

Update

South Pender Island

Changes to the Land Use Bylaw

The South Pender Island Local Trust Committee recently adopted a new Land Use Bylaw. Here are some of the major changes:

Cottages?

- Maximum floor area of a **cottage** has been increased
 - from 56 m² to 70 m²

Outbuildings?

- A new definition: an **'outbuilding'** is a non-residential building that can now be built before your residence on vacant land
 - only one outbuilding
 - maximum floor area of 70m² prior to constructing a dwelling

Height?

- Maximum **height** for any accessory building has been increased from 4.6 m to 7.6 m
 - potential for a second storey

Docks?

- Private **docks** only allowed within existing License areas
 - new private docks require a rezoning
 - new OCP policies to guide rezoning decisions for new docks

Subdivision?

- **Proof of water** is now required for new subdivisions
 - provide a professional's report showing sufficient source of potable water for use
 - boundary adjustments exempted in most cases

Dwellings?

- There is now a maximum floor area of **560 m²** for any new dwelling
- Applies to these zones only:
 - Rural Residential (RR)
 - Agriculture (A)
 - Forestry (F)
 - Natural Resource (NR)

Rural Residential Zone?

In addition to dwelling size, changes have been made to the **Rural Residential (RR)** zones

All Buildings

- There is now a maximum floor area for **all buildings** combined on a lot
 - calculated based on lot size
 - can be varied by application

Accessory Buildings

- Maximum floor area of any single **accessory building** is now 140 m²
 - will limit overly large accessory buildings for any dwelling

Cisterns

- **Cisterns** are now required for new Single Family Dwellings
 - minimum size of 9,000 litres
 - use of water up to owner

More Info?

www.islandstrust.bc.ca/spender/bylaws
250-405-5151

