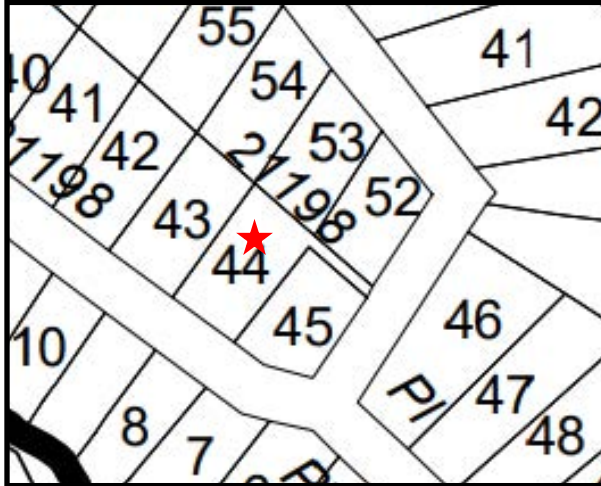


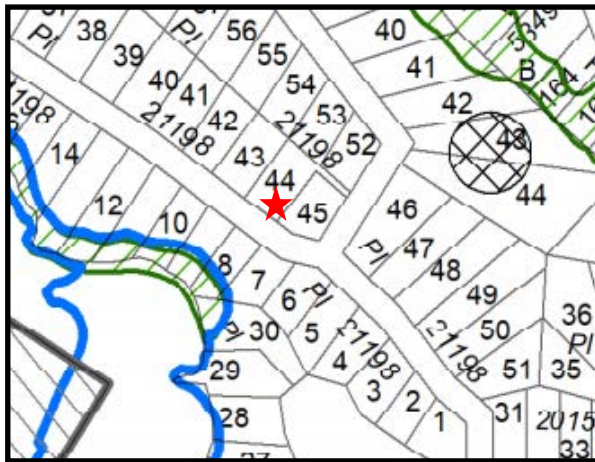
2747 Shoal Road



Zoning

Islands Trust
www.islandstrust.bc.ca

Rural Residential



DPA Compilation Map

Islands Trust
www.islandstrust.bc.ca

No DPA shown on lot



Sensitive Ecosystems Map

Islands Trust
www.islandstrust.bc.ca

None shown on the property

Red star identifies the subject property ★

PART 8

ZONE REGULATIONS

8.1 Rural Residential (RR) Zone

8.1.1 Subdivision Requirements

- BL 180 (1) No lot having an area less than 0.4 hectares, or in the case where a community water or community sewage system is provided, an area less than 0.25 hectares may be created by subdivision in the Rural Residential (RR) Zone.
- BL 122 (2) No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 0.6 hectares.

8.1.2 Permitted Uses

- (1) In addition to uses permitted in Section 3.1 of this Bylaw, the following uses and no others are permitted in the Rural Residential (RR) Zone:
- (a) dwelling;
 - (b) on lots 1.2 hectares in area and larger, one cottage;
 - (c) accessory home business, subject to Section 3.5;
 - BL176 (d) on lots that do not abut a lake or reservoir used as a source of potable water supply, accessory rabbit and poultry raising; and
 - BL176, 180 (e) on lots greater than 0.4 hectares in area that do not abut a lake or reservoir used as a source of potable water supply, or a wetland, the keeping of livestock as an accessory use .
 - BL 217 (f) secondary suite
- (2) Pig farming, dog breeding and boarding kennels are not permitted as accessory uses on lots less than 1.2 hectares in area.

8.1.3 Residential Density

- BL 217 (1) There may not be more than one dwelling, one secondary suite and one cottage on any lot.
- BL 122 (2) Despite Article 8.1.3(1) in those instances where a dwelling of 56.0 square metres or less in floor area existed on September 23, 1999 on a lot 0.6 hectares or larger, one additional principle dwelling is permitted.

8.1.4 Lot Coverage

- (1) Lot coverage may not exceed 25 percent.

