

Sidney Island Strata Plan VIS5122

Site Documents Checklist

for residential development in the Sidney Island CD2 zone

The following Governing Documents should be referred to directly, this checklist is a summary

SBS: SIDNEY ISLAND STATUTORY BUILDING SCHEME

ES65757 as modified by EX35122

LUB: North Pender Associated Islands Land Use Bylaw No. 148
consolidated May 2013

OCP: North Pender Associated Islands Official Community Plan Bylaw No. 147 as
amended by bylaws 169, 183, 189, consolidated 9 May 2013

SPB: Strata Plan VIS5122 Bylaws section 5 approved 25 Feb 2006

No person shall construct, place or erect a Building, or begin any preparatory construction work including, but not limited to grading and filling, on any of the Property until the Strata Council has given written approval of the Site Documents, SBS 4.1, SPB 5(4) and a building permit has been issued by CRD.

Lot number _____

Owner(s) _____

Building types included in these site documents

_____ single family dwelling, LUB 5.20(1)(a)

_____ accessory building occupied as temporary dwelling LUB 3.5(3)

_____ accessory buildings LUB5.20(1)(b); describe _____

_____ storage building LUB 5.20(1)(c), 5.20(8)

Date of request _____ Date of approval _____
Must be within 30 days of request

Reservations or conditions _____

Recommended for approval by Strata Corporation by _____

Signature _____ Date _____

Approved by Strata Corporation by _____

Signature _____ Date _____

THIS DOCUMENT IS **NOT** A BUILDING PERMIT.

A building permit from the Capital Regional District (CRD) is required prior to construction, see CRD Building Regulation Bylaw 2990

<https://www.crd.bc.ca/service/building-permits-inspections>

A development variance permit and development permit from Islands Trust is required for any structures such as stairways within 15 m of the natural boundary of the sea, see North Pender Associated Islands OCP, Bylaw No. 147, Part 7, Section 703

A development permit may be required for any work within the geotechnical development permit area. See OCP Part 7, Section 702 and OCP Schedule E map.

www.islandstrust.bc.ca, navigate to the North Pender bylaws webpage

For applications: www.islandstrust.bc.ca/islands/land-use-planning/application-guides-forms

Governing document	Item from governing documents required to be verified and initialed by owner	Owner initials
	BUILDING PLANS AND DIMENSIONS	
SBS 4.2	Preliminary architectural plans, pdf file or one hardcopy reduced size	
SBS 4.2	Elevations	
SBS 4.2	Specifications	
SBS 4.2	Site plan including building location and dimensions, pdf or one hardcopy, reduced size	
SBS 6.3	Building height less than 12 meters above the average of the existing grade at the outside corners of the Building.	
LUB 3.4(1)	No single family dwelling may exceed 9.7 metres in height. All height measurements to determine compliance with this bylaw shall be taken from the average of the natural grade levels at the midpoints of all walls (or sides) of the building or structure in question, to the highest point of the building or structure.	
LUB 3.4(2)	No accessory building or structure may exceed 6.0 metres in height.	
LUB 5.20(6)	Building floor area less than 465 square meters.	
LUB 5.20(3)	The combined lot coverage of all buildings and structures may not exceed 25 percent.	

		PERMITTED USES	
	LUB5.20(1)a LUB 1.1	<i>Dwelling, single family</i> - a building used as a residence by a single household, containing sleeping and living areas plus a single set of facilities for food preparation and eating	
	LUB5.20(1)b LUB 1.1	<i>Accessory in relation to a use, building or structure</i> - incidental, secondary and exclusively devoted to a principal use, building or structure expressly permitted by this Bylaw on the same lot	
		<i>Accessory building</i>	
	LUB3.5(3)(a)-(f)	An accessory building may be constructed or placed on a lot prior to the construction of a single family dwelling on the same lot and occupied as a temporary dwelling, subject to (a) issuance of building permit, ... (f) the residential occupancy of accessory building ceases prior to the occupancy of the principal dwelling on the property and all facilities for food preparation and eating are removed.	
	LUB 3.6(1)-(8)	Permitted accessory home occupations include any home craft, repairing of goods, professional practice, service to a client, or creation of a product, but do not include the rental of visitor accommodation. The combined floor area used in all home occupations on a lot must not exceed 65 square meters.	

