

## 7.4 VILLAGE PERIPHERY DEVELOPMENT PERMIT AREA

### Guidelines

The following guidelines apply to the Village Periphery Development Permit Area.

- 1) Landscaping proposals should generally incorporate native vegetation that produces a green landscape to the maximum extent possible and should include additional vegetation where appropriate in order to maintain a green rural backdrop to the village.
- 2) Design of buildings and landscaping should minimize the obstruction of views from existing properties; blend in well with existing natural features; give the impression of small scale building forms; and connect with the proposed pathway system for the village;
- 3) Parking areas in new development should be effectively set back and screened from adjacent properties, roads or pathways;
- 4) Buildings should reflect the character of the nearby village commercial areas through appropriate choice of finishes, materials and natural colours.
- 5) Siting variances may be included in a development permit subject to the approval of Council.

### Exemptions

A development permit shall not be required in the Village Periphery Development Permit Area for the following land use activities and conditions.

- a) Subdivision of land when the use intended is single family residential use, civic use or institutional use;
- b) Construction of, addition to, or alteration of a building or structure for single family residential use, civic use or institutional use.

## **7.5 TOURIST COMMERCIAL (ACCOMMODATION) DEVELOPMENT PERMIT AREA**

### Guidelines

Schedule “F” Tourist Commercial (Accommodation) Development Permit Guidelines shall apply.

### Exemptions

A development permit shall not be required in the Tourist Commercial (Accommodation) Development Permit Area for the following conditions.

1. Interior alterations to an existing guest house or small inn with an approved Tourist Commercial (Accommodation) Development Permit which do not result in an increase in the total number of guests who can be accommodated within;
2. Alterations that do not affect the exterior appearance of an existing guest house or small inn with an approved Tourist Commercial (Accommodation) Development Permit, including without limiting the generality of the foregoing exterior repair or conservation of an existing guest house or small inn. For the purposes of this provision of the plan, "exterior repair or conservation" includes replacement of wood siding with new siding material of the same style and colour; replacement of damaged windows or doors with new windows or doors of the same size, shape, materials and appearance, and repainting or re-staining the exterior walls with paint or stains matching the original paints and stains.;
3. Construction or alteration of any building or structure not used or intended to be used for a tourist commercial (accommodation) use; or
4. Removal of a tree that is dead, diseased or hazardous to persons or property or that is less than 15 cm in trunk diameter measured 1.5 metres above grade.

## 7.6 DETACHED SECONDARY SUITE DEVELOPMENT PERMIT AREA

**Information Note:** The purposes of the Detached Secondary Suite Development Permit Area are to maintain neighbourhood character and minimize potential impacts to adjacent neighbours. Landscaping plays an important part in maintaining privacy, enhancing the visual aesthetics of the lot and character of the neighbourhood, as well as managing passive energy gain and water conservation.

### Guidelines:

The following guidelines apply to the Detached Secondary Suite Development Permit Area:

#### Layout and Design

- 1) With respect to site layout, building orientation and design, the *detached secondary suite* shall:
  - a) Reflect the form and character of the primary dwelling in terms of design, scale and proportion and through appropriate choice of finishes, materials and colours.
  - b) Establish and maintain privacy with respect to the adjacent lots through the location and orientation of decks, external stairs, doors, windows and balconies.  
  
Be sensitive to existing development on adjacent lots to minimize over view and shadowing, and to minimize impacts on established views.
  - c) Be unobtrusive and not compete visually with the primary dwelling unit.

#### Landscaping and Screening

- 2) Landscaping should blend with existing natural features to achieve site unity, coherence and balance.
- 3) Existing mature trees and significant landscape features on the property shall be kept wherever possible.
- 4) Alteration of existing grade and natural site features to accommodate the *detached secondary suite* should be minimized.
- 5) Private outdoor space such as a patio deck or garden area should include landscaping and screening to ensure privacy.
- 6) Additional landscape screening between the detached secondary suite and neighbouring lots should be considered, especially where the neighbouring lot has a primary dwelling that overlooks the detached secondary suite.

- 7) Landscape screening shall include a range of vegetation, including, but not limited to, evergreen trees, hedges, bushes as well as ground cover vegetation like grasses and flowers. Vegetation should be native and drought tolerant.
- 8) Additional landscape and screening shall screen garbage storage areas from being directly viewed from the street or adjacent lots.

Exemptions:

- 9) A development permit shall not be required in the Detached Secondary Suite Development Permit Area for the following conditions:
  - a) Interior alterations to an existing *detached secondary suite* with an approved Detached Secondary Suite Development Permit that do not result in changes to the exterior;
  - b) Alterations that do not affect the exterior appearance of an existing *detached secondary suite* with an approved Detached Secondary Suite Development Permit including, but not limited to, replacement of siding; replacement of windows or doors, and repainting or re-staining the exterior;
  - c) Expansion of an existing *detached secondary suite* with an approved Detached Secondary Suite Development Permit, where the expansion does not increase the floor area by more than 10% of the original floor area, and any new addition complies with the terms of the approved Detached Secondary Suite Development Permit;
  - d) Replacement of a *detached secondary suite* with an approved Detached Secondary Suite Development Permit where the *detached secondary suite* was destroyed by natural causes and where the replacement complies with the terms of the approved Detached Secondary Suite Development Permit;

- e) Creation of a *detached secondary suite* in an accessory building constructed with a valid Building Permit before December 2016;
- f) A *detached secondary suite* constructed a minimum of 30 metres from any lot line;
- g) A *detached secondary suite* not exceeding 5 metres in height and constructed a minimum of 10 metres from any lot line;

## **7.7 LIGHT INDUSTRIAL DEVELOPMENT PERMIT AREA**

### Guidelines:

The following guidelines apply to the Light Industrial Development Permit Area to provide for building design consistent with the form and character of Bowen Island, the compatible mixing of artisan, light industrial and residential, live/work and commercial uses, and the landscaping and buffering of the site to provide a high quality of development adjacent to Crippen Park:

1. Architectural compatibility shall be encouraged among rooflines and finishing material.
2. Where possible, significant trees shall be retained, and landscaping shall be provided along Mount Gardner Road, to enhance the appearance of buildings and provide an attractive transition to Crippen Park. All areas not used for buildings, parking, access and specified outdoor storage shall be landscaped or left in a natural state.
3. All garbage, recycling, and any storage of material enclosed within a primary or accessory building.
4. For live/work units, work areas shall be adequately sized and tied in tenure to the living space.
5. A pedestrian sidewalk and/or trail system shall link all buildings.
6. The design, siting and massing of buildings shall be encouraged to give the impression of similar blocks in terms of scale and built form.
7. Signage shall be incorporated into building facades and coordinated with the architecture of the buildings. No signs will be permitted above the lowest roof eave on the building. A coordinated sign plan will be required for each multi-tenant building.
8. Parking spaces for businesses, residents and visitors shall be clearly identified.
9. Multi-modal or shipping containers are discouraged outside of a building.
10. Lighting shall be attached to a building and downward facing. Pedestrian scale lighting shall be considered and provided for at each stage of development.

### Exemptions:

A development permit shall not be required in the Light Industrial Development Permit Area for the following conditions:

1. Indoor alterations to a work space or living unit that do not increase the amount of floor area and which do not affect the exterior appearance of the building.

2. Outdoor maintenance and repair of buildings, which does not change the footprint of or materially change the exterior appearance of the building.
3. The repair and maintenance of driveways, paths, trails, sidewalks, parking areas, or landscaping.
4. Replacement of sign faces with no change to the size, location or type of sign.