

BOWEN ISLAND MUNICIPALITY

BYLAW NO. 66, 2002

A Bylaw to amend the Land Use Bylaw No. 57, 2002

WHEREAS, "Bowen Island Land Use Bylaw No. 57, 2002" establishes minimum and average lot size areas for the purpose of new subdivisions; and

WHEREAS, Council wishes to amend "Bowen Island Land Use Bylaw No. 57, 2002" to enable the creation of new parcels of land while at the same time securing land for environmental protection and park purposes;

THEREFORE be it resolved that the Council for Bowen Island Municipality in 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. 66, 2002."
2. "Bowen Island Land Use Bylaw No. 57, 2002" is amended by adding Section 4.19 to the Bylaw as follows:

"4.19 COMPREHENSIVE DEVELOPMENT 7 (CD 7) ZONE (REID / PASS)

Information Note: The purpose of the CD 7 Zone is to accommodate the subdivision of the lands for a maximum of 9 lots while securing approximately 40% of the subject lands for environmental protection and for park purposes.

The regulations in the tables in this Section apply to land in the Comprehensive Development 7 (Reid / Pass) Zone, as indicated by the column headings. For the purposes of this zone, different regulations apply to different portions of the zone (Sub Area 1 and Sub Area 2), the boundaries of which are identified on the map attached to this zone as Schedule A, which forms an integral part of this Bylaw as Schedule 2.

4.19.1 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 7 (Reid / Pass) Zone:

Principal Uses of Land, Buildings and Structures	Sub Area 1	Sub Area 2
<i>Dwelling</i>	◆	◆
<i>Horticulture</i>	◆	◆
<i>Agriculture</i>	◆	◆
<i>Domestic Agriculture</i>	◆	◆
Accessory Uses of Land, Buildings and Structures		
<i>Uses accessory to principal uses</i>	◆	◆
<i>Home Occupation use</i> subject to Part 3	◆	◆
Mini Storage on lots 1 ha and larger	◆	◆
Permitted Buildings and Structures		
<i>Dwelling, Detached</i>	◆	◆
<i>Buildings and Structures</i> accessory to permitted uses	◆	◆

4.19.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

(1) Subject to Part 3, *uses, buildings and structures* in the Comprehensive Development 7 (Reid / Pass) Zone must comply with the following regulations regarding size, siting and density:

Lot Coverage	Sub Areas 1 and 2
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> (m ²) calculated as follows: 100 m ² plus 10% of the lot to a maximum of 500 m ²	◆

Number of Units and Site Areas	Sub Area 1	Sub Area 2
Maximum number of <i>dwelling</i> s on any <i>lot</i>	1	1
Maximum number of <i>dwelling</i> s	3	6
Maximum number of accessory <i>building</i> s on any <i>lot</i> for each 0.2 <i>ha</i> of <i>lot</i> area or portion thereof, plus 1	1	1
Maximum number of accessory <i>building</i> s on any <i>lot</i> that may be used for <i>home occupation</i> for each 0.2 <i>ha</i> of <i>lot</i> area or portion thereof	1	1
Height	Sub Areas 1 and 2	
Maximum <i>height</i> of a <i>building</i> or <i>structure</i> (metres)	9	
Setbacks		
Minimum <i>setback</i> from side <i>lot lines</i> (metres)	3	
Minimum <i>setback</i> from front and rear <i>lot lines</i> (metres)	7.5	

4.19.3 Subdivision and Servicing Requirements

The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or Strata Property Act for the CD 7 Zone.

Lot Areas for the Creation of New Lots through Subdivision	Sub Area 1	Sub Area 2
Maximum number of <i>lots</i> to be created by <i>subdivision</i>	3	6
Minimum <i>lot area</i> (ha.)	1.0	0.4

4.19.4 Off Street Parking Requirements

Off street parking shall be provided in accordance with the part of this Bylaw that pertains to off street parking requirements.”

3. “Bowen Island Land Use Bylaw No. 57, 2002” is amended by changing the zoning classifications for the lands shown outlined in a solid black line on Schedule 1 of this Bylaw from Rural Residential 2 (RR2) and Rural Residential 3 (RR3) to Comprehensive Development 7 (Reid / Pass) Zone, and by making such deletions, adjustments, and consequential annotations on Schedule “B” to Bylaw No. 57, 2002 as are required to give effect to this amendment.
4. “Bowen Island Land Use Bylaw No. 57, 2002” is amended by adding reference in Table 4-1 to Comprehensive Development 7 (Reid / Pass) Zone.

READ A FIRST TIME this 15th day of October, 2002.

PUBLIC HEARING HELD this 5th day of November, 2002.

READ A SECOND TIME this 12th day of November, 2002.

READ A THIRD TIME this 12th day of November, 2002.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 13th day of January, 2003.

(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. 66, 2002 adopted by the
Council of Bowen Island Municipality
this 13th day of January, 2003.

(Original signed)

Isabell Hadford
Clerk

