PART 7 – RESIDENTIAL

7.1 DESCRIPTION OF ZONES

Zone Name	Zone	Intent of Zone
Single Dwelling Residential	**R1**	This zone provides for low density, single residential dwelling developments and also for two principal dwellings on certain corner lots.
Single Dwelling Residential - Small Lot	**R2**	This zone provides for small lot subdivisions, which are intended to contribute to the mix of housing within the city while offering an affordable and sustainable form of single residential dwelling developments.
Island Residential	**R3**	This zone provides for low density residential development of a permanent nature on Protection Island.
Two Unit Residential	**R4**	This zone provides for two dwellings in one or two principal buildings on a residential lot.
Three and Four Unit Residential	**R5**	This zone provides for the development of small-scale multiple family residential dwellings, of up to four units, that are compatible with the scale or enhance the architectural style of single family residential development within the area.
Low Density Residential	**R6**	This zone provides for a mixture of low density ground-oriented multiple family developments on lots compatible with other residential development in the area.
Row House Residential	**R7**	This zone provides for street oriented, attached, medium-density row house dwelling units.
Medium Density Residential	**R8**	This zone provides for medium-density, multiple family developments on specific lots that are compatible with other residential and neighboring commercial land uses.
High Density (High Rise) Residential	**R9**	This zone provides for high density residential development for specific lots that support a high rise building form.
Steep Slope Residential	**R10**	This zone applies to properties identified as having steep slope characteristics and provides for detached, single residential dwelling subdivisions and clustered multiple family developments.
Recreational Vehicle Park	**R11**	This zone provides for the creation of recreational vehicle parks and the accommodation of persons in recreational vehicles.
Mobile Home Park Residential	**R12**	This zone provides for rental or strata title mobile home park parks at a low multi-family density as per “MOBILE HOME PARKS BYLAW 1984 NO. 2704”.
Old City Low Density (Fourplex) Residential	**R14**	This zone provides for residential rehabilitation and the development of small scale multiple family residential redevelopment that is consistent with the historical architectural style of the area.
Old City Medium Density Residential	**R15**	This zone provides for residential rehabilitation and the development of new medium density multiple family residential redevelopments that are consistent with the historical architectural style of the area.

(4500.002; 2011-OCT-03) (4500.014; 2012-JUN-11) (4500.031; 2012-DEC-03) (4500.158; 2019-DEC-02) (4500.182; 2021-DEC-06) (4500.219; 2024-MAR-04) (4500.223; 2024-JUN-17)

7.2 PERMITTED USES

7.2.1 The uses listed in the following table shall be permitted where indicated within the corresponding specified zone, and may be carried subject to the conditions of use:

Use	Zone														Conditions of Use
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R14	R15	
Duplex	P	--	--	P	P	P	--	--	--	--	--	--	P	P	See Subsection 7.2.2
Hotel	--	--	--	--	--	--	--	SS	--	--	--	--	--	--	
Mobile Home Park	--	--	--	--	--	--	--	--	--	--	--	P	--	--	*Subject to the "MOBILE HOME PARKS BYLAW 1984 NO. 2704"*
Multiple Family Dwelling	--	--	--	--	P	P	P	P	P	P	--	--	P	P	Within the R5 zone, a maximum of two principal buildings shall be permitted on a lot. Within the R7 zone, multiple family dwelling shall only be permitted where the lot area is 1,500m^2 or greater
Park Model Trailer	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
Personal Care Facility	--	--	--	--	--	--	--	SS	--	--	--	--	--	--	
Recreational Vehicle Park	--	--	--	--	--	--	--	--	--	--	P	--	--	--	
Rooming House	--	--	--	--	--	P	--	P	--	--	--	--	P	P	*Subject to Part 6*
Row House	--	--	--	--	--	--	P	--	--	--	--	--	--	--	
Single Residential Dwelling	P	P	P	P	P	P	--	P	P	P	P	P	P	P	See Subsection 7.2.2

(4500.014; 2012-JUN-11) (4500.036; 2013-APR-22) (4500.053; 2013-DEC-16) (4500.158; 2019-DEC-02) (4500.223; 2024-JUN-17) (4500.228; 2025-JUL-21)

