

Electoral Area F Parcel Coverage Analysis

July 2019

Prepared by Suzanne Fordyce, GIS Technologist
for and in consultation with Candice Benner, Planner

Bylaw 825: Lee Creek and Scotch Creek

Zone	Parcel Type	Count	Waterfront	Area in Hectares			Upland	Area in Hectares		
				Mean	Smallest	Largest		Mean	Smallest	Largest
R1	Standard/Private/Standard	589	167	0.27	0.07	2.30	422	0.33	0.07	2.43
	Standard/Private/Strata	127	127	0.24	0.02	1.81	0	n/a	n/a	n/a
	Crown Prov	1	0	n/a	n/a	n/a	1	0.08	0.08	0.08
	CSRD Park	4	4	0.11	0.07	0.14	0	n/a	n/a	n/a
	TOTAL	721	298	0.26	0.02	2.30	423	0.33	0.07	2.43
CR	Standard/Private/Standard	43	7	0.47	0.26	1.62	36	2.58	0.63	19.78
	CSRD Park Dedication	1	1	0.42	0.42	0.42	0	n/a	n/a	n/a
	TOTAL	44	8	0.47	0.26	1.62	36	2.58	0.63	19.78
All	Standard/Private/Standard	647	176	0.28	0.07	2.30	471	0.51	0.07	19.78
	Standard/Private/Strata	127	127	0.24	0.02	1.81	0	n/a	n/a	n/a
	Crown Prov	3	0	n/a	n/a	n/a	3	0.08	0.08	0.08
	CSRD Park	4	4	0.11	0.07	0.14	0	n/a	n/a	n/a
	CSRD Park Dedication	2	1	0.42	0.42	0.42	1	n/a	n/a	n/a
	TOTAL	765	306	0.26	0.02	2.30	459	0.51	0.07	19.78

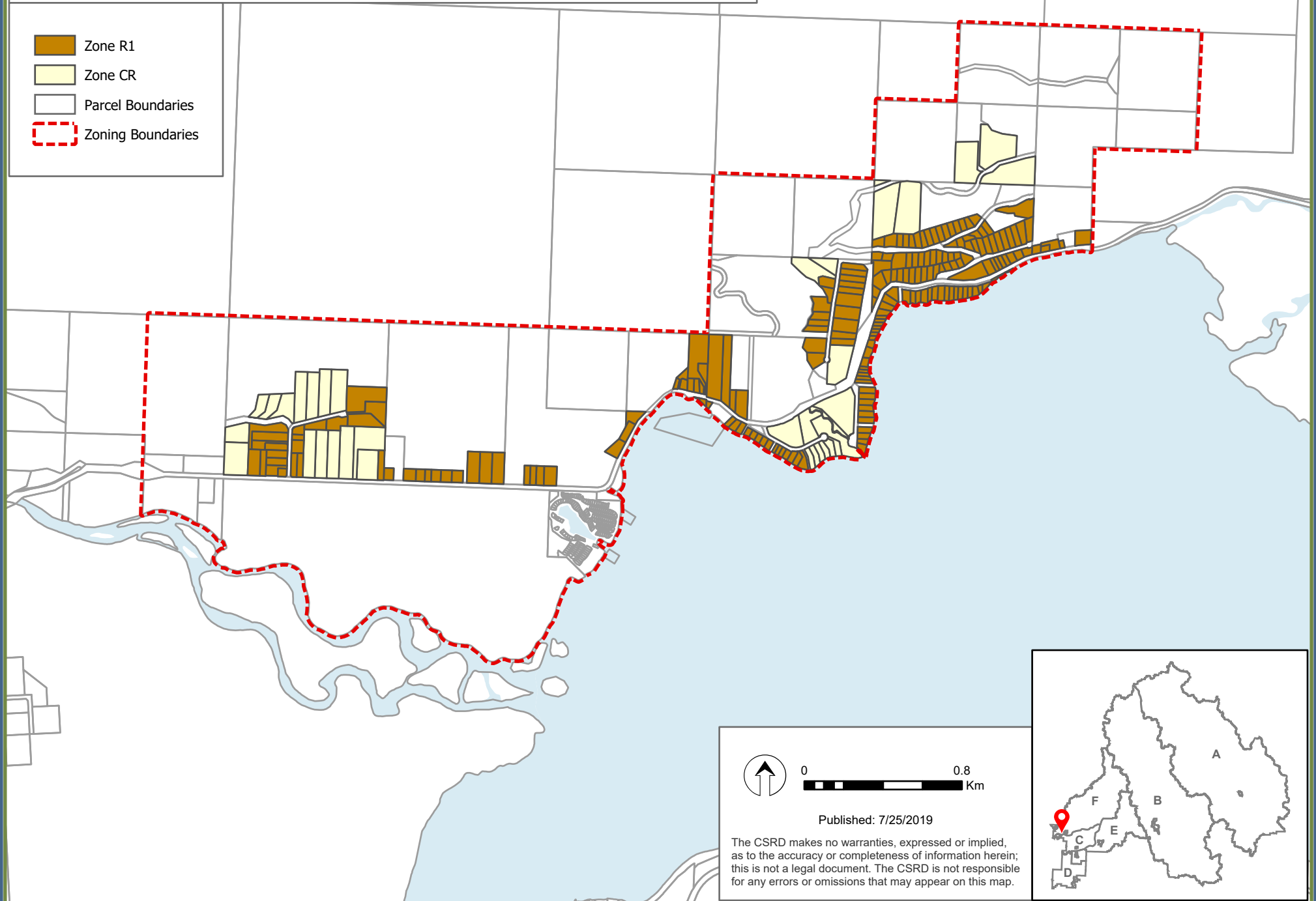
Bylaw 825: Lee Creek and Scotch Creek

Zone	Parcel Type	Count	Waterfront	Area in Acres			Upland	Area in Acres		
				Mean	Smallest	Largest		Mean	Smallest	Largest
R1	Standard/Private/Standard	589	167	0.67	0.18	5.69	422	0.81	0.17	5.99
	Standard/Private/Strata	127	127	0.59	0.04	4.47	0	n/a	n/a	n/a
	Crown Prov	1	0	n/a	n/a	n/a	1	0.20	0.20	0.20
	CSRD Park	4	4	0.28	0.16	0.34	0	n/a	n/a	n/a
	TOTAL	721	298	0.63	0.04	5.69	423	0.81	0.17	5.99
CR	Standard/Private/Standard	43	7	1.17	0.64	4.00	36	6.39	1.56	48.88
	CSRD Park Dedication	1	1	1.04	1.04	1.04	0	n/a	n/a	n/a
	TOTAL	44	8	1.15	0.64	4.00	36	6.39	1.56	48.88
All	Standard/Private/Standard	647	176	0.69	0.18	5.69	471	1.25	0.17	48.88
	Standard/Private/Strata	127	127	0.59	0.04	4.47	0	n/a	n/a	n/a
	Crown Prov	3	0	n/a	n/a	n/a	3	0.20	0.20	0.20
	CSRD Park	4	4	0.28	0.16	0.34	0	n/a	n/a	n/a
	CSRD Park Dedication	2	1	1.04	1.04	1.04	1	n/a	n/a	n/a
	TOTAL	765	306	0.65	0.04	5.69	459	1.25	0.17	48.88



Electoral Area F Zoning Bylaw 825: Lee Creek Parcels in Zones R1 and CR

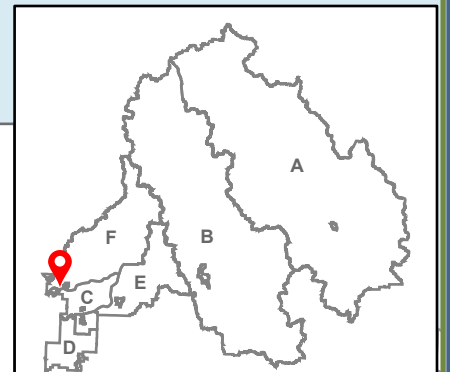
- Zone R1
- Zone CR
- Parcel Boundaries
- Zoning Boundaries



