

4.14 COMPREHENSIVE DEVELOPMENT 1 (CD 1) ZONE (ARTISAN SQUARE)

Information Note: *The purpose of the CD 1 Zone is to recognize an area called Artisan Square, established in 1993, that encompasses a mix of commercial and residential uses with an artisan industry focus. Building design is in the Arts and Crafts style.*

The regulations in the tables in this Section apply to land in the Comprehensive Development 1 (Artisan Square) Zone, as indicated by the column headings. For the purposes of this zone, different regulations apply to different portions of the zone (Area 1 and Area 2), the boundaries of which are identified on the map attached to this zone as Schedule A, which forms an integral part of this Bylaw as Schedule 1.

4.14.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the *uses* permitted in Section 3.2 of this Bylaw, the following *uses, buildings and structures* and no others are permitted in the CD 1 Zone:

Principal Uses of Land, Buildings and Structures	Area 1	Area 2
<i>Artisan Industry</i>	◆	◆
<i>Assembly</i>	◆	
<i>Daycare</i>	◆	
<i>Dwelling</i>	◆	◆
<i>General Services</i> subject to Section 4.14.2 (Conditions of Use – Item 3)	◆	
<i>Retail</i> subject to Section 4.14.2 (Conditions of Use – Item 4)	◆	
<i>Restaurant</i>	◆	
<i>Guest House</i>	◆	
<i>Sewage disposal facilities</i>	◆	
Accessory Uses of Land, Buildings and Structures		
<i>Uses accessory to principal uses</i>	◆	◆
<i>Home Occupation use</i> subject to Part 3	◆	◆
<i>Accessory Residential Use</i>		◆
<i>Residential Guest Accommodation</i>		◆
Permitted Buildings and Structures		
<i>Dwelling, Detached</i>	◆	◆
<i>Buildings and Structures</i> accessory to permitted uses	◆	◆

- (2) The use of the Common Property within the CD-1 zone shall be restricted to roadways, parking areas, trails, open space, and landscaping, and sewage disposal facilities which shall comply with an approved Sewage Disposal Permit.

4.14.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 3, *uses, buildings and structures* in the CD 1 Zone must comply with the following regulations regarding *size, siting and density*:

Floor Space	CD 1
Maximum <i>floor space</i> for all <i>buildings</i> within CD-1 zone (m ²)	6020
Floor Space	Sub Area 1
Maximum non-residential <i>floor space</i> for all <i>buildings</i>	4235
Maximum residential <i>floor space</i> for all <i>buildings</i>	1400
Minimum <i>floor area</i> of <i>artisan industry</i> (m ²)	1200 m ² with an Inn or 30% of non-residential floor space without an inn
Maximum <i>floor area</i> of <i>retail</i> (m ²)	600
Maximum <i>floor area</i> of both <i>office and general services use</i> (m ²)	1400 with not more than 350 as <i>General Service</i> floor space
Maximum <i>floor area</i> of <i>restaurant</i> (m ²)	280
Maximum <i>floor area</i> used for <i>artisan industry</i> that may be used for <i>retail use</i>	30%
Average number of <i>dwelling units</i> within a non-residential building	2 Up to maximum of 4 units per building
Maximum number of primary <i>dwellings</i> on any <i>lot</i>	16
Floor Space	Area 2
Maximum number of <i>detached dwelling units</i>	7
Maximum number of primary strata <i>dwellings</i> on any lot	1
Maximum residential <i>floor space</i> for each <i>building</i> on each strata lot (m ²)	
Strata Lot 9	139.0
Strata Lot 10	139.0
Strata Lot 11	158.4
Strata Lot 12	194.4
Strata Lot 13	194.4
Strata Lot 14	194.4
Strata Lot 15	194.4

Height	Area 2
Maximum <i>height</i> of a <i>building</i> or <i>structure</i> (metres)	9
Setbacks	Area 2
Minimum <i>setback</i> from all <i>lot lines</i> (metres)	1.52
Conditions of Use	Area 2
1) <i>Artisan industry</i> shall be conducted entirely within one or more <i>buildings</i> except for: a) accessory buildings and outdoor areas that may be used for storage purposes; and outdoor areas that may be used for the temporary display of finished products or for the consumption of food products.	
2) Residential <i>use</i> shall be permitted within a building only if the residential <i>use</i> is located within a building that contains a permitted non-residential use as outlined in Section 4.14.1.1	
3) Notwithstanding that such <i>uses</i> are permitted within the definition of <i>general service use</i> , within the CD-1 zone, a bank, financial institution, or post office shall not be permitted.	
4) Notwithstanding that such <i>uses</i> are permitted within the definition of <i>retail use</i> , within the CD-1 zone, a grocery store, pharmacy, and liquor store shall not be permitted.	
5) A <i>gas station</i> use shall be subject to the following conditions: a) Only one above-ground fuel tank having a capacity of not more than 36000 litres and one below ground fuel separator tank of not more than 2200 litres are permitted to operate and shall be located within the area outlined in Schedule 'B' and Schedule 'C' of this zone. b) A concrete pad as shown on Schedule 'C' shall be permitted. c) Only one 8' x 16' building accessory to the gas station use shall be permitted. The building shall be in an "Arts and Crafts" style and shall incorporate natural finishes, the use of native materials and a roof style that is not flat or mono-pitched. d) A convenience store shall not be permitted as part of a gas station use, however items that are typically associated with the sale of gasoline, such as engine oil and food snacks shall be permitted to be sold on site. e) The placement of the tank, installation, upkeep, as well as other provisions as included in the Fire Services Act and Regulations shall be adhered to, to the satisfaction of the Bowen Island Fire Chief.	◆

6) Parking shall be located on-site as shown on Schedule 'B'.	
7) In the case where a multi-purpose / performing arts centre is developed within a <i>building</i> , not less than 50% of the <i>floor space</i> within that <i>building</i> shall be occupied with the multi-purpose / performing arts centre.	◆

4.14.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or Strata Property Act for the CD 1 Zone.

Lot Areas for the Creation of New Lots through Subdivision	CD 1
Maximum number of <i>lots</i> to be created by <i>subdivision</i> within the CD 1 zone	18 including 1 lot for sewage disposal purposes
Minimum <i>lot area</i> (ha.) with <i>community water system</i>	0.25

4.14.4 Off Street Parking Requirements

- (1) Off street parking shall be provided in accordance with the part of this Bylaw that pertains to off street parking requirements.