SATURNA ISLAND LOCAL TRUST COMMITTEE

LAND USE BYLAW NO. 119

AS AMENDED BY SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAWS: 125, 126, 130, 134, 137, 138, 141, 143, and 146

NOTE: This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

Certified copies of the Land Use Bylaw are available from the Islands Trust Office,
200 - 1627 Fort Street, Victoria, B.C. V8R 1H8

Consolidated November, 2026

Table of Amendments			
Bylaw No.	**Amendment No.**	**Adoption Date**	**Consolidated**
126	Amendment No. 1, 2019	July 18, 2019	July 23, 2019
125	Amendment No. 1, 2018	December 23, 2019	February 18, 2020
130	Amendment No. 1, 2020	January 14, 2022	March 11, 2022
134	Amendment No. 1, 2021	October 20, 2022	December 7, 2022
137	Amendment No. 1, 2022	May 25, 2023	June 9, 2023
138	Amendment No. 1, 2023	August 29, 2023	September 15, 2023
141	Amendment No. 2, 2023	August 2, 2024	August 23, 2024
143	Amendment No. 1, 2024	April 30, 2026	May 27, 2026
146	Amendment No. 1, 2026	October 21, 2026	November 5, 2026

SATURNA ISLAND LOCAL TRUST COMMITEE
LAND USE BYLAW No. 119, 2018

A Bylaw to establish regulations and requirements respecting the use of land, including the surface of water, the use, siting and size of buildings and structures, the provision of parking, landscaping and screening and the subdivision of land within the Saturna Island Local Trust Area.

WHEREAS the Saturna Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Saturna Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS the Saturna Island Local Trust Committee wishes to adopt a Land Use bylaw and other development regulations and to show by map the boundaries of the zones;

AND WHEREAS the Saturna Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Saturna Island Local Trust Committee enacts in open meeting assembled as follows:

1. This Bylaw may be cited for all purposes as the "Saturna Island Land Use Bylaw No. 119, 2018."

2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the Land Use Bylaw for that part of the Saturna Island Local Trust Area as shown on Schedule D:

   (1) Schedule A (Land Use Bylaw Text)

   (2) Schedule B (Zoning Map)

   (3) Schedule C (Eastpoint Water Management Area Map)

   (4) Schedule D (Bylaw Area Map)

   (5) Schedule E (Secondary Suites)

3. If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

4. Bylaw No. 78 cited as "Saturna Island Land Use Bylaw No. 78, 2002" and all of its amendments are repealed.

READ A FIRST TIME this	16th	day of	July	, 2018.
PUBLIC HEARING HELD this	28th	day of	July	, 2018.
READ A SECOND TIME this	28th	day of	July	, 2018.
READ A THIRD TIME this	28th	day of	July	, 2018.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this	5th	day of	September	, 2018.
ADOPTED this	4th	day of	October	, 2018.

SECRETARY

CHAIRPERSON

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Saturna Island Local Trust Committee
Bylaw No. 119

A bylaw to regulate the use of land, buildings and structures, the subdivision of land, the provision of off street parking spaces, screening and landscaping, and the erection of signs in the Saturna Island Local Trust Area

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The Saturna Island Local Trust Committee, being the trust committee having jurisdiction on and in respect of the Saturna Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

PART 1

ADMINISTRATION

1.1 Compliance

1.1.1 No person may use or permit any land, water surface, *building* or *structure* to be used or occupied, or subdivide any land, except as permitted by this Bylaw.

1.1.2 No person may construct, reconstruct, place, alter, extend or maintain any building, structure or sign except as expressly permitted by this Bylaw.

1.1.3 Nothing contained in this Bylaw relieves any person from the responsibility to comply with other legislation applicable to their use of land, buildings or structures or the subdivision of land.

1.1.4 The use of land, building and structures that is lawful at the time of the adoption of this Bylaw, although not conforming to the provisions of this Bylaw may be continued subject to Section 528 of the *Local Government Act*.

1.1.5 Any existing lot that has less area than the minimum lot area specified in the applicable zone for the creation of lots by subdivision may be used for any use permitted in that zone unless otherwise specified in this Bylaw.

1.1.6 No land may be subdivided, no building, structure or land may be used, and no building or structure may be sited in a manner which renders the existing use, building or structure illegal or non-conforming.

1.2 Violation

1.2.1 Every person commits an offence under this Bylaw, who, being an owner or occupier of land or of the surface of water in the Saturna Island Local Trust Area:

1.2.1.1 violates any of the provisions of this Bylaw;

1.2.1.2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;

1.2.1.3 neglects or omits to do anything required under this Bylaw;

1.2.1.4 carries out, causes or permits to be carried out any development of land or the surface of water in a manner prohibited by or contrary to any of the provisions of this Bylaw;

1.2.1.5 fails to comply with an order, direction or notice given under this Bylaw; or

1.2.1.6 prevents or obstructs or attempts to prevent or obstruct a person authorized under Section 1.4 from entering on the property.

1.3 Penalty

1.3.1 Every person who commits an offence against this Bylaw is liable, upon summary conviction, to a fine and penalty as provided in the *Offense Act* and the costs of prosecution.

1.3.2 Each day during which an offence against this Bylaw is continued is deemed to constitute a new and separate offence.

1.4 Inspection and Enforcement

BL 146

1.4.1 The Islands Trust Bylaw Enforcement Officer or any other person designated by the Saturna Island Local Trust Committee to administer this Bylaw is authorized to enter, at any reasonable time and after having given 30 days prior notification to the occupier, upon any property that is subject to regulation under this Bylaw, for the purpose of determining whether the regulations are being observed.

1.5 Severability

1.5.1 If any provision of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

1.6 Metric Units of Measurement

1.6.1 Metric dimensions are used in this Bylaw. Imperial equivalents provided are approximate and for convenience only, and do not form part of this Bylaw.

1.7 Numbering

1.7.1 In the numbering system used in this Bylaw, the first number indicates parts of the Bylaw; the second indicates Sections; the third indicates Subsections; the fourth indicates Articles; and, the fifth indicates clauses as follows:

18	Part
18.1	Section
18.1.1	Subsection
18.1.1(1)	Article
18.1.1(1)(a)	Clause

PART 2

GENERAL REGULATIONS

2.1 Uses Permitted in any Zone

2.1.1 The following uses are permitted in every *zone* except the Wilderness Reserve Zone:

2.1.1(1) *public service uses*
2.1.1(2) navigational aids
2.1.1(3) natural area parks and reserves
2.1.1(4) *accessory* uses, *building*s and *structure*s
2.1.1(5) *passive recreation*
2.1.1(6) roadside stands for sale of produce
2.1.1(7) water storage tanks

2.2 Prohibited Uses

2.2.1 Only the uses, buildings and structures expressly permitted in this Bylaw are permitted in the relevant zones. Without limiting the generality of the foregoing, the following uses, buildings and structures are prohibited in all zones:

2.2.1(1) Except in the Farmland Zone and land within the Agricultural Land Reserve, on a *lot* having an area of less than 1.0 hectare (2.5 acres) the keeping of cattle, sheep, goats, pigs, donkeys or similar animals, bees, llamas, ostriches and emus, and more than one horse;
2.2.1(2) Other than on land within the Agricultural Land Reserve, *intensive farm use* operations; and
2.2.1(3) Commercial airstrips and helicopter landing pads except for emergency landing sites.

2.3 General Height Regulations

2.3.1 No *building* or *structure* used for *farm use* purposes may exceed 15 metres (50 feet) in *height* and no other *building* or *structure* may exceed 9 metres (30 feet) in *height* unless otherwise specifically permitted in the Bylaw. (Note: The Industrial Zones permit buildings up to a maximum of 15 metres in height.).

2.3.2 The *height* restrictions for *building*s and *structure*s specified in this Bylaw may be exceeded for retaining walls, wind generators, radio and television antennas, chimney stacks, flag poles, lightning poles, farm silos, water towers, electrical transmission towers, church steeples, fire hose towers and fire alarm towers, provided that the *lot coverage* of such *structure*s does not exceed 1% or, if located on a *building*, they do not occupy more than 10% of the roof area of the *building.*

2.4 Accessory Buildings

2.4.1 Where a *building* or *structure* is attached to a principal *building* on a *parcel* by a *breezeway* attached to both *building*s, it is to be considered a part of the principal *building* and is not an *accessory building*. The distance of the *breezeway* between the *building* or *structure* and the principal *building* is not to exceed 5 meters (16.4 feet).

2.4.2 *Accessory building*s shall be subject to the same setback requirements as the principal *building* and no *accessory building* shall be located within 3 metres (10 ft.) of any principal *building.* (Note: See Section 2.6 for setbacks between a residence and a cottage).

2.4.3 The maximum combined *floor area* of *accessory building*s and *structures* other than *cottages* shall not exceed 140 square metres (1500 sq. ft.) in respect of each constructed *residence* on a lot. For clarity, the reference to *residence* in this subsection does not include a *cottage.*

2.4.4 The following buildings and structures may be constructed or placed on a lot prior to the construction of a principal residence or the commencement of a principal residential use on the same lot:

2.4.4(1) one storage building not exceeding 61 square metres (656 sq. ft.) in floor area, and

2.4.4(2) one utility building or pumphouse not exceeding 9.3 square metres (100 sq. ft.) in floor area.

Any other accessory building or structure may only be constructed where a valid building permit has been issued for the construction of a principal use building on the same lot.

2.5 Setbacks from Watercourses and Natural Boundaries

2.5.1 No building or structure other than one referred to in Subsection 2.5.2 and 2.5.3 may be sited, within 7.6 metres (25 feet) upland of the natural boundary of the sea nor 7.6 metres (25 feet) upland of the natural boundary of a *watercourse*, and for this purpose paved areas of asphalt, concrete or similar material are "structures".

2.5.2 Despite subsection 2.5.1: fences; one small boat storage platform not exceeding a floor area of 18.5 m^2 per constructed residence; one boathouse not exceeding a floor area of 18.5 m^2 per constructed residence; stairways; and, wharf and dock ramps and their footings can be sited within 7.6 metres (25 feet) upland of the natural boundary of the sea.

2.5.3 Despite subsection 2.5.1, fences and pumphouses can be sited within 7.6 metres (25 feet) of the natural boundary of a *watercourse*.

2.6 Setbacks between Cottages and Other Residences

2.6.1 Notwithstanding Subsection 2.4.2, no *cottage* may be located within 5 metres (16 feet) of a *residence* or other *cottage*.

2.7 Covenants Against Buildings and Subdivision

2.7.1 Where, under this bylaw, an owner of land is required to grant a covenant restricting subdivision or development, the covenant must be granted to the Saturna Island Local Trust Committee in priority to all financial charges. The covenant must be delivered in a form that will be accepted for registration by the Registrar of Titles and is satisfactory to the Trust Committee prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant must indemnify the Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenantor.

2.8 Enforcement of Siting Regulations - Other Permits

2.8.1 Every applicant for a development permit, temporary use permit or development variance permit must provide a plan signed by a B.C. Land Surveyor showing the location on the lot of all existing and proposed *buildings*, *structures* and sewage absorption fields in relation to lot and zone boundaries, *watercourses*, wells and the sea, and in relation to other buildings on a lot unless an Islands Trust staff member determines that the provision of such a plan is not reasonably necessary to establish whether the proposed buildings, structures and sewage absorption fields comply with the siting requirements of this or any other bylaw.

2.9 Provisional Residence while Constructing

2.9.1 Where a valid *building* permit has been issued for the construction of a residence, one travel trailer or camper or an *accessory building* may be used for the provisional residence of the owner or builder. However, as soon as the residence is occupied the travel trailer, camper or *accessory building* must not be used for residential purposes.

