

BOWEN ISLAND MUNICIPALITY

BYLAW NO. 90, 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. 90, 2003."
2. "Bowen Island Land Use Bylaw No. 57, 2002" is amended by adding Section 4.21 to the Bylaw as follows:

"4.21 COMPREHENSIVE DEVELOPMENT 9 (CD 9) ZONE (BUCHANAN)

Information Note: The purpose of the CD 9 Zone is to accommodate the subdivision of the lands for a maximum of 9 lots while securing approximately 25% of the subject lands for environmental and creek protection purposes.

The regulations in the tables in this Section apply to land in the Comprehensive Development 9 (Buchanan) 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.

4.21.1 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 9 (Buchanan) 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	◆	

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

- (1) Subject to Part 3, *uses, buildings* and *structures* in the Comprehensive Development 9 (Buchanan) 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	9
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

4.21.3 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 9 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>	9
Minimum <i>lot area</i> (ha.)	0.2

4.21.4 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 1 (RR1)** and **Settlement Residential 1 (SR1)** to **Comprehensive Development 9 (Buchanan) 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 9 (Buchanan) Zone.

READ A FIRST TIME 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 23rd day of February, 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. 90, 2003 adopted by the
Council of Bowen Island Municipality
this 23rd day of February, 2004.

(Original signed) _____
Isabell Hadford
Clerk

Protection of Environmentally Sensitive Areas on the Buchanan Property, Bowen Island. 3 March 2003.

