

BOWEN ISLAND MUNICIPALITY

BYLAW NO. 87, 2003

A Bylaw to amend 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 and watershed protection 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. 87, 2003."
2. "Bowen Island Land Use Bylaw No. 57, 2002" is amended by adding Section 4.20 to the Bylaw as follows:

"4.20 COMPREHENSIVE DEVELOPMENT 8 (CD 8) ZONE (MALKIN CREEK)

Information Note: The purpose of the CD 8 Zone is to accommodate the subdivision of the lands for a maximum of 16 lots while securing approximately 32.5% of the subject lands for environmental and watershed protection purposes.

The regulations in the tables in this Section apply to land in the Comprehensive Development 8 (Malkin Creek) 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.

4.20.1 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 8 (Malkin Creek) Zone:

Principal Uses of Land, Buildings and Structures	Sub Area 1	Sub Area 2
<i>Dwelling</i>	◆	
<i>Domestic Agriculture</i>	◆	
<i>Open Space</i>		◆
<i>Neighbourhood Park</i>	◆	
Accessory Uses of Land, Buildings and Structures		
<i>Uses accessory to principal uses</i>	◆	◆
<i>Home Occupation use</i> subject to Part 3	◆	
Permitted Buildings and Structures		
<i>Dwelling, Detached</i>	◆	
<i>Buildings and Structures</i> accessory to permitted uses	◆	

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

- (1) Subject to Part 3, *uses*, *buildings* and *structures* in the Comprehensive Development 8 (Malkin Creek) Zone must comply with the following regulations regarding size, siting and density:

Lot Coverage	Sub Area 1
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>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
Maximum number of <i>dwelling</i> s on any <i>lot</i>	1
Maximum number of <i>dwelling</i> s	16
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
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
Height	
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

4.20.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or Strata Property Act for the CD 8 Zone.

Lot Areas for the Creation of New Lots through Subdivision	Sub Area 1
Maximum number of <i>lots</i> to be created by <i>subdivision</i>	16
Minimum <i>lot area</i> (ha.)	0.2

4.20.4 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.”

- “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 1 (RR1)** to **Comprehensive Development 8 (Malkin Creek) Zone** and **Settlement Residential 2 (SR2)**, 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.
- “Bowen Island Land Use Bylaw No. 57, 2002” is amended by adding reference in Table 4-1 to Comprehensive Development 8 (Malkin Creek) Zone.

READ A FIRST TIME this 24th day of March, 2003.

READ A FIRST TIME AS AMENDED this 9th day of June, 2003.

PUBLIC HEARING HELD this 17th day of July, 2003.

READ A SECOND TIME this 28th day of July, 2003.

READ A THIRD TIME this 28th day of July, 2003.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 24th day of November, 2003.

