 371 Alberni Highway
2000.60	July 21, 2008	Text amendment – Subsection (b) of Section 204.2 of the RS-3 Zone
2000.61	July 21, 2008	Map amendment – RS-1 to RS-3 on 352 Hirst Avenue
2000.62	July 7, 2008	Text amendment – Amend definition "affordable housing"
2000.63	July 7, 2008	Text amendment – Amend Section 213.1 (C-3) to permit SFD, 560 m ²
2000.64	July 7, 2008	Text amendment – Amend Section 214.1 (CS-1) to permit SFD, 560 m ²
2000.65	July 7, 2008	Text amendment – Amend Section 210.1 (A-1) replacing minimum lot size for SFD to 4 ha
2000.66	July 7, 2008	Text amendment – Amend Section 604 regarding storage of fireworks and/or explosives
2000.67	July 7, 2008	Text amendment – Amend definition "exterior lot line"

Bylaw No.	Adopted	Change
2000.68	July 7, 2008	Text amendment – Amend Section 613 Secondary Suites regarding maximum allowable area to 90 m ²
2000.69	October 6, 2008	Text amendment – Amend Single Family Residential (RS-1) Zone to add Carriage Houses
2000.70	October 20, 2008	Text amendment – Amend Resort Area Tourist Accommodation (RA-2A) Zone to add Miniature Golf Course
2000.71	DEFEATED	
2000.72	DEFEATED	
2000.73	June 22, 2009	Text Amendment - Amend Division 600 to add Urban Food Garden
2000.74	June 22, 2009	Text Amendment - Amend Industrial I-1 to add Food Concession Trailer
2000.75	December 7, 2009	Text amendment – Amend site specific permitted land uses on 1000 Resort Drive to permit fairground and amusement arcade or games room
2000.76	December 7, 2009	Text amendment – Amend home based business definition and replace Division 300 – Home Occupations
2000.77	May 3, 2010	Text & map amendment – Amend site specific permitted land use on 1275 Island Highway East to permit food and beverage sales and associated definitions
2000.78	June 7, 2010	Text amendments – housekeeping items: Renaming 'Home Occupation' and 'Accessory Home Occupation' to 'Home Based Business' within all applicable zones; Clarifying the number of persons permitted to be engaged in a Home Based Business by replacing the word 'an' to 'one'; Addressing conflicting minimum parcel size requirement within the Industrial I-1 zone with respect to use;

Bylaw No.	Adopted	Change
		<p>Clarifying the minimum parcel size requirement applicable to all zones;</p> <p>Revising the definition of light industry and medium industry to clarify that asphalt batch plant is not included as a permitted use;</p> <p>Revising the setback to the sea to improve foreshore protection and bank stability;</p> <p>Removing the Comprehensive Development CD, Neighbourhood Commercial C-2, and Neighbourhood Pub Commercial CS-5 zones that are unattached to land and not in effect;</p> <p>Removing 'Accessory Uses' from the list of permitted uses in all zones as the listing is redundant;</p> <p>Adding 'Personal Services' use to the Downtown Commercial C-3 zone;</p> <p>Adding a definition of 'commercial communications antenna' and establishing a distance of 50 metres from residential uses.</p>
2000.79	DEFEATED	
2000.80	March 21, 2011	Text amendments – Section 213, Downtown Commercial C-3 to remove 213.6 Maximum Lot coverage and Section 604, Prohibited Use of Land, Buildings and Structures regarding commercial communications antennas.
2000.82	September 3, 2014	Text and map amendment – 560 Island Highway East and 539 Stanford Avenue East to rezone from CS-1 and CS-3 to CD-23
2000.83	October 15, 2012	Text and map amendment – Add Small Lot Residential SLR-1 zone and rezone Lots B, C and I, District Lot 13, Nanoose District, Plan VIP66463
2000.84	March 18, 2013	Text amendment to the shipping container regulations
2000.85	April 3, 2013	Text amendment to allow for accessory household hen keeping
2000.86	April 3, 2013	Text amendment to the fence height regulations

Bylaw No.	Adopted	Change
2000.87	July 3, 2013	Text and map amendment to Health Care Facility
2000.88	October 7, 2013	Map amendment to 779 Stanhope Road, RS-1 to SLR-1
2000.89	DEFEATED	
2000.90	December 16, 2013	Map amendment to 780 Stanhope Road and 577 Pym Street, RS-1 to SLR-1
2000.91	August 18, 2014	Text amendment to amend residential height provisions in proximity to the rear lot line
2000.92	June 6, 2016	Map and text amendment – Comprehensive Development CD-24 Zone – 272 Island Highway West
2000.93	September 15, 2014	Map and text amendment – Comprehensive Development CD-19A Zone – 103, 105, 111, 115 and 125 McMillan Street
2000.94	November 3, 2014	Map and text amendment – Comprehensive Development CD-25 – 371 Alberni Highway
2000.95	November 3, 2014	Map and text amendment – Comprehensive Development CD-26 – 312 Hirst Avenue West
2000.96	August 18, 2014	Text Amendment – Medical Marihuana facilities
2000.98	March 16, 2015	Map Amendment – P-2 – 795 Island Highway West
2000.99	April 20, 2015	Text Amendment – Exterior Lot Line and Food Concession Vehicle
2000.100	June 15, 2015	Text Amendment – To the fence and retaining wall height regulations
2000.101	December 14, 2015	Map and text amendment – Consolidation of Zoning Regulations Resort Area
2000.102	May 1, 2017	Text Amendment – To CD-2 to facilitate additional bumper boats and other fairground uses

2000.103 January 16, 2017

Map amendment to 183 McVickers Street,
from P2 to C-3

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