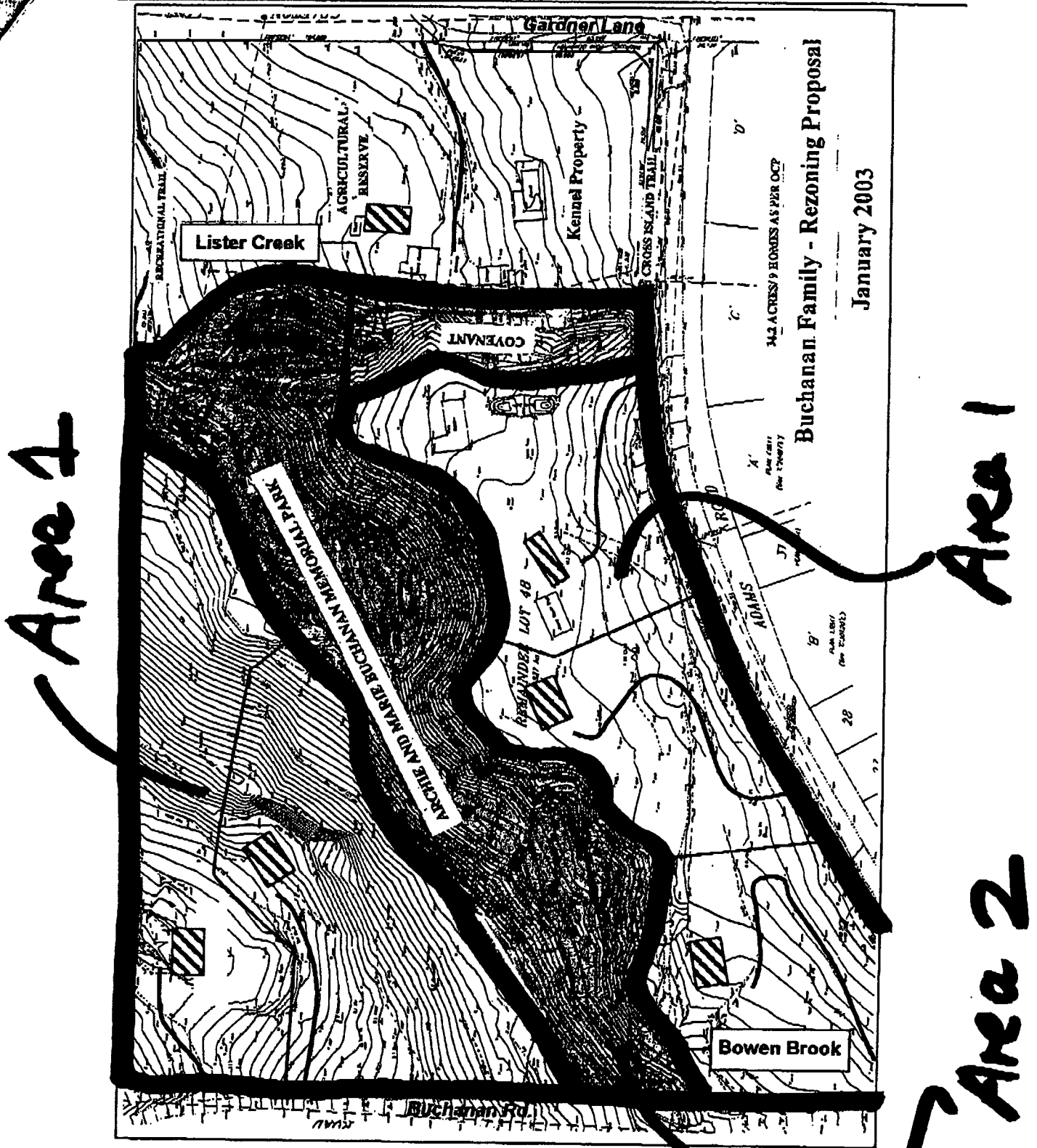


Figure 1. Buchanan Property between Gardner Lane and Buchanan Road, showing location of proposed park, covenant and trail.

Whitehead Environmental Consultants Ltd.
Tel.: 604-947-0144

Protection of Environmentally Sensitive Areas on the Buchanan Property, Bowen Island. 3 March 2003.

