
A Bylaw to amend the 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

AND WHEREAS, Council wishes to amend “Bowen Island Land Use Bylaw No. 57, 2002” to update certain definitions and land use regulations:

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

1.0 CITATION

1.1 This bylaw may be cited for all purposes as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 528, 2020”.

2.0 DEFINITIONS

2.1 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended by:

(a) Amending the following definitions in Section 1.1 Definitions under Part 1 – INTERPRETATION to read the following:

“AGRICULTURE” means the *use* of land, *buildings* or *structures* for the growing, rearing, producing or harvesting of crops, plants, livestock and other animals subject to Provincial Regulation and includes the processing and sale of products harvested, reared or produced on that *lot* and the storage of machinery, implements and supplies for use by the agricultural operation, but excludes *intensive agriculture*.

“ARTISAN INDUSTRY” means any occupation for gain or support that demands an art, handcraft, or trade in which an individual’s skill, through design or production method, lends a unique and distinctive quality to the finished object; or craft that results in the *assembly*, processing, manufacture or preparation of physical product from other physical resources; or the restoration of items of art or antiques; or involves the teaching of creative arts or performance skills and the use of associated venues for exhibition; and allows as *accessory uses*:

- *general service use* for a trade, art or craft;
- sale and repair of products that are produced or restored on site;
- venues for the exhibition and/or performance of those products/skills directly related to other activities on the site, and
- incidental selling of goods not manufactured on-site but related to other activity on the site.

“BED AND BREAKFAST” means the provision of sleeping accommodation, toilet facilities and a breakfast meal to transient paying guests as a *home occupation*.

“BUILDING” means a roofed *structure* at least 1.5 metres in height and, for purposes of this Bylaw, up to two *buildings* connected by a covered walkway and located not more than 3.0 metres (9.8 feet) apart are deemed to be one *building*.

“COHOUSING” means a housing model that fosters an inclusive, mutually supportive, yet independent living environment. Projects consist of clustered, attached and/or detached *dwelling*s that are individually owned and completely self-contained yet incorporate commonly owned land, *buildings*, and *structures*.

“COMMUNITY WATER SYSTEM” means a *water works system* that serves more than one lot, and which is owned, operated and maintained by Bowen Island Municipality, Water Users’ Community defined under the Water Users’ Communities Act or a Water Utility defined under the Water Utility Act.

“COMMUNITY WATERSHED” means all or part of the drainage area that is upslope of the lowest point from which water is diverted for human consumption by a *water works system*.

“COTTAGE RESIDENTIAL DEVELOPMENT” means a development providing supportive housing to individuals as defined through a registered Housing Agreement, consisting of attached or detached *dwelling*s and a caretaker’s residence, and which may include accessory uses, *buildings* and *structures* including: a common amenity building; *domestic agriculture* and *agriculture* uses; workshops and studios; meeting rooms and instruction areas.

“DERELICT VEHICLE” means a vehicle that is not driveable or has been unlicensed for 12 months, with the exception of vehicles which are stored in a building or fully covered by a tent or similar structure in good repair, with a means underneath to catch any fluid drips or leaks to prevent environmental contamination, and that is not visible from highway or adjacent properties.

“DAYCARE” means a facility providing care for children licensed under the Community Care Facility Act.

“DWELLING or DWELLING UNIT” means a *building* or part of a *building* containing sleeping area, *living area* and *kitchen* designed, used or intended for use as one (1) residence.

“ENGINEER” means a member in good standing of the Association of Professional *Engineers and Geoscientists of British Columbia*

“ENVIRONMENTAL MANAGEMENT PLAN” means a stand-alone document or a part of a report prepared by a qualified professional, describing environmental protection measures to be implemented for the purpose of controlling erosion and sedimentation; managing storm water runoff; managing ecosystem function and structure; and a plan for monitoring the proper implementation of said measures.

“FLOOR AREA” means the sum of the horizontal areas on any storey of a *building* or *structure*, including basements, measured to the inner surface of exterior walls and windows, but not including stairs, vertical service spaces and their enclosed assemblies. For the purpose of this definition, all areas of a *building* or *structure* having a floor and a ceiling 1.5 metres or more apart constitutes a storey. The horizontal area of all *buildings* and *structures* where more than 60 percent of the area between the roof and the floor is enclosed by walls, doors, and windows shall be included in the calculation of *floor area*.

“GARDEN CENTRE” means a use providing for the retail sale of nursery plants, home gardening supplies, supplies for agriculture and the care and feeding of animals, and related goods and services including related seasonal sales and related equipment rental.

“GAS STATION” means a use providing for the retail sale and storage of petroleum products and other fuels, energy charging, lubricating oils and products related to the operation of a motor vehicle and may include a convenience store.

“GENERAL SERVICES” means a *use* that provides:

- a) services to individuals or other businesses including and not limited to bank and financial institution, post office, instructional service, film processing, photocopying service, rentals, barber shop, or beauty salon;
- b) activities of an accounting, administrative, clerical, consulting, professional or record keeping nature conducted for monetary gain or for benefit of the public;
- c) repair or cleaning services for personal goods or small household goods customarily used within a *dwelling unit*, including a shoe repair shop or a small appliance repair shop but excludes motor vehicle sales and repairs.

“GUEST HOUSE” means a *use* that provides for overnight guest accommodation for transient paying guests, and may include a *communal dining room*, *kitchen* facility, the provision of accessory group meetings/courses/workshops, recreational facilities, and a *dwelling unit* for the owner-operator or staff and their family.

