



## Section 3.4.81

**R U R A L 1****RU1****Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>1</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>2</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures<sup>3</sup>**

1) Accessory buildings	combined floor area of 400m <sup>2</sup>
2) Dwelling Units/parcel:	
a) on a parcel having an area of 2.0 ha or less	1
<b><i>For Electoral Areas 'A,C,E and H'</i></b>	
b) on a parcel having an area greater than 2.0 ha	2
<b><i>For Electoral Area 'G'</i></b>	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District –Minimum Parcel Sizes'	2
d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha	2
3) Height	9.0m
4) Parcel Coverage	25%

<sup>1</sup> Bylaw No. 500.270, adopted November 13, 2001<sup>2</sup> Bylaw No. 500.389, adopted May 27, 2014<sup>3</sup> Bylaw No. 500.359, adopted January 25, 2011

## **R U R A L 1 continued**

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### **Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>1</sup>
2. All other buildings and structures

All lot lines - 8.0 m

except where:

- a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;<sup>2</sup>
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.<sup>3</sup>

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<sup>1</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>2</sup> Bylaw No.500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No.500.13, adopted October 13, 1987

REFERENCE PLAN OF EASEMENT OVER  
PART OF LOTS A & B, BLOCK 360,  
NEWCASTLE & ALBERNI DISTRICTS, PLAN EPP8178.  
(PURSUANT TO SECTION 99 (1) (e) OF THE LAND TITLE ACT.)  
B.C.G.S. 92F.037

PLAN EPP8179

0 5 10 20 30 Metres

The intended plot size of this plan is 412 sq. m. width by  
 280 sq. m. height (in size 1) when plotted at a scale of 1:750

LEGEND

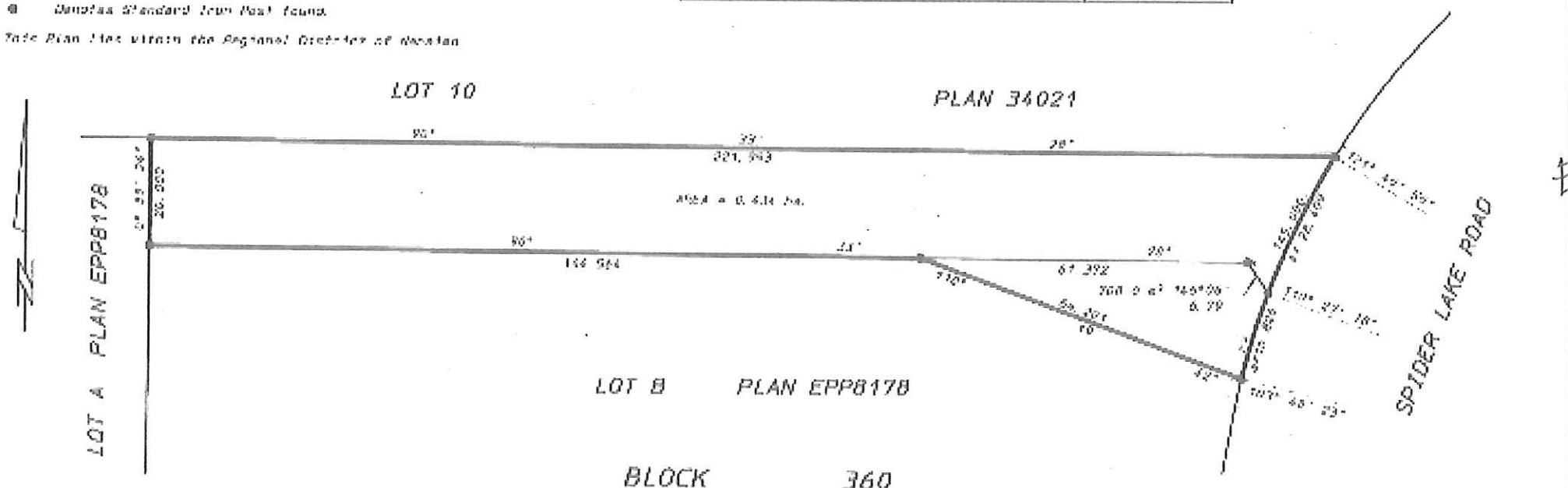
All distances are in Metres.

Azimuths are Astronomic and derived from Plan EPP8178

⊙ denotes Standard Iron Post found.

Note Plan lies within the Regional District of Nanaimo

BOOK OF REFERENCE	
DESCRIPTION	AREA
LOT A, BLOCK 360, NEWCASTLE DISTRICT, PLAN EPP8178	3.434 ha
LOT B, BLOCK 360, ALBERNI DISTRICT, PLAN EPP8178	385.0 sq.