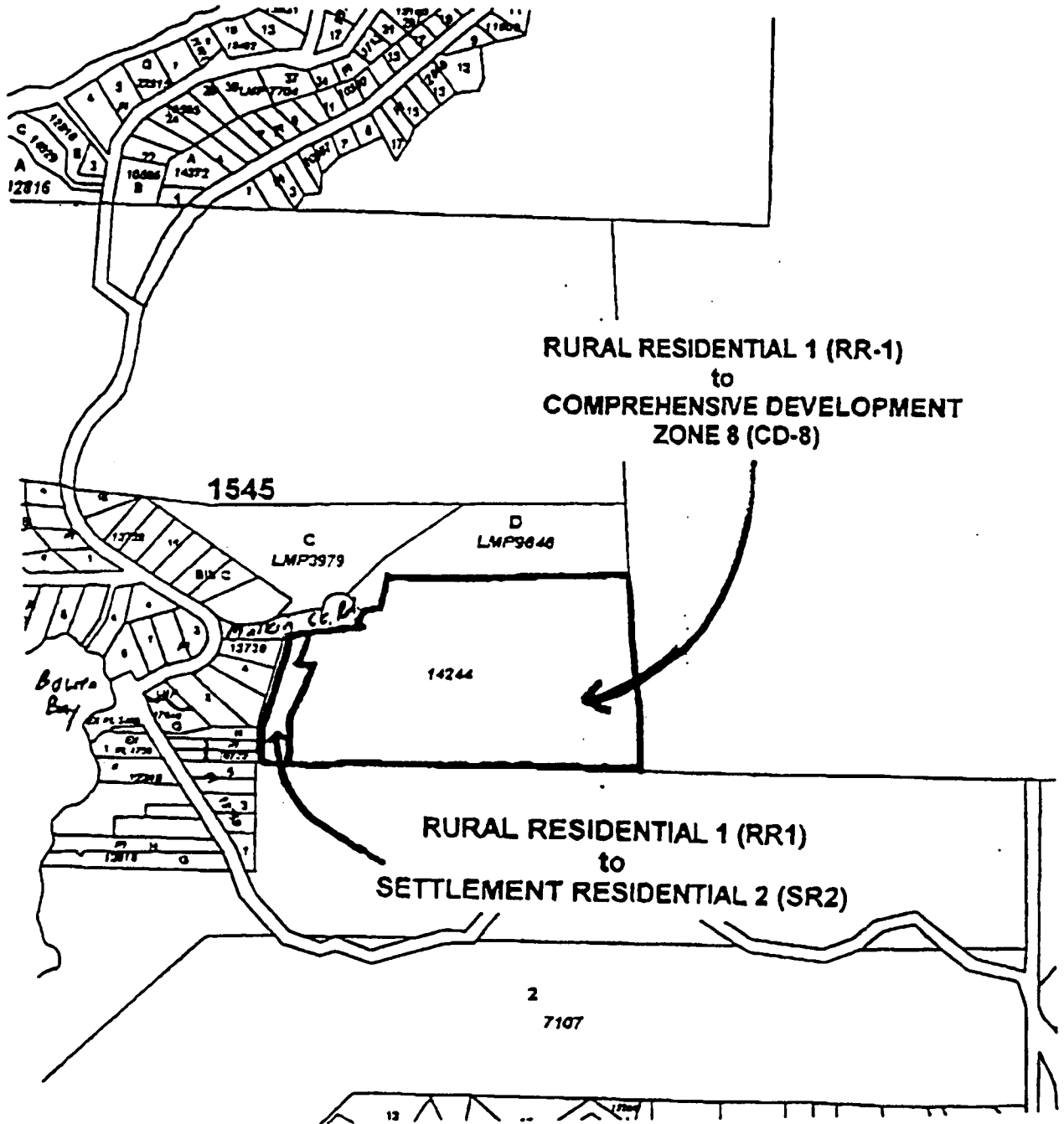
(Original signed) _____
Lisa Barrett
Mayor

(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. 87,
2003 adopted by the Council of Bowen Island
Municipality this 24th day of November, 2003.