P = Permitted Use
-- = Use Not Permitted in this Zone
SS = Site Specific Use

7.2.2 Notwithstanding Subsection 7.2.1, within the R1 zones where a corner lot has a lot area greater than 700m^2 but does not meet the lot area, lot depth or lot frontage requirements for

subdivision, a total of up to two single residential dwellings or one duplex shall be permitted provided one front door faces the front yard and the other front door faces the flanking side yard. **(4500.036; 2013-APR-22) (4500.092; 2016-FEB-01) (4500.158; 2019-DEC-02) (4500.223; 2024-JUN-17)**

7.2.3 The uses listed in the following table shall be permitted as an accessory use where indicated within the corresponding specified zone, as per the conditions of use:

Use	Zone														Conditions of Use
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R14	R15	
Boarding & Lodging	A	A	A	A	A	A	A	A	A	A	--	--	A	A	Shall not exceed two sleeping units and shall not accommodate more than two persons. Must be included within a Single Residential Dwelling
Convenience Store	--	--	--	--	--	--	--	A	A	--	A	A	--	--	Gross Floor Area not to exceed 46m^2.
Daycare	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*Subject to Part 6.*
Home Based Business	A	A	A	A	A	A	A	A	A	A	--	A	A	A	*Subject to Part 6.*
Office	--	--	--	--	--	--	--	--	--	--	--	A	--	--	One office is permitted for the management of a mobile home park.
Park Model Trailer	--	--	--	--	--	--	--	--	--	--	--	A	--	--	
Secondary Suite	A	A	A	A	A	A	A	A	A	A	--	--	A	A	Subject to Part 6 and Subsection 7.2.3.1.
Short-Term Rental	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Subject to Part 6.
Storage Area	--	--	--	--	--	--	--	--	--	--	A	A	--	--	Where a Mobile Home Park or Recreational Vehicle Park exists. Subject to the "MOBILE HOME PARKS BYLAW 1984 NO. 2704"

(4500.002; 2011-OCT-03) (4500.014; 2012-JUN-11) (4500.031; 2012-DEC-03) (4500.186; 2022-FEB-07) (4500.223; 2024-JUN-17)

A = Accessory Use Permitted
-- = Accessory Use Not Permitted in this Zone

7.2.3.1 Notwithstanding Subsection 7.2.3:

a) in the R5 and R14 zones, secondary suites are only permitted where no more than two principal dwelling units exist on the lot; and
b) in the R10 zone, secondary suites are only permitted where there is one single residential dwelling on the lot. **(4500.223; 2024-JUN-17)**

7.2.4 The following uses shall be permitted on site specific basis:

Use	Permitted Location Address	Legal Description of Permitted Location
Hotel	809 Island Highway	THAT PART OF BLOCK D, SECTION 1, NANAIMO DISTRICT, PLAN 1748, INCLUDED IN PLAN 285R, EXCEPT PARTS IN PLANS 7822 AND 9409
	1577 Stewart Avenue	LOT 1, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN VIP58684
Personal Care Facility	6085, 6095 and 6081 Uplands Drive	STRATA LOT 1, DISTRICT LOT 48, WELLINGTON DISTRICT, STRATA PLAN VIS5833, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V. LOT C, DISTRICT LOT 48, WELLINGTON DISTRICT, PLAN VIP53807, EXCEPT THAT PART IN STRATA PLAN VIS5833 (PHASE 1)
	3425 Uplands Drive	LOT C, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP114091

(4500.036; 2013-APR-22) (4500.228; 2025-JUL-21)

7.3 DENSITY

7.3.1 The following table specifies the maximum allowable base density per lot for each zone listed. Where additional density is permitted, the amount of additional density and the conditions required to achieve it are specified in the additional density column. Where additional density is achievable through Schedule D, that additional density shall be applied as part of the development permit process:

Zone	Maximum Allowable Base Density	Additional Density
R1	One single residential dwelling.	Where a corner lot has a lot area greater than 700m2 but does not meet the lot area, lot depth or lot frontage requirements for subdivision, a total of up to two single residential dwellings or one duplex shall be permitted provided one front door faces the front yard and the other front door faces the flanking side yard. Where more than one dwelling is located on a corner lot a secondary suite shall not be permitted in either dwelling. Where the lot area is greater than 0.4 hectares, one additional single residential dwelling shall be permitted.
R2	One single residential dwelling.	
R3	One single residential dwelling with a total Floor Area Ratio of no greater than 0.55.	
R4	Two dwelling units with a total Floor Area Ratio of no greater than 0.55.	
R5	Three dwelling units.	Where the lot is a 280m^2 or greater in lot area, one additional dwelling unit is permitted.