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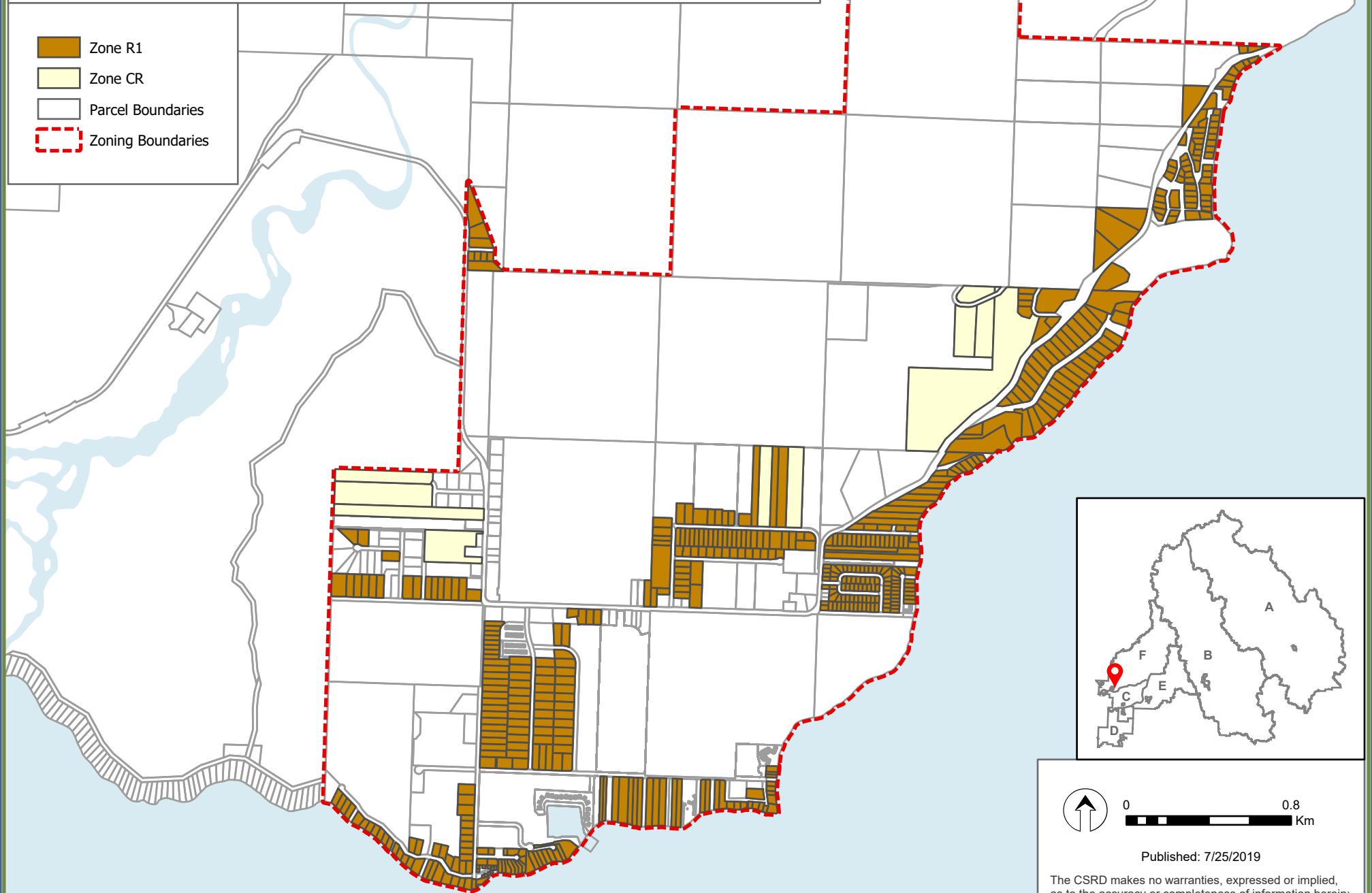
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Electoral Area F Zoning Bylaw 825: Scotch Creek Parcels in Zones R1 and CR

- Zone R1
- Zone CR
- Parcel Boundaries
- Zoning Boundaries



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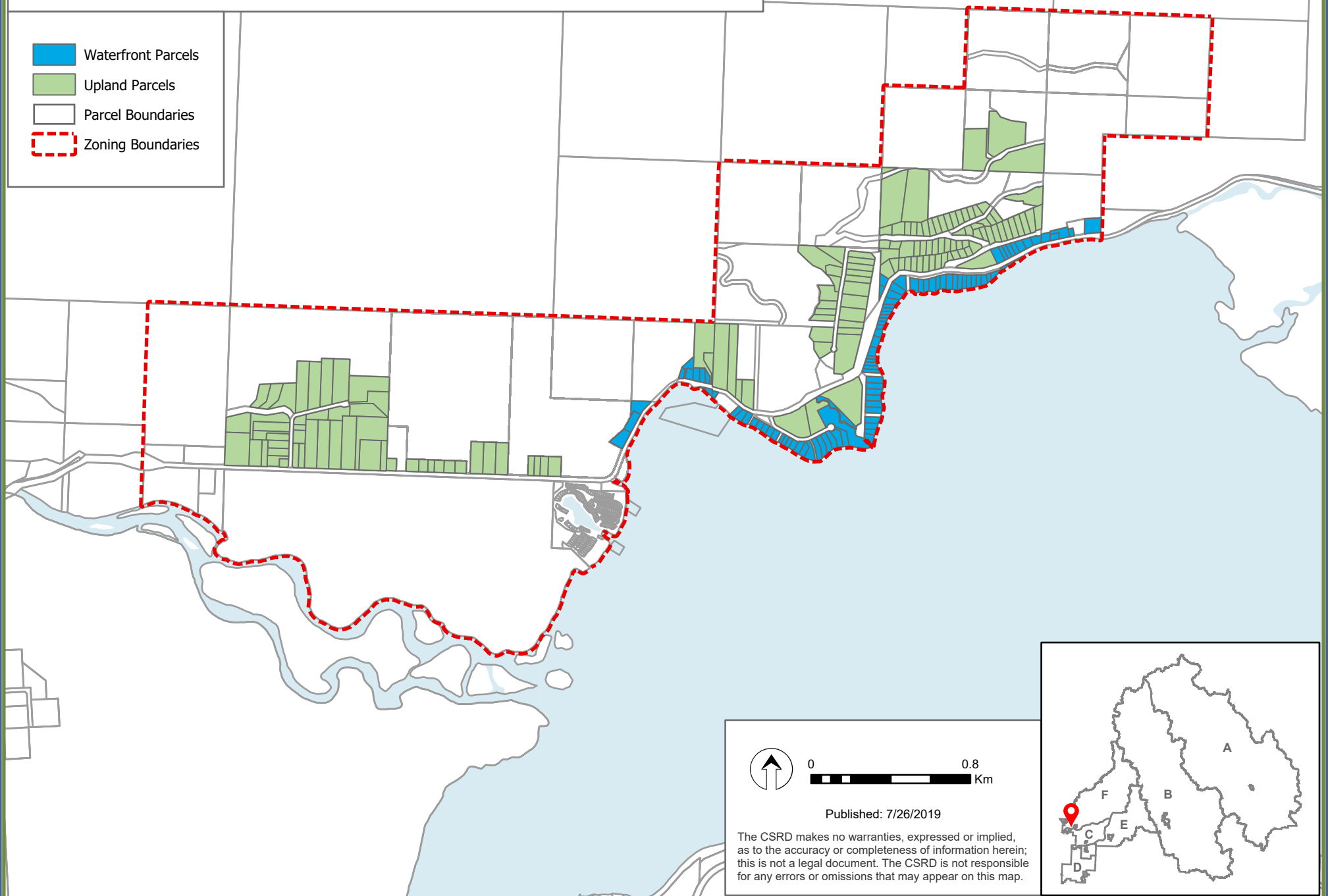


Electoral Area F Zoning Bylaw 825: Lee Creek

Waterfront vs Upland Parcels

in Zones R1 and CR

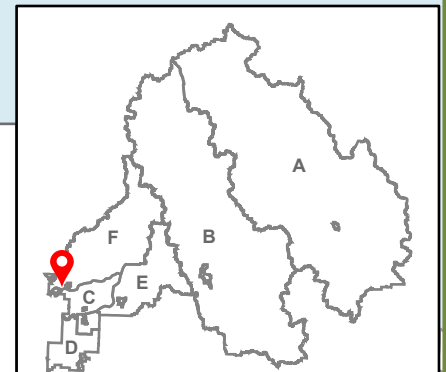
-  Waterfront Parcels
-  Upland Parcels
-  Parcel Boundaries
-  Zoning Boundaries



