

**BOWEN ISLAND MUNICIPALITY  
BYLAW NO. 104, 2004**

---

A Bylaw to amend Bowen Island Municipality Land Use Bylaw No. 57, 2002

---

**WHEREAS**, “Bowen Island Municipality Land Use Bylaw No. 57, 2002” establishes regulations for the use of land and buildings for the property legally described as:

**Lot P, Block C, DL 492, Plan LMP 4859 and,**

**WHEREAS**, Council wishes to amend “Bowen Island Municipality Land Use Bylaw No. 57, 2002” in order to, include a new Comprehensive Development Zone 10 (CD10);

**AND WHEREAS** Section 892 of the *Local Government Act* provides that notice be mailed or otherwise delivered to the occupiers of a real property within a distance as specified in the Bylaw;

**THEREFORE** be it resolved that the Council for Bowen Island Municipality in an open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as the “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 104, 2004.”
2. “Bowen Island Land Use Bylaw No. 57, 2002 is amended by adding the following Section

**“4.22 COMPREHENSIVE DEVELOPMENT 10 (CD 10) ZONE  
(BURGESS)”**

*Information Note: The purpose of the CD 10 Zone is to accommodate the development of two residential properties, the density permitted under Bowen Island Municipality Land Use Bylaw No. 57, 2002, at the time of rezoning.*

The regulations in the tables in this Section apply to land in the Comprehensive Development 10 (Burgess) Zone, as indicated by the column headings.

#### 4.22.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the uses permitted in Section 3.2 of this Bylaw, the following *uses, buildings and structures* and no others are permitted in the Comprehensive Development 10 (Burgess) Zone.

<b>Principal Uses of Land, Buildings and Structures</b>	<b>Area 1</b>	<b>Area 2</b>
<i>Dwelling</i>	◆	◆
<i>Agriculture</i>		◆
<i>Horticulture</i>		◆
<i>Domestic Agriculture</i>	◆	◆
<i>Stable</i>		◆

<b>Accessory Uses of Land, Buildings and Structures</b>	<b>Area 1</b>	<b>Area 2</b>
<i>Uses accessory to principal uses</i>	◆	◆
<i>Home Occupation use subject to Part 3</i>	◆	◆

<b>Permitted Buildings and Structures</b>	<b>Area 1</b>	<b>Area 2</b>
<i>Dwelling, Detached (subject to the requirement of Section 4.22.2 as outlined)</i>	◆	
<i>Buildings and Structures accessory to permitted uses shall be as per Section 3.12 (to a maximum total area of 1000m<sup>2</sup> per residential use)</i>		◆

**4.22.2 Size, Siting and Density of Permitted Uses, Buildings and Structures**

(1) *Uses, buildings and structures* in the Comprehensive Development 10 (Burgess) Zone must comply with the following regulations regarding size, siting and density:

<b>Height</b>	<b>Area 1</b>	<b>Area 2</b>
Maximum <i>height</i> of a <i>building</i> or <i>structure</i> (metres)	9	9

<b>Setbacks</b>	<b>Area 1</b>	<b>Area 2</b>
Minimum <i>setback</i> from all <i>lot lines</i> for all <i>structures</i> – 7.5 metres	♦	
Minimum <i>setback</i> from front and rear <i>lot lines</i> – 7.5 metres		♦
Minimum <i>setback</i> from side <i>lot lines</i> – 3 metres		

<b>Lot Coverage – Area 1</b>
Maximum combined lot coverage of all buildings and structures calculated as follows: 100m <sup>2</sup> plus 10% to a maximum of 500 m <sup>2</sup>

<b>Lot Coverage – Area 2</b>
Maximum combined lot coverage of all buildings and structures calculated as follows: 100m <sup>2</sup> plus 3.5% to a maximum of 1500 m <sup>2</sup>

**4.22.3 Subdivision and Servicing Requirements**

The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act.

<b>Lot Areas for the Creation of New Lots through Subdivision</b>	
Minimum lot area (ha) without community water system (Area 1)	0.6
Minimum lot area (ha) with community water system (Area 1)	0.6
Minimum lot area (ha) without community water system (Area 2)	2
Minimum lot area (ha) with community water system (Area 2)	2

**4.22.4 Off Street Parking Requirements**

Off street parking shall be provided in accordance with Part 5 of the Bowen Island Municipality Land Use Bylaw No. 57, 2002; at the rate of 2 parking spaces per constructed dwelling unit.

- 3. "Bowen Island Municipality Land Use Bylaw No. 57, 2002" is amended by including Schedule 1 of this Bylaw within the Comprehensive Development 10 (CD 10) Zone (Burgess) entitled "Schedule A to Comprehensive Development 10 (CD 10) Zone (Burgess)".

READ A FIRST TIME THIS 9<sup>th</sup> DAY OF FEBRUARY, 2004.  
A PUBLIC HEARING HELD THIS 5<sup>th</sup> DAY OF APRIL, 2004.  
READ A SECOND TIME THIS 26<sup>th</sup> DAY OF APRIL, 2004.  
READ A THIRD TIME THIS 26<sup>th</sup> DAY OF APRIL, 2004.  
RECONSIDERED AND ADOPTED THIS 26<sup>th</sup> DAY OF JULY, 2004.

(Original signed)  
\_\_\_\_\_  
Lisa Barrett  
Mayor

(Original signed)  
\_\_\_\_\_  
Isabell Hadford  
Clerk

Certified to be a true and correct copy of the "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 104, 2004" adopted by the Council of the Bowen Island Municipality this 26<sup>th</sup> day of July, 2004.

(Original signed)  
\_\_\_\_\_  
Isabell Hadford, Clerk

BYLAW NO. 104, 2004 - SCHEDULE 1

Schedule A to Comprehensive  
Development 10 (CD10) Zone (Burgess)

OUTLINED IN BOLD BLACK