Zone	Maximum Allowable Base Density	Additional Density
R6	The maximum Floor Area Ratio shall not exceed 0.45.	Where the development meets or exceeds the Tier 1 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.1. Where the development meets or exceeds the Tier 2 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.15.
R7 – Row House Lot	One dwelling unit per lot.	
R7 – Multiple Family Dwelling Lot	The Floor Area Ratio shall not exceed 0.70.	Where the development meets or exceeds the Tier 1 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.1. Where the development meets or exceeds the Tier 2 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.25.
R8	The maximum Floor Area Ratio shall not exceed 1.25.	Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground. Where the development meets or exceeds the Tier 1 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.1. Where the development meets or exceeds the Tier 2 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.25.
R9	The maximum Floor Area Ratio shall not exceed 3.00.	Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground. Where the development meets or exceeds the Tier 1 requirements, as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.1. Where the development meets or exceeds the Tier 2 requirements, as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.25.
R10	16 dwelling units per hectare of land or portion thereof, excluding the watercourse leave strip area and statutory park dedication. Where a lot contains one or two dwelling units, the maximum Floor Area Ratio shall not exceed 0.55. Where a lot contains three or more units, the maximum Floor Area Ratio shall not exceed 0.45.	Where the lot contains more than one unit and development meets or exceeds the Tier 1 requirements, as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.1. Where the lot contains more than one unit and development meets or exceeds the Tier 2 requirements, as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.15.
R11	25 recreational vehicle spaces per gross hectare of land or portion thereof.	
R12	20 mobile homes or park mobile trailers pads per gross hectare of land or portion thereof.	

Zone	Maximum Allowable Base Density	Additional Density
R14	Not more than four dwelling units.	Additional density for the conversion of an older home per Subsection 7.3.1.1.
R15	The maximum Floor Area Ratio shall not exceed 0.85.	Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground. Additional density for the conversion of an older home per Subsection 7.3.1.1.

(4500.002; 2011-OCT-03) (4500.012; 2012-APR-16) (4500.014; 2012-JUN-11) (4500.031; 2012-DEC-03) (4500.036; 2013-APR-22) (4500.092; 2015-FEB-01) (4500.158; 2019-DEC-02) (4500.219; 2024-MAR-04) (4500.223; 2024-JUN-17)

7.3.1.1 Additional density for the conversion of an older home shall be permitted in the zones specified in Subsection 7.3.1 per a), b), and c), below.
(4500.223; 2024-JUN-17)

a) Additional density for the conversion of an older home shall be permitted where the following conditions are met:
   i. The lot is located in the Old City Neighbourhood future land use designation as identified in 'Schedule 2' of the City of Nanaimo "City Plan Bylaw 2022 No. 6600";
   ii. An existing single residential dwelling that was constructed prior to 1975 is sited on the lot;
   iii. No other principal uses are present on the lot;
   iv. The lot is not stratified or otherwise part of a strata plan; and
   v. The single residential dwelling is retained.

b) Additional density for the conversion of an older home shall be permitted for the applicable zones as specified in the following table:

Zone	Additional Density
R14	One additional dwelling unit
R15	An additional 0.15 of Floor Area Ratio

c) Additional density for the conversion of an older home is subject to the following requirements:
   a) A minimum of 80% of the building's original gross floor area is kept;
   b) The number and size of windows or doors facing a front or flanking side yard are not reduced;
   c) No new floor area is proposed on the front face of the building, except for an entry portico or front porch; and
   d) The building is not raised by more than 0.6m from its original building height.

7.3.2 Notwithstanding 7.3.1, within the R10 Zone a minimum of one single residential dwelling shall be permitted on each lot that meets the applicable lot size requirements under Section 7.4.

7.3.3 Notwithstanding 7.3.1, within the R10 Zone where land is subdivided and park land dedication is provided in excess of 5% of the total land area, one or more lots of the resulting subdivision is eligible for additional dwelling units provided that the lot or lots are identified to the City at the time of the subdivision plan filed with the City. The additional dwelling units available for transfer to lots within a subdivision shall be calculated as 16 dwelling units per hectare of parkland dedicated in excess of 5% provided no portion of the area used in this calculation is within a Watercourse identified in Schedule C, and its associated leave strip(s).