2.10 Cottages

2.10.1 On those *parcel*s where a *residence* and a *cottage* are permitted uses, a *cottage* may be constructed prior to the construction of a *residence.*

2.11 Determination of Residential Density - Lots in More than One Zone

2.11.1 Where a *lot* is located in two or more *zone*s, additional *residences* may only be constructed in compliance with the density regulation for the *zone* in which the *residence* is to be constructed.

Without limiting the generality of section **2.11.1,** the following provisions **2.11.2** and **2.11.3** apply:

2.11.2 Where the zoning on a *lot* contains provisions of both the Farmland and Rural *zone*s, site density shall be the combined area of the Rural and Farmland portions of the *parcel* as though the sum total of the land were all in the Rural Zone provided that;

a) all *residential uses* are located on the rural *zone* portion of the *parcel*;
b) maximum density shall be 5 primary residences and 5 *cottage*s; and
c) where necessary, a covenant is to be placed on the other *zone* areas prohibiting further residential construction.

2.11.3 Where a *lot* contains both Watershed and either Rural or Forest *zone*s maximum permitted residential density shall be one primary residence per 10.12 hectares (25 acres) of Watershed; provided that:

a) the residential density doesn't exceed the *subdivision capacity*;
b) all *residential uses* are restricted to the Rural or Forest zoned portions of the lot; and
c) where necessary, a covenant is to be placed on the Watershed zoned area prohibiting further development.

2.12 Use of Common Property

2.12.1 Land comprising the common property in a strata plan is not a "lot" for the purposes of the density regulations set out in this Bylaw, but may be used for *accessory* uses to principal uses located on strata lots in the same strata plan.

2.13 Use of Recreational Vehicles and Yurts

2.13.1 The use of a recreational vehicle or yurt as a dwelling or cottage is permitted subject to:

2.13.1.1 the connection of the recreational vehicle or yurt to sewage disposal facilities consistent with the *Public Health Act*;
2.13.1.2 the provision of a domestic water supply; and
2.13.1.3 compliance with the use, density and siting requirements of this Bylaw for dwellings and cottages.

2.14 Measurements of Setbacks

2.14.1 All setbacks of *building*s and *structure*s must be measured on a horizontal plane from the natural boundary, lot line or other feature specified to the nearest portion of the *building* or *structure* in question.

2.14.2 Steps, eaves, gutters, cornices, sills, chimneys, or other similar features, may project up to 1 metre into the setback area or 0.5 metres in the case of a side yard setback area 3 metres or less in width; and balconies, decks and sun shades, may project up to 1 metre into the required setback area.

BL 134

2.15 Home Occupation Regulations

2.15.1 A *home occupation* use other than a horticultural use must be carried out wholly within a *residence* or within a permitted *accessory building*. The combined floor area of all *accessory buildings* used in a *home occupation* must not exceed 140 sq. metres (1500 sq feet).

2.15.2 There shall not be carried on as a *home occupation*, any occupation which by reason of its nature, emits or causes to be produced or emitted, noises, dust, smoke, gas or other effluents in such quantities or under such conditions as to be detectable at the lot line.

2.15.3 There may be no exterior indication of the existence of the *home occupation* either by:

2.15.3(1) storage exterior to a *building* or *structure* of any material used in the processing or resulting from the processing of any product unless such storage areas are screened by a *landscape screen* or fence not less than 2 metres in *height*; or

2.15.3(2) displays, lighting; or

2.15.3(3) any other variation from the residential character of the *residence* or *accessory building*, with the exception of signs permitted by this Bylaw.

2.15.4 A *home occupation* is not permitted unless the premises on which it is conducted are concurrently occupied as a *residence*. A person or persons residing in the *residence* must operate the *home occupation*. Not more than two additional persons (two full time equivalent positions) not residing in the residence, may be employed in the *home occupation.*

2.15.5 The following activities are not permitted:

2.15.5(1) the serving of food or drink products on the premises as part of a *home occupation* except for bed and breakfast *home occupations* as noted in subsection 2.15.6; and,

2.15.5(2) the retail sale of liquor, other than the sale of liquor produced on the premises having a display and sales floor area not exceeding 10 m^2 .

2.15.6 The following additional regulations apply to bed and breakfast *home occupations*:

2.15.6(1) not more than 3 bedrooms may be used to accommodate guests;

2.15.6(2) a bed and breakfast *home occupation* must be conducted solely on the property;

2.15.6(3) breakfast may be served on the premises to paying guests;

2.15.6(4) up to twelve special events per calendar year may be catered on the premises by the bed and breakfast operator; and,

2.15.6(5) occasional dinners may be served on the premises to paying guests.

2.15.7 The operator of every *home occupation* must comply with all licensing, health and other applicable regulations of British Columbia and the Capital Regional District, including building, public health, noise, air quality, and water quality regulations.

2.15.8 *Home occupations* involving retail sales of products not made or grown on the premises may have not more than 25% of the built premises (*residential* and *accessory buildings*), to a maximum of 30 sq metres (323 sq ft) dedicated to the presentation and sale of those products.

2.15.9 The following additional regulations apply to the short term rental of a *cottage* as a *home occupation*:

2.15.9(1) no more than one *cottage* per constructed *residence* may be used as a *short term vacation rental* at any one time;

2.15.9(2) despite subsection 2.15.1 the total combined floor area per lot of *cottages* being used for *short term vacation rentals* under the *home occupation* regulations can exceed 140 sq. metres (1500 sq. feet).

2.16 Home Based Industry Regulations

2.16.1 A *home based industry* other than a horticultural use must be carried out wholly within a *residence* or within a permitted *accessory building*. The combined *floor area*s of all accessory *building*s used in the *home based industry* must not exceed 140 m^2 (1500 ft^2).per constructed residence.

2.16.2 There shall not be carried on as a *home based industry*, any use which by reason of its nature, emits or causes to be produced or emitted, noises, dust, smoke, gas or other effluents in such quantities or under such conditions as to be detectable at the lot line.

2.16.3 A *home based industry* use:

2.16.3(1) is not permitted on any *lot* less than 2 hectares (5 acres) in area;
2.16.3(2) must not be sited within 22.5 metres (75 feet) of any *lot* line nor be sited within 7.5 metres (25 feet) of the sea; and
2.16.3(3) must be screened from view from abutting lots and from public lands and public roads.

2.16.4 The hours of operation for a *home based industry* use are limited to 7:00 a.m. to 7:00 p.m. Operation is permitted outside those hours when there is no discernible impact, in terms of noise, light, smell, dust, smoke, gas or other effluents, detectable at the lot line.

2.16.5 There may be no exterior indication of the existence of the home based industry either by:

2.16.5(1) storage exterior to a building or structure of any material used in the processing or resulting from the processing of any product unless such storage areas are screened by a landscape screen or fence not less than 2 metres in height; or
2.16.5(2) displays, lighting; or
2.16.5(3) by any other variation from the residential character of the residence or accessory building, with the exception of signs permitted by this Bylaw.

2.16.6 A home based industry is not permitted unless the premises on which it is conducted are concurrently occupied as a residence. A person or persons residing in the residence must operate the home based industry. Not more than two additional persons (two full time equivalent positions) not residing in the residence, may be employed in the home based industry.

2.16.7 The following activities are not permitted as part of a home based industry:

2.16.7(1) the serving of food or drink products on the premises; and,
2.16.7(2) the retail sale of liquor, other than the sale of liquor produced on the premises having a display and sales floor area not exceeding 10 m2.

2.16.8 Home based industries involving retail sales of products not made or grown on the premises may have not more than 25% of the built premises (residence and accessory buildings) to a maximum of 40 sq metres (430 sq ft) dedicated to the presentation and sale of those products.

2.17 Water Storage

BL 143

A building permit shall not be issued for any new residential building, visitor accommodation unit, or addition to a residential building or visitor accommodation unit in the water management area depicted on Schedule C unless a building on the lot is equipped with a water catchment system and cistern(s) for the storage of freshwater. Minimum cistern capacity is required as follows:

BL 143

A minimum cistern capacity of *18,000 litres (3960 gallons)* is required for any new construction of a residence or visitor accommodation unit, or any addition to a residence or visitor accommodation unit that exceeds 11.6 square metres (125 square feet) of floor area.

2.18 Secondary Suites

BL 125

2.18.1 The secondary suite must be contained within the walls of the building that contains the principal residence.

2.18.2 The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal residence.

2.18.3 A building permit shall not be issued for a secondary suite until the building is serviced by an adequate supply of potable water.

2.18.4 The floor area of the secondary suite shall not exceed 90 m^2 (968 ft^2) nor shall it exceed 40 per cent of the floor area of the principal residence. A secondary suite must not be subdivided from the principal residence under the *Land Title Act* or the *Strata Property Act*.

BL 143

2.18.5 Secondary suites are not permitted in the areas identified on Schedule E.

PART 3

ESTABLISHMENT OF ZONES

3.1 Division Into Zones

The Saturna Island Local Trust Area shown on Schedule D is divided into the zones identified in Column 1 and described in abbreviated form in Column II.

COLUMN I	COLUMN II
Rural Residential	RR
Rural General	RG
Rural Agricultural Sales	RAS
Rural Comprehensive Development	RCD
Multiple Family Residential	MFR
Community Services	CS
Public Utilities	PU
Community Park	CP
BL 130 National Park	NP
Commercial Recreation and Accommodation	CRA
Commercial	C
Industrial Storage and Repairs	ISR
Industrial Comprehensive	IC
Farmland	F
Farm Resort	F1
Farm Retreat	F2
Watershed	W
Forest Reserve	FR
Forest General	FG
Forest Residential	FR1
Wilderness Reserve	WR
Water	WA
Water General Commercial	WGC
Water Public Utility	WPU
Open Water	WO
BL 130 National Park Marine	W5

3.2 Zone Boundaries

3.2.1 The extent of each *zone* is shown on Schedule B and the interpretation of Schedule B is subject to Sections 3.2.2 to 3.2.4 inclusive.

3.2.2 The boundary between land and water *zone*s is the surveyed *lot* line and where there is no survey plan the boundary is the *natural boundary.*

3.2.3 If a *zone* boundary follows a highway or other right of way, a creek, or a stream, the centre line of the highway, creek, or stream is the *zone* boundary.

3.2.4 If a *zone* boundary does not coincide with a *lot* boundary, *natural boundary*, or the centre line of a highway, creek, or stream, and where distances are not specifically indicated on Schedule B, the location of the *zone* boundary must be determined by scaling from Schedule B.

3.2.5 Unless otherwise indicated on Schedule B, marine *zone*s extend from the *natural boundary* of the sea to the boundary of the Saturna Island Local Trust Area as described in Schedule A to the Islands Trust Regulation B.C. Reg. 119/90.

PART 4

RURAL ZONING REGULATIONS

4.1 Rural Residential Zone (RR)

Permitted Uses

4.1.1 In the **Rural Residential (RR) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.1.1(1) *residential*;
4.1.1(2) *home occupation*s.

4.1.2 In addition to the uses permitted above, the following uses shall be permitted on lots 1.0 ha (2.5 acres) in area or larger:

4.1.2(1) *farm use*;
4.1.2(2) the harvesting of trees and the carrying out of all *silviculture* practices; and
4.1.2(3) portable *temporary* sawmills, chippers and other similar machinery used for the processing of logs harvested on the *parcel* only.

Residential Density.

4.1.3 On a lot having an area of 1.21 hectares (3 acres) or less the maximum density is one (1) *residence*.

4.1.4 On a lot greater than 1.21 hectares (3 acres) in area the maximum density is one (1) *residence* and one (1) *cottage*.

BL 125 4.1.5 One *secondary suite* is permitted per *residence* subject to section 2.18.