“HEIGHT” means for the purposes of *buildings*, the vertical distance from the lower of the average *grade*, *natural* or *grade, finished*, measured to:

- a) the highest point of a *building* with a flat roof);
 - b) the mean *height* line between the highest point of the *building* and the ceiling immediately below for *buildings* with pitched or shed roofs and attic space);
 - c) the mean *height* line between the peak and a point 2.44 metres above the immediate floor below for *buildings* with pitched or shed roofs without ceilings); or
 - d) the highest point of the flat roof or to the midpoint of the projected peak of the pitched roof, whichever is higher, for buildings with roofs composed of a combination of pitched and flat elements.
- (See Section 3.12)

“HEIGHT” means for the purposes of *structures*, the vertical distance from the lower of the *natural grade* or the *finished grade* to the highest point of the *structure*. .

“INDOOR ENTERTAINMENT FACILITY” means a *use* conducted primarily indoors, including a performing arts facility, auditorium, studio, movie theatre, arena, bowling alley, curling rink, fitness club, gymnasium, indoor skating rink, racquet court, swimming pool, and other similar types of indoor entertainment and recreational *uses*, and can include a refreshment facility for the patrons of the facility.

“KITCHEN” means a room or area of a room, other than a *Limited Kitchen Facility* that is equipped or constructed so as to be capable of being equipped for activities related to the preparation and cooking of food.

“LIMITED KITCHEN FACILITIES” means an area that is equipped or capable of being equipped with plug-in countertop cooking appliances, a mini fridge, and a small sink for activities related to the preparation and cooking of food.

“LIVE/WORK UNIT” means a single unit, designed for and consisting of both artisan and/or general services and a residential *dwelling unit* component, where both spaces are occupied by the same person and the dwelling component is the primary dwelling of the occupant.

“LOT COVERAGE” means the percentage or area of the *lot area* covered by *buildings* and *structures* over 0.6 meters in height; and excluding eaves to a maximum depth of 1.25 meters.

“LOT LINE” means any boundary of a *lot* and in particular:

“Front Lot line” means the shortest *lot line* common to the *lot* and a *highway* and where there is more than one *lot line* common to the *lot* and the *highway*, the shortest of these lines that is greater than 20 metres in length shall be considered the *front lot line*; if no lot line greater than 20 metres, the longest line abutting the *highway* is the front. Where a *lot* is split by a *highway* each portion of the *lot* shall have a *front lot line*;

“Exterior Side Lot line” means a *lot line* or lines not being the front or *rear lot line* and common to the *lot* and a *highway*;

“Interior Side Lot line” means any *lot line* that is not a front, exterior side or *rear lot line*;

“Rear lot line” means a *lot line* or lines opposite to and most distant from the *front lot line* or where the rear portion of the *lot* is bounded by intersecting exterior side or *interior lot lines* it shall be the point of such intersection.

“MEDICAL CLINIC” means a use providing for the care of sick or injured, including a medical, dental, physiotherapy or similar practice for in-patient and/or out-patient services, emergency care, medical services, therapy, mental services, laboratories and other accessory services.

“PARKING SPACE” means a space within a *building* or *parking area*, for the parking of one vehicle, excluding parking area access aisles and ramps. It may also include electrical vehicle charging.

“RESTAURANT” means a *use* where food and beverages are prepared and sold to the public primarily for immediate consumption and may include the serving of alcoholic beverages to a person without a meal, as regulated by the Liquor Control and Licensing Act.

“RETAIL” means a *use* within a *building* or on an associated *lot* where goods are offered or kept for sale or rental to the public.

“SIGN” means any identification, description, illustration or device, illuminated or unilluminated, whether or not containing words or symbols, which is visible from any public street and which directs attention to a product, place, activity, person, institution, business or other solicitation, and includes any temporary or permanent installation;

“SPILL MANAGEMENT PLAN” means a plan for the control and minimization of damage to life, property, or the environment from any form of hazardous materials.

“STRUCTURE” means any construction installed on, supported by or sunk into land or water, but does not include construction less than 0.6 metres in *height*.

“VEHICLE REPAIR GARAGE” means a use in a building providing vehicle repair as a primary commercial use, and/or associated accessory product storage and sales. Commercial vehicle sales, frame repairs, body repairs or painting or other similar industrial type of work are not permitted.

“WATERCOURSE” means any natural or artificial channel through which water flows seasonally or permanently, and may include a ditch connected by surface flow to another watercourse or body of water, a natural stream, or a channelized stream, but excludes a *constructed ditch*.

“WETLAND” means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

“WINERY” means the production of wine, at a facility licensed by the Liquor & Cannabis Regulation Branch, where at least 50% of the wine production comes from grapes grown on the same *lot*, or from another *lot* which is part of the same business. A *winery* may include *winery* tours, wine tasting, wine sales, and the sale of *winery* promotional products.

(b) Deleting the following definitions in Section 1.1 Definitions under Part 1 – INTERPRETATION:

“AGRICULTURAL RETAIL” means the use of buildings and structures for the retail sale of goods and services related to agriculture, including goods and services related to the care and feeding of animals, and retail sale of pet food and supplies.

“AMUSEMENT ARCADE” means a *use* located primarily indoors containing more than three video, electrical, mechanical or manual games including video and pinball machines and gaming devices.

“APARTMENT DWELLING” means the residential use of part or all of a building comprised of three or more dwelling units, some or all of which have entrances from a common corridor or lobby.

“AVERAGE FINISHED GRADE” means the average grade elevation around a *building or structure’s* perimeter with any proposed changes to natural grade due to construction, placement of fill, or removal of soil, measured as the average of each point of the building where two exterior walls of the *building or structure* contact each other and the ground surface. In the case of *buildings* and *structures* on the surface of water, *average finished grade* shall be the watermark of any floating *building or structure*. See Figure 1-1.

“AVERAGE NATURAL GRADE” means the average existing grade elevation, prior to any re-grading or construction, calculated around the perimeter of the *building or structure* at or directly below its outermost exterior walls, measured as the average of each point of the building where two exterior walls of a *building or structure* contact each other and the ground surface. In the case of *buildings* and *structures* on the surface of water, *average natural grade* shall be the *high watermark* on a *building or structure* fixed to the bed of the water and the watermark of any floating *building or structure*. See Figure 1-2.