7.3.4 Notwithstanding Subsection 7.3.1, the maximum allowable density shall be as expressed in the table below for specific properties:

Civic Address	Legal Description	Maximum Allowable Floor Area Ratio
3400 Barrington Road 3481 Rock City Road 3580 Rock City Road 3600 Rock City Road	LOTS 4, 5, 6, & 7, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP120017	0.45 Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground.
1534 Extension Road	LOT 1, SECTION 18, RANGE 4, CRANBERRY DISTRICT, PLAN 15503, EXCEPT PLAN EPP98272	0.65
325 Hecate Street	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP84429	1.277
1224 Manzanita Place	LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988	0.45 Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground.
2202 Meredith Road	LOT 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP83590	0.70
5645 Metral Drive 5655 Metral Drive	LOTS 3 & 4, DISTRICT LOT 23G, WELLINGTON DISTRICT	0.75
330 Ninth Street 338 Ninth Street	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 37548 LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 25112	0.62
878 Park Avenue	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 30265	0.81

Civic Address	Legal Description	Maximum Allowable Floor Area Ratio
154 Promenade Drive	STRATA PLAN VIS4079	3.60
405 Rosehill Street	LOT B, SUBURBAN LOT 26, NEWCASTLE RESERVE SECTION 1, NANAIMO DISTRICT, PLAN 21869, EXCEPT PLAN EPP101794	0.79
Civic Address	**Legal Description**	**Maximum Number of Units**
5300 Tanya Drive	LOT 4, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120	24 dwelling units per hectare of land

(4500.121; 2018-JUL-09) (4500.134; 2020-APR-06) (4500.171; 2021-FEB-01) (4500.169; 2022-OCT-24) (4500.205; 2023-OCT-16) (4500.210; 2023-DEC-18) (4500.219; 2024-MAR-04) (4500.230; 2024-DEC-16) (4500.206; 2025-MAR-03) (4500.225; 2025-JUN-16)

7.3.5 Notwithstanding 7.3.1, not more than seven dwelling units is permitted and the maximum Floor Area Ratio shall not exceed 0.86 on the land legally described as SOUTHERLY ½ of LOT 5, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584, HAVING A FRONTAGE OF 66 FEET ON MILTON STREET (456 Milton Street).
(4500.193; 2022-OCT-03) (4500.219; 2024-MAR-04)

7.3.6 Notwithstanding 7.3.1, no more than 30.67 recreational vehicle spaces shall be developed per hectare of land, or portion thereof, on land legally described as Lot C, Section 10, Range 8, Mountain District, Plan 2977, Except That Part in Plan 146 RW (2323 Arbot Road).

7.3.7 – 7.3.13 [*Deleted and consolidated under 7.3.4*] **(4500.219; 2024-MAR-04)**

7.4 LOT SIZE AND DIMENSIONS

7.4.1. The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth of all residential lots serviced by community water, sanitary sewer, and a storm water drainage system within the corresponding zones:

Zone		Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Depth
R1		500m^2 450m^2 - **L**	15m 10m - **L or C**	30m 26.5m - **L**
R2		325m^2 290m^2 - **L**	10m 11.5m *where lot is a corner lot*	28m 24m - **L**
R3		5,000m^2	15m	30m
R4		600m^2 550m^2 - **L**	15m	30m 26.5m - **L**
R5		600m^2 550m^2 - **L**	15m	30m 26.5m - **L**
R6		1,200m^2	15m	30m 26.5m - **L**
R7 – *Row House Lot*	where the side lot line abuts an R7-zoned lot on both sides	150m^2	5.5m	27m 24m – **L**
	where the side lot line abuts an R7-zoned lot on one side and there is no flanking side lot line	200m^2	7.5m	27m 24m- **L**
	where the lot is a corner lot	250m^2	10m	27m 24m - **L**
R7 – *Multiple Family Dwelling Lot*		1,500m^2	15m	27m 24m - **L**
R8		1,800m^2	15m	30m
R9		1,800m^2	15m	30m
R10[1]		1,200m^2 (see footnote 1)	15m	30m
R10 ***Less than 5% Slope***[2] ***(see footnote 2)***		325m^2	10.5m 10m **C** 12m *where lot is a corner lot*	27.5 m 24 m - **L**
R11 ***Total Lot Area***		2 hectares	18m	30m
R12 ***Total Mobile Home Park Lot Area***		1 hectare	18m	30m
R12 ***Individual Mobile Home Lots***		325m^2	N/A	N/A
R14		750m^2	15m	30m
R15		750m^2	15m	30m