Lot Coverage

4.1.6 On lots less than .4 hectare (one acre) in area, lot coverage for buildings and structures shall not exceed 20 %.

Building Setbacks

4.1.7 No *building* or *structure* except a fence or *pumphouse* shall be sited within 7.6 metres (25 ft.) of any *front lot line* or *rear lot line*.

4.1.8 No *building* or *structure* or part thereof except a fence or *pumphouse* shall be sited within 3 metres (10 ft.) measured from the *interior side lot line* to the furthest projection of the *building*, nor, within 4.5 metres (15 ft.) of an *exterior side lot line*.

4.1.9 No enclosure or *structure* for housing animals and poultry shall be within 7.6 metres (25 ft.) of any property line.

Subdivision Lot Size Requirements

4.1.10 No *lot* having an area less than 0.81 hectares (2 acres) may be created by subdivision in the Rural Residential Zone except where a proposed *lot* fronts on the ocean, it may have an area not less than 0.4 hectares (1 acre).

4.1.11 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).

4.2 Rural General Zone (RG)

Permitted Uses

4.2.1 In the **Rural General (RG) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.2.1(1) *residential*;
4.2.1(2) *home occupation*s and *home based industry*;

4.2.2 In addition to the uses permitted above, the following uses shall be permitted on *lots* having an area of 1.0 ha (2.5 acres) or larger:

4.2.2(1) *farm use*;
4.2.2(2) the harvesting of trees and the carrying out of all *silviculture* practices;
4.2.2(3) portable *temporary* sawmills, chippers and other similar machinery used for the processing of logs harvested on the lot only.

Residential Site Density.

4.2.3 On a lot 1.21 hectares (3 acres) in area or less the maximum density is one (1) *residence*.

4.2.4 On a *lot* having an area greater than 1.21 hectares (3 acres) and less than 4.05 hectares (10 acres) the maximum density is one (1) *residence* and one (1) *cottage*.

4.2.5 On lots having an area of 4.05 hectares (10 acres) or greater one (1) *residence* and one (1) *cottage* per 2.02 hectares (5 acres) are permitted up to a maximum density of five (5) *unit*s and five (5) *cottage*s per lot *parcel*.

BL 125 4.2.6 One *secondary suite* is permitted per *residence* subject to section 2.18.

Lot Coverage

4.2.7 On lots having an area less than .4 hectare (one acre), lot coverage for buildings and structures shall not exceed 20%.

Building Setbacks

4.2.8 No *building* or *structure* or part thereof except a fence or *pumphouse* shall be sited within 7.6 metres (25 ft.) of any *front lot line* or *rear lot line*.

4.2.9 No *building* or *structure* or part thereof except a fence or *pumphouse* shall be sited within 3 metres (10 feet) of any *interior side lot line* nor be sited within 4.5 metres (15 ft.) of an *exterior side lot line*.

4.2.10 No enclosure or *structure* for housing animals and poultry shall be sited within 7.6 metres (25 ft.) of any lot line.

Subdivision Lot Size Requirements

4.2.11 No *lot* having an area less than 0.81 hectares (2 acres) may be created by subdivision in the Rural General Zone.

4.2.12 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).

BL 126 4.2.13 Site Specific Regulations

BL 137 4.2.13 (1) The regulations listed in Column 3 of the following table only apply to the land listed 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.

Column 1	*Column 2*	*Column 3*
Site-Specific Zone Reference	**Legal Description**	**Site Specific Regulations**
BL 137 RG(a)	Lot 1, Section 8, Saturna Island, Cowichan District, Plan EPP34444.	(1) Despite 4.2.12 no subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 3.3 hectares (8.15 acres).
BL 137 RG(b)	Lot 3, Section 18, Saturna Island, Cowichan District, Plan 11979, except part in Plan 17076.	(2) Despite 4.2.11 no lot having an area of less than 0.60 hectares (1.48 acres) may be created by subdivision. (3) Despite 4.2.12 no subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 1.1 hectares (2.7 acres).
RG(c)	Lot A Sections 8 and 9 Saturna Island Cowichan District Plan EPP34445	(4) Despite 4.2.12 no subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 3.7 hectares (9.1 acres).
BL 137 RG(d)	Block A, Section 5, Saturna Island, Cowichan District, Except Part In Plan 25360	(5) Despite 4.2.12 no subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 6.0 hectares (14.8 acres).
BL 137 RG(e)	The North West 1/4 Of Section 12, Saturna Island, Cowichan District, Except Parts In Plans 19569, 20704, VIP63161, VIP79024 and VIP84336	(6) Despite 4.2.11 no subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.3 hectares (5.68 acres).
BL 138 RG(f)	Lot 1, Section 18, Saturna Island, Cowichan District, Plan 6417	(7) Despite 4.2.11 no subdivision plan may be approved unless the lots created by the subdivision have a minimum lot area of at least 0.70 hectares (1.73 acres). (8) Despite 4.2.12 no subdivision plan may be approved
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		unless the lots created by the subdivision have a minimum average lot area of at least 0.84 hectares (2.08 acres). (9) Despite 4.1.4, the maximum density is two (2) residences and zero (0) cottages. The maximum permitted floor area for one residence is 92.9 square metres.
RG(g) BL 141	Lot 1, Section 5, Saturna Island, Cowichan District, Plan 25360	(10) Despite 4.2.12 no subdivision plan may be approved unless the lots created by the subdivision have a minimum average lot area of at least 7 hectares (1.78 acres). (11) Despite Subsections 4.2.4 - 4.2.6, the maximum density is one (1) residence.

4.3 Rural Agricultural Sales Zone (RAS)

Permitted Uses

4.3.1 In the **Rural Agricultural Sales (RAS) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.3.1(1) retail sales of horticultural and landscaping products;
4.3.1(2) *farm use*;

Lot Coverage

4.3.2 Lot coverage for buildings and structures and parking areas shall not exceed 30 %.

Building Setbacks

4.3.3 No *building* or *structure* except a fence or *pumphouse* shall be sited within 7.6 metres (25 ft.) of any *front lot line* or *rear lot line*.

4.3.4 No *building* or *structure* or part thereof except a fence or *pumphouse* shall be sited within 3 metres (10 ft.) measured from the *interior side lot line* to the furthest projection of the *building*, nor, sited within 4.5 metres (15 ft.) of an *exterior side lot line*.

4.3.5 No enclosure or *structure* for housing animals or poultry shall be sited within 7.6 metres (25 ft.) of any lot line.

Subdivision Lot Size Requirements

4.3.6 No lot having an area less than 2.02 hectares (5 acres) may be created by subdivision.

4.4 Rural Comprehensive Development Zone (RCD)

Permitted Uses

4.4.1 In the **Rural Comprehensive Development (RCD) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.4.1(1) *residential*;
4.4.1(2) *home occupations and home based industry;*
4.4.1(3) *farm use*;
4.4.1(4) the harvesting of trees and silviculture practices;
4.4.1(5) portable *temporary* sawmills, chippers and other similar machinery used for processing of logs harvested on the *lot* only.

Residential Site Density

4.4.2 One (1) *residence* is permitted per 2.02 hectares (5 acres) of *lot* area.

4.4.3 On the land commonly known as "Old Point Farm" and legally described as Sections 6 and 7, Saturna Island, Cowichan District and Lot 1, Plan 11378, Section 18, Saturna Island, Cowichan District the maximum density is 28 residences.

4.4.4 On the land commonly known as "Blackbird Hill Estates" and legally described as Lot A, Sections 17 and 18, Plan VIP74669, Saturna Island, Cowichan District the maximum density is 7 residences.

BL 125 4.4.5 One *secondary suite* is permitted per *residence* subject to section 2.18.

Lot Coverage

4.4.6 Lot coverage for buildings and structures and parking areas shall not exceed 20%.

Building Setbacks

4.4.7 No *building* or *structure* except a fence or *pumphouse* shall be sited within 7.6 metres (25 ft.) of any *front lot line* or *rear lot line*.

4.4.8 No *building* or *structure* or part thereof except a fence or *pumphouse* shall be sited within 3 metres (10 ft.) measured from the *interior side lot line* to the furthest projection of the *building*, nor, sited within 4.5 metres (15 ft.) of an *exterior side lot line*.

4.4.9 No enclosure or *structure* for housing animals and poultry shall be sited within 7.6 metres (25 ft.) to any lot line.

Subdivision Lot Size Requirements

4.4.10 No *lot* having an area less than 12.14 hectares (30 acres) may be created by subdivision.

4.4.11 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).

4.5 Multiple Family Residential Zone (MFR)

Permitted Uses

4.5.1 In the **Multiple Family Residential (MFR) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.5.1(1) *residential* for the purpose of providing affordable, senior or special need housing.

Lot Coverage

4.5.2 *Building*s and *structure*s shall not cover more than 33 percent of the lot on which they are located.

Setback Provisions

4.5.3 No *building* or *structure* or part thereof except a fence or a *pumphouse* shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*.

4.5.4 No *building* or *structure* or part thereof except a fence or a *pumphouse* shall be sited within 6.1 metres (20 ft.) from any *interior side lot line*, nor, sited within 7.6 metres (25 ft.) of an *exterior side lot line*.

Residential Density

4.5.5 There shall not be more than four (4) *residential unit*s per 0.4 hectares (one acre) in the Multiple Family Residential Zone.

Subdivision Lot Size Requirements

4.5.6 No lot having an area less than 0.81 hectares (2 acres) may be created by subdivision.

4.5.7 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).

4.6 Community Services Zone (CS)

Permitted Uses

4.6.1 In the **Community Services (CS) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.6.1(1) community halls
4.6.1(2) churches
4.6.1(3) schools
4.6.1(4) libraries
4.6.1(5) fire halls, police and ambulance stations
4.6.1(6) cemeteries.

Lot Coverage

4.6.2 *Building*s and *structure*s shall not cover more than 33 percent of the lot on which they are located.

Setback Provisions

4.6.3 No *building* or *structure* or part thereof except a fence or a *pumphouse* shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*.

4.6.4 No *building* or *structure* or part thereof except a fence or a *pumphouse* shall be sited within 6.1 metres (20 ft.) of any *interior side lot line* measured from, nor, sited within 7.6 metres (25 ft.) of an *exterior side lot line*.

Subdivision Lot Size Requirements

4.6.5 No lot having an area less than 2.02 hectares (5 acres) may be created by subdivision.

4.6.6 **Site Specific Regulations**

4.6.6(1) The regulations listed in Colum 3 of the following table only apply to the land listed 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.

Column 1	*Column 2*	*Column 3*
Site-Specific Zone Reference	**Legal Description**	**Site Specific Regulations**
CS(a)	Lot s 1 and 2, Section 8, Plan EPP17444, Saturna Island, Cowichan District. (Recreation Centre and Firehall)	(4) Despite 4.6.5, no lot having an area of less than 0.2 ha (.5 acre) may be created by subdivision. (2) Despite 4.6.5 no subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 0.8 ha (2 acres).

4.7 Public Utilities Zone (PU)

Permitted Uses

4.7.1 In the **Public Utilities (PU) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.7.1(1) highways maintenance yard
4.7.1(2) hydro maintenance yard
4.7.1(3) telephone maintenance yard
4.7.1(4) water supply facilities
4.7.1(5) recycling facilities

Lot Coverage

4.7.2 *Building*s and *structure*s shall not cover more than 33 percent of the lot on which they are located.

Setback Provisions

4.7.3 No *building* or *structure* or part thereof except a fence or a *pumphouse* shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*.

4.7.4 No *building* or *structure* or part thereof except a fence or a *pumphouse* shall be sited within 6.1 metres (20 ft.) of any *interior side lot line*, nor sited within 7.6 metres (25 ft.) of an *exterior side lot line*.