Area 1

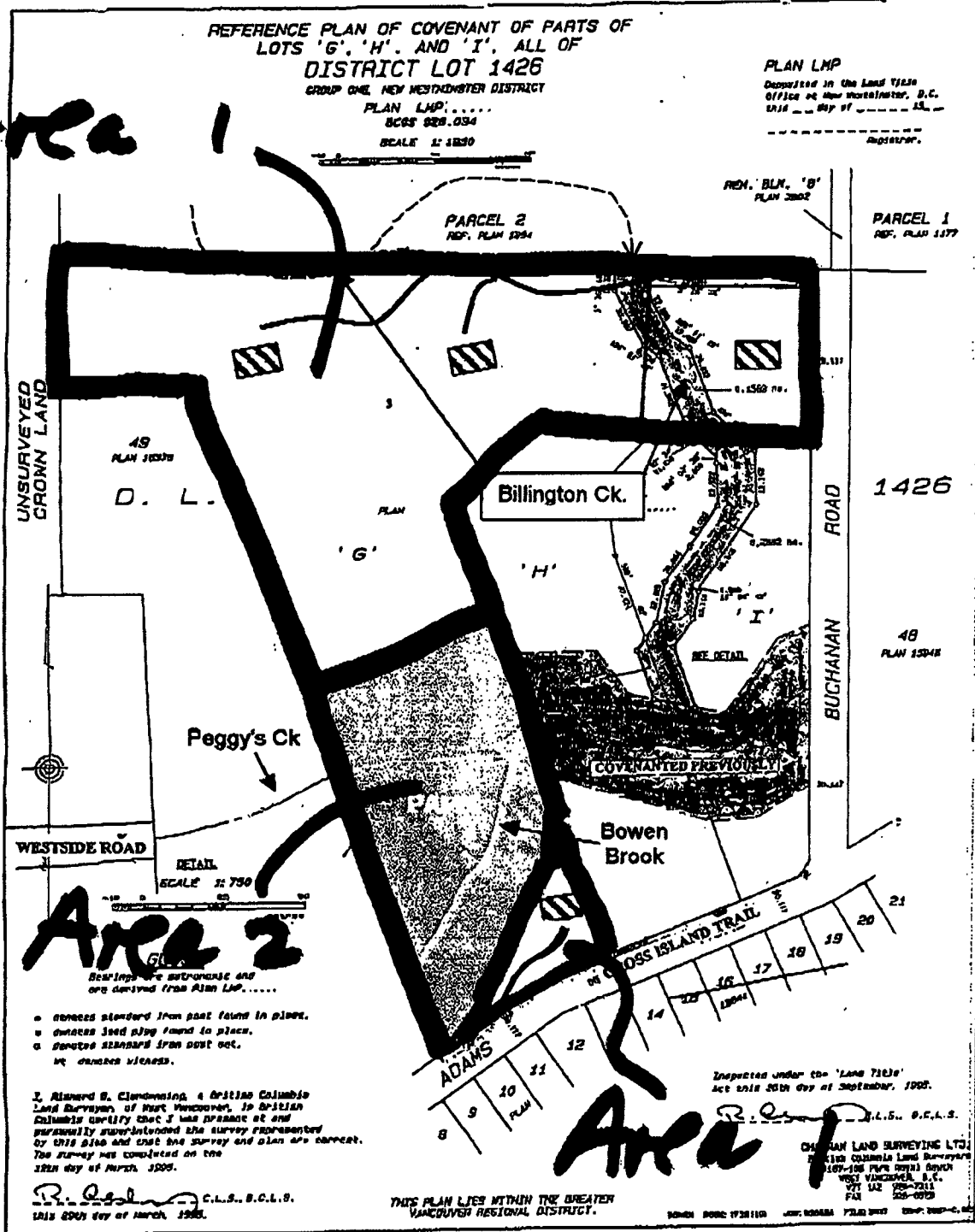
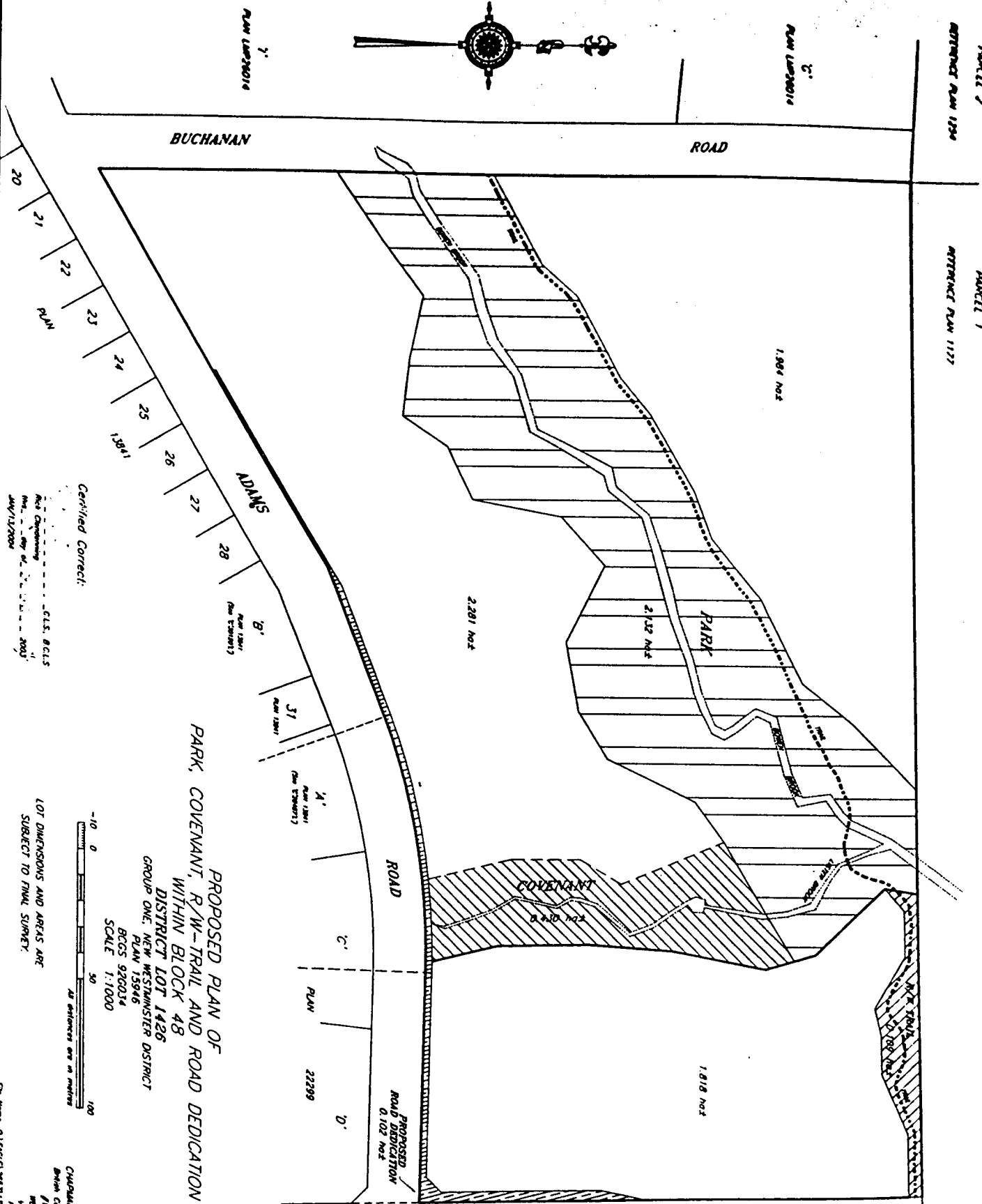
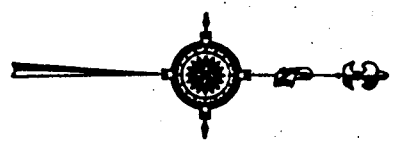


Figure 2. Buchanan Property (Lot G) west of Buchanan Road, showing proposed park, existing covenant, and stream locations. (Note: the location of Billington Brook shown by a dashed line is approximate.)

