

BOWEN ISLAND MUNICIPALITY

BYLAW NO. 194, 2006

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

WHEREAS, Bowen Island Municipality Land Use Bylaw No. 57, 2002 regulates the uses of land, buildings and structures within such zones;

NOW THEREFORE, the Council of the Bowen Island Municipality in an open meeting assembled hereby 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. 194, 2006.
2. Bylaw No. 57, being the "Bowen Island Municipality Land Use Bylaw No. 57, 2002 is hereby amended by adding the following to Section 1.1:

"Secondary Suites" means an additional self-contained dwelling unit, having a separate entrance and containing kitchen and bathroom facilities, located within a residential building that contains only one other dwelling unit and is smaller than the primary residential unit.

3. Bylaw No. 57, being the "Bowen Island Municipality Land Use Bylaw No. 57, 2002 is further amended by adding secondary suites as a permitted accessory use of land, buildings and structures in the following zones: SR1, SR2, RR1, RR2, RR3 zones and CD Zone 1 (Sub Area 2 only) CD Zone 2 (Area 1 and 4 only), CD Zone 3, CD Zone 4 (Area 1 only), CD Zone 6 (Areas 1-8 only), CD Zone 7, CD Zone 8 (Area 1 only), CD Zone 9 (Area 1 only), CD Zone 10 and CD 12 (Sub areas 1 and 2).

4. Bylaw No. 57, being the “Bowen Island Municipality Land Use Bylaw No. 57, 2002 is further amended by adding the following:

SECONDARY SUITES

Section 3.54 Where permitted in a zone, *secondary suites* shall comply with the following regulations:

- .1 That not more than one (1) *secondary suite* shall be permitted in a dwelling.
- .2 That a *secondary suite* shall not be permitted on the same lot where there is an accessory residential use.
- .3 That a single-family residential building containing a *secondary suite* shall not be permitted to operate a bed and breakfast as a *home occupation* or provide *commercial guest accommodation*.
- .4 That one off-street parking space shall be provided for use by the tenant(s) in addition to the requirements of Part 5 of this Bylaw.
- .5 That *secondary suites* shall not exceed a total floor space of 90 m².
- .6 That the *secondary suite* shall not occupy more than 40% of the habitable floor space of the building.
- .7 That the creation of a strata lot pursuant to the Strata Property Act for a *secondary suite* shall not be permitted.
- .8 That the *secondary suite* shall satisfy the requirements of the BC building code.

5. This Bylaw shall come into force and take affect upon the date of final adoption by the Council of the Bowen Island Municipality.

READ a first time this 14th day of November, 2006

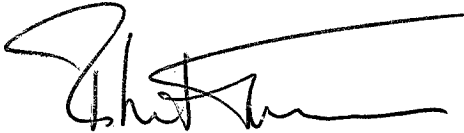
RE-READ a first time this 13th day of November, 2007

PUBLIC HEARING held this 4th day of December, 2007

READ a second time this 10th day of December, 2007

READ a third time this 10th day of December, 2007

RECONSIDERED AND ADOPTED this 14th day of January, 2008

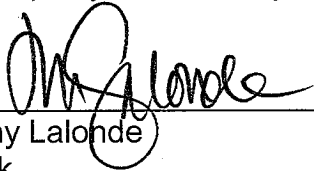


Bob Turner
Mayor



Kathy Lalonde
Clerk

Certified to be a true and correct copy of the
"Bowen Island Municipality Land Use Bylaw
No. 57, 2002, Amendment Bylaw No. 194,
2006" adopted by the Council of Bowen Island
Municipality this 14th day of January, 2008.



Kathy Lalonde
Clerk