(4500.014; 2012-JUN-11) (4500.158; 2019-DEC-02) (4500.219; 2024-MAR-04) (4500.223; 2024-JUN-17)

L = *Indicates where the lot can be accessed from a lane abutting a side or rear property line.*
C = *Indicates where a lot fronts on a cul-de-sac.*
[1] = *Within the R10 zone Lot area may be reduced to 600m^2 where the steep slope area is not included in the calculation of lot area.*
[2] = *Within the R10 zone, the lot area may be reduced to 325m^2 where the average slope of the lot does not exceed 5%, as measured on undisturbed natural grade between the centre points of each lot line in either direction and the subdivision does not result in a density greater than 16 dwelling units per hectare (excluding the watercourse leave strip area and excluding statutory park dedication) on the lot proposed for subdivision.* ***(4500.073; 2015-MAR-16)***

7.4.2 For the purposes of subdivision where the lot abuts a watercourse, as indicated on Schedule C, or is subject to a geotechnical setback, the required watercourse leavestrip or geotechnical setback area shall not be included in the calculation of a lot area. **(4500.158; 2019-DEC-02)**

7.4.3 Notwithstanding Subsection 7.4.2, a geotechnical setback area may be included in lot area for a lot within the R10 zone.

7.4.4 Notwithstanding Subsection 7.4.1, the minimum lot depth in all zones shall be 45m where the property abuts the Nanaimo Parkway.

7.4.5 Notwithstanding Subsection 7.4.1, within the R1 zone where a lot is subdivided the minimum lot size requirement may be reduced by up to 10% provided the average lot size within the subdivision is equal to or greater than 500m^2. **(4500.002; 2011-OCT-03)**

7.4.6 Notwithstanding Subsection 7.4.1, within the R11 zone the minimum recreational vehicle space pad area shall not be less than 200m^2.

7.4.7 Notwithstanding Subsection 7.4.1, within the R11 zone the minimum recreational vehicle park lot area within a recreational vehicle park, shall not be less than 200m^2 on lands legally described as Lot C, Section 10, Range 6, Mountain District, Plan 2977, Except That Part in Plan 146 RW (2323 Arbot Road).

7.4.8 Notwithstanding 7.4.1, the minimum lot size shall be 500m^2 for the lands legally described as SECTION C OF LOT 15, BLOCK H, SECTION 1, NANAIMO DISTRICT, PLAN 584 and SOUTH 1/2 OF SECTION D, OF LOT 15, BLOCK H, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THE NORTHERLY 49.5 FEET (440 Kennedy Street). **(4500.194; 2022-OCT-03)**

7.5 SITING OF BUILDINGS

7.5.1 The following table identifies the minimum distance a principal building must be set back from the lot line specified within each respective column heading within each zone:

Zone	Front Yard	Side Yard	Flanking Side Yard	Rear Yard
R1	4.5m	1.5m	4.0m	7.5m
R2	4.5m	1.5m	3.0m	6.0m
R3	6.0m	1.5m	4.0m	7.5m
R4	3.0m	1.5m	2.5m	7.5m
R5	3.0m	1.5m	2.5m	7.5m
R6	3.0m	3.0m	2.5m	7.5m
R7 – ***Row House Lot***	3.0m	0.0m* **Subject to Subsection 7.5.5*	2.5m	3.0m
R7 – ***Multiple Family Dwelling Lot***	3.0m	1.5m	2.5m	3.0m
R8	6.0m	3.0m	4.0m	10.5m
R9	7.5m	7.5m	7.5m	7.5m
R10	4.5m	1.5m	4.0m	7.5m
R11[1]	7.5m	7.5m	7.5m	7.5m
R12[1]	6.0m	3.0m	6.0m	3.0m
R12 ***Pad Area***[2]	4.5m	1.5m	3.0m	3.0m
R14	3.0m – first storey 4.5m – above the first storey	1.5m	2.5m	7.5m
R15	3.0m – first storey 4.5m – above the first storey	1.5m	2.5m	7.5m

(4500.014; 2012-JUN-11) (4500.223; 2024-JUN-17)

[1] = Within a mobile home park and a RV park 3m of the setback area must be landscaped in accordance with Part 17 of this Bylaw.