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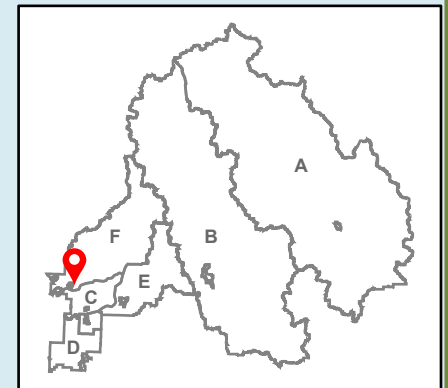
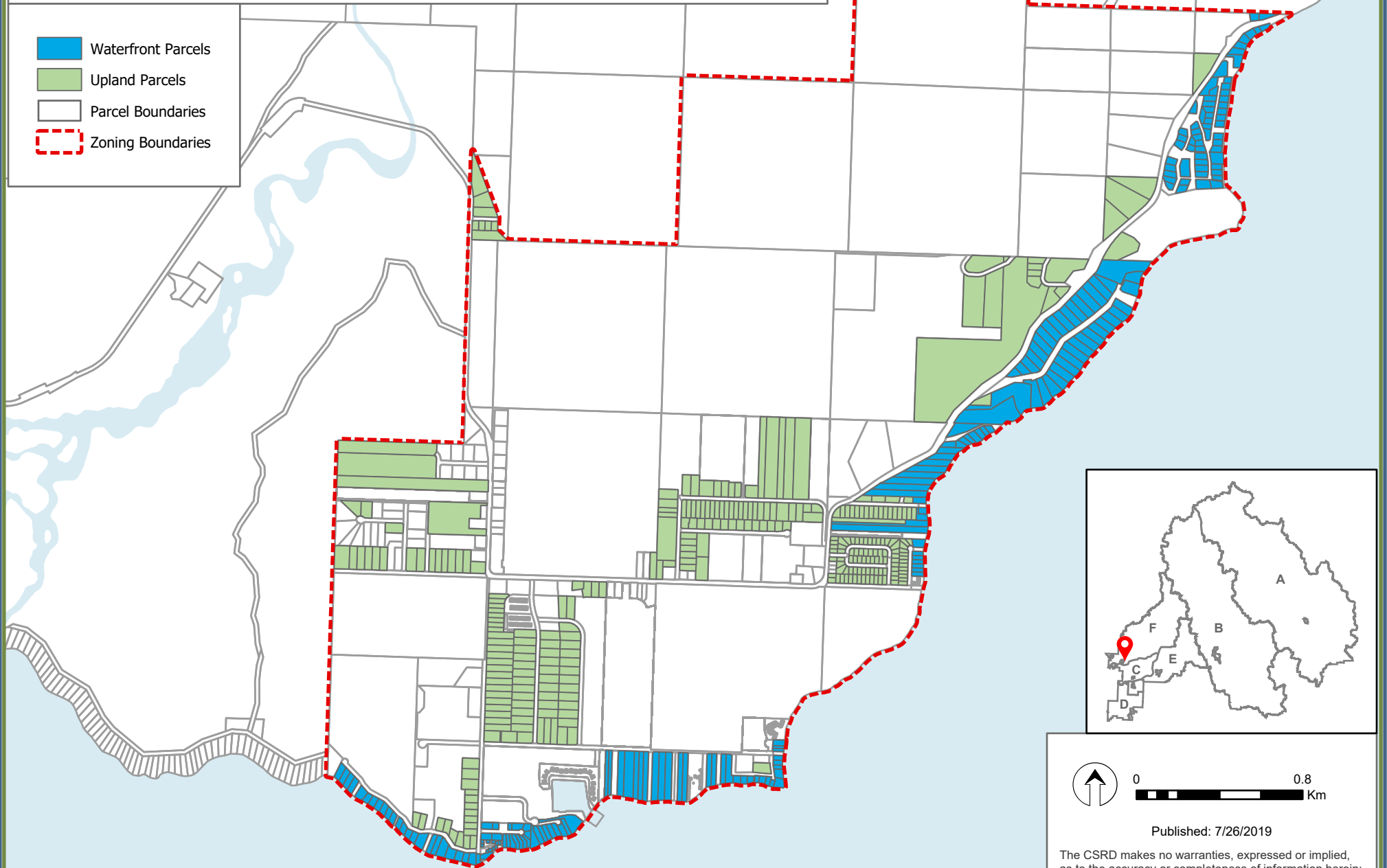


Electoral Area F Zoning Bylaw 825: Scotch Creek

Waterfront vs Upland Parcels

in Zones R1 and CR

-  Waterfront Parcels
-  Upland Parcels
-  Parcel Boundaries
-  Zoning Boundaries



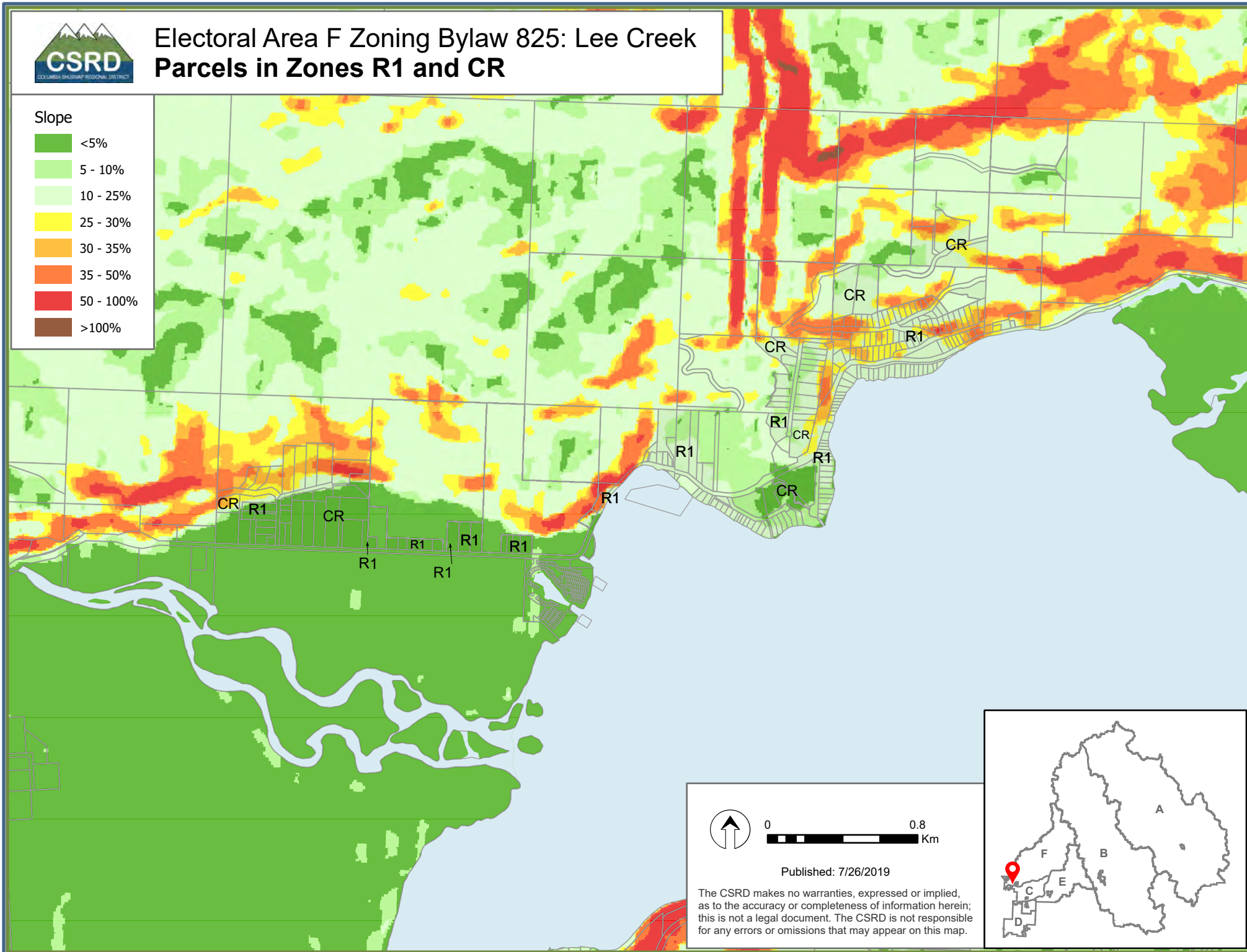
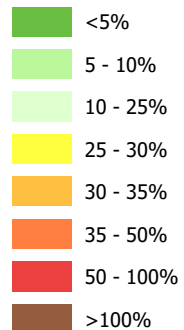
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Electoral Area F Zoning Bylaw 825: Lee Creek Parcels in Zones R1 and CR