“COTTAGE INDUSTRY” means any occupation for monetary gain that demands a skill, practiced ability, or apprenticeship in a trade, art, or craft that results in the *assembly*, processing, manufacture or preparation of physical product from other physical resources; or the restoration of items of art or antiques; or involves the teaching or training of creative arts or performance skills; and allows as *accessory uses*:

- *office use* for a trade, art or craft;
- sale and repair of products that are produced or restored on site;
- venues for the exhibition and/or performance of those products/skills directly related to other activities on the site, and
- incidental selling of goods not manufactured on-site but directly related to other activity on the site.

“FLOOR AREA, NET” means 90% of *floor area*.

“HORTICULTURE” means growing of fruits, vegetables, flowers or ornamental plants for resale.

“INDOOR RECREATION FACILITY” means a *use* conducted primarily indoors, including but not limited to an arena, bowling alley, curling rink, fitness club, gymnasium, indoor skating rink, racquet court, swimming pool and other similar types of indoor recreational *uses*, and can include a refreshment facility for the patrons of the facility, but excludes an *amusement arcade*.

“INN” means a building or group of buildings that may contain sleeping accommodation, a small kitchen area with limited cooking facilities such as a microwave oven, bathrooms, meeting rooms, dining room and kitchen facilities, recreational facilities, and a residential dwelling unit for staff.

“LOT DEPTH” means the measurement from the *front lot line* to the *rear lot line* measured from a line connecting the centre point of the *front lot line* to the centre point of the *rear lot line*.

“MUNICIPAL HALL” means a *use* that provides for conducting local government business, services and activities and related public services and activities, within *offices*, meeting rooms or *Council* chambers.

“OFFICE” means a location where activities of an accounting, administrative, clerical, consulting, professional or record keeping nature are conducted for monetary gain or for benefit of the public.

“PARCEL” means the smallest unit in which land is designated as a separate and distinct *parcel* on a legally recorded plan or description filed in the Land Title Office, except that the total area of land in a Bare Land Strata Plan registered under the Strata Property Act shall be considered a *parcel*.

“PRODUCE STAND” means a portable *structure* used for the sale of locally grown agricultural or horticultural products.

“TOWNHOUSE DWELLING” means residential use of a building comprised of three or more dwelling units separated from one another by party walls extending from foundations to roof, each of which has a separate exterior entrance at grade and shares no more than two party walls with adjacent dwelling units.

“VINEYARD” means the *use* of land, *buildings* or *structures* for the growing of grapes or other fruits and berries for the production of wine from grapes or other fruits and berries at a *winery* located on the *lot* where the grapes or other fruits and berries are grown, or for commercial wholesale

(c) **Inserting the following definitions alphabetically in Section 1.1. Definitions under Part 1 – INTERPRETATION**

“CEMETERY” means land or buildings that are set apart or used as a place of interment or memorial, including for related solemn rites and gatherings.

“EMERGENCY SERVICES” means public facilities that provide for community safety and security including police stations, fire halls, and ambulance services.

“FENCE” means a vertical structure used as an enclosure or a screen of all or part of a site, not exceeding 0.2 metres in thickness, excluding posts and rails.

“GOVERNMENT OFFICE” means a *use* that provides for conducting government business, services and activities and related public services and activities, such as within *offices*, meeting rooms or *Council* chambers.

"GRADE, AVERAGE" means the measurement around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls. See Section 3.12

"GRADE, FINISHED" means the ground level after any changes to *natural grade* due to construction, placement of fill, or removal of soil

"GRADE, NATURAL" means the natural undisturbed ground level formed without human intervention.

"LIGHT MANUFACTURING" means a use providing for the processing, fabricating, assembly, storing, transporting, distributing, wholesaling, testing, servicing, repairing, or repurposing of goods, materials, or things. This use excludes bulk gas and fuel loading and fuel storage facilities.

"MINI-STORAGE" means accessory units of a maximum floor area of 30 square metres per unit for the purpose of storing nonhazardous items indoors.

"MOTOR VEHICLE" means a vehicle, that is designed to be self-propelled but does not include mobile equipment, a motor assisted cycle or a regulated motorized personal mobility device;

"MOTORCYCLE" means a motor vehicle that runs on 2 or 3 wheels and has a saddle or seat for the driver to sit astride;

"PUBLIC COMMUNITY FACILITY" means a public venue, including public libraries, museums, art galleries, theatres, and other arts and cultural venues.

"RETAINING WALL" means a vertical structure constructed to hold back rock or soil.

"STORAGE AND WAREHOUSE" means a building or buildings with one or more separate units for the sole purpose of storing nonhazardous items indoors.

"VEHICLE" means a device in, on or by which a person or thing is or may be transported or drawn on a highway, but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks, mobile equipment, a motor assisted cycle or a regulated motorized personal mobility device.

"VEHICLE REPAIR" means any work on vehicles, including inspection, maintenance, repair, restoration, customization, disassembly, parting out, or any similar task to driveable or nondriveable vehicles or components thereof.

"WOOD PROCESSING" means the milling, shaping, and finishing of wood products, excluding the production of sawdust or mulch other than as incidental by-products resulting from the production of other wood products.

