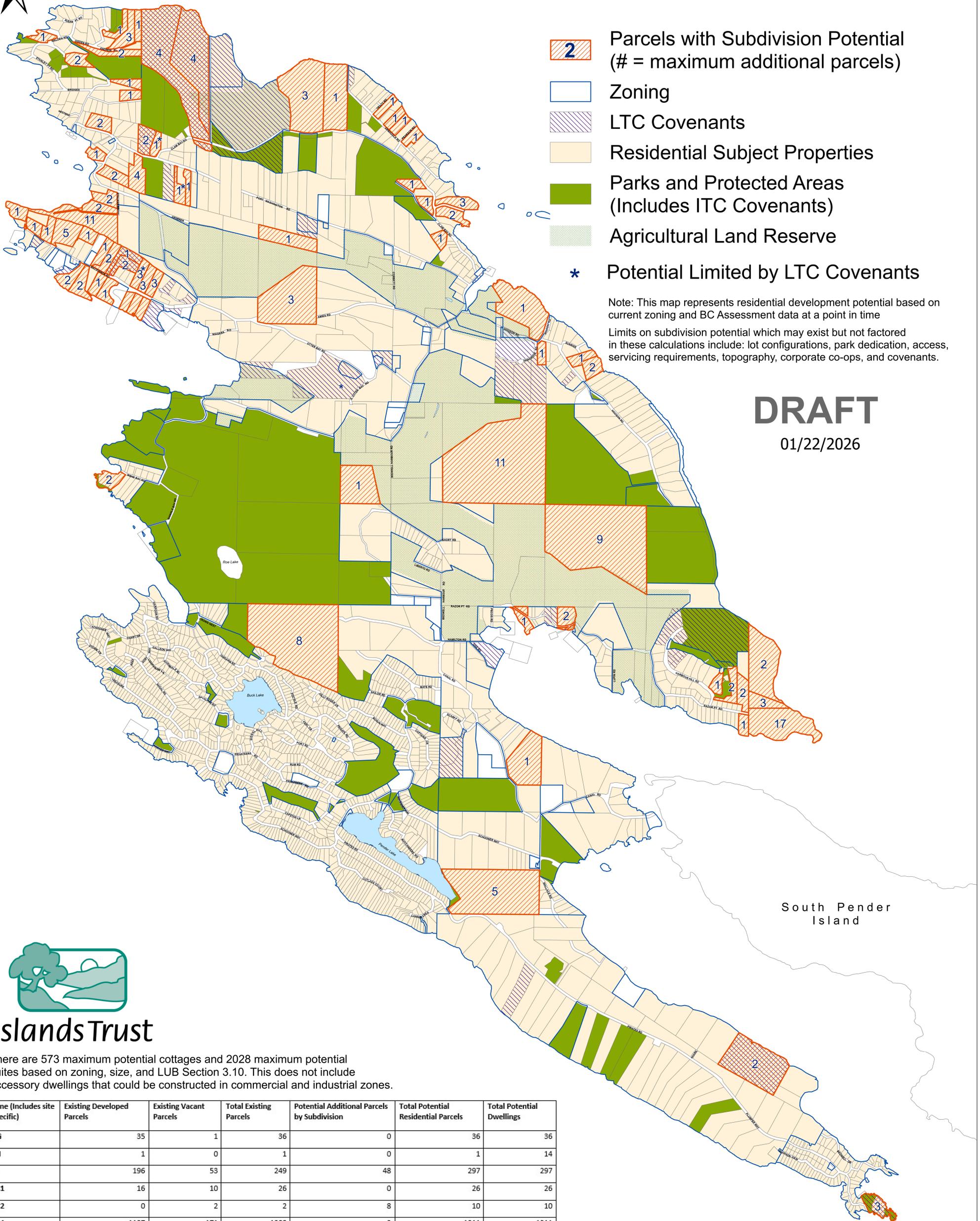




North Pender Island Subdivision Potential



-  Parcels with Subdivision Potential (# = maximum additional parcels)
-  Zoning
-  LTC Covenants
-  Residential Subject Properties
-  Parks and Protected Areas (Includes ITC Covenants)
-  Agricultural Land Reserve
-  Potential Limited by LTC Covenants

Note: This map represents residential development potential based on current zoning and BC Assessment data at a point in time
Limits on subdivision potential which may exist but not factored in these calculations include: lot configurations, park dedication, access, servicing requirements, topography, corporate co-ops, and covenants.

DRAFT
01/22/2026



Islands Trust

There are 573 maximum potential cottages and 2028 maximum potential suites based on zoning, size, and LUB Section 3.10. This does not include accessory dwellings that could be constructed in commercial and industrial zones.

Zone (Includes site specific)	Existing Developed Parcels	Existing Vacant Parcels	Total Existing Parcels	Potential Additional Parcels by Subdivision	Total Potential Residential Parcels	Total Potential Dwellings
AG	35	1	36	0	36	36
CH	1	0	1	0	1	14
R	196	53	249	48	297	297
RC1	16	10	26	0	26	26
RC2	0	2	2	8	10	10
RR1	1137	171	1308	3	1311	1311
RR2	316	52	368	118	486	486
TOTAL	1701	289	1990	177	2167	2180

Note: Data source - BC Assessment Actual Use Codes and Vacancy

