

The Cape on Bowen - Municipal Zoning Summary

May 20, 2011

The following summary is a condensed reference guide pertaining to the Municipal Zoning regulations for the CAPE on BOWEN community located on Bowen Island, British Columbia, Canada . This guide is for reference only. Refer to the Bowen Island Municipal Land Use Bylaw for complete requirements and regulations.

[http://www.bimbc.ca/files/embedded2010/BIMBylawNo57-LUB\(Consolidated\).pdf](http://www.bimbc.ca/files/embedded2010/BIMBylawNo57-LUB(Consolidated).pdf)

Summary:

Zoning: Rural Residential 1 (RR1)

Permitted Uses

Dwelling, Agriculture, Horticulture, Domestic Agriculture, Stable, Kennel

Required Setbacks

Setback from the sea = 30m

Setback from all other lot lines = 7.5m

Lot Coverage / Building Size

1. Maximum # of dwelling units = 1 / lot
2. Maximum lot coverage = 100 s.m. plus 3.5% of lot area to a maximum of 1500 s.m. (includes accessory buildings and structures)
3. Maximum building height = 9 m (see attached diagrams)
4. No maximum floor area for dwelling units provided height and lot coverage limitations are satisfied.

Provisions for Accessory Buildings and Structures (lots 4.0 ha and greater)

1. Maximum # of accessory buildings = 1 / 0.2 ha
2. Maximum # of accessory buildings used for home occupations = 1 / 0.2 ha
3. Allowable floor area = 4% of lot area to a maximum of 1,000 s.m.
4. Must be located more than 1.8m from the principal dwelling.
5. Must be located more than 1.2m from another accessory building.

Secondary Suites

1. Not more than 1 secondary suite shall be permitted in a dwelling.
2. Secondary suite shall not occupy more than 40% of the habitable area.
3. Secondary suite shall not exceed a total floor space of 90 s.m.
4. Must be within or located within 3m of the primary suite and connected with a covered walkway.

Parking

1. 2 parking stalls per dwellings unit required.
2. 1 stall per non resident employee for home occupation use.
3. 1 stall per guest for bed and breakfast use.

