

## **Bowen Island Municipality**

### **BYLAW NO. 432, 2017**

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#### **A Bylaw to amend Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010**

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The Council for Bowen Island Municipality in open meeting assembled enacts as follows:

1. That the map legend of Schedule C - Present and Proposed Land Use Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the designation Ind-L – Light Industrial following the Ind – Industrial designation in the legend.
2. That the map legend of Schedule C - Present and Proposed Land Use Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the designation VP – Village Periphery following the VR – Village Residential designation in the legend.
3. That the portion of Schedule C -Present and Proposed Land Uses Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled "Ind-L" on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Light Industrial – Ind-L

- Part of BCP 20429  
PID: 026-506-076

4. That the portion of Schedule C -Present and Proposed Land Uses Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled "VP" on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Village Periphery – VP

- Part of BCP 20429  
PID: 026-506-076

5. That the portion of Schedule C -Present and Proposed Land Uses Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled "TC" on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Rural Residential – RS(e)

- Part of BCP 20429  
PID: 026-506-076

6. That the portion of Schedule C -Present and Proposed Land Uses Designations of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled “RS” on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Rural Residential - RS

- Part of BCP 20429  
PID: 026-506-076

7. That the portion of Schedule B – 6: Village Periphery Development Permit Areas of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black on the plan attached hereto as Schedule B is hereby amended to include:

- Part of BCP 20429  
PID: 026-506-076

8. That “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by inserting Schedule B – 7: Light Industrial Development Permit Area including the area outlined in black on the plan attached hereto as Schedule C is hereby amended to include:

- Part of BCP 20429  
PID: 026-506-076

9. That Policy 199 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010” be amended by adding the clause “for categories of industrial use, including Commercial Industrial, Medium and Light Industrial zones” and by adding the second paragraph so that it reads as follows:

*Policy 199*

*Industrial and Light Industrial uses are acceptable in various locations based upon the type of activity and potential impact of the activity on surrounding land uses and the environmental characteristics of the area. Specific requirements are set out in the Land Use Bylaw for categories of light industrial use, including Commercial Industrial, Medium and Light Industrial zones.*

*In addition to industrial and artisan uses, land in the Light Industrial designation may be zoned to provide for live/work units and residential use.*

10. That Policy 95 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the clause “and lands within the Village Periphery designation” be added to Policy 95, so that it reads as follows:

The lands at the periphery of the village centre (within 1 kilometre radius of the Miller Road / Bowen Island Trunk Road intersection) and lands within the Village Periphery designation need to be carefully managed in order to avoid the creation of a disjointed and sprawled village centre. Being at the periphery of the village centre, appropriate land uses and densities would be at a lesser scale and intensity than land situated within the village centre. As well, it would be desirable to avoid the development of commercial and community / civic facilities at the periphery of the village centre, except in cases where it can be demonstrated that a proposed commercial use cannot be accommodated within the village centre and all options within the village centre have been exhausted. The intent is to provide a seamless transition between the land within the village centre and the rural land that is outside of the village centre.

11. That Policy 161 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the clause “Lot 1 of the Community Lands, on the south side of Carter Road” so that it reads as follows:

*Policy 161* The following are considered possible locations for higher density housing:

- the upper floors of commercial buildings;
- lands designated Village Residential on Schedules C and C – 1A;
- the Abbeyfield site<sup>30</sup> on the west side of Miller Road;
- redevelopment of the lots on the west of Miller Road between Bowen Court and the Bowen Island Trunk Road intersection;
- the east side of Miller Road north of the civic facility precinct (RCMP station);
- the lands between Bowen Island Community School and Senior Road on the north side of Bowen Island Trunk Road;
- redevelopment of the lots in the Davies Road area; and
- Lot 1 of the Community Lands, on the south side of Carter Road.

*30 Legally described as Lot 1, DL. 490, Plan BCP9282.*

12. That Policy 356 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the clause “Lot 1 of the Community Lands” so that it reads as follows:

*Policy 356* Within the Belterra Lands, Lot 1 of the Community Lands, and the Seymour Bay area of the Cowan Point Comprehensive Development Area, consideration may be given to townhouse, multi-unit housing, including affordable housing, which meets the needs of island residents.

13. That Policy 357 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010” be amended by adding the clause “, Lot 1 of the Community Lands” so that it reads as follows:

*Policy 357 Within Snug Cove Village, Lot 1 of the Community Lands, and the Belterra Lands, the following tenures are supported: freehold, rental, and various forms of shared ownership, including cooperatives and co-housing, as well as covenanted non-market and subsidized social housing.*

14. That Policies 201, 202 and 203 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010” be amended by changing the word “light industrial” to “industrial and light industrial”.

15. That Section 11.4 – Development Permit Areas of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding a new sub-section 11.4.7 – Light Industrial Development Permit Areas to read as follows:

#### **11.4.7 Light Industrial Development Permit Area**

##### **Purpose**

The Light Industrial Development Permit Area is designated, pursuant to section 488 of the *Local Government Act*, for the purpose of the establishment of objectives and the provision of guidelines for the form and character of light industrial development. The objectives and guidelines provide for the compatible co-location of light industrial and artisan uses, with ancillary service and commercial uses and residential and live/work residential development.

##### **Area**

The area designated on Schedule B-7 as Light Industrial Development Permit Area.