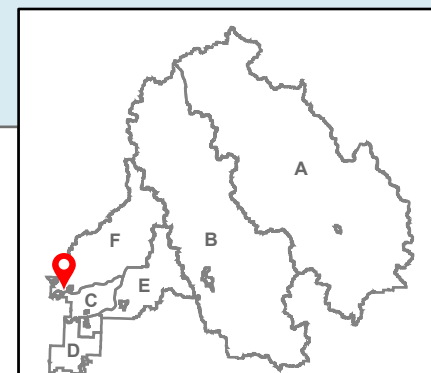
Slope



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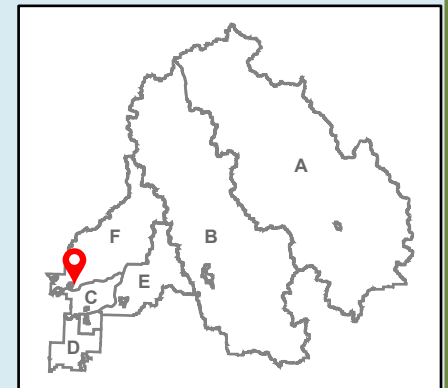
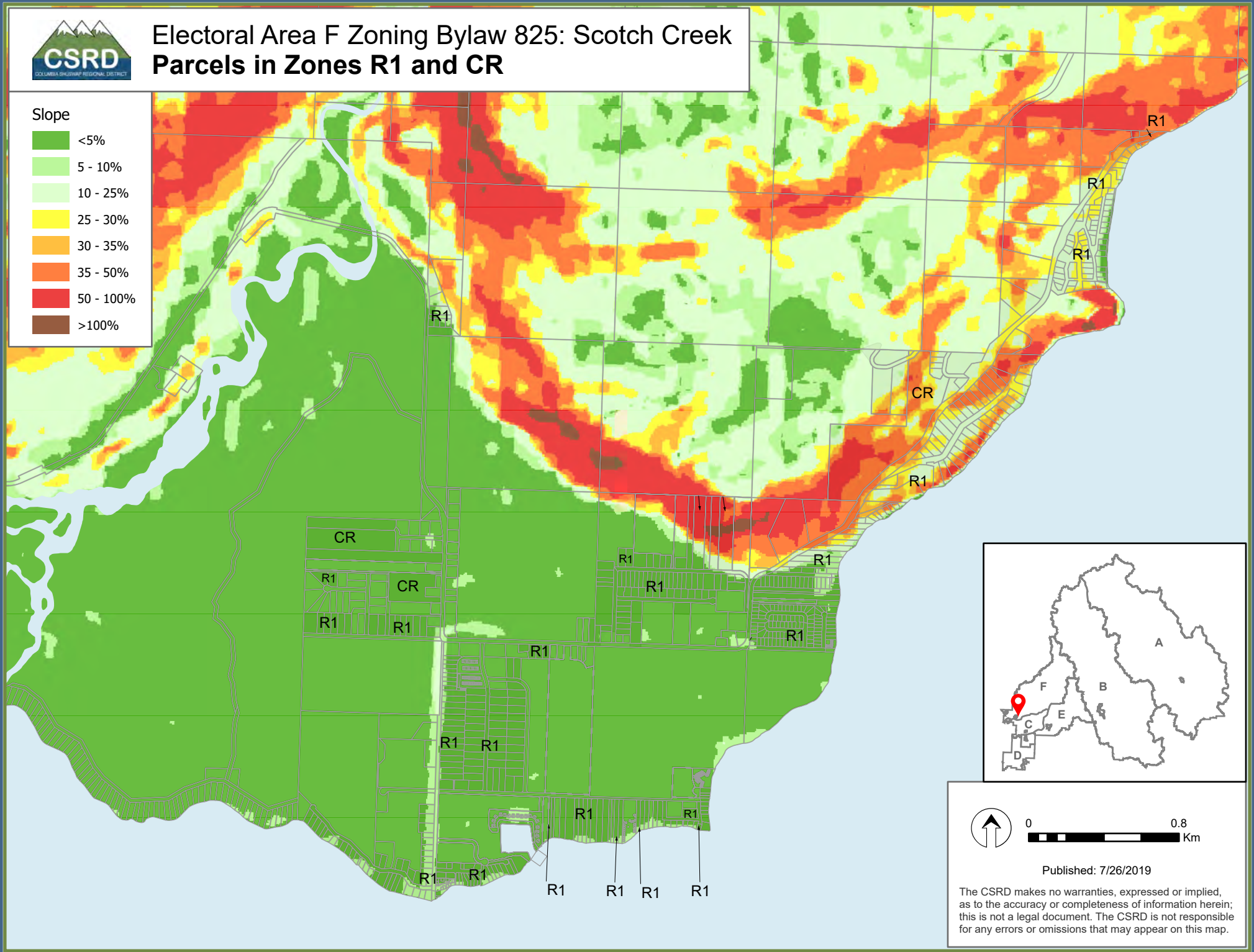
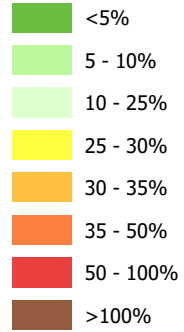
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Electoral Area F Zoning Bylaw 825: Scotch Creek Parcels in Zones R1 and CR

Slope



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Bylaw 800: Magna Bay

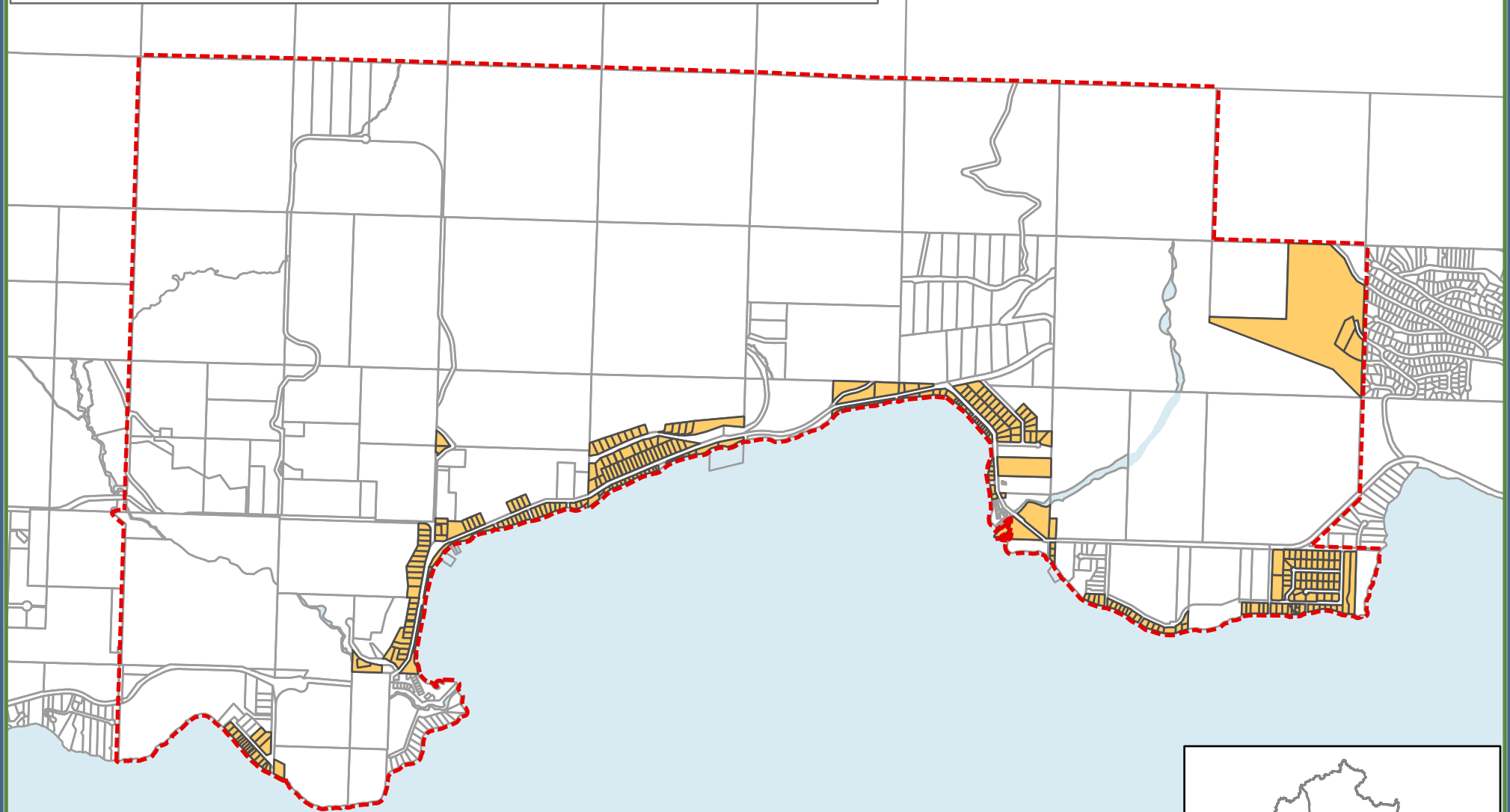
Zone	Parcel Type	Count	Waterfront	Area in Hectares			Upland	Area in Hectares		
				Mean	Smallest	Largest		Mean	Smallest	Largest
RS	Standard/Private/Standard	284	128	0.20	0.03	2.12	157	0.41	0.03	26.85
	Standard/Private/Strata	9	7	0.10	0.08	0.13	2	0.09	0.03	0.15
	Crown Prov	1	0	n/a	n/a	n/a	1	0.20	0.20	0.20
	Community Park	1	1	0.34	0.34	0.34	0	n/a	n/a	n/a
	TOTAL	295	136	0.19	0.03	2.12	159	0.41	0.03	26.85
All	Standard/Private/Standard	284	128	0.20	0.03	2.12	157	0.41	0.03	26.85
	Standard/Private/Strata	9	7	0.10	0.08	0.13	2	0.09	0.03	0.15
	Crown Prov	1	0	n/a	n/a	n/a	1	0.20	0.20	0.20
	Community Park	1	1	0.34	0.34	0.34	0	n/a	n/a	n/a
	TOTAL	295	136	0.19	0.03	2.12	159	0.41	0.03	26.85