SIMS ASSOCIATES

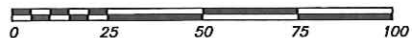
LAND SURVEYING  
 223 PERN ROAD WEST,  
 QUALICOM BEACH, B.C.  
 V2K 1S4  
 PHONE: (250) 752-9121  
 FAX: (250) 752-9211  
 FILE: 86-155-5  
 CORR: 86-155, EAS

The field survey represented by this plan was completed  
 by Michael A. Sims B.L.S. on the 21st Day of May 2016

EXPLANATORY PLAN OF PART OF LOT A, BLOCK 360,  
NEWCASTLE AND ALBERNI DISTRICTS, PLAN EPP8178,  
PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT,  
FOR COVENANT PURPOSES.

EPP118736

BCGS 92F.027



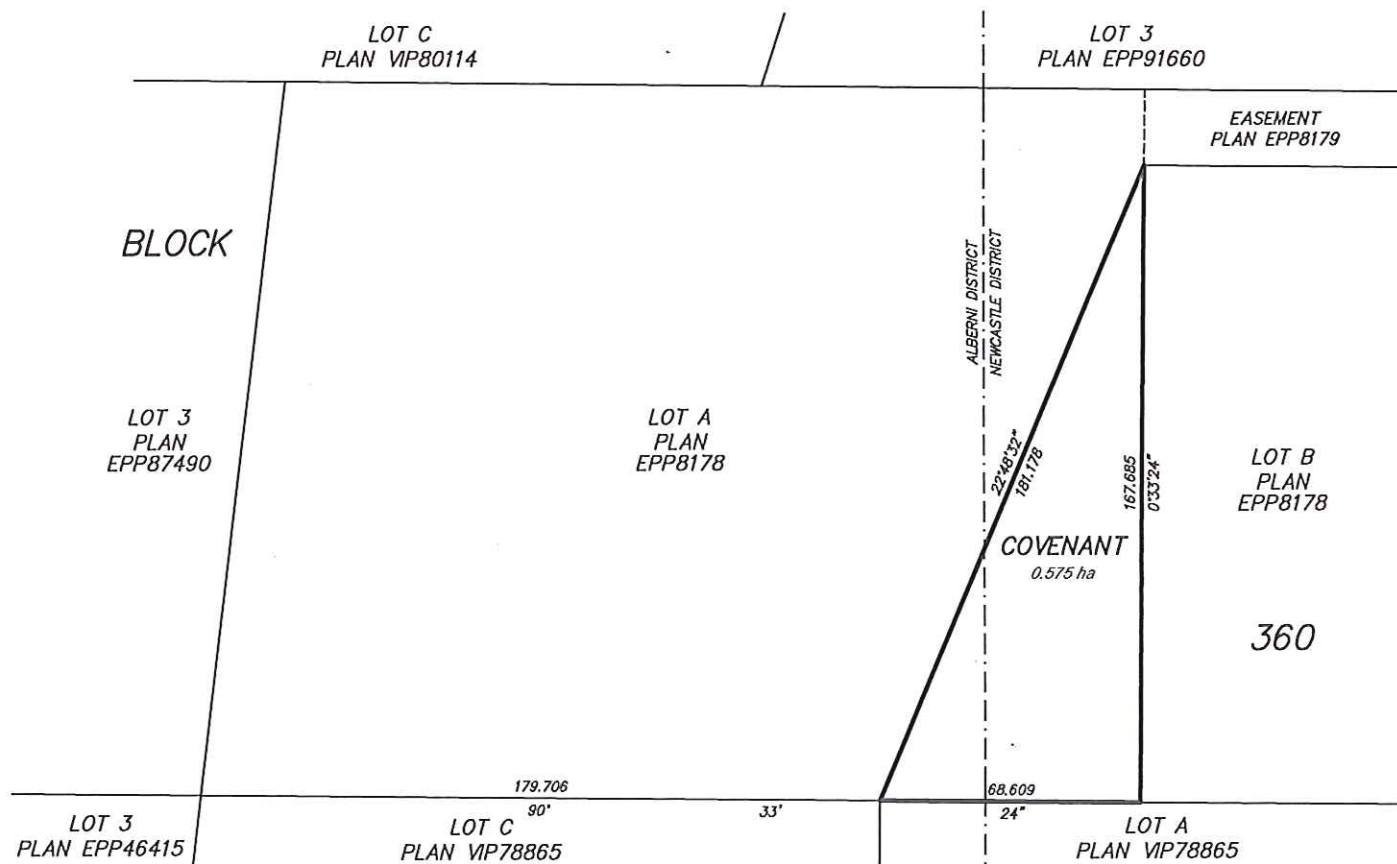
THE INTENDED PLOT SIZE IS 432mm IN WIDTH AND 280mm  
IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1250.

BEARINGS ARE ASTRONOMIC DERIVED FROM PLAN EPP8178.

ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL  
IN METRES AND DECIMALS THEREOF.



223 FERN ROAD W.  
QUALICUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
FAX: 250-752-9241  
FILE NUMBER: 22-050-S  
DRAWING NUMBER: 22-050 EXP1.dwg



THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO.

THIS PLAN IS BASED ON THE FOLLOWING  
LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:

PLAN EPP8178

NEIL J. BAUDER, BCLS #989  
9TH DAY OF MAY, 2022