

**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>
<b>Site-Specific Zone Reference</b>	<b>Legal Description</b>	<b>Site Specific Regulations</b>
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

**8.2 Rural (R) Zone**

BL 180 8.2.1 Subdivision Requirements

- (1) No lot having an area less than 0.6 hectares may be created by subdivision in the Rural (R) Zone.
- (2) No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 4 hectares

BL 176, 180 8.2.2 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 (R) Zone:
- (a) dwelling;
  - (b) agriculture;
  - (c) on lots 1.2 hectares in area and larger, one cottage; and