Bylaw 800: Magna Bay

Zone	Parcel Type	Count	Waterfront	Area in Acres			Upland	Area in Acres		
				Mean	Smallest	Largest		Mean	Smallest	Largest
RS	Standard/Private/Standard	284	128	0.49	0.07	5.23	157	1.02	0.07	66.35
	Standard/Private/Strata	9	7	0.26	0.20	0.31	2	0.22	0.08	0.36
	Crown Prov	1	0	n/a	n/a	n/a	1	0.49	0.49	0.49
	Community Park	1	1	0.84	0.84	0.84	0	n/a	n/a	n/a
	TOTAL	295	136	0.48	0.07	5.23	159	1.01	0.07	66.35
All	Standard/Private/Standard	284	128	0.49	0.07	5.23	157	1.02	0.07	66.35
	Standard/Private/Strata	9	7	0.26	0.20	0.31	2	0.22	0.08	0.36
	Crown Prov	1	0	n/a	n/a	n/a	1	0.49	0.49	0.49
	Community Park	1	1	0.84	0.84	0.84	0	n/a	n/a	n/a
	TOTAL	295	136	0.48	0.07	5.23	159	1.01	0.07	66.35



Electoral Area F Zoning Bylaw 800: Magna Bay Parcels in Zone RS



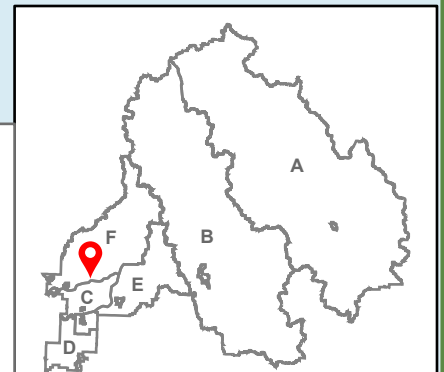
- Zone RS
- Parcel Boundaries
- Zoning Boundaries



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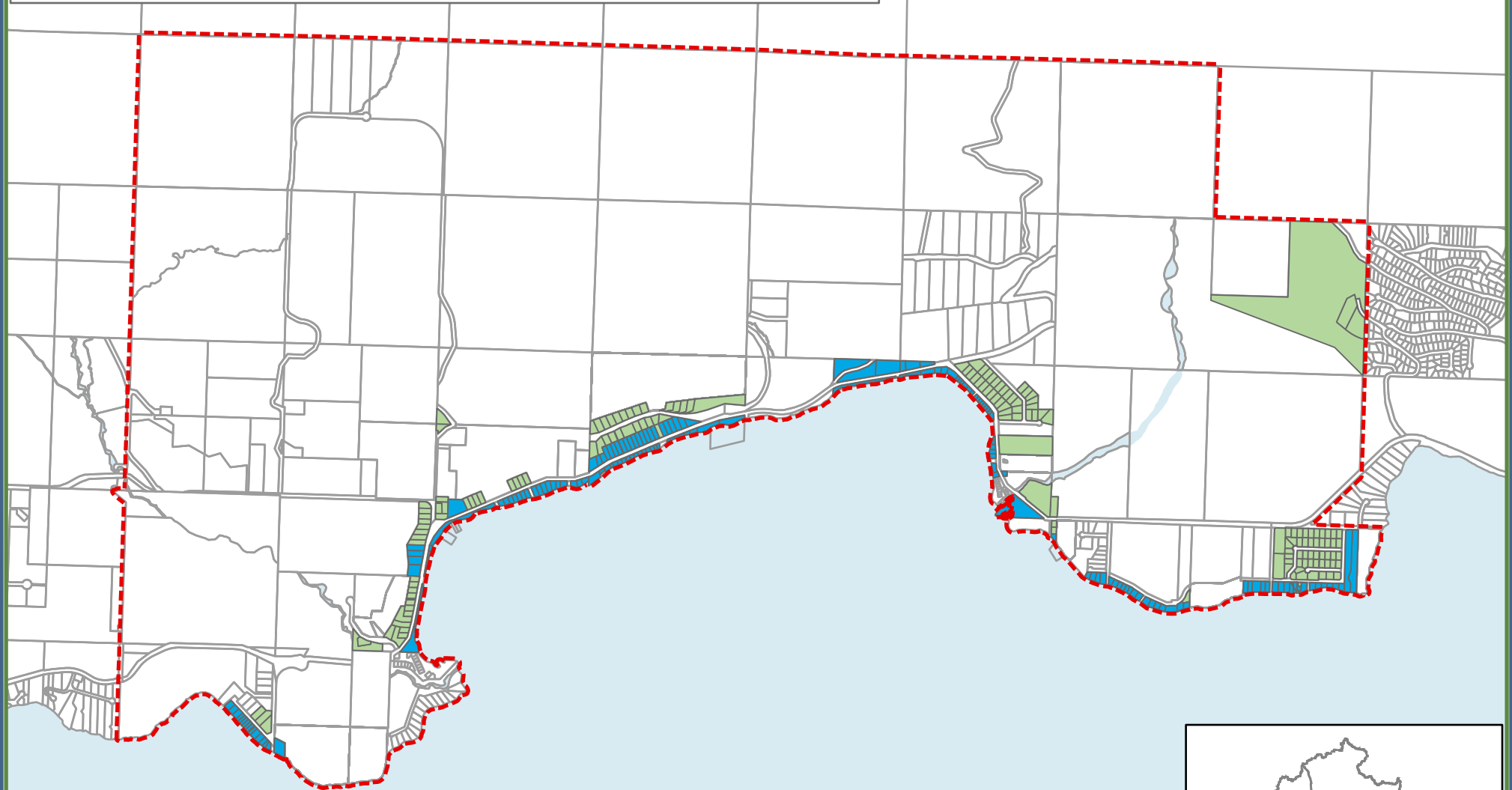




