

MATERIALS TO SUPPORT PROVIDENCE FARM DELEGATION

Map of Subject Properties



A1 ZONING SETBACKS AS PER NORTH COWICHAN

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A1 zone is 10 % of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A1 zone are as follows:
- (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) Slaughterhouses
 - Yard, Front, 92.0 m (301.84')
 - Yard, Side, 92.0 m (301.84')
 - Yard, Rear, 92.0 m (301.84')
 - (d) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21)'
 - Yard, Abutting Residentially Zoned Property, 30 m (98.42') (BL3767)
 - (e) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (f) Temporary Mobile Homes
 - To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. (BL3754)
 - (g) Kennel
 - Yard, Front, 46 m (150.91')
 - Yard, Side, 46 m (150.91')
 - Yard, Rear, 46 m (150.91') (BL3758)

Including the properties in the South End Water LAS will provide similar level of service to the lots located immediately to the west.

The top lot is 3.1 ha in area. The lower lot is 0.7 ha in area. The minimum lot size under A1 zoning is 12 hectares. Therefore, no further subdivision can occur under the present zoning. The A1 zone allows for a variety of permitted uses. However, uses are limited due to the minimum setback requirements and Development Permit Area requirements.

Setbacks as listed above would disallow the following uses:

- Slaughter house
- Kennel

All other principal buildings would require 30 meters on the developed side and 15 meters on the Donnay leaving a 17.5-meter stripe in the middle of the larger upper property and very little useable land on the smaller lower property. In addition, rock bank on the upper property and limited driveway access would limit possible uses.