Subdivision Lot Size Requirements

4.7.5 No lot having an area less than 2.02 hectares (5 acres) may be created by subdivision.

4.8 Community Park Zone (CP)

Permitted Uses

4.8.1 In the **Community Park Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.8.1(1) Playgrounds; and
4.8.1(2) Picnic facilities.

Permitted Structures

4.8.2 No buildings or structures other than playground structures, picnic tables, picnic shelters, toilets and storage buildings may be constructed.

Lot Coverage

4.8.3 Buildings and structures shall not cover more than 5 percent of the parcel of land lot on which they are located.

Setback Provisions

4.8.4 No building or structure or part thereof except a fence or a pumphouse shall be sited within 7.6 metres (25 ft.) of any front or rear lot line.

4.8.5 No building or structure or part thereof except a fence or a pumphouse shall be sited closer than a distance of within 6.1 metres (20 ft.) measured from of any interior side lot line measured from to the farthest projection of the building, nor, closer than sited within 7.6 metres (25 ft.) from of an exterior side lot line.

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4.9 National Park Zone (NP)

Information Note: The Federal Crown is not subject to local government regulations, including zoning, and uses consistent with the *Canada National Parks Act* and other approved Gulf Islands National Park Reserve management documents are generally permitted on lands in the National Park Reserve.

Permitted Uses

4.9.1 In the **National Park (NP) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

4.9.1(1) informational, interpretive, cultural, and historical uses and facilities;
4.9.1(2) natural and cultural resource management and protection;
4.9.1(3) camping and picnicking areas;
4.9.1(4) park operations and maintenance facilities; and
4.9.1(5) accessory uses, buildings and structures.

Lot Coverage

4.9.2 Buildings and structures may not cover more than 5 per cent of the parcel of land on which they are located.

Setback Provisions

4.9.3 No building or structure or part thereof may be sited within 7.6 metres of any lot line.

PART 5

COMMERCIAL ZONING REGULATIONS

5.1 Commercial Recreation and Accommodation Zone (CRA)

Permitted Uses

5.1.1 In the **Commercial Recreation and Accommodation (CRA) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

5.1.1(1) *visitor accommodation*;
5.1.1(2) 1 restaurant;
5.1.1(3) 1 neighbourhood pub;
5.1.1(4) retail use which is *accessory* to any of the above uses;
5.1.1(5) accessory residential use together with any of the uses listed in this subsection which shall not exceed one self-contained residential unit for the caretaker, owner or operator.

5.1.2 Despite Subsection 5.1.1 on the CRA zoned area of the parcel legally described as Lot A, Section 18, Plan VIP 75287, Saturna Island, Cowichan District (commonly known as the Lighthouse Pub building) the only uses permitted in addition to those set out in Section 2.1 are: *visitor accommodation;* restaurants and cafes; neighbourhood pub; retail stores; personal services; professional offices; and, an accessory residential use together with any of the uses listed in this subsection which shall not exceed one self-contained residential unit for the caretaker, owner or operator.

5.1.3 Despite Subsection 5.1.1 and 5.1.2 on the CRA zoned area of the parcel legally described as the South ½ of Section 14, Except parts in Plans 13357, 14023, 20126, 38382, 51385, VIP53200, VIP55663, VIP58068 and VIP60837, Saturna Island, Cowichan District (commonly known as East Point Ocean Cottages Ltd.) the only uses permitted in addition to those set out in Section 2.1 are: *visitor accommodation*; a restaurant; a retail use which is *accessory* to any of the above uses; boat ramp and boat rentals; and, an accessory residential use together with any of the uses listed in this subsection which shall not exceed one self-contained residential unit for the caretaker, owner or operator.

5.1.4 In addition to the uses permitted in Subsection 5.1.1, on the CRA zoned area of the parcel described as Lot B, Section 18, Plan VIP75287, Saturna Island, Cowichan District residential use is permitted provided that there is no more than one residence sited on the lot.

Lot Coverage

5.1. 5 *Building*s and *structure*s shall not cover more than 30 percent of the CRA zoned portion of land on which they are located.

Site Density

5.1.6 For the CRA zoned portion of a parcel of land on which *accommodation units* and *sleeping units* are permitted, the number of accommodation units shall not exceed three per 0.4 ha (1 acre) and the number of bedrooms shall not exceed six per 0.4 ha (1 acre) nor twelve per building.

Building Setbacks

5.1.7 No *building* or *structure* except a fence shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*.

5.1.8 No *building* or *structure* except a fence shall be sited within 3 metres (10 ft.) of any *interior side lot line*, nor sited within 4.6 metres (15 ft.) of an *exterior side lot line*.

Subdivision Lot Size Requirements

5.1.9 No lot having an area less than 2.02 hectares (5 acres) may be created by subdivision.

5.2 Commercial Zone (C)

Permitted Uses

5.2.1 In the **Commercial (C) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

5.2.1(1) retail stores and shops;
5.2.1(2) professional or business offices including medical or dental clinics;
5.2.1(3) barber shops, beauty parlours, shoe repair shops, electric and electronic repair shops, launderette, laundry and dry cleaning shops;
5.2.1(4) printers and publishers;
5.2.1(5) restaurants, cafes, bakeries;
5.2.1(6) places of indoor recreation; and
5.2.1(7) *residential*.

Lot Coverage

5.2.2 *Building*s and *structure*s shall not cover more than 33 percent of the lot on which they are located.

Building Setbacks

5.2.3 No *building* or *structure* except a fence shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*.

5.2.4 No *building* or *structure* except a fence shall be sited within 3 metres (10 ft.) of any *interior side lot line*, nor, sited within 4.6 metres (15 ft.) of an *exterior side lot line*.

Residential Site Density

5.2.5 On the Commercial zoned portion of a lot, a maximum of three self-contained residential units are permitted.

Subdivision Lot Size Requirements

5.2.6 No lot having an area less than 0.4 hectares (1 acre) may be created by subdivision.

5.2.7 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).

PART 6

INDUSTRIAL ZONING REGULATIONS

6.1 Industrial Storage and Repairs Zone (ISR)

Uses Permitted

6.1.1 In the **Industrial Storage and Repairs (ISR) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

6.1.1(1) warehouses;
6.1.1(2) storage yards;
6.1.1(3) contractor's yards and workshops;
6.1.1(4) building materials and supplies sales;
6.1.1(5) freight service;
6.1.1(6) motor vehicle sales and repairs;
6.1.1(7) machinery and parts sales, rentals and repairs;
6.1.1(8) wood, metal and plastic fabricating;
6.1.1(9) welding and machine shops;
6.1.1(10) boat *building* and repairs;
6.1.1(11) *off street parking* lots;
6.1.1(12) marinas for the accommodation, maintenance and servicing of boats including refueling;
6.1.1(13) one *residential unit* in accessory to an industrial use for the accommodation of the owner, operator or an employee of the principal use is permitted.

6.1.2 In addition to the uses permitted in subsection 6.1.1, on the ISR portion of the lot legally described as Lot 17, Plan 18592, Section 8, Cowichan District, Saturna Island the following use is permitted: retail sale of fuels.

6.1.3 Despite subsection 6.1.1, on the ISR portion of the lot legally described as Lot A, Section 18, Plan VIP75287, Cowichan District , Saturna Island the only uses permitted in addition to those set out in Section 2.1 are: boat *building* and repairs; marinas for the accommodation, maintenance and servicing of boats including refueling; service stations; bulk fuel storage tanks; garden centre; tent sites for no more than 10 tents; off street parking lots; and, one *residential unit* in conjunction with an industrial use for the accommodation of the owner, operator or an employee of the principal use is permitted. Tent sites must comply with setback requirements for structures and be screened from abutting properties by either a landscape screen or a fence no less than 2 meters in height. Tent sites must be sited a minimum of 4.6 metres from any lot line.

6.1.4 Despite subsection 6.1.1, on the ISR portion of the lot legally described as Lot A, Section 18, Plan EPP17708, Cowichan District, Saturna Island the only uses permitted in addition to those set out in Section 2.1 are: boat building and repairs; marinas for the accommodation, maintenance and servicing of boats including refueling; service stations; bulk fuel storage tanks, storage yards and freight service.

Height

6.1.5 No *building* shall exceed 15 metres (50 ft.) in *height*.

Lot Coverage

6.1.6 *Building*s and *structure*s shall not cover more than 33 percent of the lot on which they are located.

Building Setbacks

6.1.7 No *building* or *structure* except a fence shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*.

6.1.8 No *building* or *structure* except a fence shall be sited within 3 metres (10 ft.) of any *interior side lot line*, nor, sited within 4.6 metres (15 ft.) of an *exterior side lot line*.

Subdivision Lot Size Requirements

6.1.9 No lot having an area less than 0.4 hectares (1 acre) may be created by subdivision.

6.1.10 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).

6.2 Industrial Comprehensive Zone (IC)

Permitted Uses

6.2.1 In the **Industrial Comprehensive (IC) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

6.2.1(1) warehouses;
6.2.1(2) storage yards;
6.2.1(3) contractor's yards and workshops;
6.2.1(4) building materials and supplies sales;
6.2.1(5) freight service;
6.2.1(6) motor vehicle sales and repairs;
6.2.1(7) machinery and parts sales, rentals and repairs;
6.2.1(8) wood, metal and plastic fabricating;
6.2.1(9) welding and machine shops;
6.2.1(10) boat building and repairs;
6.2.1(11) off street parking lots;
6.2.1(12) marinas for the accommodation, maintenance and servicing of boats including refueling;
6.2.1(13) one residential unit accessory to an industrial use for the accommodation of the owner, operator or an employee of the principal use is permitted;
6.2.1(14) services stations;
6.2.1(15) bulk fuel storage tanks and sale of fuels;
6.2.1(16) sawmills, and related wood products processing; and,
6.2.1(17) *manufacturing*.

Height

6.2.2 No *building* shall exceed 15 metres (50 ft.) in *height*.

Lot Coverage

6.2.3 *Building*s and *structure*s shall not cover more than 33 percent of the lot on which they are located.

Building Setbacks

6.2.4 No *building*, *structure* or storage of materials except a fence shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*.

6.2.5 No *building* or *structure* except a fence shall be sited within 3 metres (10 ft.) of any *interior side lot line*, nor, sited within 4.6 metres (15 ft.) of an *exterior side lot line*.

Subdivision Lot Size Requirements

6.2.6 No lot having an area less than 0.4 hectares (1 acre) may be created by subdivision.

6.2.7 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).

PART 7

FARMLAND ZONING REGULATIONS

7.1 Farmland Zone (F)

Permitted Uses

7.1.1 In the **Farmland (F) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited. Uses that are inconsistent with permitted uses under the *Agricultural Land Commission Act* or Regulations will require approval from the Agricultural Land Commission.

7.1.1(1) *farm use*;
7.1.1(2) the harvesting of trees and the carrying out of all silvicultural practices;
7.1.1(3) portable wood chippers and sawmills only for the processing of logs harvested on the *parcel*;
7.1.1(4) *residential*;
7.1.1(5) sleeping accommodation for farm employees;
7.1.1(6) fish farming;
7.1.1(7) *home occupation*s and *home based industry*.

Lot Size and Site Density

7.1.2 The maximum density is one *residence* on lots having an area of 20.24 ha (50 acres) or less and one *residence* and one *cottage* on lots having an area greater than 20.24 ha (50 acres).

BL 125 7.1.3 One *secondary suite* is permitted per *residence* subject to section 2.18.