Electoral Area F Zoning Bylaw 800: Magna Bay

Waterfront vs Upland Parcels

in Zone RS



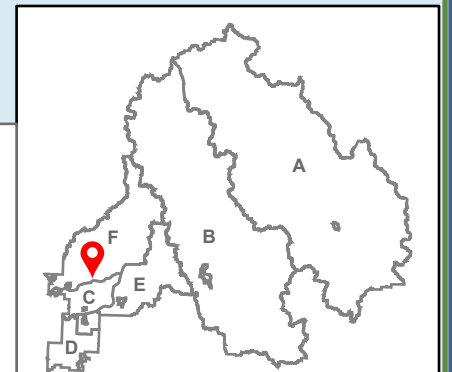
-  Waterfront Parcels
-  Upland Parcels
-  Parcel Boundaries
-  Zoning Boundaries



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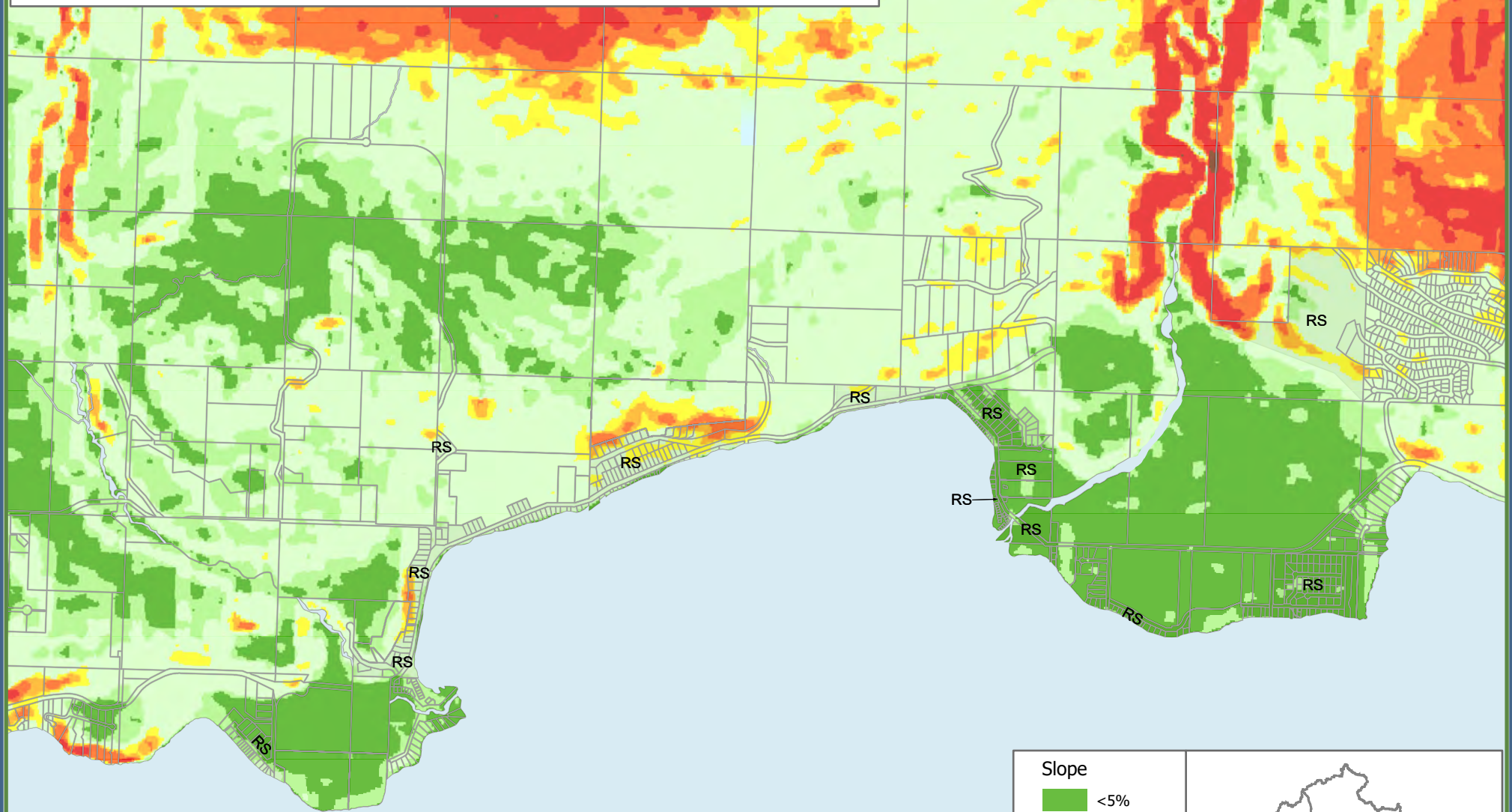
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Electoral Area F Zoning Bylaw 800: Magna Bay Parcels in Zone RS

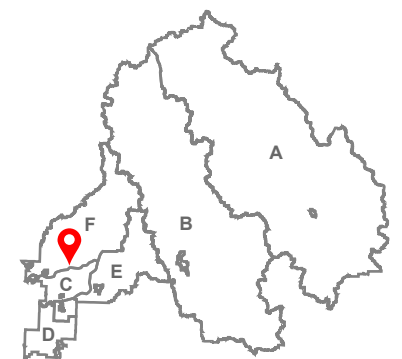
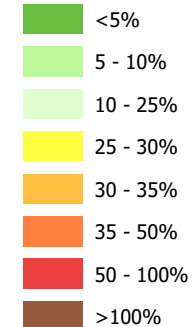