##### **Justification**

The special conditions and objectives that justify the designation of the Light Industrial Development Permit Area are:

- Development in this area should respect and not negative impact the adjacent park, recreational, institutional uses or any nearby residential uses;
- Development should respect the natural vegetation and landscape elements of the site;

- As development may take places in phases over time, guidelines will ensure a continuity of built form and design elements that will provide for the desired vision of an industrial and artisan’s village, and will protect the investments of the occupants; and
- The mix of light industrial, commercial and residential uses in this designation requires coordinated care and attention to ensure the compatible co-existence of these uses.

### Objectives

The Objectives that justify the designation of this development permit area are to ensure that the form and character of the light industrial, commercial and residential uses are compatible with each other and with the surrounding area, and that the build-out of the area is consistent in built form and design principles.

### Guidelines

The Guidelines are contained in the Land Use Bylaw.

16. That this bylaw be cited for all purposes as the “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 Amendment Bylaw No. 432, 2017”.

**READ A FIRST TIME** this 13<sup>th</sup> day of February, 2018.

**READ A SECOND TIME** this 25<sup>th</sup> day of June, 2018.

**PUBLIC HEARING** this 30<sup>th</sup> day of July, 2018.

**SECOND PUBLIC HEARING** this 4<sup>th</sup> day of September, 2018.

**READ A THIRD TIME** this 24<sup>th</sup> day of September, 2018.

**APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST** this 10<sup>th</sup> day of October, 2018.

**FINALLY PASSED AND ADOPTED** this 22<sup>nd</sup> day of October, 2018.

(ORIGINAL SIGNED)

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Murray Skeels  
Mayor

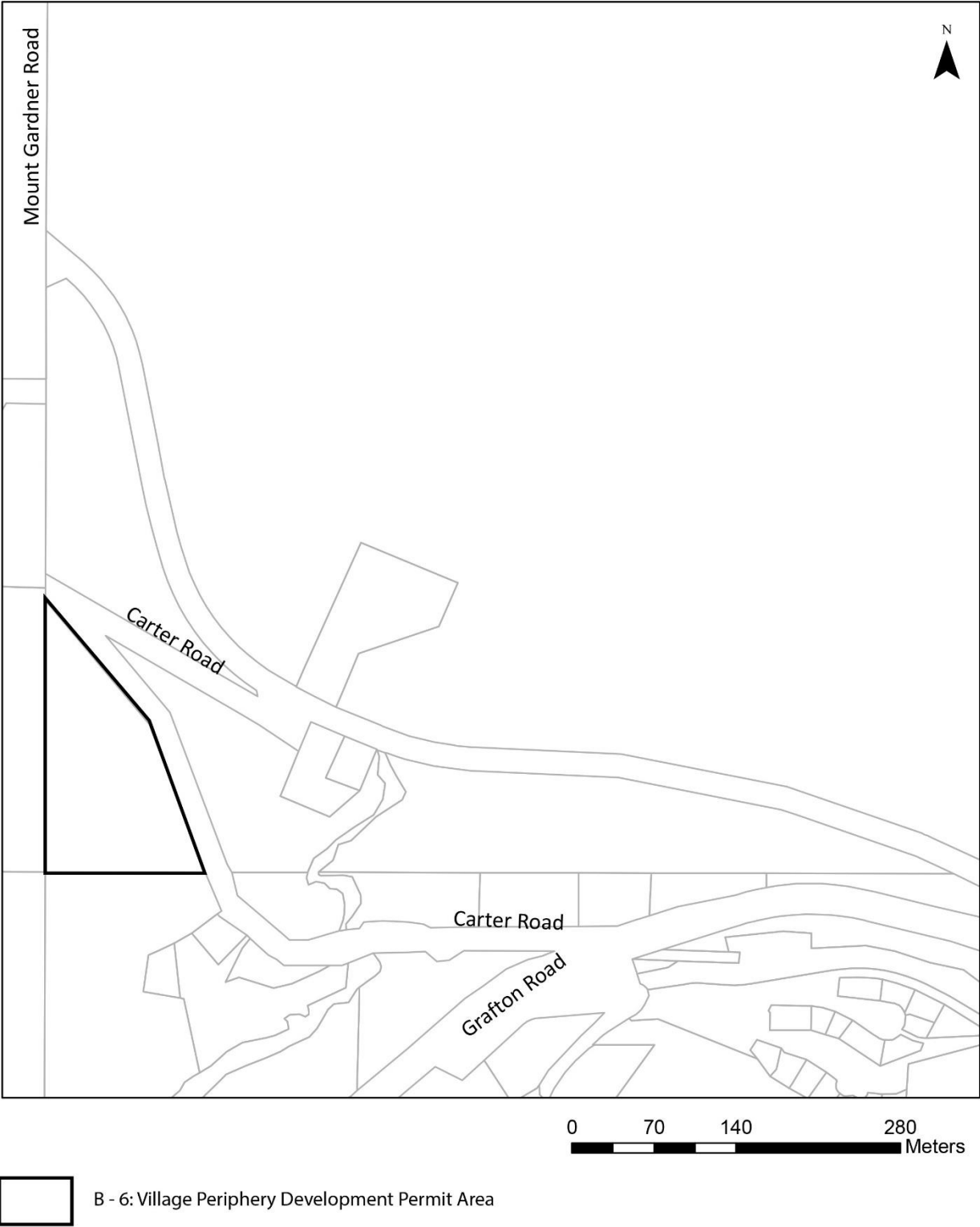
(ORIGINAL SIGNED)

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Sophie Idsinga  
Interim Deputy Corporate Officer

## Schedule A



Schedule B



Schedule C