3.0 AMENDMENTS

3.1 "Bowen Island Municipality Land Use Bylaw No. 57, 2002" is amended by deleting Section 1.5 FIGURES

3.2 "Bowen Island Municipality Land Use Bylaw No. 57, 2002" is amended at Section 3.2 USES PERMITTED IN ALL ZONES by:

(a) amending Section 3.2.1 to read:

Bicycle paths, equestrian trails, pedestrian trails or board walks, educational interpretive signage, *open space*, and *natural parks*;

- (b) amending Section 3.2.5 to read:

Water Works Systems

3.3 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 1.1, Section 2.8, Section 5.7, Section 5.10, Section 6.3, Section 6.15, by deleting the term “*parcel*” and replacing it with the term “*lot*”

3.4 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended as Part 3.3 PROHIBITED USES OF LAND, BUILDINGS, AND STRUCTURES by:

- (a) deleting Section 3.3.1 and renumbering subsequent items; and

- (b) amending Section 3.3.6 to read:

A *use* located partially or totally in a tent trailer, motor home, camper, or other recreation vehicle, without a permanent foundation or permanent service connection, except when a tent trailer, motor home or camper, or other recreation vehicle:

- is otherwise permitted by this Bylaw; or
- is used for temporary sleeping accommodation for non-paying visitors on a residential *lot* for a period not exceeding 90 days in any 360-day period.

3.5 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Part 3 by

- (a) inserting a heading AVERAGE GRADE CALCULATING FOR BUILDING HEIGHT following Section 3.11;

- (b) inserting the following Sections

Section 3.12.

- 1 *Average grade* (natural and finished) is measured around the perimeter of a building at or directly above the outermost projections of the exterior walls. A deck attached to a building is not considered in determining the perimeter.
2. The lower of the average *natural grade* or average *finished grade*, each calculated separately, will be used in building height and floor area ratio calculations.
3. To calculate the average *finished grade* and *natural grade* for the building:
 - a. calculate the *average grade* elevation for each wall section having a constant grade along the finished and natural wall section by dividing the grade elevation at each end by 2 [(grade ‘x’ + grade ‘y’) ÷ 2 = average], then multiply this average grade elevation by the length of that wall section;
 - b. add the resulting numbers for each section of wall;
 - c. divide this total number by the total perimeter wall length of the building. This will be the *average grade*, natural or finished.
4. Where the undisturbed ground level of natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the Municipal Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural grade at the cost of the property owner.

- (c) renumbering subsequent sections

- 3.6 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Part 3 ACCESSORY BUILDINGS OR STRUCTURES by
- (a) deleting Section 3.13 and 3.14 and renumbering subsequent sections
- 3.7 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 3.15 HEIGHT EXCEPTIONS by adding the following number, and renumbering subsequent section:
- 3.15.9 Solar and photovoltaic panels
- 3.8 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 3.18-3.23 SETBACKS FROM WATERCOURSES, WATER RESERVOIRS, LAKES, WETLANDS & NEST TREES by deleting Section 3.18-3.23 and replacing with the following, and renumbering subsequent sections:
- 3.18 No *building or structure* shall be sited within thirty (30) metres from the *natural boundary* of any *watercourse or wetland* unless otherwise provided for in this Bylaw.
- 3.19 No *building or structure* shall be sited within fifty (50) metres from the *natural boundary* of any *water reservoir* or lake unless otherwise provided for in this Bylaw.
- 3.20 *Water works systems* may be sited within the required setback from the *natural boundary* of any *watercourse, water reservoir* or lake.
- 3.21 No *use*, including those *uses* listed below, shall be conducted within thirty (30) metres of the *natural boundary* of any *watercourse or wetland*, or fifty (50) metres of the *natural boundary* of any *water reservoir* or lake unless otherwise provided for in this Bylaw.
- .1 burial or storage of wood chip or sawdust piles greater than 3 cubic metres;
- .2 storage of pressure treated wood that is not effectively covered (e.g. minimum requirement is cover by a tarp in good condition)
- .3 storage of solid waste, landfill, fuels, tires, chemicals, construction materials, or derelict vehicles or machines;
- .4 keeping of livestock or poultry or storage of *agricultural waste*;
- .5 Storage or repair of motor vehicles; and
- .6 Storage or repair of agricultural or industrial machinery.
- 3.22 No *building or structure* shall be sited within thirty (30) metres from any tree bearing active nests of blue herons, eagles, ospreys, falcons, hawks or owls and vulture roosting trees.
- 3.9 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 3.24-3.29 SETBACK EXCEPTIONS by:
- (a) Amending Section 3.24 to read as follows:
- 3.24 No *building or structure* other than the following projections beyond the face of a *building* may be located in the area of the *setback* required by this bylaw:

- .1 bay windows, chimneys, cornices, heating or ventilating equipment, sills, or other similar architectural features, to a maximum length of 2.5 metres, provided that they do not project more than 0.6 metres into the required *setback*;
- .2 uncovered and unenclosed projections, such as decks provided that they do not project more than 1.25 metres into a required front, side, or rear *setback*, and to a maximum of 20% of the required side yard *setback*;
- .3 roof overhangs, eaves, and gutters provided that they do not project more than 1.0 metres into the required *setback*; and
- .4 Exterior Wall thickness to a maximum length of 0.25 metres where the excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water, and vapour.

(b) Amending Section 3.25 to read as follows:

3.25. *Setback* requirements of this Bylaw shall not apply to:

- .1 *Constructed ditches* or constructed drainage ponds for the purpose of diverting underground or weeping tile water flow that does not replace or divert a *watercourse*; or
- .2 Self-contained landscaping ponds to a maximum depth of 1.5 metres at any part of the pond and to a maximum length of 3 metres.

(c) Amending Section 3.27 to read as follows:

3.27 *Fences* not exceeding a *height* of 2.5 metres may be sited on any portion of a *lot*,

(d) Inserting Section 3.28, and renumbering subsequent section, to read as follows:

3.28 *Retaining walls* not exceeding a height of 1.5 metres may be sited on any portion of a *lot*, subject to setbacks to the sea, lakes, *watercourses*, and *wetlands*.