Lot Coverage

7.1.4 Buildings and structures shall not cover more than 33 percent of the parcel of land lot on which they are located.

Building Setbacks

7.1.5 No *building* or *structure* except a fence or *pumphouse* shall be sited within 7.6 metres (25 ft.) of any *front lot line* or *rear lot line*.

7.1.6 No *building* or *structure* or part thereof except a fence or *pumphouse* shall be sited within 6.1 metres (20 ft.) of an *interior side lot line* measured from the farthest projection of the *building*, nor, sited within 6.1 metres (20 ft.) of an *exterior side lot line*.

Special Building Setback

7.1.7 No *building* or *structure* associated with *farm uses* except a fence or a *pumphouse* shall be sited within 30 metres (100 ft.) of a *front lot line*, nor sited within 15 metres (50 ft.) of an interior, exterior or *rear lot line*, measured from the *lot* line to the farthest projection of the *building*.

Subdivision Lot Size Requirements

7.1.8 No *lot* having an area less than 20.24 hectares (50 acres) may be created by subdivision in the *zone*.

7.2 Farm Resort Zone (F1)

Permitted Uses

7.2.1 In the Farm Resort (F1) Zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

7.2.1(1) *farm use*;
7.2.1(2) vinting and bottling of wines and ciders;
7.2.1(3) accessory to the vinting and bottling of wines and ciders, the sale of wine and cider including tasting facilities
7.2.1(4) accessory to the vinting and bottling of wines and ciders, a restaurant and premises licensed under the *Liquor Control and Licensing Act* for the sale and consumption of beverages on the premises;
7.2.1(5) accessory to the farm use, *visitor accommodation* of the traveling and vacationing public in *accommodation units* and *sleeping units* for farm employees; and
7.2.1(6) accessory residential use

Height

7.2.2 No building shall exceed 9 metres (30 feet) in height, except a barn which shall not exceed 15 metres (49.2 ft.) in height.

Site Coverage

7.2.3 Buildings and structures and required parking areas shall not cover more than two percent (2%) of the lot on which they are located.

Density

7.2.4 *Visitor Accommodation* use shall not exceed five *accommodation units* and the total number of bedrooms shall not exceed twenty nor twelve bedrooms per building.

7.2.5 Residential use shall not exceed one self-contained residence and one cottage.

Siting of Uses, Buildings and Structures

7.2.6 No use other than farm use shall be located on any land that is south of Quarry Trail, except for three non-agricultural buildings provided that: not more than one shall contain a restaurant, not more than one shall contain transient accommodation and not more than one shall contain residential use.

7.2.7 No building or structure except a fence or pumphouse shall be sited within 7.6 metres (25 feet) of any front or rear lot line.

7.2.8 No building or structure except a fence shall be sited within 6.1 metres (20 feet) of any interior side lot line or exterior side lot line.

Site Area Restrictions

7.2.9 The minimum site area for all of the uses set out in Section 7.2.1 is 31.5 hectares (78 acres), and for the purposes of this regulation a "site" may not comprise more than one parcel."

Subdivision Lot Size Requirements

7.2.10 No lot having an area less than 31.5 hectares (78 acres) may be created by subdivision.

7.3 Farm Retreat Zone (F2)

Permitted Uses

7.3.1 In the Farm Retreat (F2) Zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited. Uses that are inconsistent with permitted uses under the *Agricultural Land Commission Act* or regulations will require approval from the Provincial Agricultural Land Commission.

7.3.1(1) *Farm use;*
7.3.1(2) Educational and instructional uses;
7.3.1(3) *Residential*;
7.3.1(4) Accessory to 1 or 2 above, *Visitor Accommodation* and special events, such as, but not limited to weddings, reunions and retreats;
7.3.1(5) *Accessory* to 1, 2 or 4 above, the serving of food and drink;
7.3.1(6) *Accessory* to 1, 2 or 4 above, retail and rental uses; and,
7.3.1(7) *Accessory* to 3 above, *home occupations*.

Lot Coverage

7.3.2 Buildings, structures and required parking areas associated with non-farm uses shall not cover more than two percent (2%) of the lot on which they are located.

Site Density

7.3.3 *Visitor accommodation* use shall not exceed 8 sleeping units and 4 campsites.

(Information Note: Subsection 7.3.3 does not apply to rooms that may be used as part of a bed and breakfast home occupation in any of the permitted residences.)

7.3.4 On the parcel of land legally described as Lot B, Plan 11380, Section 7 and Lot 1, Plan 51011, Section 8 both in Cowichan District, Saturna Island the maximum number of residences is 7 and the maximum number of cottages is 7.

BL 125 7.3.5 One secondary suite is permitted per residence subject to section 2.18.

Siting of Uses, Buildings and Structures

7.3.6 No building or structure except a fence shall be sited within 12 metres (40 ft.) of any front lot line.

7.3.7 No building or structure except a fence shall be sited within 3 metres (l0 ft.) of any interior or rear lot line.

7.3.8 No building or structure associated with an intensive farm use, except a fence or pumphouse, shall be sited within 30 metres (100 ft) of a front lot line.

Subdivision Lot Size Requirements

7.3.9 No lot having an area less than 20.24 hectares (50 acres) may be created by subdivision.

PART 8

WATERSHED ZONING REGULATIONS

8.1 Watershed Zone (W)

Permitted Uses

8.1.1 In the **Watershed (W) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

8.1.1(1) growing and harvesting of forest products; and,
8.1.1(2) accessory buildings.

Lot Coverage

8.1.2 Buildings, structures and required parking areas shall not cover more than two percent (2%) of the parcel of land lot on which they are located.

Buildings Setbacks

8.1.3 No *building* or *structure* except a fence or a *pumphouse* shall be sited within 7.6 metres (25 ft.) of any *front lot line*, nor sited within 3 metres (10 ft.) of any interior side or *rear lot line*, nor sited within 4.6 metres (15 ft.) of any *exterior side lot line*, nor sited within 61 metres (200 ft.) of any *watercourse* or body of fresh water.

Subdivision Lot Size Requirements

8.1.4 No *lot* having an area less than 10.12 hectares (25 acres) may be created by subdivision in this *Zone*

PART 9

FOREST LAND ZONING REGULATIONS

Information Note: *Pursuant to Forest Policies in the Saturna Island Official Community Plan (Bylaw No. 70, properties may be rezoned to Forest Residential Zone providing an opportunity to cluster and concentrate permitted residential development. Every rezoning to Forest Residential Zone is to entail a simultaneous rezoning of the residual forest lands to Forest Reserve Zone. The reserve area would be for forestry and conservation purposes. All Forest Subdivision Capacity attributable to the forestlands is to be transferred to the Forest Residential zoned area, and result in the subdivision capacity of the area zoned Forest Reserve to be nil.*

9.1 Forest Reserve Zone (FR)

Permitted Uses

9.1.1 In the **Forest Reserve (FR) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

9.1.1(1) silviculture;
9.1.1(3) portable wood chippers and sawmills for logs harvested on the *parcel*; and,
9.1.1(4) *farm use* on land within the Agricultural Land Reserve.

Lot Coverage

9.1.2 Buildings, structures and required parking areas shall not cover more than two percent (2%) of the parcel of land lot on which they are located.

Lot Size Requirements

9.1.3 Minimum *lot* size shall be 20.24 hectares (50 acres).

9.2 Forest General Zone (FG)

Permitted Uses

9.2.1 In the **Forest General (FG) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

9.2.1(1) *residential;*
9.2.1(2) the harvesting of trees and the carrying out of all silvicultural practices;
9.2.1(3) *grazing, accessory to the growing of trees*
9.2.1(4) portable wood chippers and sawmills for logs harvested on the *parcel*;
9.2.1(5) television and radio antennas;
9.2.1(6) *home occupation*s and *home based industry*; and,
9.2.1(7) *farm use* on land within the Agricultural Land Reserve.

Height

9.2.2 No *building* shall exceed 9 metres (30 ft.) in *height*.

Building Setbacks

9.2.3 No *building* or *structure* except a fence or a *pumphouse* shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*, nor sited within 3 metres (9.8 ft.) of any *interior side lot line*, nor sited within 4.6 metres (15 ft.) of any *exterior side lot line*.

Site Density

9.2.4 The permitted site density shall be one *residence* and one *cottage* per *parcel*.

BL 125 9.2.5 One secondary suite is permitted per residence subject to section 2.18.

Lot Size Requirements

9.2.6 No *lot* having an area less than 20.24 hectares (50 acres) may be created by subdivision in this *Zone.*

9.3 Forest Residential Zone (FR1)

Permitted Uses

9.3.1 In the **Forest Residential (FR1) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

9.3.1(1) *residential;*
9.3.1(2) the harvesting of trees and the carrying out of all silvicultural practices;
9.3.1(3) grazing, accessory to the growing of trees
9.3.1(4) portable sawmills for sawing of logs harvested on the property;

Lot Coverage

9.3.2 Buildings, structures and required parking areas shall not cover more than twenty percent (20%) of the parcel of land lot on which they are located.

Height

9.3.3 No *building* shall exceed 9 metres (30 ft.) in *height*.

Building Setbacks

9.3.4 No *building* or *structure* except a fence or a *pumphouse* shall be sited within 7.6 metres (25 ft.) of any front or *rear lot line*, nor sited within 3 metres (9.8 ft.) of any *interior side lot line*, nor sited within 4.6 metres (15 ft.) of any *exterior side lot line*.

Site Density

9.3.5 The permitted site density shall be one *residence* on lots having an area less than 1.21 hectares (3 acres) and a maximum of one residence and one *cottage* on lots having an area of 1.21 hectares (3 acres) or more.

9.3.6 Notwithstanding Subsection 9.3.4, on the FR1 zoned portion of the land legally described as the south-west ¼ of Section 8, Plan 23285, Cowichan District, Saturna Island a maximum of 5 *residences* and 5 *cottages* is permitted. Residences are not permitted on the area of land zoned Forest Reserve.

BL 125 9.3.7 One secondary suite is permitted per residence subject to section 2.18.

Lot Size Requirements

9.3.8 The minimum *lot* area required for subdivision shall be 0.81 hectares (2 acres) and the maximum *lot* area required for subdivision is not to exceed 1.21 hectares (3 acres) plus 1.21 hectares (3 acres) for each additional *lot* permitted by the *parcel*'s remaining *Subdivision Capacity*.

9.3.9 Notwithstanding 9.3.7, no more than five lots (not to exceed three acres each) may be created in the Forest Residential portion of Lot 1, Section 8, Plan 23285, Saturna Island.

PART 10

WILDERNESS RESERVE ZONING REGULATIONS

10.1 Wilderness Reserve Zone (WR)

Uses Permitted

10.1.1 In the **Wilderness Reserve (WR) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

10.1.1(1) *residential*;
10.1.1(2) *ecological reserves*

Building Setbacks

10.1.2 No *building* or *structure* except a fence or a *pumphouse* shall be sited within 7.6 metres (25 ft.) of any *front lot line*, nor sited within 3 metres (10 ft.) of any interior side or *rear lot line*, nor sited within 4.6 metres (15 ft.) of any *exterior side lot line*.

Site Density

10.1.3 The maximum density permitted shall be one *residence*.

BL 125 10.1.4 One secondary suite is permitted per residence subject to section 2.18.

Lot Coverage

10.1.5 *Building*s or *structure*s shall not cover more than 1% of lot on which they are located.

Subdivision Lot Size Requirements

10.1.6 No lot having an area less than 64.7 hectares (160 acres) may be created by subdivision.

PART 11

WATER ZONING REGULATIONS

(Note: All uses of the Crown foreshore must be authorized by this Bylaw and a crown lease obtained from Land and Water BC Inc.)