FIGURES

1.6 Figures 1-1 to 1-9 are provided for the convenience of the reader.

Figure 1-1 Average Finished Grade

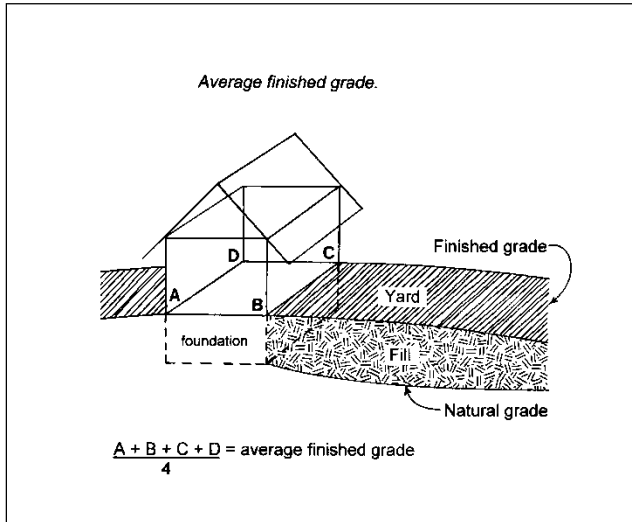


Figure 1-2 Average Natural Grade

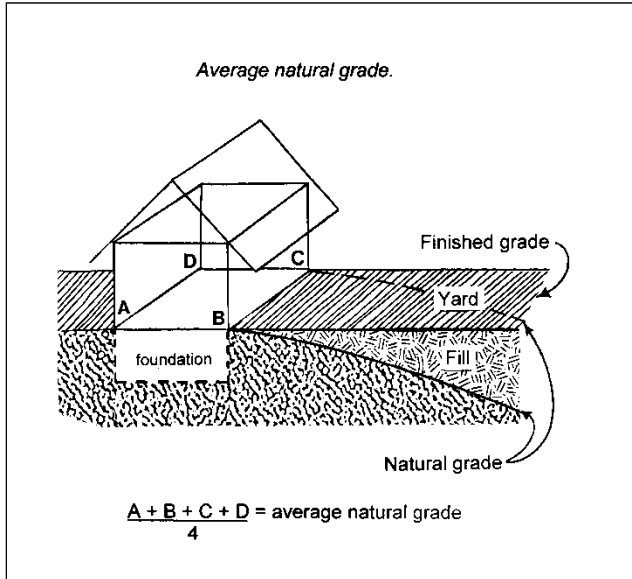


Figure 1-3 Height – flat roof

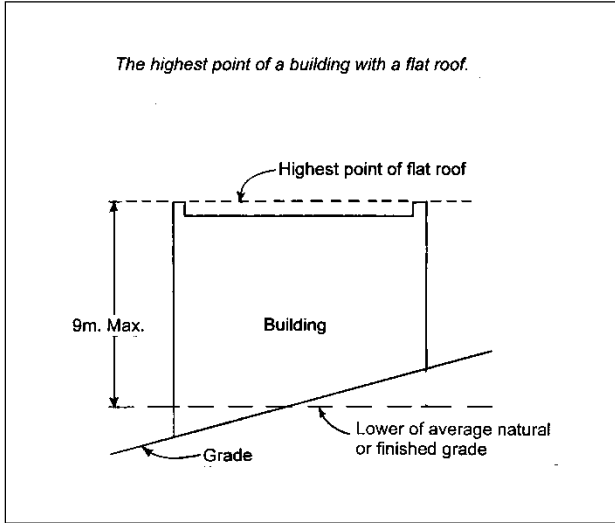


Figure 1-4 Height – pitched roof with attic space

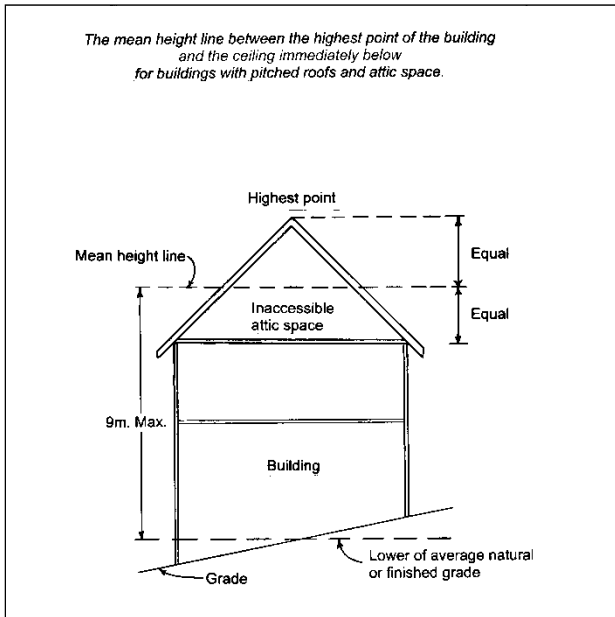


Figure 1-5 Height – pitched roof without ceilings

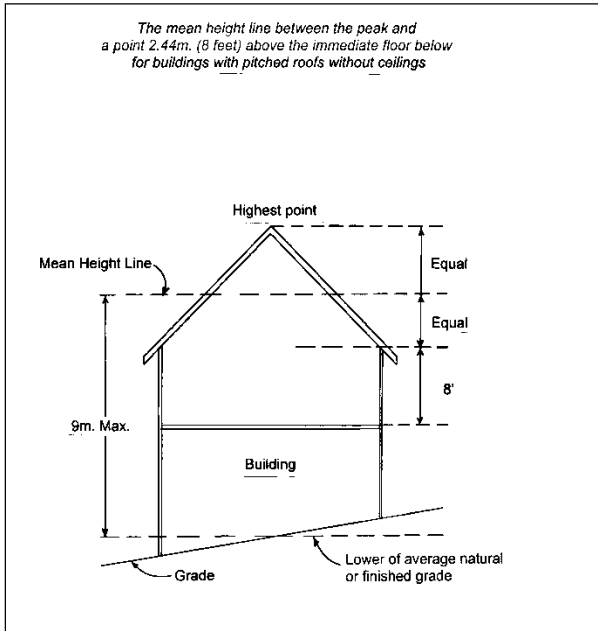


Figure 1-6 Height – combination of pitched and flat elements