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Slope



Bylaw 650: Anglemont

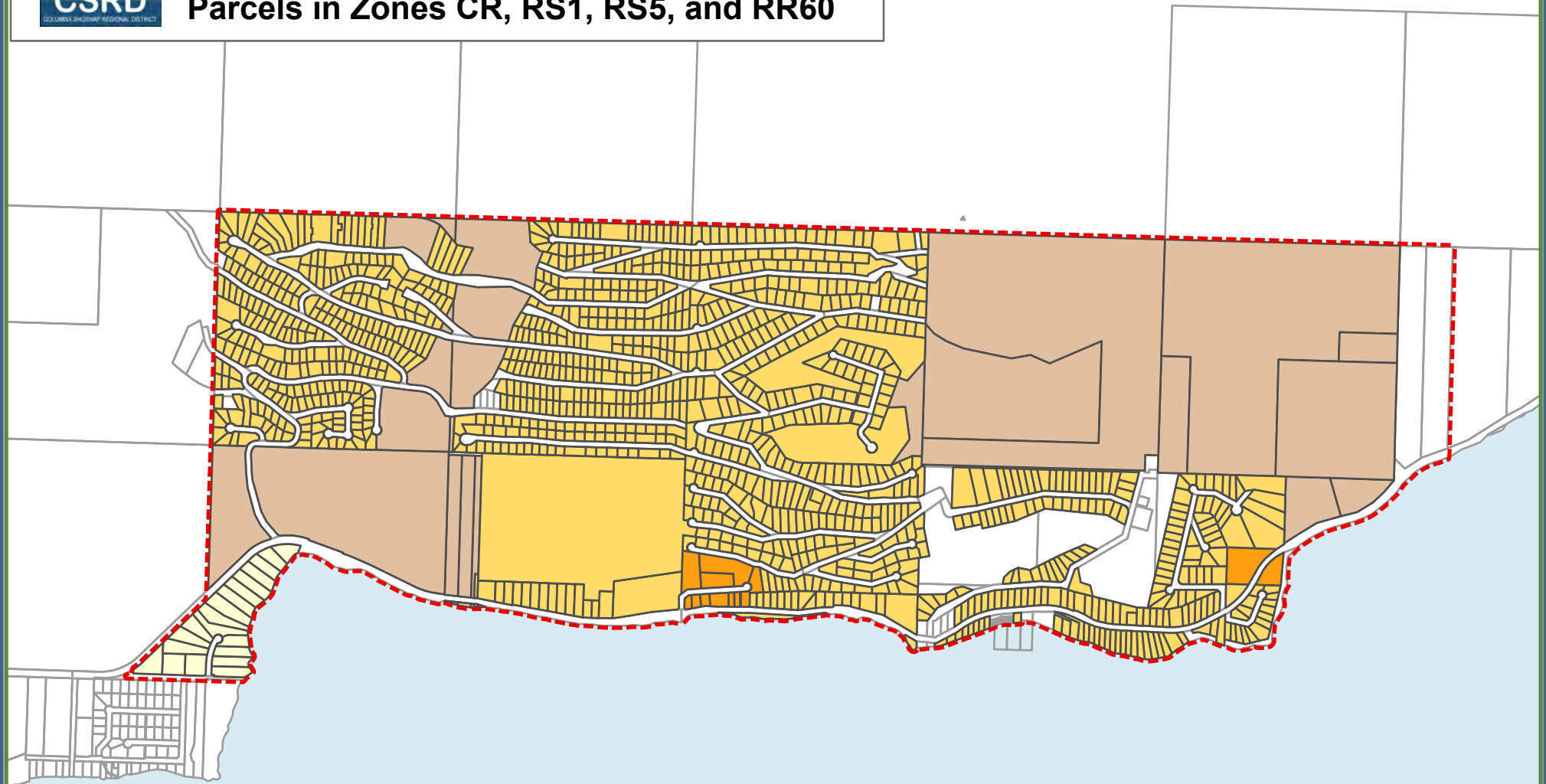
Zone	Parcel Type	Count	Waterfront	Area in Hectares			Upland	Area in Hectares		
				Mean	Smallest	Largest		Mean	Smallest	Largest
CR	Standard/Private/Standard	19	14	0.49	0.38	0.72	5	0.54	0.44	0.59
	CSRD Park	1	0	n/a	n/a	n/a	1	0.53	0.53	0.53
	TOTAL	20	14	0.49	0.38	0.72	6	0.54	0.44	0.59
RS-1	Standard/Private/Standard	1166	73	0.24	0.07	2.95	1093	0.20	0.09	30.90
	Crown Prov	24	0	n/a	n/a	n/a	24	0.16	0.10	0.28
	CSRD Park	1	1	0.32	0.32	0.32	0	n/a	n/a	n/a
	Private Recreation	1	0	n/a	n/a	n/a	1	0.20	0.20	0.20
	TOTAL	1192	74	0.24	0.07	2.95	1118	0.20	0.09	30.90
RS-5	Standard/Private/Standard	11	5	0.55	0.11	2.10	6	0.54	0.10	1.15
	TOTAL	11	5	0.55	0.11	2.10	6	0.54	0.10	1.15
RR-60	Standard/Private/Standard	11	6	6.91	1.06	31.02	5	16.30	2.24	43.14
	Crown Prov	4	0	n/a	n/a	n/a	4	17.33	2.03	46.28
	Private Airstrip	1	0	n/a	n/a	n/a	1	4.11	4.11	4.11
	TOTAL	16	6	6.91	1.06	31.02	10	15.49	2.03	46.28
All	Standard/Private/Standard	1207	98	0.70	0.07	31.02	1109	0.28	0.09	43.14
	CSRD Park	2	1	0.32	0.32	0.32	1	0.53	0.53	0.53
	Crown Prov	28	0	n/a	n/a	n/a	28	2.61	0.10	46.28
	Private Recreation	1	0	n/a	n/a	n/a	1	0.20	0.20	0.20
	Private Airstrip	1	0	n/a	n/a	n/a	1	4.11	4.11	4.11
	TOTAL	1239	99	0.70	0.07	31.02	1140	0.34	0.09	46.28

Bylaw 650: Anglemont

Zone	Parcel Type	Count	Waterfront	Area in Acres			Upland	Area in Acres		
				Mean	Smallest	Largest		Mean	Smallest	Largest
CR	Standard/Private/Standard	19	14	1.22	0.93	1.78	5	1.33	1.09	1.46
	CSRD Park	1	0	n/a	n/a	n/a	1	1.30	1.30	1.30
	TOTAL	20	14	1.22	0.93	1.78	6	1.32	1.09	1.46
RS-1	Standard/Private/Standard	1166	73	0.60	0.16	7.30	1093	0.50	0.23	76.35
	Crown Prov	24	0	n/a	n/a	n/a	24	0.40	0.24	0.68
	CSRD Park	1	1	0.79	0.79	0.79	0	n/a	n/a	n/a
	Private Recreation	1	0	n/a	n/a	n/a	1	0.50	0.50	0.50
	TOTAL	1192	74	0.60	0.16	7.30	1118	0.50	0.23	76.35
RS-5	Standard/Private/Standard	11	5	1.37	0.27	5.18	6	1.33	0.24	2.84
	TOTAL	11	5	1.37	0.27	5.18	6	1.33	0.24	2.84
RR-60	Standard/Private/Standard	11	6	17.08	2.62	76.65	5	40.27	5.53	106.59
	Crown Prov	4	0	n/a	n/a	n/a	4	42.81	5.01	114.35
	Private Airstrip	1	0	n/a	n/a	n/a	1	10.15	10.15	10.15
	TOTAL	16	6	17.08	2.62	76.65	10	38.28	5.01	114.35
All	Standard/Private/Standard	1207	98	1.73	0.16	76.65	1109	0.69	0.23	106.59
	CSRD Park	2	1	0.79	0.79	0.79	1	1.30	1.30	1.30
	Crown Prov	28	0	n/a	n/a	n/a	28	6.46	0.24	114.35
	Private Recreation	1	0	n/a	n/a	n/a	1	0.50	0.50	0.50
	Private Airstrip	1	0	n/a	n/a	n/a	1	10.15	10.15	10.15
	TOTAL	1239	99	1.73	0.16	76.65	1140	0.84	0.23	114.35



Electoral Area F Zoning Bylaw 650: Anglemont Parcels in Zones CR, RS1, RS5, and RR60



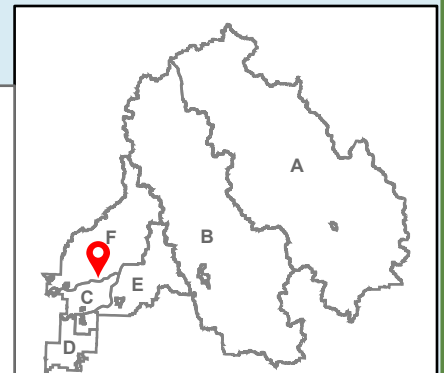
- Zone CR
- Zone RS1
- Zone RS5
- Zone RR60
- Parcel Boundaries
- Zoning Boundaries



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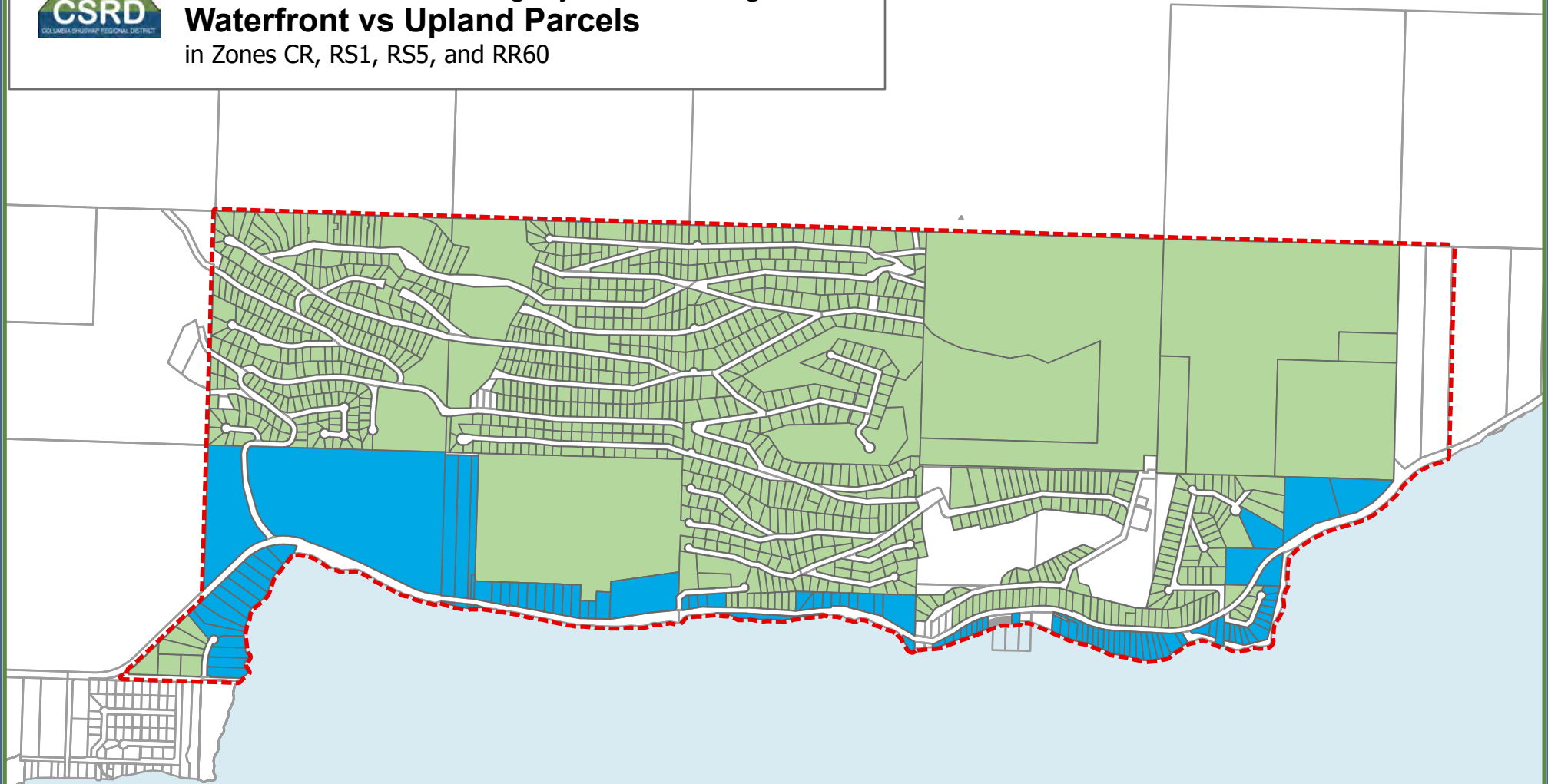




