

# 1611 BOWEN ROAD - PROPERTY REPORT

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GENERAL INFORMATION		PARCEL GRAPHIC
Address:	1611 BOWEN ROAD, NANAIMO, BC	 <p> <a href="#">Open as KML (Google Earth)</a>  <a href="#">Open in Google Maps</a>  <a href="#">Open in Bing Maps</a> </p>
Folio:	05885.050	
Plan:	22301	
Size:	19943 SQUARE FEET	
Legal Description:	LOT A SECTION 14 RANGE 8 MOUNTAIN DISTRICT, PLAN 22301 EXC PLAN 38817	
Zone	COR3 COMMUNITY CORRIDOR  Please select <b>ZONING</b> from the <b>THEMES</b> menu in NanaimoMap for more information.	
Garbage Calendar <i>(click on route number to view calendar)</i>		
Garbage Cans Allowed		
Sewer Benefiting Area	YES	
GIS Link	112048	
Location	49.17815, -123.9743	

## ASSESSMENT DATA +

## BUSINESS LICENCE DATA +

The following businesses are located at addresses on this assessment parcel.

## PART 9 - CORRIDOR

### 9.1 DESCRIPTION OF ZONES

<b>Residential Corridor</b>	<b>COR1</b>	This zone provides for residential, street-oriented, medium density, and office development along or near major roads.
<b>Mixed Use Corridor</b>	<b>COR2</b>	This zone provides for mixed use, street-oriented development along urban arterials and major collector roads.
<b>Community Corridor</b>	<b>COR3</b>	This zone provides for a wide range of uses intended to meet the day to day needs of the surrounding community.

### 9.2. PERMITTED USES

9.2.1 The uses listed in the following table shall be permitted where indicated with a 'P' within each zone, subject to the conditions of use specified:

Use	Zones			Conditions of Use
	COR1	COR2	COR3	
Artists Studio	P	P	P	
Automobile Sales, Service and Rental	--	SS	SS <sub>1</sub>	Not allowed
Assembly Hall	P	P	P	
Bed and Breakfast	P	P	P	Subject to Part 6 of this bylaw.
Boarding and Lodging	P	P	P	Maximum of two sleeping units and shall not accommodate more than two persons.
Bingo Hall	--	P	P	
Club or Lodge	--	P	P	
Commercial School	--	P	P	
Custom Workshop	--	--	P	Use shall be wholly contained within a building and shall not exceed 500m <sup>2</sup> in Gross Floor Area.
Daycare	P	P	P	
Electric Vehicle Charge Station	P	P	P	
Fast Food Restaurant	--	--	SS <sub>1</sub>	Not Allowed
Financial Institution	--	P	P	Drive-thru bank terminals shall not be permitted.
Furniture and Appliance Sales	--	P	P	
Gas Station	SS	SS	SS <sub>1</sub>	Not Allowed
Hotel	P	P	P	
Laundromat	--	P	P	
Library	--	P	P	

Use	Zones			Conditions of Use
	COR1	COR2	COR3	
Liquor Store	SS	SS	SS	Not Allowed
Live/Work	P	P	P	
Multiple Family Dwelling	P	P	P	
Museum	--	P	P	
Neighbourhood Pub	--	P	P	
Office	P	P	P	Within the COR1 zone, office use shall not exceed a Gross Floor Area of 1000m <sup>2</sup> , and where the property is mixed use, the office must be located on the ground floor. Within the COR2 zone, no more than 500m <sup>2</sup> of office space shall be permitted on the ground floor.
Pawn Shop	--	--	P	No pawn shop shall be permitted within a 300m radius of another pawn shop.
Personal Care Facility	P	P	P	
Pet Day Care	--	--	P	
Printing and Publishing Facility	--	P	P	
Production Studio	--	P	P	
Recreational Facility	--	P	P	
Religious Institution	P	P	P	
Repair Shop	--	--	P	Use shall wholly be contained within a building.
Restaurant	--	P	P	
Retail	--	P	P	An individual retail use shall not exceed a Gross Floor Area of 750m <sup>2</sup> , unless that use is a Grocery Store, in which case the use shall not exceed 2,500m <sup>2</sup> .
Seniors Housing	P	P	P	
Single Residential Dwelling	P	P	P	
Sign Shop	--	--	P	
Social Service Resource Centre	--	P	P	
Student Housing	SS	--	--	Where a student housing use exists on a lot, such use shall require a housing agreement.
Theatre	--	P	P	
University, College, Technical School	--	P	P	
Veterinary Clinic	--	P	P	
Warehouse (retail)	--	--	SS	Not Allowed
Wholesale	--	--	SS	Not Allowed

(4500.036; 2013-APR-22) (4500.053; 2013-DEC-16)

- P* = Permitted Use  
*SS* = Permitted as a Site Specific Use, see Section 9.2.3  
*--* = Use Not Permitted within Specified Zone