

Bowen Island Municipality

A guide to ...

ZONING BYLAW AMENDMENTS

What Is Zoning?

Zoning is a means of dividing land into areas designated for different land uses and densities of use to ensure that growth occurs in an orderly and systematic manner. Zoning provisions are contained in the Bowen Island Municipality Land Use Bylaw which outlines the regulations applicable to each zone.

Before You Apply...

It is recommended that the property owner gather as much information regarding their property as possible (e.g. legal description and surveys) and meet with Municipal staff to discuss their proposal. Municipal staff will offer advice on which application/s will be required, necessary information that will be required and give the property owner the most current application package.

Submitting Your Application.

The completed application forms and necessary additional information along with the appropriate fees must be submitted to the Municipal Planning Department for processing and referral.

What Is The Cost?

The applicant must submit the \$3,600 application fee made payable to the Bowen Island Municipality.

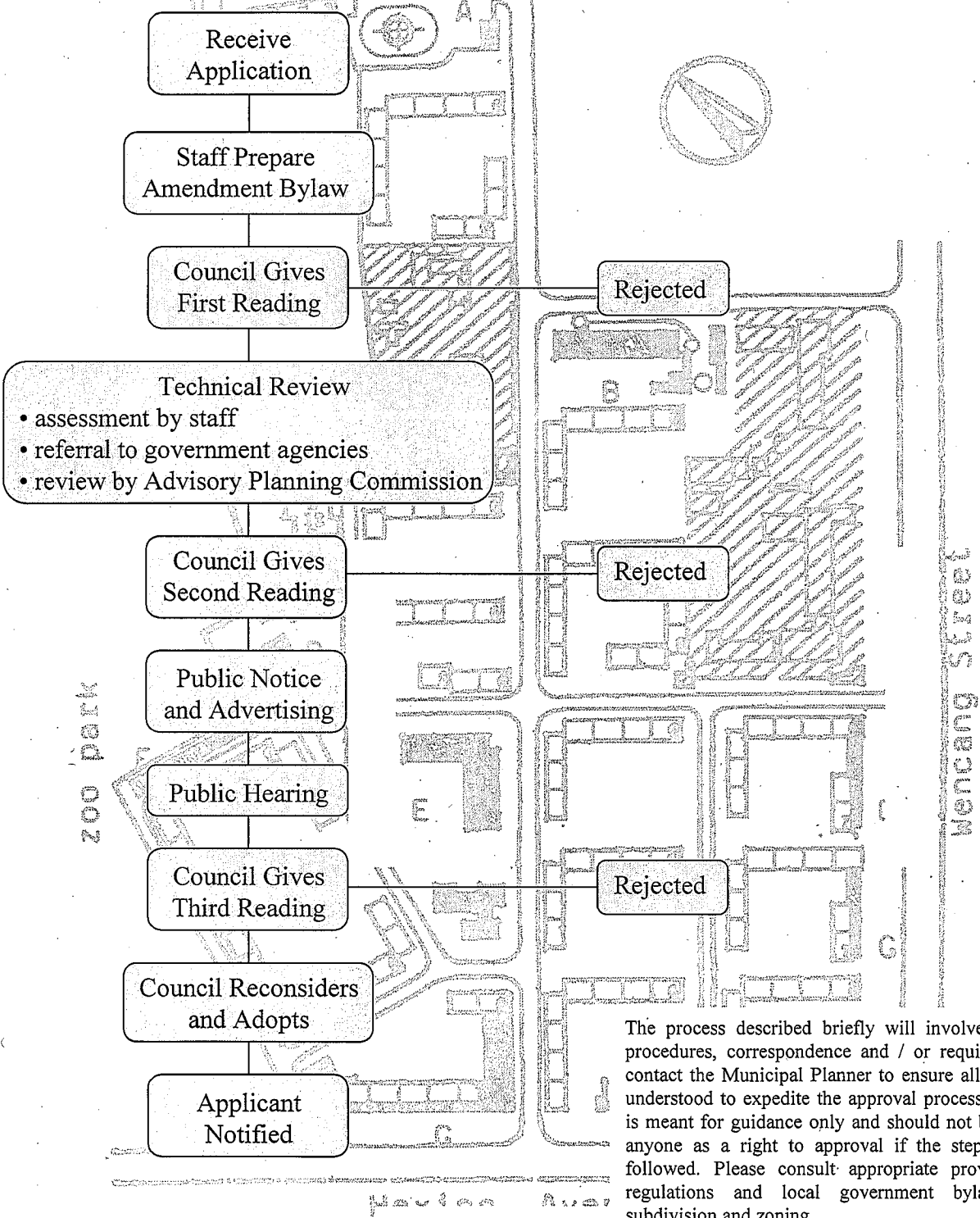
Who Approves An Amendment?

The Council of the Bowen Island Municipality authorizes final approval of an application by Bylaw.

How Long Is The Process?

An application approval that complies with the OCP designation can take approximately two to four months. An application approval that requires an OCP amendment can take two to six months. Approval time may be affected by application accuracy/completion, the need to obtain other land use approvals and/or compliance with other applicable agency requirements.

P rocess ...



The process described briefly will involve more detailed procedures, correspondence and / or requirements. Please contact the Municipal Planner to ensure all obligations are understood to expedite the approval process. This brochure is meant for guidance only and should not be construed by anyone as a right to approval if the steps indicated are followed. Please consult appropriate provincial statutes, regulations and local government bylaws regulating subdivision and zoning.