[2] = Where no mobile home lots exist the front yard setback shall be taken from the road (public or private) upon which the mobile home fronts. A mobile home shall not be closer than 3m to another mobile home, as measured between the outside wall faces.

7.5.2 Notwithstanding Subsection 7.5.1, general provisions in Part 6 for the siting of buildings near watercourses will also apply.

7.5.3 Notwithstanding Subsection 7.5.1, all garage doors and carport entrance ways facing a street must be setback at least 6m where:

a) the principal use is a single residential dwelling or duplex; or
b) the lot is zoned R5. **(4500.031; 2012-DEC-03) (4500.073; 2015-MAR-16) (4500.223; 2024-JUN-17)**

7.5.4 Notwithstanding Subsection 7.5.1, where a property line abuts a major road, an additional 2.5m front and/or flanking side yard setback is required when the dedication to achieve the required right-of-way width has not occurred to facilitate the widening of the major road. **(4500.182; 2021-DEC-06)**

7.5.5 Notwithstanding Subsection 7.5.1, within the R7 where a row house abuts another unit a 0m minimum and maximum side yard setback is required. Where a row house unit does not abut another row house unit a 1.5m side yard setback is required.

7.5.6 Notwithstanding Subsection 7.5.1, within the R1 and R2 zones where a side yard setback of 3m or more is provided on at least one side yard, the front yard setback may be reduced to 4m. **(4500.014; 2012-JUN-11) (4500.223; 2024-JUN-17)**

7.5.7 Notwithstanding Subsection 7.5.1, where the principal use is a single residential dwelling in the R5 or R8 zone, the minimum required setback from the property lines shall be as specified within the R1 zone.
(4500.073; 2015-MAR-16) (4500.158; 2019-DEC-02) (4500.223; 2024-JUN-17)

7.6 SIZE OF BUILDINGS

7.6.1 The following table identifies the maximum lot coverage, the maximum height of a principal building for a flat and sloped roof building and the maximum allowable perimeter wall height within each zone:

Zone	Lot Coverage	Height of Principal Building *- Flat Roof [1] (< than 4:12 pitch)*	Height of Principal Building *- Sloped Roof [1] (≥ 4:12 pitch)*	Perimeter Wall Height [2]
R1	40%	7m	9m	7.32m
R2	40%	7m	9m	7.32m
R3	35%	7m	9m	N/A
R4	40%	7m	9m	7.32m
R5	50%	9m	10.5m	N/A
R6	40%	7m	9m	N/A
R7 – *Row House Lot*	70%	9m	10.5m	N/A
R7 – *Multiple Family Dwelling Lot*	50%	9m	10.5m	N/A
R8	40%	14m	14m	N/A
R9	40%	36m	36m	N/A
R10	40%	7m	9m	7.32m [3]
R11	20% *Excluding Recreational Vehicles*	7m	7m	N/A
R12	40%	7m	7m	N/A
R14	40%	7.75m	7.75m	N/A
R15	40%	9.5m	9.5m	N/A

(4500.012; 2012-APR-16) (4500.014; 2012-JUN-11) (4500.223; 2024-JUN-17)

[1] For an area of at least 80% of all roof surfaces measured in plan view

[2] Gable ends, localized depressions, and dormers to a maximum of 25% of the wall length are exempt from the calculation of perimeter wall height. Covered decks or additional height above the maximum perimeter wall height must be set back a minimum of 2.44m from the perimeter wall. (4500.158; 2019-DEC-02)

[3] Perimeter wall height applies only to single residential dwellings and duplex buildings in the R10 zone. (4500.182; 2021-DEC-06)

7.6.2 Notwithstanding Subsection 7.6.1, the height of a principal building in the case of LOT 4, DISTRICT LOT 48, WELLINGTON DISTRICT, PLAN VIP78452 (6340 McRobb Avenue) shall not exceed 66m nor 20 storeys, whichever is lesser.