PANCI 2
 ATTACHED PLAN 1124

PANCI 1
 ATTACHED PLAN 1127



Certified Correct:

W. S. CHAPMAN
 Reg. Professional Engineer
 No. 112700
 Exp. 12/31/2004



SCALE 1:1000

LOT DIMENSIONS AND AREAS ARE
 SUBJECT TO FINAL SURVEY.

**PROPOSED PLAN OF
 PARK, COVENANT, R/W-TRAIL AND ROAD DEDICATION
 WITHIN BLOCK 48
 DISTRICT LOT 1426
 GROUP ONE, NEW WESTMINSTER DISTRICT
 PLAN 15846
 BCOS 926034**

CHAPMAN LAND SURVEYING LTD.
 British Columbia Land Surveyors
 #1-659 Glen Avenue
 WEST WARDEN, B.C.
 V7T 1G8 226-2111
 Fax: 226-6821

GRAFTON ROAD PLAN 21511

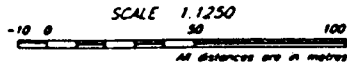
GRAFTON LANE PLAN 20602

PLAN 21511

PLAN 20602

PROPOSED PLAN OF
PARK
WITHIN LOT 'G'
DISTRICT LOT 1426

GROUP ONE, NEW WESTMINSTER DISTRICT
PLAN LMP26014
BCGS 92G034

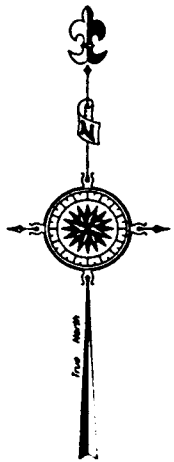


REM BLK. 'B'
PLAN 3802

PARCEL 2
REF PLAN 1254

PARCEL 1
REF PLAN 1177

UNSURVEYED
CROWN LAND



D. L.

4.842 ha±

1426

'H'

'I'

PLAN

LMP26014

BUCHANAN ROAD

48
PLAN 15946

49
PLAN 18378

PARK
1.559 ha±

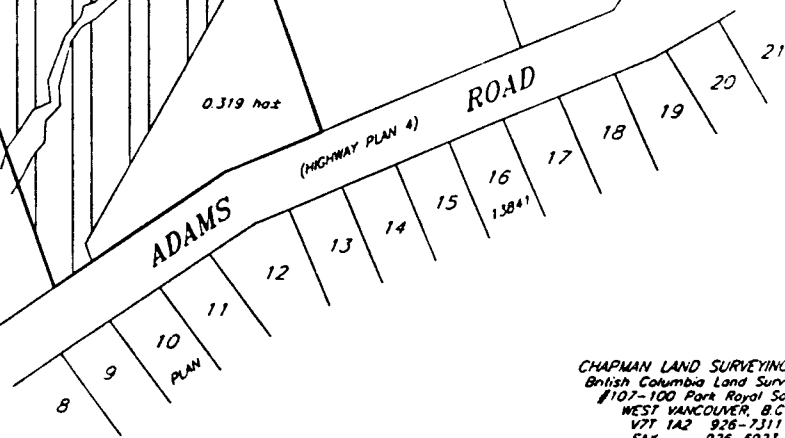
BOWEN BROOK

0.319 ha±

ROAD

ADAMS

(HIGHWAY PLAN 4)



GLOSS

Bearings are astronomic and
are derived from Plan LMP26014.
All distances are in metres.

Certified Correct according to
Land Title Office Records.

Rich Clendenning
JAN/14/2004

G.L.S. B.C.L.S.

CHAPMAN LAND SURVEYING LTD
British Columbia Land Surveyors
#107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 926-2311
FAX 926-6923

BOWEN 3.1 B.182(64) JOB #LMB2002 PLOT 2657
File Name 01EAGLE12637\LOT\LOT-G-PARK\LOT-G-PARK.DWG