

**SUNSHINE COAST REGIONAL DISTRICT  
ZONING BYLAW NO. 337, 1990**

**PENDER HARBOUR - EGMONT  
(ELECTORAL AREA A)**

## **RU2 ZONE**

## **(RURAL RESOURCE)**

### Permitted Uses

- 1061.1(1) Except as permitted in Part V, land, buildings and structures on parcels 3,500 square metres or less in the RU2 zone shall be used for the following purposes only:
- (a) one single family dwelling;
  - (b) agriculture;
  - (c) bed and breakfast home.
- (2) On parcels exceeding 3,500 square metres the additional permitted uses are:
- (a) auxiliary light industry;
  - (b) garden nursery;
  - (c) raising of fish for domestic consumption.
- (3) On parcels exceeding 1 hectare the additional permitted uses are:
- (a) a second dwelling unit to create a duplex; or
  - (b) a second single family dwelling, a transition house or a bed and breakfast inn.
- (4) On parcels exceeding 1.75 hectares the additional permitted uses are:
- (a) campgrounds;
  - (b) riding stable and academy;
  - (c) animal shelter, kennel;
  - (d) storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries;
  - (e) intensive agriculture;
  - (f) a single fully enclosed building to house manufacturing or storage provided that:
    - (i) there is no storage outside of an enclosed building;
    - (ii) no such building shall exceed 4.5 meters in height;
    - (iii) the required setback from all parcel lines is 7.5 meters;
    - (iv) the floor area of such a building shall not exceed 75 square meters;
- (5) On parcels exceeding 4 hectares the additional permitted uses are:
- (a) a third single family dwelling;
  - (b) one auxiliary dwelling unit.
- (6) On parcels equal to or exceeding 8 hectares, the additional permitted use is a cannabis production facility.

#### Dwelling Units Per Parcel

1061.2 No more than four dwelling units may be located on a parcel.

#### Floor Area

1061.3 The total floor area of a transition house shall not exceed 300 square metres.

#### Density

1061.4 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

#### Siting Requirements

1061.5(1) No structure shall be located within:

- (a) 5 metres of the front or rear parcel line;
- (b) 1.5 metres of a side parcel line; or
- (c) 4.5 metres of an exterior side parcel line.

(2) No building used as a cannabis production facility under Section 1061.1(6) shall be located within 60 metres of a parcel line.

#### Parcel Coverage

1061.6 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.