(f) Amending Section 3.29 to read as follows:

3.29 *Accessory buildings and structures* not exceeding a *height* of 2.5 metres, not more than 10 sq. m. in horizontal footprint, and not more than 10 sq. m. in *floor area* may be sited 0 metres from any *lot line*, subject to *setbacks* from the sea, lakes, *watercourses* and *wetlands* and *highways*.

3.10 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended by deleting Section 3.30 and renumbering subsequent sections.

3.11 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 3.34 HOME OCCUPATIONS by:

(a) Amending Section 3.34.10 to read as follows:

3.34.10 The following uses shall not be permitted as home occupations and will require the appropriate zoning or temporary use permit:

- Kennel;
- storage of toxic or flammable materials other than those materials required for the production of articles or provision of services in a home occupation;
- chemical manufacturing;
- shake manufacture;
- contractor yards except that two (2) motor vehicles with valid licenses may be parked on the property if it is associated with a contractor business, other business or home occupation;
- portable saw mill;
- welding shop; and
- salvage yard or motor vehicle repair.

3.12 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 3.41-3.46 SIGN REGULATIONS by:

(a) Inserting Section 3.44, and renumbering subsequent sections to follow, to read:

3.44 Any residential *use* shall be permitted one *sign* with a total area not exceeding one (1) square metre.

(b) Inserting Section 3.46, and renumbering subsequent section to follow, to read:

3.46 One *sign* which advertises or pertains to a temporary business, service, or activity conducted on the *lot*, not exceeding one square metre in area, shall be permitted on a *lot*, for a maximum duration of 30 days.

3.13 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended by inserting Section 3.57 to read as follows:

VEHICLE REPAIR GARAGE

3.57 Where permitted in a zone, a *Service Station* or *Vehicle Repair Garage use*, or a Motor Vehicle repair as a home occupation *use* shall comply with the following regulations:

.1 Outdoor *parking areas* shall be paved. Drainage from the *parking area* shall be routed through an oil-water separator separate from the one used for the indoor wet work area drainage with sufficient capacity to deal with outdoor run-off. Drip pans or other suitable barriers shall be used and maintained, where needed, under vehicles that are parked outdoors pending service and repair.

.2 A wood or landscape screen at least 1.5m in height shall screen refuse and recycling areas.

- .3 An oil-water separator shall be installed where the catch basin in Indoor wet work areas associated with *vehicle repair garage use* discharge from the building, including discharge from the wash basin and other wet work areas.
 - .4 Oil-water separators shall be maintained in good working order through regular inspection and clean-out as needed to ensure effectiveness.
- 3.14 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at PART 4 – ZONE REGULATIONS by inserting a minimum setback from a highway into the following zones SR1, SR2, VR2, CD4 Section 4.52 (1) Area 1-3, 3-8 of CD 6, CD7, CD 8, CD 9, Area 2 of CD 10, Area 2 of CD 18 at the following section: Section 4.6.2 (1), Section 4.17.2(1), Section 4.19.2 (1), Section 4.20.2 (1), Section 4.21.2 (1), Section 4.22.2 (1), Section 4.23.2 (1), 4.30.2 (1) to read as follows:
- Minimum *setback* for a *building* from any *lot line* that abuts a *highway* (metres): 4.6
- 3.15 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at PART 4 – ZONE REGULATIONS by deleting the term *Domestic Agriculture* from all listings as “Principal Uses of Land, Buildings and Structures” and instead inserting the term *Domestic Agriculture* under the listing “Accessory Uses of Land, Buildings, and Structures
- 3.16 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at PART 4 – ZONE REGULATIONS by deleting all instances of the following terms when listed under Permitted Uses of Land, Buildings and Structures:
- (a) Agricultural Retail
 - (b) Horticulture
 - (c) Indoor Recreation Facility
 - (d) Office
 - (e) Apartment Dwelling
 - (f) Townhouse Dwelling
 - (g) Vineyard
- 3.17 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at PART 4 – ZONE REGULATIONS by amending every instance of the term “*Cottage Industry*” and replacing with the term “*Artisan Industry*”
- 3.18 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.2.1 (1) by deleting “*Dwelling use*” as a permitted accessory use of Land, Buildings and Structures.
- 3.19 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.4.1 (1) by:
- (a) Deleting “or Social” from the term “Community or Social Hall” as a permitted principal use of Land, Buildings and Structures.
 - (b) Replacing “Fire Hall, Ambulance Hall” with the term “*Emergency Services*”
 - (c) Replacing “Museum, Gallery” with the term “*Public Community Facility*”
 - (d) Deleting “Public Library” and “Police Station” as permitted uses of Land, Buildings and Structures
- 3.20 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.4.4.1 (a) to read:
- (a) Emergency Services shall be the only permitted use.

- 3.21 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.7.1 Accessory Uses of Land, Building and Structures by replacing “Parking for another commercial use, subject to Subsection 5.10 with the following:
Parking area, subject to Subsection 5.10
- 3.22 “Bowen Island Municipality Land Use Bylaw no. 57, 2002” is amended at Section 4.7.2 (1) by replacing “Minimum *setback* from all *lot lines* (metres)” with the following:
Minimum *setback* from all *lot lines* (metres) which abut a non-VC zoned lot
- 3.23 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.7.4 (4) (d) to read:
Parking area is a permitted *accessory use*.
- 3.24 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.8.1 (1) by:
- (a) replacing the term “Health Clinic” with the term “*Medical Clinic*”
 - (b) deleting the term “Public Library”
 - (c) replacing the term “*Assembly* or Social Hall with the term “*Assembly* or Community Hall
 - (d) replacing the term “Museum, Gallery, with the term “*Public Community Facility*”
 - (e) replacing the term “Police Station, Fire Hall, Ambulance Hall” with the term “*Emergency Services*”
 - (f) deleting the term “Hospital”
- 3.25 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.9.1 (1) by:
- (a) replacing the term “Milling, Shaping and Finishing of Wood” with the term “*Wood Processing*”
 - (b) deleting the term “Manufacturing of Wood Products
- 3.26 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.12.1 (1) by:
- (a) replacing the term “Water Storage” with the term “*Water Works Systems*”
- 3.27 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.14 by:
- (a) deleting the words “and *cottage*” from the Information Note
- 3.28 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.14.1 (1), Section 4.19.1(1), Section 4.19.1(4), and Section 4.19.2(1) by:
- (a) replacing the term “*Inn*” with the term “*Guest House*”
- 3.29 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.15.1(1), Section 4.15.1 (2) and Section 4.15.5 (1) by:
- (a) replacing the term “*Municipal Hall*” with the term “*Government Office*”
 - (b) deleting the following Conditions of Use
Outdoor parking areas associated with vehicle repair garage use shall be paved. Drainage from the parking area shall be routed through an oil-water separator separate from the one used for the indoor wet work area drainage with sufficient capacity to deal with outdoor run-off. Drip pans or other suitable barriers shall be used and maintained, where needed, under vehicles that are parked outdoors pending service and repair.

