

BOWEN ISLAND TRUST COMMITTEE

BY-LAW NO. 33

A BY-LAW TO ESTABLISH AN ADVISORY DESIGN PANEL

The Bowen Island Trust Committee, being the Trust Committee having jurisdiction on and in respect of Bowen Island in the Province of British Columbia, pursuant to the Islands Trust Act, R.S.B.C., 1979, in open meeting assembled, enacts as follows:

PART I

1. That an Advisory Design Panel be established to advise on the design merits of development proposals as may be referred to the Panel by the Trust Committee.
2. The Advisory Design Panel shall consist of 5 - 8 members with appropriate design qualifications, including but not limited to: architects, landscape architects, engineers, members of the development industry and persons knowledgeable in community affairs.
3. Members shall be appointed for a 2 year term and appointments to fill vacancies shall be for the remainder of the term.
4. The Chairman of the Panel shall be elected annually by a majority vote of the members of the Panel.
5. The Advisory Design Panel shall meet at least once per month or at such intervals as may be necessary to prevent undue delay to applicants; provided however, where there is no business to transact a meeting shall not be necessary.
6. A quorum shall consist of 50% of the members of the Panel.
7. All considerations shall be determined by a simple majority of the members present, with the Chairman having the tie-breaking vote and shall be in the form of a recommendation to the Trust Committee.
8. The Advisory Design Panel shall consider and make recommendations with respect to the design, environmental compatibility and finishing materials including colour of the exterior and all new or proposed renovations or additions and with respect to siting and landscaping of all plans submitted for consideration.
9. In carrying out its responsibilities pursuant to this By-law, and without affecting the generality thereof, the Panel shall give consideration to:
 - a) design guidelines as may be adopted by the Committee;
 - b) the character of the proposed development in relation to its surroundings;
 - c) siting of the building and total site development, including landscaping;
 - d) quality of building construction;
 - e) building design in relation to human needs, including entrances, size, location, view, privacy and noise;
 - f) signs, outdoor lighting.

- 10. The Panel shall exercise discretion as to the quality and quantity of detail required depending upon the use, scale and impact of the development.

Information to be submitted to the Design Panel for permits under \$100,000 in building value shall include:

- (1) applicant
- (2) location
- (3) site area
- (4) total floor space
- (5) height of building
- (6) setbacks
- (7) site plan
- (8) elevations including identification of materials and colour.
- (9) landscape plan (existing and proposed) location of adjoining buildings
- (10) location of adjoining buildings and uses
- (11) parking access and layout

Additional information for permits over \$100,000 in building value:

- (12) all elevations to scale.

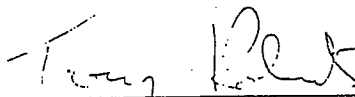
Presentations may include:

- (13) model
- (14) coloured perspective
- (15) photographs
- (16) building material.

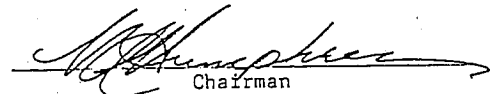
PART II

This By-law may be cited as "Bowen Island Advisory Design Panel By-law, 1984".

READ A FIRST TIME THIS	14th	day of	April	1984
READ A SECOND TIME THIS	14th	day of	April	1984
READ A THIRD TIME THIS	14th	day of	April	1984
RECONSIDERED AND FINALLY ADOPTED THIS	17th	day of	May	1984



 Manager



 Chairman

Certified a true and correct copy of
 By-law No. 33 for Bowen Island.

 Administrative Officer

 Date