11.1 Water Zone (WA)

Permitted Uses

11.1.1 In the **Water (WA) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited:

11.1.1(1) private or communal floats, wharves, piers and walkways *accessory* to *residential use* and providing access to properties adjacent to the foreshore;
11.1.1(2) sea walls, breakwaters, ramps, dolphins and pilings necessary for the establishment or maintenance of the uses permitted in this Section;
11.1.1(3) log dumping where the logs originate on the abutting upland *parcel;*
11.1.1(4) Ocean loop geo-exchange systems for the purpose of domestic heat and cooling *accessory* to the *residential use* of the upland property.

Setbacks of Floats and Wharves

11.1.2 Floats and wharves shall be set back 3 metres (10 ft.) from the projection of any side lot line and shall be located within the boundaries of water leases and licenses of occupation.

Buildings Prohibited

11.1.3 Other than posts to carry lighting fixtures or safety supports, no *building*s, including a *boathouse*, shelter or *structure* shall be erected on any float or wharf.

Commercial and Industrial Activity Prohibited

11.1.4 Private floats and wharves shall be used for private access only and no commercial or industrial activity or use shall be permitted.

Site Specific Regulations

11.1.5 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.

Column 1	*Column 2*	*Column 3*
Site-Specific Zone Reference	**Legal Description**	**Site Specific Regulations**
WA(a)	Portion of Unsurveyed Crown Foreshore or land covered by water being part of the beds of Breezy Bay and Plumper Sound, Saturna Island, Cowichan District.	(1) Despite subsections 11.1.1 and 11.1.4 and in addition to the uses permitted in the Water Zone (WA), a float, wharf and walkway is permitted accessory to the uses permitted on Strata Lot 32, Section 5, Plan VIS3488, Saturna Island, Cowichan District. (2) For certainty the commercial use of the float, wharf and walkway structure is to be limited to the loading, unloading and moorage of boats, used by guests and owners of Strata Lot 32, Section 5, Plan VIS3488, Saturna Island, Cowichan District and no other commercial use of the dock is permitted.

11.3 Water General Commercial Zone (WGC)

Permitted Uses

11.3.1 In the **Water General Commercial (WGC) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited:

11.3.1(1) boat rentals and boat sales;
11.3.1(2) boat *building*, repair and sales;
11.3.1(3) marinas and yacht clubs;
11.3.1(4) *boathouse*s and shelters;
11.3.1(5) mooring facilities for water taxis, pleasure craft, ferries, fishing boats or sea planes;
11.3.1(6) marine fuelling stations;
11.3.1(7) sea walls, breakwaters, slips, docks, ramps, dolphins and pilings necessary for the establishment or maintenance of the uses permitted in this part; and
11.3.1(8) log dumping, booming and storage.

Setbacks of Floats and Wharves

11.3.2 Floats and wharves shall be located within the boundaries of water leases or licenses of occupation.

11.4 Water Public Utility Zone (WPU)

Permitted Uses

11.4.1 In the **Water Public Utility (WPU) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited:

11.4.1(1) ferry docks;
11.4.1(2) government wharves;
11.4.1(3) *boathouse*s and shelters;
11.4.1(4) mooring facilities for water taxis, pleasure craft, ferries, fishing boats or sea planes;
11.4.1(5) marine fuelling stations;
11.4.1(6) sea walls, breakwaters, slips, docks, ramps, dolphins and pilings necessary for the establishment or maintenance of the uses permitted in this part; and
11.4.1(7) seafood sales and boat rentals.

Setbacks of Floats and Wharves

11.4.2 Floats and wharves shall be located within the boundaries of water leases or licenses of occupation.

11.5 Open Waters Zone (WO)

Permitted Uses

11.5.1 In the Open Waters (WO) Zone, the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited:

11.5.1(1) marine navigation;
11.5.1(2) marine navigational aids;
11.5.1(3) marker buoys;
11.5.1(4) aquaculture, excluding fin-fish farming;
11.5.1(5) Ocean loop geo-exchange systems for the purpose of domestic heat and cooling *accessory* to the *residential use* of the upland property; and
BL 134 11.5.1(6) Hydrophone research facilities.

BL 130

11.6 National Park Marine Zone (W5)

Information Note: The Federal Crown is not subject to local government regulations, including zoning, and uses consistent with the Canada National Parks Act and other approved Gulf Islands National Park Reserve management documents are generally permitted on lands in the National Park Reserve.

Permitted Uses

11.6.1 In the **National Marine Park (W5) Zone** the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.

11.6.1(1) Marine Navigational Aids;
11.6.1(2) Natural and cultural resource management and protection; and
11.6.1(3) Docks, wharfs and moorage accessory to the upland National Park zone.

PART 12

SUBDIVISION REGULATIONS

Compliance with Minimum and Average Lot Area

12.1 The average *lot* area of every subdivision must equal or exceed the applicable minimum and average *lot* area specified by this Bylaw and for that purpose the average *lot* area of the proposed subdivision is the sum of the areas of the proposed lots divided by the number of proposed lots.

Covenant Against Further Subdivision and Development

12.2 When a subdivision is proposed that yields the maximum number of lots permitted by the applicable minimum and average *lot* sizes specified by this Bylaw, and one or more of the lots being created has an area equal to or greater than twice the applicable average *lot* size, the applicant must grant a covenant complying with s. 2.7 of this bylaw in respect of such *lot* prohibiting further subdivision of the *lot* and prohibiting the construction, erection, or occupancy on the *lot* of more than one *residence* and where a *cottage* is a permitted use, more than one such *cottage*.

12.3 When a subdivision is proposed that yields fewer than the maximum number of lots permitted by the applicable average *lot* sizes specified by this Bylaw, and:

12.3.1 one or more of the lots being created has an area equal to or greater than twice the applicable average *lot* size; and

12.3.2 one or more of the lots being created has an area less than the applicable average *lot* size;

The applicant must grant a covenant complying with s. **2.7** of this Bylaw in respect of every *lot* referred to above prohibiting:

12.3.3 the subdivision of the *lot* so as to create a greater total number of lots by subdivision and re-subdivision of the original *lot* than would have been created had the first subdivision created the maximum number of lots permitted by the applicable minimum and average *lot* sizes specified by this Bylaw; and

12.3.4 the construction, erection, or occupancy on the *lot* of *residences* and, where permitted by this Bylaw, *cottage*s so as to create a greater density of such development on the original *lot* than would have been created had the original *lot* been developed to the greatest density permitted by this Bylaw.

Parcel Size calculations

12.4 For the purpose of the Bare Land Strata Regulation, the average *parcel* size shall be the average parcel size specified in the *zone* where the *parcel* proposed to be subdivided is located. within two or more *zone*s the average *parcel* size shall be the area of the original *lot* divided by the number of lots authorized by the *zone*s.

12.5 Where a *parcel* proposed to be subdivided is subject to a registered covenant in favour of the Saturna Island Local Trust Committee limiting the number of *parcel*s into which it may be subdivided, the average *parcel* size for the purpose of the Strata Property Regulations shall be as specified in the covenant.

Lot Size Exemptions

12.6 The average and minimum *lot* sizes specified in the *zone*s shall not apply as described in sections 12.6.1 to 12.6.6:

12.6.1 Where the *parcel* being created is to be used solely for the unattended equipment necessary for the operation of:
- 12.6.1(1) a community water or sewer system;
- 12.6.1(2) a community gas distribution system;
- 12.6.1(3) a community radio or television receiving antenna;
- 12.6.1(4) a telecommunication relay station;
- 12.6.1(5) an automatic telephone exchange;
- 12.6.1(6) an air or marine navigational aid;
- 12.6.1(7) electrical substations or wind or hydro generating stations; and
- 12.6.1(8) any other similar public service facility or utility.

12.6.2 Where the land proposed to be subdivided is entirely within a *zone* in which none of the uses permitted would generate sewage, and the owner registers a covenant in favour of the Saturna Island Local Trust Committee prohibiting any use of the land that would generate sewage.

12.6.3 Where a *parcel* being created is for dedicated park use only.

12.6.4 To subdivisions for the provision of a residence for a relative under Section 514 of the *Local Government Act* provided the land:

- 12.6.4(1) is not within the Agricultural Land Reserve;
- 12.6.4(2) has not been subdivided previously under 514 the *Local Government Act;* and
- 12.6.4(3) has a minimum *lot* size of 8.1 hectares;

such a subdivision shall be subject to all the requirements of that Section.

12.6.5 Where the subdivision will consolidate two or more *parcel*s or annex a portion of a *lot* where it is separated from the main portion of the *lot* by a road, *watercourse* or topographical feature so as to render it useless to the main portion.

12.6.6 Where the subdivision:
- 12.6.6(1) adjusts the boundary between two or more *parcel*s,
- 12.6.6(2) no additional *parcel*s are created, and
- 12.6.6(3) no *parcel* is increased in area such that it may be further subdivided under this Bylaw.

Lot Width

BL 134 12.7 No lot may have a width less than one third of its depth exclusive of any panhandle access strip.

Panhandle Lots

12.8 The minimum width of the access strip of a panhandle lot is:

12.8.1 6 metres in the case of a lot that has insufficient area to be further subdivided under the provisions of this bylaw; and

12.8.2 20 metres in the case of a lot that has sufficient area to be further subdivided under the provisions of this bylaw.

Lots in More than One Zone

12.9 If a lot is located in two or more zones, for the purposes only of the minimum and average lots size regulations of Parts 4 through 11 of this bylaw the portions of the lot that have different zoning designations must be considered as if they were separate lots unless specific regulations pertaining to split zoned lots apply.

Subdivision Capacity of Split Zoned Lots

12.10 **Rural together with Farmland, Forest or Watershed**
Where a lot contains areas of Rural zoned land together with any, Farmland, Forest or Watershed zoned lands the subdivision capacity from these zones, if any, may be transferred to the Rural zoned portion of the lot. The Saturna Island Local Trust Committee will require the placing of a restrictive covenant reflecting the reduction in subdivision capacity and residential building density on the contributing areas.

12.11 **Forest together with Farmland or Watershed**
Where a lot contains areas of Forest zoned land together with any Farmland, or Watershed zoned lands the subdivision capacity from these designations, if any, may be transferred to the Forest designated portion of the lot. The Saturna Island Local Trust Committee will require the placing of a restrictive covenant reflecting the reduction in subdivision capacity and residential building density on the contributing areas.

PART 13

SIGN REGULATIONS

13.1 No signs shall be erected in any *zone* except in accordance with this Section and subject to the signs being located upon the *lot* occupied by the principal use to which they refer.

13.2 The maximum total area of signs per use shall be in accordance with the following table:

Zone	Total sign area per use permitted	Number of signs per use permitted
Commercial, Community Services and Industrial zones WCM and WGC zones	A lit sign of 1.8 metres (19.4 sq. ft.) or An unlit sign of 3.7 square metres (39.8 sq. ft.)	2
All other *zone*s	1 square metre (10.7 sq.ft.)	1

13.3 Any sign which has become obsolete because of discontinuance of the business, service or activity which it advertises shall be removed from the premises within thirty (30) days after the sign becomes obsolete.

13.4 Nothing in this Bylaw prohibits the erection of a sign by an agency of government for purposes of public health or safety, or by a candidate in a local, provincial or federal election during the period after nomination and prior to the election.

13.5 Third party signs must be removed within 30 days of the event or, in the case of a sign advertising a property for sale, within 30 days of the sale.

PART 14

OFF STREET PARKING REGULATIONS

*[Note: These off street parking regulations only apply to new developments and not to those developments that exist as of the date of adoption of this Bylaw]

Off street parking

14.1 When any new use of *building*s or *structure*s takes place or when any *existing* use of land or *building*s or *structure*s is enlarged or increased in capacity, provisions must be made for vehicular *off street parking spaces* in accordance with the standards set out in this section.