7.6.3 Notwithstanding Subsection 7.6.1, for a lot having an area less than 1,666.66 m^2, within the R1, R2, R9 and R10 Zones, the height of a principal dwelling may also be measured from the curb level of the highest street abutting the property, in accordance with Table 7.6.3: **(4500.073; 2015-MAR-16) (4500.223; 2024-JUN-17)**

Roof Pitch	Maximum Height
A flat roof (< than 4:12 pitch)	3m
A sloped roof (a roof with a slope ≥ a 4:12 pitch)	5.5m

For the purposes of this Subsection, the geotechnical setback and watercourse leave strip shall not be included in the calculation of lot area.

7.6.4 Notwithstanding Subsection 7.6.1, where the principal use is a single residential dwelling in the R5 or R8 zone, the maximum allowable lot coverage, maximum height of a principal building, and maximum allowable perimeter wall height shall be as specified within the R1 zone. **(4500.012; 2012-APR-16) (4500.158; 2019-DEC-02) (4500.223; 2024-JUN-17)**

7.6.5 Notwithstanding Subsection 7.6.1, within the R14 and R15 Zones height shall be measured vertically from the average natural grade level recorded at the outermost corners of the building or at the curb level, whichever is greater, as determined by a survey to the highest part of the roof surface for a flat roof, the deck line of a mansard roof, and the mean height level between the eaves and ridge of a gable, hip, or gambrel of a sloped roof. **(4500.223; 2024-JUN-17)**

7.6.6 Notwithstanding Subsection 7.6.1, the maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 9.14m, provided:

(a) any rear wall face over 7.32m in height is a minimum of 10m from the rear property line;

(b) no wall face over 7.32m in height shall exceed 7.32m in width and must be offset by a minimum of 0.61m from any adjacent wall over 7.32m in height; and

(c) any eave or gable end associated with a wall face over 7.32m in height must not exceed 8.53m in width and must be offset by at least 0.61m from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32m in height.

7.6.7 Notwithstanding Subsection 7.6.1, the maximum height for a principal building shall be as expressed in the table below for specific properties:

Civic Address	Legal Description	Maximum Height of Principal Building
2453 Labieux Road	LOT C, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 21603	11.3m for a principal building with a sloped roof (≥4:12 roof pitch)
2202 Meredith Road	LOT 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP83590	9.2m
5645 Metral Drive 5655 Metral Drive	LOTS 3 & 4, DISTRICT LOT 23G, WELLINGTON DISTRICT	13.0m
6053 Nelson Road	LOT 2, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP99504, EXCEPT PLAN EPP122720	Where at least 50% of the required parking spaces are provided beneath a principal building, the height of a principal building may be a maximum of 22.5m on the R8 zoned portions of the lands
878 Park Avenue	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 30265	The maximum height of a principal building with a sloped roof shall not exceed 12.5m, except for that portion of a principal building located within 7.5m from a property line abutting an adjacent residential-zoned property where the maximum building height shall not exceed 9.0m.
405 Rosehill Street	LOT B, SUBURBAN LOT 26, NEWCASTLE RESERVE SECTION 1, NANAIMO DISTRICT, PLAN 21869, EXCEPT PLAN EPP101794	10.7m

(4500.121; 2018-JUL-09) (4500.171; 2021-FEB-01) (4500.196; 2022-NOV-21) (4500.205; 2023-OCT-16) (4500.219; 2024-MAR-04) (4500.223; 2024-JUN-17) (4500.206; 2025-MAR-03)

7.6.8 – 7.6.10 [*Deleted and consolidated under 7.6.7*] **(4500.219; 2024-MAR-04)**

7.7 CONDITIONS OF USE (4500.012; 2012-APR-16)

7.7.1 The following conditions of use shall apply to the Recreational Vehicle Park (R11) zone only:

(a) Recreational vehicles may be located within a recreational vehicle park for more than 90 days in any calendar year and may be occupied for more than 90 days in any calendar year.

(b) The Gross Floor Area of an accessory building constructed or placed on a recreational vehicle space shall not exceed 10m^2. **(4500.168; 2019-DEC-02)**

(c) An open deck or patio with or without a canopy may be constructed on a recreational vehicle space provided it does not exceed a floor area of 32.5m^2.

(d) Not more than 11.15m^2 of open deck or patio area may be enclosed.
Not more than 5% of the gross recreational vehicle park area shall be used for an accessory storage area.

7.7.2 Within the Single Dwelling Residential – Small Lot (R2) zone, where a lane exists, driveway access must be from the lane. **(4500.031; 2012-DEC-03)**