A wood or landscape screen at least 1.5m in height shall screen refuse and recycling areas associated with vehicle repair garage use.

An oil-water separator shall be installed where the catch basin in Indoor wet work areas associated with vehicle repair garage use discharge from the building, including discharge from the wash basin and other wet work areas.

Oil-water separators associated with vehicle repair garage use shall be maintained in good working order through regular inspection and clean-out as needed to ensure effectiveness.

- 3.33 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.15.4(1) by:
- (a) replacing the term “Public Community Facilities such as libraries, museums, art galleries” with the term “*Public Community Facility*”
- 3.34 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.15.7(1) by:
- (a) replacing the term “Public community facilities such as libraries, museums, art galleries, *indoor entertainment and recreational facilities*” with the term “*Public Community Facility*”
 - (b) inserting the term “*Indoor entertainment facility*”
 - (c) replacing the term “Government buildings such as post *office*, government *office* with the term “*Government Office*”
 - (d) Replacing the term “Police Stations, Ambulance Hall, Fire Hall” with the term “*Emergency Services*”
 - (e) Replacing the term “Hospital, Health Centre or Clinic” with the term *Medical Clinic*

- 3.35 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.15.10 (1) by:
- (a) replacing the term “*Indoor Recreation Facility*” with the term “*Indoor Entertainment Facility*”

- 3.36 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.19.2 (1) by:
- (a) deleting the row that reads as follows:

Maximum <i>floor space</i> for <i>Office</i> (See Section 4.19.2(4))			250 m2
--	--	--	--------

- (b) amending the row that reads:

Maximum <i>floor space</i> for <i>General Services</i> (See Section 4.19.2(4))			250 m2
--	--	--	--------

To read as follows:

Maximum <i>floor space</i> for <i>General Services</i> (See Section 4.19.2(4))			600 m2
--	--	--	--------

- 3.37 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.20.4 by:

Deleting Section 4.20.4

- 3.38 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.21.4 by:

Deleting Section 4.21.4

- 3.39 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.22.4 by:

Deleting Section 4.22.4

3.40 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.23.4 by:

Deleting Section 4.23.4

3.41 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.24.5 by:

Deleting Section 4.24.5

3.42 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.25.4 by:

Deleting Section 4.25.4

3.43 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.25.2 (1) by:

(a) amending the wording “Despite subsections 3.54.6 and 3.54.7, maximum size of *detached secondary suite*” to read: “Despite subsections 3.54.4 and 3.54.5, maximum size of *detached secondary suite*”

3.44 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.30.1 (1) by:

(a) replacing the term “Retail sale of goods and items produced on site and day to day convenience goods” with the term “*Artisan Industry*”

3.45 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.31.2 (1) by:

(a) replacing the table under “4.31.2 Size Siting and Density of Permitted Buildings and Structures with the following:

Lot Coverage	Area 1	Area 2	Area 3
Maximum combined lot coverage of all <i>buildings</i> and <i>structures</i>	50%	50%	50%
Floor Space Ratio			
<i>Maximum Floor Space Ratio (FSR)</i>	1.0	0.5	1.0
Maximum Floor Area			
Maximum floor area of <i>attached dwellings</i> (square metres)	1,000 plus 4 m ² for every 1 m ² floor area of <i>General Service, Medical Clinic, Retail or Restaurant Uses</i> , to a	3,000	1,000

	maximum of 2,200 m ²		
Maximum floor area of all <i>Community Campus Uses</i> use (square metres)			2,100
Maximum total floor area of <i>Daycare Use</i> (square metres)			500
Maximum floor area of <i>General Service, Medical Clinic, Retail and Restaurant Uses</i> (square metres)	1,000		500
Maximum floor area of all buildings and structures (square metres)	2,500		
Height			
Maximum height of <i>attached dwellings</i> (metres or storeys, whichever is less)	14 m	9.0 m or 2.5 storeys	14 m or 3 storeys
Setbacks			
Minimum <i>setback</i> from front <i>lot lines</i> (metres)	3.0	3.0	3.0
Minimum <i>setback</i> from exterior side <i>lot lines</i> (metres)	0.0	3.0	3.0
Minimum <i>setback</i> from interior site <i>lot lines</i> (metres)	1.5	1.5	1.5
Minimum <i>setback</i> from all interior <i>lot lines</i> for walkways and bridges connecting buildings (metres)	0.0	0.0	0.0
Minimum <i>setback</i> from rear <i>lot line</i> (metres)	3.0	3.0	3.0
Conditions of Use			
<i>Retail, Restaurant, General Service and Medical Clinic</i> uses shall be permitted only as secondary uses on the ground floor or second floor of <i>Dwelling and Community Campus Use</i> buildings.	◆		◆
Despite the definition of <i>Floor Area</i> , in this CD 19 Zone only, the calculation shall exclude a storey that consists of a parking garage, including a portion of such storey used for Parking, Short-Term and Secure Bicycle Parking, or providing vehicular, bicycle, or common pedestrian access to Parking areas.	◆	◆	◆

