

**BOWEN ISLAND MUNICIPALITY
BYLAW NO. 401, 2015**

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

WHEREAS, “Bowen Island Land Use Bylaw No. 57, 2002” establishes zoning classifications and regulations for land within the municipality; and

WHEREAS, Council wishes to amend “Bowen Island Land Use Bylaw No. 57, 2002” to create definitions for two-family dwellings; and

WHEREAS Council wishes to amend “Bowen Island Land Use Bylaw No. 57, 2002” to allow for two-family dwellings on the properties legally described as Lots 62, 64, 65, and 68 District Lot 489, Plan BCP 32677 Group 1, NWD;

THEREFORE be it resolved that the Council for Bowen Island Municipality in open meeting assembled enacts as follows:

1.0 CITATION

- 1.1 That this Bylaw may be cited as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 401, 2015”.

2.0 DEFINITIONS

- 2.1 Bowen Island Municipality Land Use Bylaw No. 57, 2002 is amended by adding the following definitions to Section 1.1 Definitions:

DWELLING, TWO FAMILY (SECONDARY DWELLING) means a *building* consisting of two (2) *attached dwelling units*, where one dwelling unit is a primary *dwelling*, which shall be a minimum of 30% larger in *floor area* than the *secondary dwelling*

3.0 AMENDMENTS

- 3.1 Bowen Island Municipality Land Use Bylaw No. 57, 2002 is amended by adding a new Section 4.15.13 – Exceptions in Particular Locations,

- 3.2 Bowen Island Municipality Land Use Bylaw No. 57, 2002 is amended by adding a new sub-section (1) to Section 4.15.13 – Exceptions in Particular Locations, as follows:

- (1) *Zone variation – CD2 Area 1 (a)*
- a. *Dwelling, Two Family (Secondary Dwelling)* is a permitted use
 - b. *Secondary Suite* is not a permitted use in a building containing a *secondary dwelling*

- c. Maximum floor area of dwelling for *primary dwelling* is 170 sq m
- d. Maximum floor area of dwelling for *secondary dwelling* is 90 sq m

3.3 Bowen Island Municipality Land Use Bylaw No. 57, 2002 is amended by changing the zoning for the lands shown outlined in a solid black line on Schedule A of this Bylaw from **Comprehensive Development 2 (CD2) Zone (Cates Hill) Area 1** to **Comprehensive Development 2 (CD2) Zone (Cates Hill) Area 1 (a)**

READ A FIRST TIME this 14th day of December, 2015.

READ A SECOND TIME as amended this 14th day of March, 2016.

PUBLIC HEARING this 30th day of May, 2016.

READ A THIRD TIME this 11th day of July, 2016.

FINALLY ADOPTED this 11th day of July, 2016.

(ORIGINAL SIGNED)

Murray Skeels
Mayor

(ORIGINAL SIGNED)

Kathy Lalonde
Corporate Officer

SCHEDULE A – Bylaw No. 401, 2015

