



Memorandum

Date June 9, 2011

File Number SP-OCP-2011.1

Re Official Community Plan Review and Potential Rural Residential Zones

The South Pender Island Local Trust Committee (LTC) has initiated an update to the South Pender Island Official Community Plan (OCP). One of the proposed amendments to the OCP is a new policy to create three separate Rural Residential (RR) zones that would have different lot area requirements for subdivision. It is important to note that the implementation of this policy will require a separate bylaw to amend the Land Use Bylaw.

The reason for the proposed policy is to clarify the lot area requirements in the RR zone. There is currently one RR zone in the Land Use Bylaw which has two different lot area requirements (1 acre or 2 acre) based on ocean frontage. The proposed option to create three RR zones would:

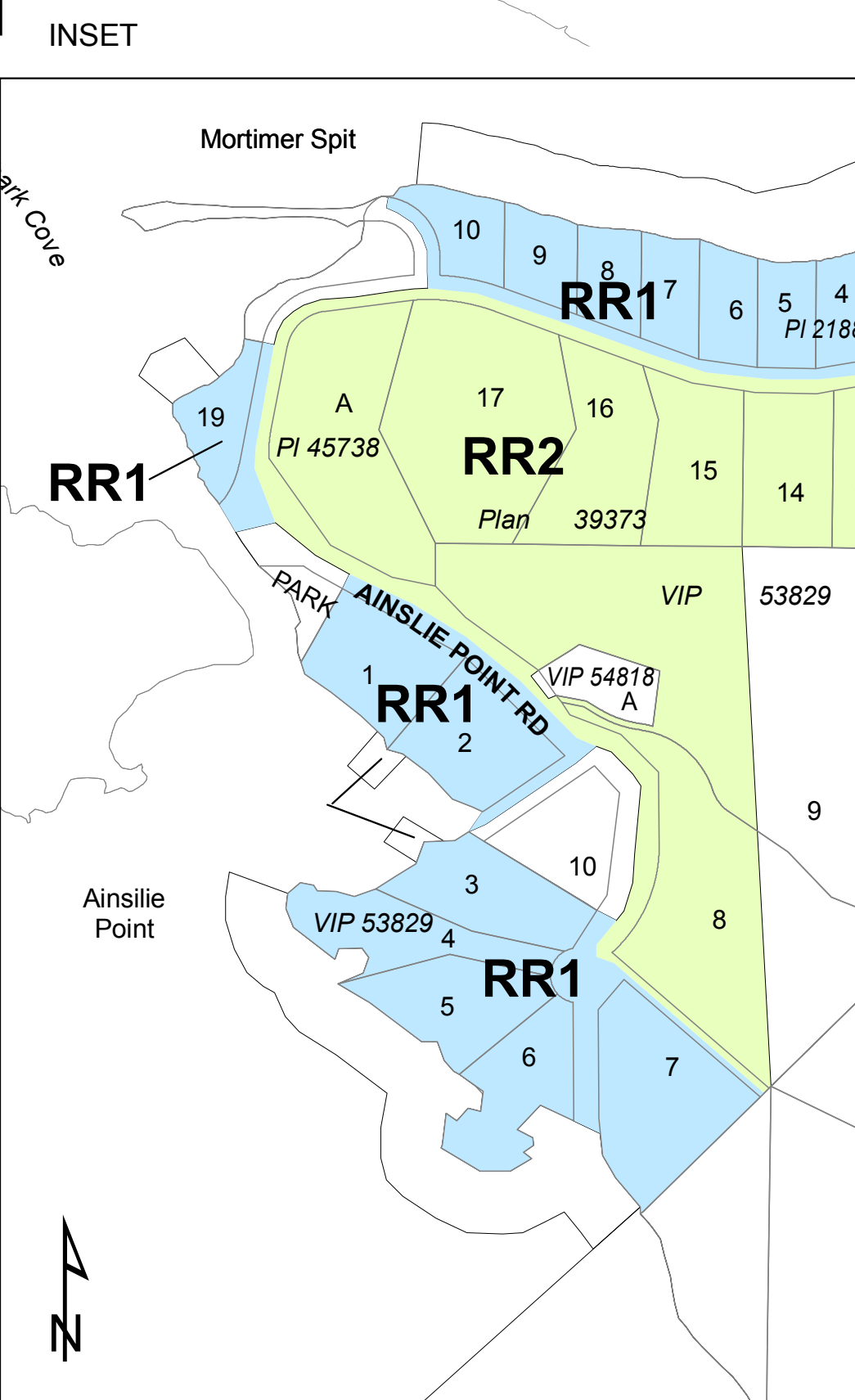
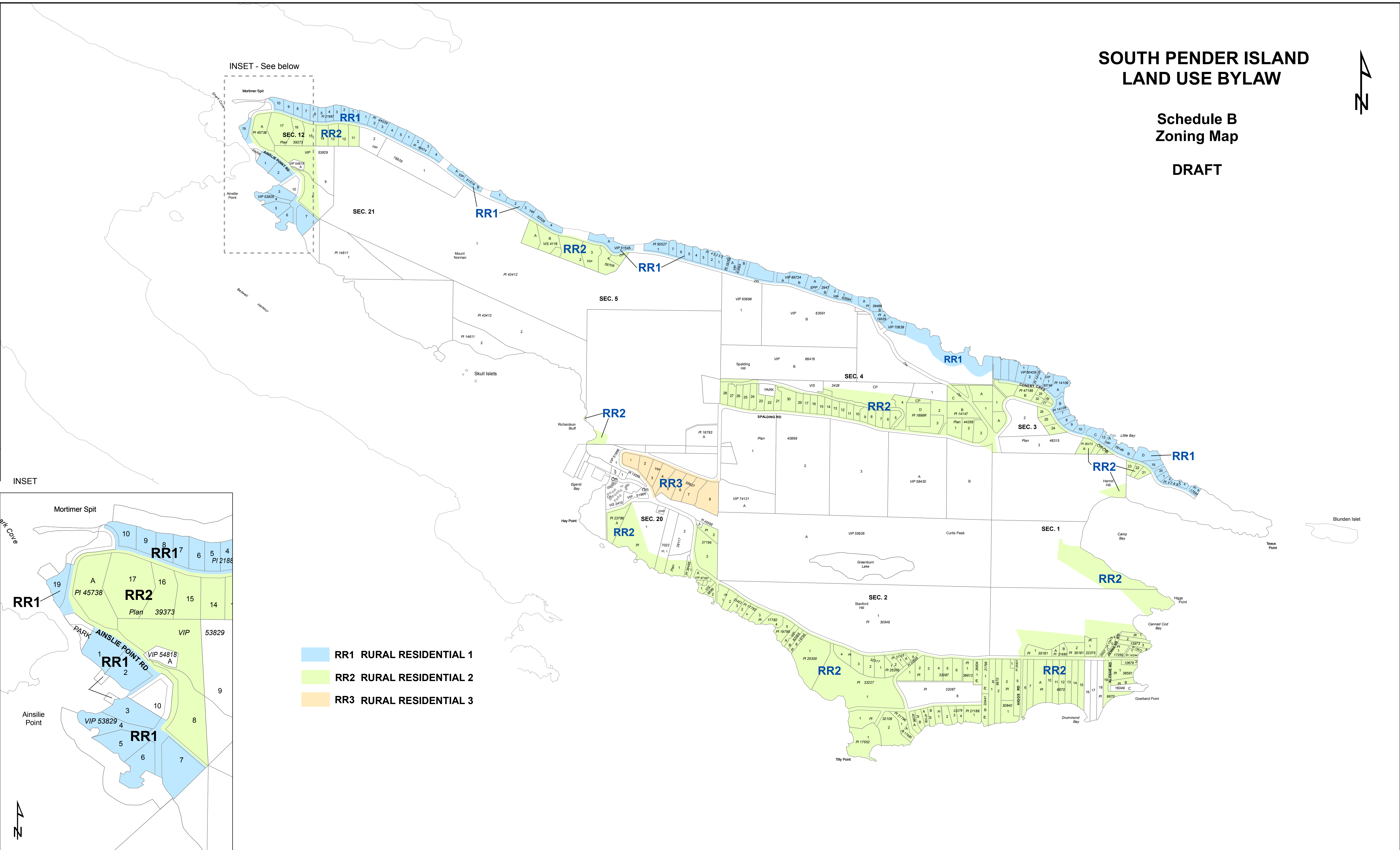
- Create an RR1 zone with a 0.4 ha (1 acre) lot area minimum that would apply to ocean fronting lots adjacent to Plumper Way,
- Create an RR2 zone with a 0.8 (2 acre) lot area minimum that would apply to inland lots and ocean fronting lots adjacent to Bedwell Harbour, Boundary Pass and Camp Bay,
- Create an RR3 zone with a 4 ha (9.88 acre) lot area minimum that would apply to eight lots on Spalding Road lots currently regulated by site specific zoning, and
- Site specific zoning regulations on lots along Ainslie Point Road would be maintained within the RR1 or 2 zones.

The attached map is a preliminary map for information only. Proposed bylaws to amend the Land Use Bylaw will include maps showing the proposed changes will be considered through a separate process including a public hearing.

SOUTH PENDER ISLAND LAND USE BYLAW

Schedule B Zoning Map

DRAFT



- RR1 RURAL RESIDENTIAL 1
- RR2 RURAL RESIDENTIAL 2
- RR3 RURAL RESIDENTIAL 3

Scale 1 : 10,000

SOUTH PENDER ISLAND