3.46 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.31.3 by:

- (a) deleting Section 4.31.3
- 3.47 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.32.1 (1) by:
- (a) replacing the term “Parking for another *commercial use*, subject to Subsection 5.10 with “*Parking Area*, subject to Subsection 5.10
- 3.48 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.32.2 (1) by:
- (a) replacing the term “Retail, general services, office, restaurant, pub, cottage industry, indoor entertainment facility, or indoor recreation facility are the only uses permitted on ground floors accessible off of Bowen Island Trunk Road and Dorman Road” with the following “*Retail, general services, restaurant, pub, artisan industry, or indoor entertainment facility* are the only uses permitted on ground floors accessible off of Bowen Island Trunk Road and Dorman Road”
- 3.49 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.32.4 by:
- (a) deleting Section 4.32.4
- 3.50 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.33.1.(1) by:
- (a) replacing the term “*Water Treatment Plant*” with the term “*Water Works System*”
- 3.51 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.33.1.(1) and Section 4.33.2 (1) by:
- (a) replacing the term “*Office*” with the term “*General Services*”
- 3.52 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.33.2 (1) by deleting the following clause:
- “Despite Section 3.30”
- 3.53 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.34.1 (1) by:
- (a) replacing the term “Manufacturing, assembling, processing and repair, including food and beverage products” with the term “*Light Manufacturing*”
- 3.54 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.14, SECTION 4.20, SECTION 4.22, SECTION 4.25, and SECTION 4.30 by changing references to “Sub Area” in a Comprehensive Development Zone to “Area”
- 3.55 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 4.7 VILLAGE COMMERCIAL ZONES (VC 1, VC2) by:
- (a) In Section 4.7.1 inserting “Daycare” as a permitted Principal Use of Land, Buildings, and Structures in the VC 1 and VC 2 zones.
- 3.56 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 5.1 by:
- (a) replacing the term “automobile” with “*motor vehicle*”
- 3.56 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended by deleting Section 5.15 and renumbering subsequent sections.

3.57 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended by deleting Table 5-1 *MINIMUM NUMBER OF OFF-STREET PARKING SPACES* and replacing with the following:

TABLE 5-1 MINIMUM NUMBER OF OFF-STREET PARKING SPACES

LAND USE / ZONE	Number of Off-Street Parking spaces Required
	AGRICULTURE
<i>All Zones</i>	1 per 2 non-resident employees
	BED AND BREAKFAST AND RESIDENTIAL GUEST ACCOMMODATION
<i>All Zones</i>	1 per guest room
	CHURCH, COMMUNITY HALL, ASSEMBLY
<i>Rural Zones</i>	1 per 15 m ² <i>floor area</i>
<i>Settlement Zones</i>	1 per 15 m ² <i>floor area</i>
<i>Village Zones</i>	1 per 40 m ² <i>floor area</i>
<i>CD Zones</i>	1 per 15 m ² <i>floor area</i>
<i>CD 20 Zone</i>	1 per 60 m ² <i>floor area</i>
	COMMUNITY DOCK, WHARF, BOAT LAUNCH
<i>All Zones</i>	4 per boat launch
	ARTISAN INDUSTRY
<i>Rural Zones</i>	1 per 30m ² <i>floor area</i>
<i>Settlement Zones</i>	1 per 30m ² <i>floor area</i>
<i>Village Zones</i>	1 per 40m ² <i>floor area</i>
<i>CD 1 Zone</i>	1 per 30m ² <i>floor area</i>
<i>CD 20 Zone</i>	1 per 60m ² <i>floor area</i>
	DAYCARE
<i>Rural Zones</i>	1 per 2 employees, plus 2 spaces
<i>Settlement Zones</i>	1 per 2 employees, plus 2 spaces
<i>Village Zones</i>	1 space
<i>CD 1 Zone</i>	1 space
<i>CD 19 Zone</i>	1 per 50 m ² of floor area

	DWELLING
Rural Zones	2 per <i>dwelling unit</i>
Settlement Zones	1 per <i>dwelling unit</i>
Village Zones	1 per <i>dwelling unit</i>
CD 10 Zone	2 per <i>dwelling unit</i>
Area 1 CD 19 Zone	0.5 per <i>dwelling unit</i>
Area 2 & 3 CD 19 Zone	1 per <i>dwelling unit</i> , plus 0.25 spaces per unit for visitor parking
All other CD Zones	1 per <i>dwelling unit</i>
	GARDEN CENTRE
Rural Zones	1 per 20 m ² of indoor <i>floor area</i> , plus 1 per 200 m ² of outdoor area
	GENERAL SERVICE, RETAIL, RESTAURANT, PUB
Village Zones	1 per 40 m ² <i>floor area</i>
CD 1 Zone	1 per 40 m ² <i>floor area</i>
CD 2 Zone	1 per 40 m ² <i>floor area</i>
CD 20 Zone	1 per 60 m ² <i>floor area</i>
	GUEST HOUSE
Rural Zones	1 per guest room, plus 1 per 2 non-resident employees, plus 1 per 6 dining room seats
All Other Zones	1 per <i>dwelling</i> and guest unit
	HOME OCCUPATION
Rural Zones	1 per non-resident employee
Settlement Zones	1 per non-resident employee
Village Zones	0
CD 1 Zone	0
CD 20	0
	INDOOR ENTERTAINMENT FACILITY
Rural Zones	1 per 15 m ² <i>floor area</i>
Settlement Zones	1 for 10 m ² <i>floor area</i>
Village Zones	1 per 40 m ² <i>floor area</i>
CD 5 Zone	1 per 15 m ² <i>floor area</i>
CD 20	1 per 60 m ² <i>floor area</i>