(Original signed) _____
Isabell Hadford
Clerk

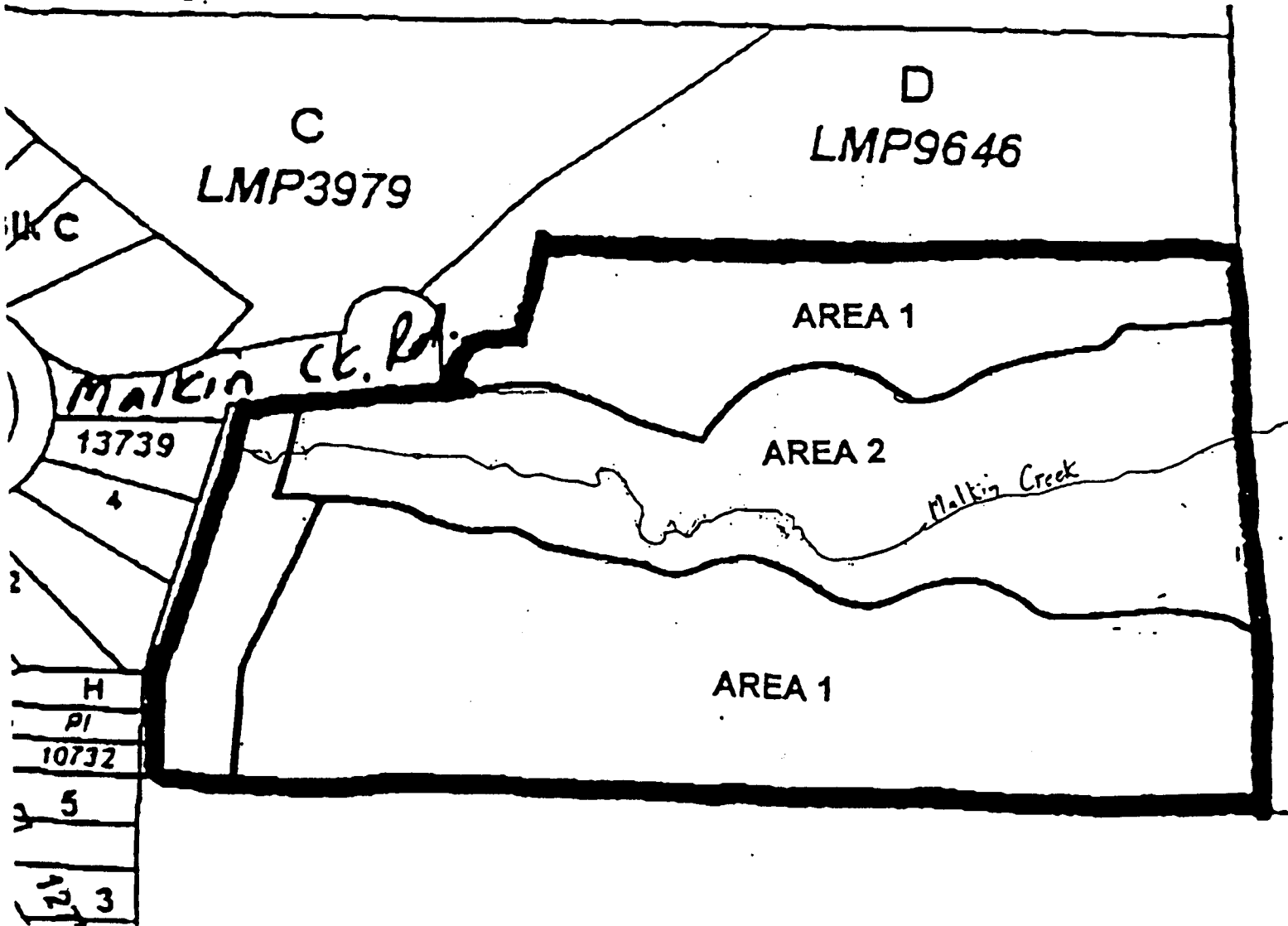
BOWEN ISLAND MUNICIPALITY
SCHEDULE "1" TO BYLAW NO. 87