14.2 The number of *off street parking spaces* required in respect of particular uses is set out in Table 1, and where a particular use is not listed, the number required for the most similar listed use applies.

Table 1: Off street parking requirements

	Use	Minimum Number of Off street parking Spaces Required
(a)	Residences and *cottage*s	2 per *residential unit*
(b)	Retail Stores, Offices	1 per 23 square metres (248 sq. ft.) of *floor area*.
(c)	Cafe, Restaurant, Neighbourhood Pub	1 per 3 seats
(d)	Visitor Accommodation	1 per accommodation or *sleeping unit* plus 1 per 3 seats in food or beverage service area
(e)	Marina	1 per 2 berths used for year round moorage plus 1 per 2 employees
(f)	Campground	1 per camp space plus 1 per 2 employees
(g)	Industrial	1 per 2 employees counted as total of 2 shifts but not less than 5 spaces per tenant or establishment
(h)	Bed and Breakfast	1 per room used for guest accommodation
(j)	Community halls, churches and lodge halls	1 per 4 seats
(k)	*Secondary Suite*	1 per *secondary suite*
(l)	Home Occupations and Home Based Industry	1 per employee and 2 per home occupation or home based industry
(m)	Tent sites	1 per tent site

BL 125

14.3 Each required *off street parking space* shall be a minimum of 2.6 metres (8.5 ft.) in width, and a minimum of 5.5 metres (18 ft.) in length, exclusive of access drives or aisles, ramps, columns, or similar obstructions, and have vertical clearance of at least 2 metres (6.5 ft).

14.4 For parallel *off street parking spaces*, the length of the *off street parking spaces* must be increased to 7.3 metres (24. feet) except end spaces, which must be a minimum length of 5.5 metres (18 feet).

14.5 Maneuvering aisles must be a minimum of 7.3 metres (24 feet) wide for 90 degree off street parking; 5.5 metres (18 feet) wide for 60 degree off street parking; and 3.6 metres (12 feet) wide for 45 degree and parallel off street parking. Where *off street parking spaces* are directly off a lane, the lane may be considered part of the aisle and in such cases the combined width of the aisle and *off street parking spaces* must be a minimum of 12.8 metres (42 feet).

PART 15

INTERPRETATION

Definitions

15.1 In this bylaw,

15.1.1 **“accessory”** in relation to a use, *building* or *structure* means incidental and secondary to a principal use, *building* or *structure*, expressly permitted by this bylaw on the same *lot* or, where the *accessory* use is located on the common property in a bare land strata plan, or a strata *lot* in the same strata plan.

15.1.2 **“accommodation unit”** means a rental unit with a kitchen and a bathroom and no more than two bedrooms with a total combined floor area of not more than 92.9 square metres (1,000 sq. ft.) used exclusively for temporary commercial accommodation of the public.

15.1.3 **“aquaculture**” means the growing and cultivation of aquatic plants or animals for commercial purposes, in any water environment, or in human-made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water column.

15.1.4 **“arable land”** means land that, due to topography and soil conditions, is suitable for cultivation by plowing or tillage.

15.1.5 "**basement**" means that portion of a *building* between two floor levels which is partly underground and which has its ceiling less than 1.8 metres (6 ft.) above average natural grade.

15.1.6 **"boathouse"** means a one storey *structure* to house a boat or boats.

15.1.7 **“breezeway”** means a covered passageway without walls between two buildings constructed of permanent building materials and architecturally attached to each building.

15.1.8 **“building**” means a roofed structure, including a mobile home, used or intended to be used for supporting or sheltering any use or occupancy.

15.1.9 **"cottage"** means a building accessory to a residence that shall not be greater than 92.9 square metres (1,000 sq. ft.) in total floor area, excluding a basement that does not exceed the footprint of the main floor.

15.1.10 **"depth of a parcel"** means the mean distance between front and rear parcel boundaries, excluding the access strip of panhandle lots.

15.1.11 "**Ecological Reserve**" means a land or water area established as an *ecological reserve* under the *Ecological Reserves Act*.

15.1.12 **“farm use”** means an occupation or use of land for farm purposes, including farming of land, plants and animals and any other activity designated as farm use by *the Agricultural Land Commission Act* or its regulation and includes a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act.*

15.1.13 **“floor area"** means the sum of the horizontal areas of all storeys in a building, measured to the inner surface of the exterior walls, exclusive of any *floor area* occupied by a cistern used for the collection of freshwater for domestic use or fire protection, and exclusive of any space where a floor and the ceiling above it are less than 1.5 metres (5 feet) apart, and includes the floor area of balconies, decks, porches and similar projections fully enclosed by siding, glazing, screening or other materials. For certainty if a balcony, deck, porch or similar projection is not fully enclosed then the floor area of such projections is excluded from any calculation of floor area.

BL 143

BL 143

15.1.14 **“Freshwater”** means water with a total dissolved salt content of ≤ 1,000 ppm (1 g/L, 1 ‰) and includes surface and groundwater resources.

15.1.15 **"height"** means the vertical distance between the highest point of a building or structure and the average natural grade, being the average undisturbed elevation of the ground at the perimeter of the building or structure calculated by averaging the elevations at the midpoints of all the exterior walls. In the case of buildings and structures on the surface of water, average natural grade shall be the natural boundary for a building or structure fixed to the bed of the water and the watermark of any floating building or structure. In the case of a fence, height means the vertical distance between the top of the fence and the grade at any point along the fence.

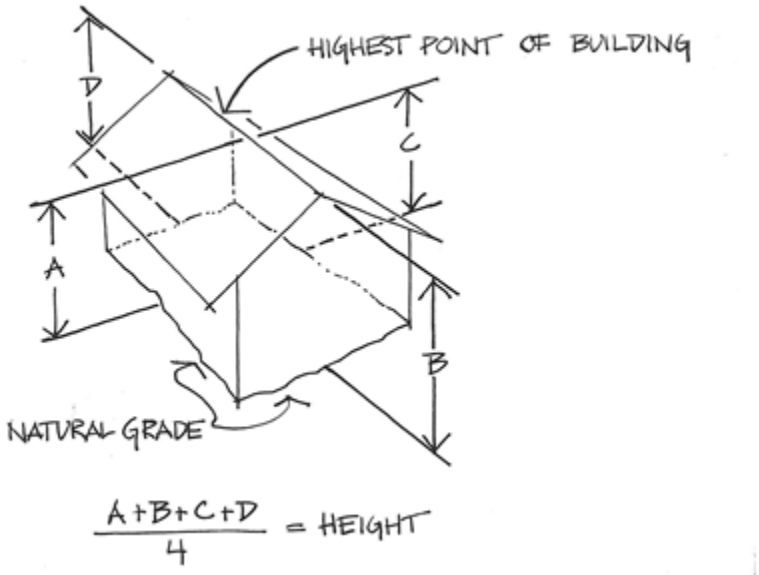


Figure 1 – Illustration of calculation of height

15.1.16 **"home based industry"** means a manufacturing, maintenance or repair or similar enterprise carried on for gain, which due to the noise, dust, etc. generated by the use is conducted on a larger property, and is clearly incidental and secondary to the use of the *residence*.

15.1.17 **"home occupation"** means an occupation or profession carried on as an incidental and secondary use of a *residence* and meets all the provisions set forth in this Bylaw pertaining to *home occupation*s.

15.1.18 **“intensive farm use”** means the use of the land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals or the growing of mushrooms.

15.1.19 **"landscape screen"** means a visual barrier which may be a compact evergreen hedge, or trees, or a fence, or a brick, stone or concrete wall incorporating suitable plant material, terracing or grassed area and broken only for access drives or walks.

15.1.20 **"lot"** means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act*.

15.1.21 **"lot coverage"** means the total area of those portions of a *lot* that are covered by buildings and structures, divided by the area of the lot, and for this purpose the area of a lot that is covered by a building or structure is measured to the drip line of the roof and the common property of a bare land strata plan is deemed to be a lot for the application of lot coverage regulations if the common property is used for accessory buildings or structures.

15.1.22 **"lot line**" means the boundary of a lot as shown on a plan of survey registered with the BC Land Titles Office, or the boundary of a lot as otherwise described under the Land Title Act; and

15.1.23 **"front lot line"** means the lot line that is common to the lot and an abutting highway or access route in a bare land strata plan, and where there are two or more such lot lines the shortest (other than corner cuts) is deemed the front lot line;

15.1.24 **"rear lot line"** means the lot line that is opposite the front lot line in the case of a lot having four or more sides, and where the rear portion of a lot is bounded by intersecting side lot lines the point of intersection is deemed the rear lot line;

15.1.25 **"exterior side lot line**" means a lot line that is not a front or rear lot line and that is common to the lot and an abutting highway or access route in a bare land strata plan; and

15.1.26 **"interior side lot line"** means a lot line that is not a front, rear or exterior side lot line.

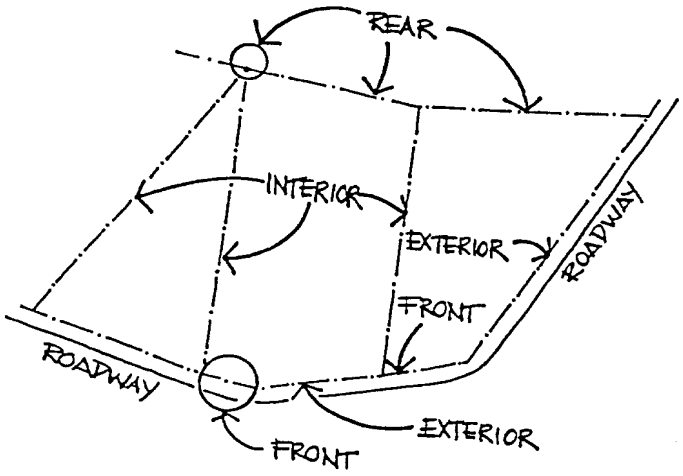


Figure 2 - Illustration of lot lines

15.1.27 **"manufacturing"** means an industrial use involving the fabrication or assembly of articles or materials into new products.

15.1.28 **"natural boundary"** means the visible high water mark of the sea a lake, river, stream or other body of water where the presence and action of water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the body of water a character distinct from that of the banks thereof in respect to vegetation as well as in respect to the soil itself.

15.1.29 **ocean loop geo-exchange system"** means a renewable geo-exchange system (geothermal heat exchange) utilizing the natural occurring temperature of the ocean for the purpose of heating and cooling that:

(a) is a closed-loop system using only water or a combination of water and propylene glycol as the circulating heat transfer fluid,

(b) meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and

(c) is designed and installed by a Registered System Designer accredited by the Canadian Geoexchange Coalition, or the International Ground Source Heat Pump Association.

15.1.30 **"off street parking space"** means an area for motor vehicle off street parking other than a public highway.

15.1.31 **"panhandle lot"** means any parcel, the building area of which is serviced and gains road frontage through the use of a relatively narrow strip of land which is an integral part of the parcel (hereinafter called the "access strip").

15.1.32 **"parcel"** means the same as a lot.

15.1.33 **"passive recreation"** means recreation that is of an informal nature, performed by individuals or informal groups of individuals and usually requires little or no specialized equipment, places or fields, but excludes recreation that primarily involves the use of a

power driven conveyance.

BL 134

15.1.34 **"public service uses"** means a use providing for the essential servicing of Saturna Island with water, sewer, electricity, telephone, cablevision, and similar services.

BL 134

15.1.35 **"pumphouse"** means a subordinate *building* or *structure* not exceeding 9.3 square metres (100 sq. ft.) in area, separated from and located on the same *parcel* as the main *building*, that is used for water or sewage pumping facilities excluding cisterns and other associated water storage infrastructure uses except for pumps and necessary pipes.

