

BOWEN ISLAND MUNICIPALITY

BYLAW NO. 157, 2005

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

WHEREAS, "Bowen Island Municipality 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 recreational opportunities and environmental 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. 157, 2005."
2. "Bowen Island Municipality 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:
 - a) **Rural Residential 1 (RR1) and Rural Residential 3 (RR3) to Settlement Residential 1(c) (SR1(c));**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.
3. "Bowen Island Municipality Land Use Bylaw No. 57, 2002" is further amended by adding the following as Section 4.5.4(7):
 - "(7) **Zone Variation – SR 1(c)**
Notwithstanding Section 4.5.3, the minimum and average lot area for individual lots not served by community water shall be 0.4 ha and the maximum number of lots created by subdivision shall be subject to the applicable restrictive covenant."

READ A FIRST TIME this 24th day of May, 2005.

PUBLIC HEARING HELD this 8th day of August, 2005.

READ A SECOND TIME this 24th day of October, 2005.

READ A THIRD TIME this 11th day of November, 2005.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 12th day of May, 2006.

(Original signed) _____
Bob Turner
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 No. 157, 2005 adopted by the Council Bowen Island Municipality this 12th day of May, 2006

(Original signed) _____
Isabell Hadford
Clerk

**BOWEN ISLAND MUNICIPALITY
SCHEDULE "1" TO BYLAW NO. 157**