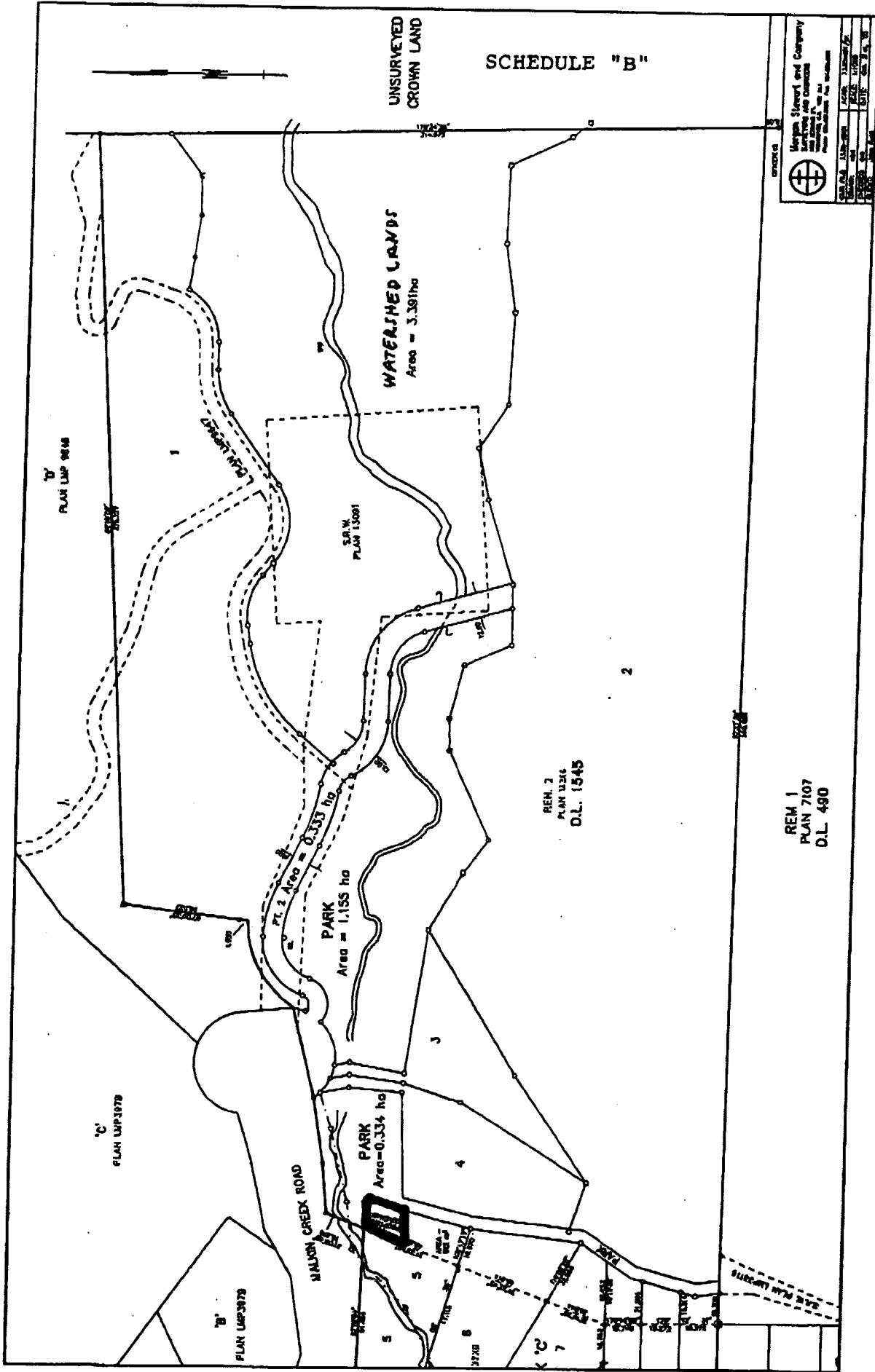



BOWEN ISLAND MUNICIPALITY

SCHEDULE "2" TO BYLAW NO. 87

SCHEDULE "A" to Comprehensive Development 8 (Malkin Creek) Zone







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 Surveyors and Geomatics
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 Richmond, BC V6X 3E7
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 Fax: 604.273.8889
 Email: info@morganstewart.com

REM. 1
 PLAN 7107
 D.L. 490

REM. 2
 PLAN 1545
 D.L. 1545

'C'
 PLAN LUP 3978

'B'
 PLAN LUP 3979

'D'
 PLAN LUP 9888

WATERSHED LANDS
 Area = 3.391ha

PARK
 Area = 1.155 ha

PARK
 Area = 0.333 ha

MILTON CREEK ROAD

SCHEDULE "B"

UNSURVEYED
CROWN LAND