8.1.5 Setbacks

- (1) No building or structure may be located:
- BL 121 (a) within 7.6 metres of any front or rear lot line; or
 - BL 121 (b) within 3 metres of any interior side lot line, nor within 4.5 metres of any exterior side lot line.

- (2) If a lot line adjoins the Agricultural (AG) Zone, the setbacks in respect of that lot line required by clauses 8.1.5(1)(a) and (b) must be increased by 3 metres.

8.1.6 Height and Size of Buildings

- (1) No building or structure may exceed 9.7 metres in height.

BL 140 8.1.7 Landscape Strips for Environmental Protection

- (1) On lots 2.4 hectares or larger, every lot must have a landscape strip for environmental protection complying with subsection 3.13.2

BL 150 8.1.8 Site Specific Regulations

- (1) The regulations listed in Column 3 of the following table only apply to the land identified in column 2 of the same row. These lands are identified on the zoning map by the site-specific zoning reference listed in column 1.

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>
Site-Specific Zone Reference	Legal Description	Site Specific Regulations
RR(a)	That Part of Amended Lot 7 (DD 90604-I) of Section 17, Pender Island, Cowichan District, Plan 2111, lying to the South East of a boundary extending South 24 degrees West from a point on the North East boundary of said amended lot, distant 7.242 chains along the said north east boundary from the most easterly corner of said amended lot, except that part in Plan 20481. PID: 006-646-981	(1) Despite 8.1.2(1)(a) and despite 8.1.3(1), the only permitted uses are 2 (two) dwellings, and the uses permitted by 8.1.2(1)(c), (d), (e) and (f). (2) Despite 8.1.5(1)(a), no building or structure may be located within 5 metres of a front lot line.
RR(b)	Trincomali Improvement District	Despite 8.1.2(1)(f) secondary suites are not permitted.

BL 217

BL 217

PART 3

GENERAL REGULATIONS

3.1 **Uses Permitted in Any Zone**

3.1.1 Except where specifically prohibited, the following uses, building and structures are permitted in any zone except the Ecological (ECO) Zone:

- (1) uses, buildings and structures, which are accessory to a principal permitted use, building or structure on the same lot, including accessory horticulture;
- (2) parks other than playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves;
- (3) road-side produce stands not exceeding 10 m² in floor area and used for the selling of farm products that are grown or reared on the land upon which the stand is located;
- (4) water supply facilities, including reservoirs, treatment plants, pumping stations and intake structures;
- BL 121 (5) electricity and telephone lines for the distribution of service to North or South Pender Island, and water and sewer service lines;
- BL 121 BL 194 (6) the use of land under the *Private Managed Forest Land Act* for forest management activities related to timber production or harvesting; and
- BL 121 (7) where agriculture is permitted in any zone, farm retail sales are permitted, providing the property has farm status under the *BC. Assessment Act*.

3.2 **Prohibited Uses**

3.2.1 The following uses, buildings and structures are prohibited in every zone:

- BL 179 (1) yacht clubs and marinas the use of which is restricted to members of a private club;
- (2) disposal of any waste matter on land or in marine areas, except such waste matter as may lawfully be discharged pursuant to a permit under the Sewage Disposal Regulation or the *Waste Management Act*;
- (3) the disposal or storage of hazardous or toxic waste, other than the temporary storage of such waste in the Recycling Facility (RF) Zone and the Industrial (I1) Zone, and for the purposes of this exception "temporary" means that not more than 6 months' accumulation of such waste may be stored;
- BL 179, 180 (4) fur farming, except as permitted in the Agricultural Land Reserve by a person licensed under the *Fur Farm Act*; and
- (5) the sale and rental of personal watercraft.

3.2.2 Land within 50 metres of the natural boundary of any lake, wetland, stream, or the Ecological (ECO) Zone shall not be used for any automobile repair, commercial boat repair, or commercial boat building use.