15.1.36 **"residence"** means a building used by an individual, or group of individuals living together in common occupancy, as a single household and containing only one kitchen.

15.1.37 **"residential"** means a use providing for the accommodation and home life of a person or persons.

BL 125

15.1.38 *"**secondary suite**" means an accessory, self-contained residential unit, located within a building that otherwise contains a residential unit, and having a lesser floor area than the principal residential unit.*

BL 134

15.1.39 **"short term vacation rental"** means the use of a *cottage* as temporary commercial accommodation for a period of less than a month at a time by persons, other than the owner or a permanent occupier. For this purpose, a *cottage* used as *short term vacation rental* shall be considered an accessory *home occupation* subject to the regulations established in section 2.15.

15.1.40 **"sleeping unit"** means a bedroom with or without an attached bathroom and containing no cooking or dining facilities.

15.1.41 **"storey"** means the space between two floors or between the floor and the roof next above, used or occupied as the habitation, place of assembly or work area of a person or persons, or place of business or storage area, but excludes a *basement*.

15.1.42 **"street"** includes all public thoroughfares except lanes, walkways or bridges.

15.1.43 **"structure"** means a construction or portion thereof of any kind that is fixed to, supported by or sunk into land or water, but excludes landscaping, septic tanks and fields, buried water tanks, wells, and related appurtenances below ground, concrete and asphalt paving or similar surfacing of the land, and retaining structures less than 1.2 metres (4 feet) in height at all points.

15.1.44 **"subdivision capacity"** means the maximum permitted number of lots that can be created from a parcel of land or, the maximum number of permitted lots which can be created with respect to that portion of a parcel lying within a particular zone.

15.1.45 **“temporary”** in respect of the use of an *accommodation unit*, *sleeping unit* or campsite means use by a succession of different persons, whether by license, rental or otherwise, and excludes the personal use of an *accommodation unit* or *sleeping unit* by the *Unit Owner* for more than 45 days in a calendar year or more than 29 continuous days. In the case of sawmills, chippers, and other similar equipment and machinery used for processing logs, *temporary* means not more than 45 days of use in a calendar year.

15.1.46 **“unit owner”** means:

(a) the registered owner of one or more *accommodation unit*s or *sleeping unit*s located on a Commercial Recreation zoned *parcel*, and includes the spouse, children and parents of the registered owner and the parents of the registered owner’s spouse;

(b) where there is more than one registered owner of one or more *accommodation unit*s or *sleeping unit*s located on a Commercial Recreation zoned *parcel*, all the registered owners, and includes their spouses, children, parents and parents of their spouses; and

(c) where the registered owner of one or more *accommodation unit*s or *sleeping unit*s located on a Commercial Recreation zoned *parcel* is a corporation or corporations, all directors, officers, shareholders and employees of the corporation or corporations, and includes the spouse, children and parents of each of them, together with the corporation or corporations.”

15.1.47 **“visitor accommodation”** means the temporary use by any person of an *accommodation unit or sleeping unit* exclusively for accommodation while traveling or vacationing, and where permitted by the bylaws of the Trust Committee includes such subordinate and incidental uses as are customarily accessory to the use of the accommodation unit or sleeping unit.

15.1.48 **“watercourse**” means a naturally formed area of land that usually or periodically contains surface water, including a lake, river, creek, spring, ravine, wetland, salt water march, and a bog, but does not include a constructed ditch, or surface drain, or the sea.

15.1.49 **"width of a parcel"** means the mean distance, measured perpendicularly between the two boundaries intersecting a highway, or a parcel fronting on a highway, but excluding access strips.

15.1.50 **"zone"** means the use and the regulation of the use as established in a district by this Bylaw and the Zoning Map attached hereto.

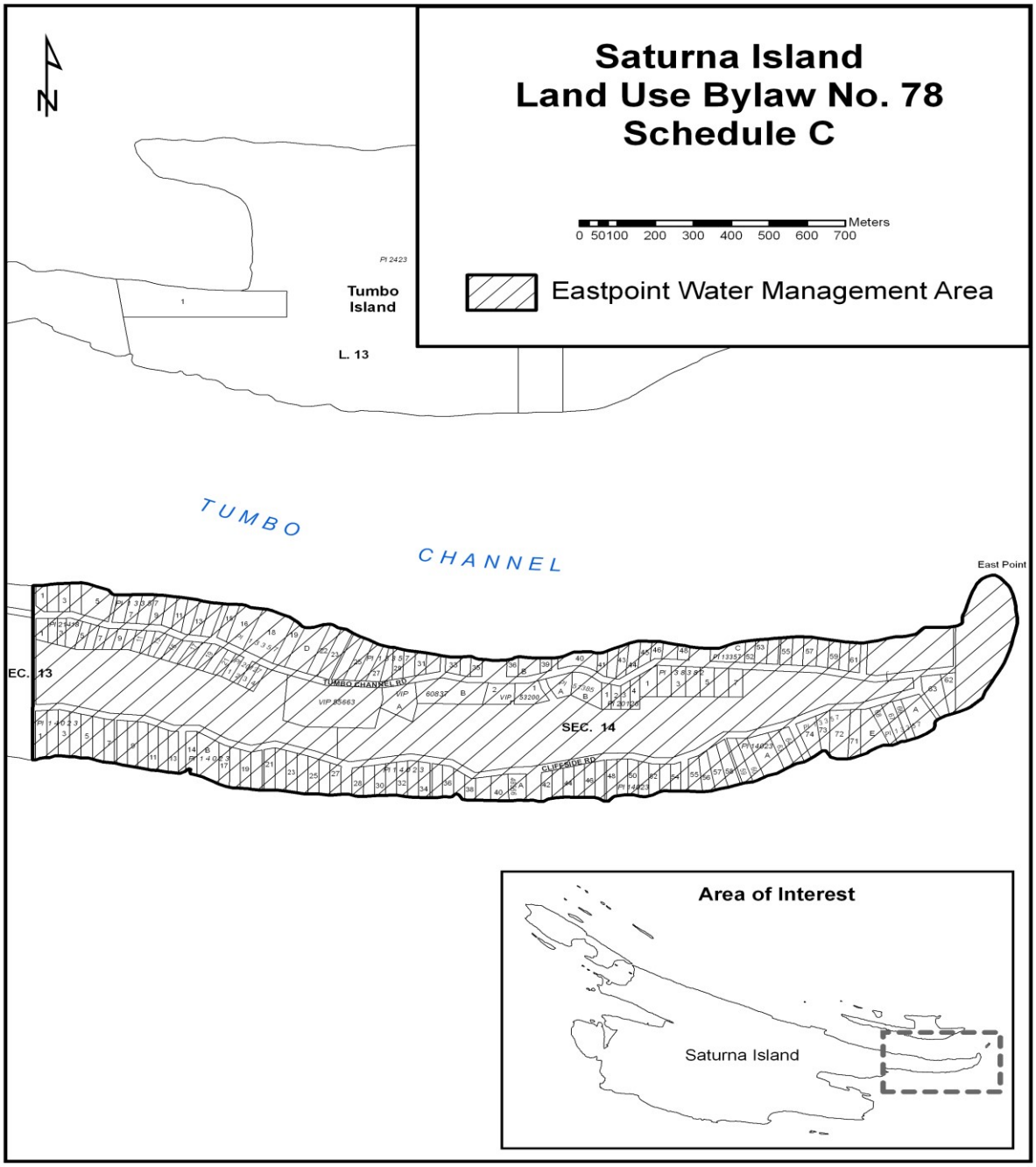
SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 119

SCHEDULE "B" ZONING MAP

BL 137
BL 138
BL 141

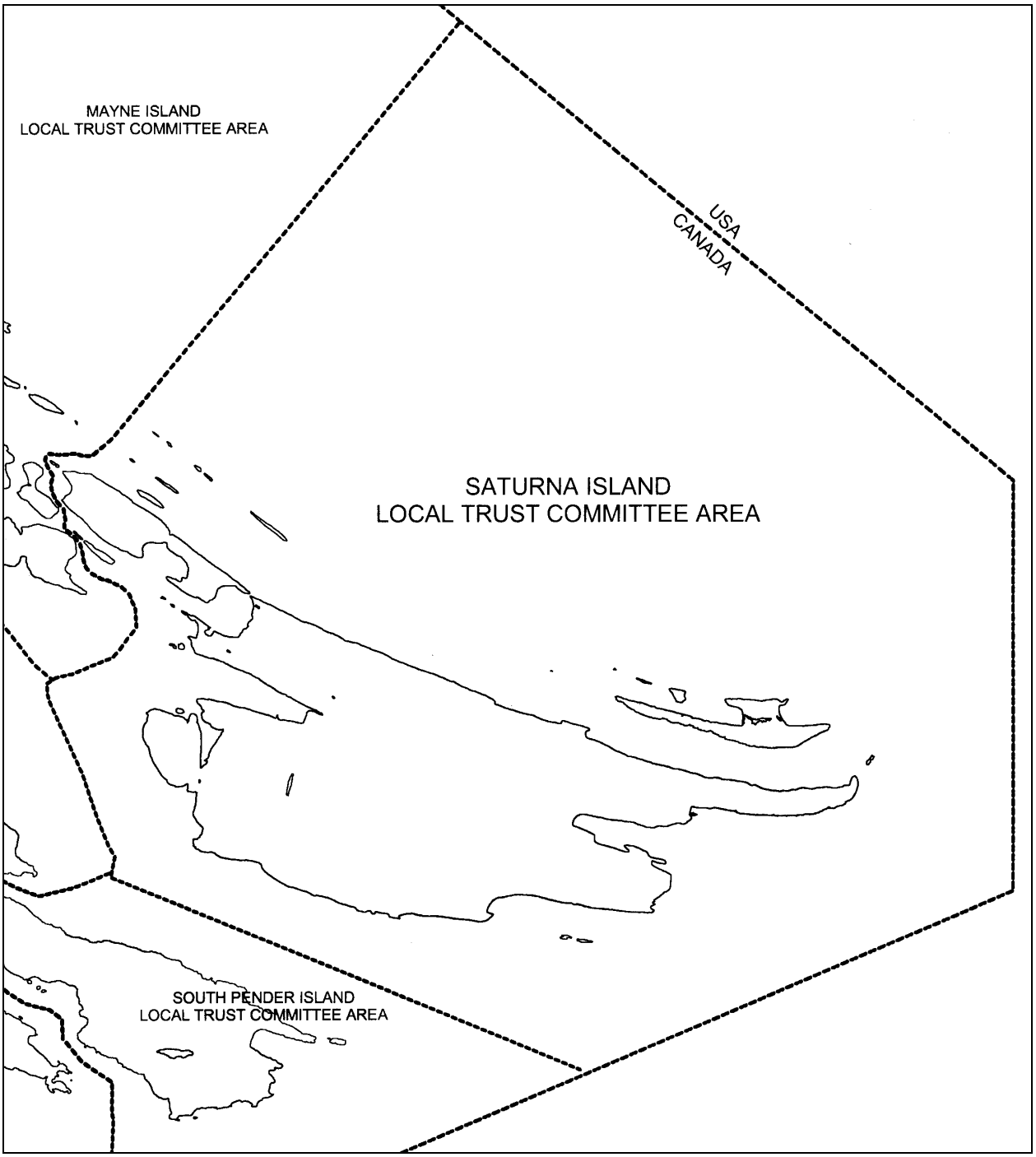
SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 119

SCHEDULE "C" EASTPOINT WATER MANAGEMENT AREA



SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 119

SCHEDULE "D" BYLAW AREA MAP



SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 119

SCHEDULE "E" SECONDARY SUITES

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BL 143