		SETBACKS FROM LOT BOUNDARIES FOR BUILDINGS AND STRUCTURES	
	SBS 4.2	Plans evidencing compliance with Setback Areas	
	SBS5.1a LUB 3.3(3) LUB 5.20(5) OCP 702, 703	<i>Rear (seaward) lot line setback area -</i> Surveyed geotechnical setback line on lots 19 and 76-129 (verified to be current on application date), or 15 meters from natural boundary of sea (high water mark), whichever is greater. Work within the geotechnical area may require a development permit from the Islands Trust unless exempt under 702(7)	
	LUB 3.3(6)	<i>Projections into rear setback area:</i> Steps, eaves, gutters, cornices, sills, chimneys, retaining walls, balconies, decks, sunshades or similar features may NOT project into the seaward setback area	
	SBS 5.1b LUB 5.20(4) LUB5.20(12)	<i>Side lot line setback area-</i> 10 meters normally, 3 meters on lots 19 and 65-72	
	SBS 5.1b	Some lots have a larger side setback from their common property line- 67/68: 60m, 75/76: 38m, 76/77: 53.3m, 95/96: 30.5m are known. Confirm side setbacks with owners of neighbouring lots.	
	SBS 5.1c LUB 5.20(12)	<i>Front (non-seaward, non-side) lot line setback area -</i> 10 meters normally, 3 meters on lots 19 and 65-72	
	LUB 3.3(6)	<i>Projections into front and side setback:</i> Steps, eaves gutters, cornices, sills, chimneys, retaining walls, balconies, decks and sunshades or similar features may project up to 1.0 metre (3 feet) into the front or side setback area.	
	LUB 3.3(4)	<i>Setback from natural watercourse, wetland or lake -</i> Buildings or structures, except a fence or pump/utility house, are not to be sited within 15 metres (50 feet) of the natural boundary of any natural watercourse, wetland or lake.	
	SBS 5.2	All Buildings shall be located to minimize visibility from other Lots and Common Property, where practicable.	

		LIVING TREES AND VEGETATION	
	LUB 5.20(7)	Any building within 200m of NP (National Park) zone shall be screened from view from the NP zone by vegetative landscape screening	
	SBS 5.3a	No removal of living trees or other vegetation within front setback area, except for driveways and/or utilities	
	SBS 5.3b	No removal of living trees or other vegetation within side setback area, unless there is written consent by neighbour	
	OCP 702 7(f)	Shoreline banks DP Area A: no trees may be removed unless examined by an arborist and certified to pose an immediate threat to life or property, provided that stumps and root systems are not removed and the large woody debris remains on site.	
	OCP 702 7(h)	Shoreline banks flat upland DP Area B: no removal of trees with a trunk diameter greater than 20 centimetres measured 1.5 metres above the ground.	
	OCP 703 6(f)	Shoreline area within 15 meters of natural boundary of the sea: No trees may be removed unless they pose an immediate threat to life or property, provided that stumps and root systems are not removed and the large woody debris remains on site.	
		OTHER STRUCTURES	
	SBS 6.1	Antennas and satellite dishes exceeding 0.5 meters in diameter shall be located to minimize visibility from other Lots, Common Property and the water.	
	SBS 6.2	Motorized power generating shall be contained in an enclosed Building or a sound dampening enclosure, located and constructed to reduce noise disturbance to adjacent Lots and Common Property	
	LUB 3.8(1)	Height of fences in setback areas less than 3 metres (10 feet)	
	LUB 3.3(4) OCP 703	Structures within 15 meters of the natural boundary of the sea require a variance and normally also a Development Permit from the Islands Trust, unless exempted per OCP 703(6).	