Electoral Area F Zoning Bylaw 650: Anglemont

Waterfront vs Upland Parcels

in Zones CR, RS1, RS5, and RR60



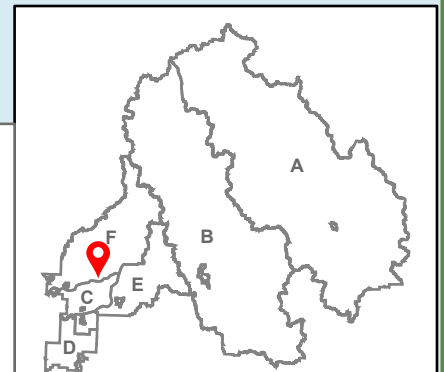
-  Waterfront Parcels
-  Upland Parcels
-  Parcel Boundaries
-  Zoning Boundaries



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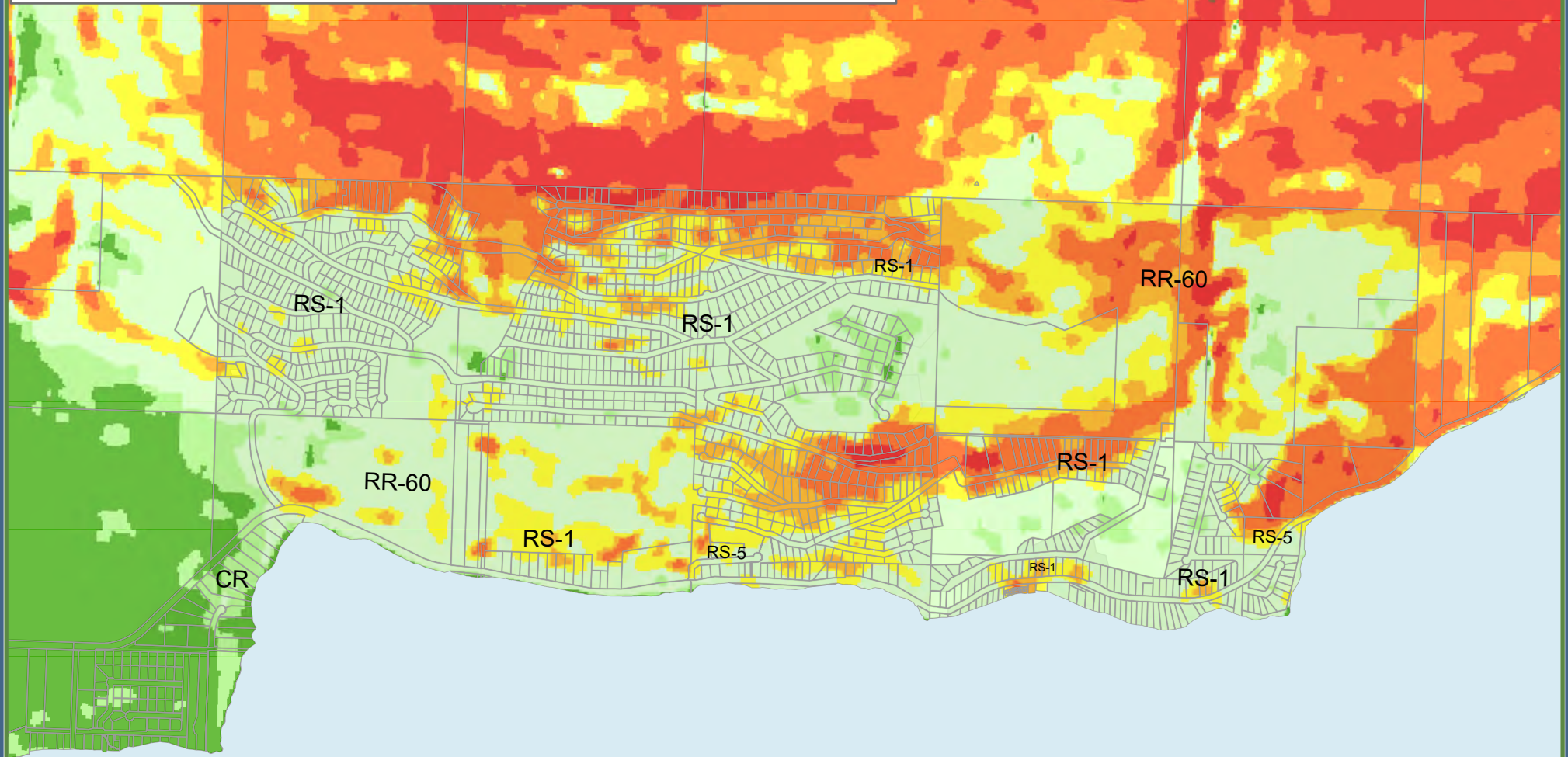
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Electoral Area F Zoning Bylaw 650: Anglemont Parcels in Zones CR, RS1, RS5, and RR60

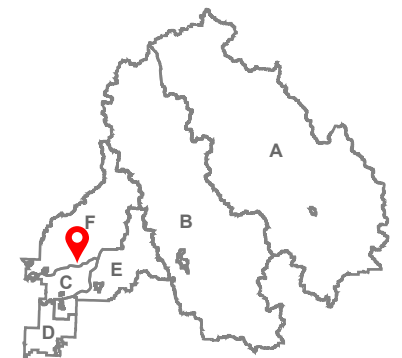
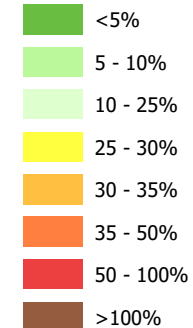


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Slope



Bylaw 650

Waterfront Parcels with Spea and Setbacks removed

Zone	Parcel Type	Waterfront	Median	Area in Hectares		
				Mean	Smallest	Largest
CR	Standard/Private/Standard	14	0.35	0.37	0.23	0.59
RS-1	Standard/Private/Standard	72	0.10	0.18	0.00	2.74
RS-5	Standard/Private/Standard	5	0.09	0.46	0.06	1.82
RR-60	Standard/Private/Standard	6	2.00	6.54	0.83	29.93

Bylaw 650

Waterfront Parcels with Spea and Setbacks removed

Zone	Parcel Type	Waterfront	Median	Area in Acres		
				Mean	Smallest	Largest
CR	Standard/Private/Standard	14	0.86	0.92	0.57	1.46
RS-1	Standard/Private/Standard	72	0.24	0.45	0.01	6.76
RS-5	Standard/Private/Standard	5	0.23	1.14	0.16	4.51
RR-60	Standard/Private/Standard	6	4.94	16.16	2.06	73.96