	INDUSTRIAL
Industrial Medium <i>Zone</i>	1 per employee plus 1 truck space
Industrial Commercial <i>Zone</i>	1 per employee plus one truck space
	PUBLIC COMMUNITY FACILITY AND COMMUNITY CAMPUS
Village <i>Zones</i>	1 per 40 m ² <i>floor area</i>
CD 2 <i>Zone</i>	1 per 20 m ² <i>floor area</i>
CD 19 <i>Zone</i>	1 per 40 m ² of floor area
	LIGHT INDUSTRIAL
All non-residential uses	1 per 40 m ² of <i>floor area</i> 1 loading bay per building
Residential dwelling	0.5 space per unit
	MARINA
All <i>Zones</i>	1 per 3 berths
	MEDICAL CLINIC
Village <i>Zones</i>	1 per 40 m ² <i>floor area</i>
CD 19 <i>Zone</i>	1 per 40 m ² <i>floor area</i>
	GOVERNMENT OFFICE
All <i>Zones</i>	2 per 40 m ² <i>floor area</i> , plus 15 stalls of which at least one stall or 5% of the total number of spaces, whichever is greater, shall be designed and marked for <i>use</i> by persons with disabilities
	NEIGHBOURHOOD PARK / PLAY FIELDS
All <i>Zones</i>	5
	EMERGENCY SERVICES
All <i>Zones</i>	1 per employee, plus 2 spaces
	RECREATION, TRAINING AND MEETING CENTRE
All <i>Zones</i>	1 per 2 guest rooms, plus 1 per 2 non-resident employees
	RETREAT CENTRE
Rural <i>Zones</i>	1 per guest room, plus 1 per 2 non-resident employees
Village <i>Zones</i>	1 per guest room, plus 1 per 2 non-resident employees
CD 2 <i>Zone</i>	1 per guest room, plus 1 per 2 non-resident employees
	SCHOOL

All Zones	1 per employee plus 1 per 15 m ² of <i>assembly space</i>
	SERVICE STATION, GAS STATION
All Zones	4, plus 2 per service bay
	STABLES AND KENNELS
Rural Zones	1 per 2 non-resident employees plus 1 per 3 customers
Settlement Zones	1 per 2 non-resident employees plus 1 per 3 customers
	SUPPORTIVE HOUSING
CD 19	1 per 2 bedrooms
All Zones	1 per 2 bedrooms, plus 1 per employee
	VEHICLE REPAIR GARAGE
All Zones	6

3.58 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 6.1.2 by:

(a) replacing 6.1.2 to read: “a *lot* being created for natural *open space*, *highway*, park, public square, *public utility*, or *emergency services*, provided a covenant complying with Sections 2.6 and 2.7 of this Bylaw is registered on title that restricts the *use* of that *lot* to the purpose for which it is being created or the property is designated as *highway*, park or public square on a plan of *subdivision* registered in the Land Title Office;”

3.59 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended by altering the Information note at the top of Part 7 – DEVELOPMENT PERMIT GUIDELINES AND EXEMPTIONS to read as follows:

Information Note: *Section 488 of the Local Government Act currently provides that an Official Community Plan may designate areas for the protection of the natural environment, its ecosystems and biological diversity; revitalization of an area in which a commercial use is permitted; establish objectives for the form and character of intensive residential development; and establishment of objectives for the form and character of commercial, industrial or multi-family residential development. The Bowen Island Official Community Plan establishes such areas.*

When land is designated as a Development Permit Area, no land within the designated area shall be subdivided nor construction of, addition to or alteration of a building or structure commenced unless the owner first obtains a development permit or is exempted under a condition that specifies when a development permit would not be required. Land within areas for the protection of the natural environment, its ecosystem and biological diversity or revitalization of an area in which a commercial use is permitted must not be altered without first obtaining a development permit.

Development permit guidelines and conditions under which a development permit would not be required are provided below.

3.60 Bowen Island Municipality Land Use Bylaw No. 57, 2002 is amended by replacing references to “the Islands Trust Fund” in Section 7.2 with “The Islands Trust Conservancy.”

- 3.61 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended by replacing references to the “*Riparian Areas Regulation*” in Section 7.2 with “*Riparian Areas Protection Regulation*.”
- 3.62 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 7.2 WATERSHED, AQUIFER AND STREAM PROTECTION DEVELOPMENT PERMIT AREA by amending Exemption 9) with the following:

7.2 Exemptions

9) Development of land where a conservation covenant satisfactory to and in favour of Bowen Island Municipality, Government of British Columbia, Government of Canada, the Islands Trust Fund or another conservation agency is registered for the protection of aquatic and riparian habitat or water resources and the proposed development is outside of and does not adversely affect the covenant area and any *fish and riparian protection area* or *water resource protection area*.

- 3.63 “Bowen Island Municipality Land Use Bylaw No. 57, 2002” is amended at Section 7.5 by:
(a) deleting all instances of the words “or small inn”

4.0 SEVERABILITY

- 4.1 If a section, subsection, paragraph, subparagraph or phrase of this bylaw is for any reason declared invalid by a court of competent jurisdiction, the decision will not affect the validity of the remaining portions of this bylaw.

5.0 IN FORCE

- 5.1 This bylaw comes into force on January 1, 2022.

READ A FIRST TIME this 14th day of December,2020;

READ A SECOND TIME this 25th day of May, 2021;

PUBLIC HEARING this 12th day of July, 2021;

READ A THIRD TIME this 8th day of November,2021;

FINALLY ADOPTED this 22nd day of November, 2021.

(ORIGINAL SIGNED)

Gary Ander
Mayor

(ORIGINAL SIGNED)

Hope Dallas
Corporate Officer