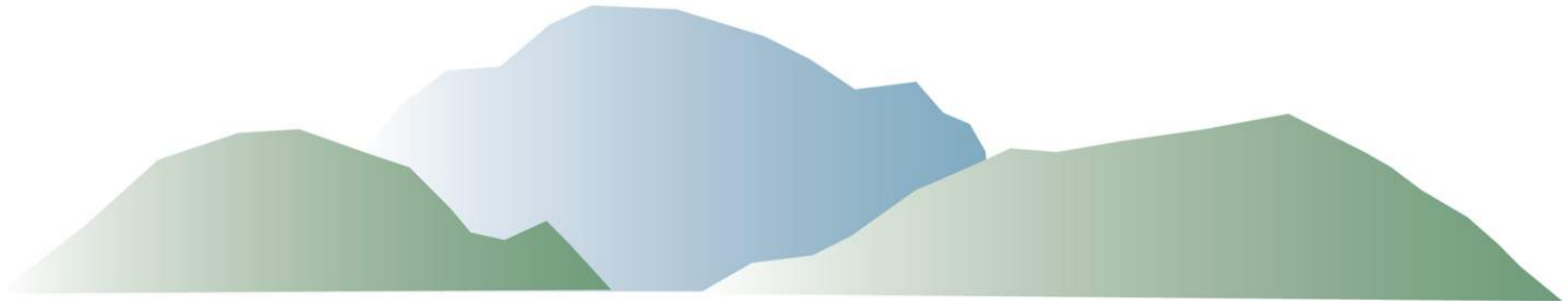


Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010
Schedule A – OCP Text
Consolidated Version – December 2014



B O W E N I S L A N D O C P U P D A T E

Towards a Sustainable Future

Consolidated to include:

Bylaw No. 343, 2013 (Arbutus Ridge Comprehensive Development Area)

Bylaw No. 352, 2014 (Community Lands Rezoning)

The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject

Foreword

This Official Community Plan (OCP), when adopted (adoption of this document was September 6, 2011) will be Bowen Island's first OCP since becoming a municipality in 1999. The OCP is an Update, not a comprehensive review, but it departs from the 1996 OCP in that it is considerably broader in scope than its predecessor. Participants in the year-long process emphasized the importance of sustainability in all matters — social, economic and environmental. The Update provides a pathway forward on many of these topics. It also includes targets for the reduction of Greenhouse Gases, and policies to achieve these targets.

The successful implementation of this Draft OCP is dependent on the continuing goodwill and collaboration of the Municipality, community organizations, businesses, landowners and other levels of government. Our committee is pleased to have played a role in guiding the development of the Draft OCP — “Towards a Sustainable Future”.

Respectfully submitted,

Bowen Island OCP Update Steering Committee

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Schedule B – 1A:	Snug Cove Environmentally Sensitive Development Permit Areas	Schedule C – 1B:	Schedule C – 1B Present and Proposed Gravel Deposit Sites
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SECTION 1 TOWARDS A SUSTAINABLE FUTURE: FRAMEWORK & FOUNDATIONS

Section 1 | Towards a Sustainable Future: Framework & Foundations

Even though our island is a short ferry ride from three million urban residents, it is a world apart. Roads are winding and nights are dark. Lush vegetation and rugged topography define the island; homes and businesses fit into this landscape rather than remake it. There is a strong “islander” identity and a deep commitment to the stewardship of our remarkable natural environment. We take pride and pleasure in living in a resilient community that celebrates its arts, culture and heritage. We highly value and want to preserve our small community way of living, removed from the traffic and distractions of urban life. In recent years, we have turned our attention to how, as islanders, we can live in a more inclusive and sustainable way. A number of initiatives are underway, including this OCP Update, which will move the community forward in that direction

1.1 Framework for the OCP Update

Within its jurisdiction, Bowen Island Municipality (Municipality) has the authority to set out policies, make regulations and take actions to meet the needs of the community – to preserve what is valued and to manage growth and change. While the Municipality has many ways to do this, the Official Community Plan (OCP) is its fundamental document – in effect, a municipal “constitution”, particularly in relation to land use management. An OCP governs the overall direction at a policy level, circumventing specifics that are better suited to zoning, subdivision and building bylaws.

Bowen Island is an island municipality within the Islands Trust and adheres to the *Islands Trust Act* and *Policy Statement*. Both the Islands Trust and the Municipality share responsibility to carry out the object of the *Islands Trust Act*.

This OCP Update sets out a framework for the future, serving as a guide for decision-making by the Municipality. The objectives and policies of the OCP are also meant to be considered by other jurisdictions, and by local groups and organizations. Following the OCP's approval by the Islands Trust¹, and its subsequent formal adoption by Council, this will be the Municipality's first OCP since it was incorporated in 1999.

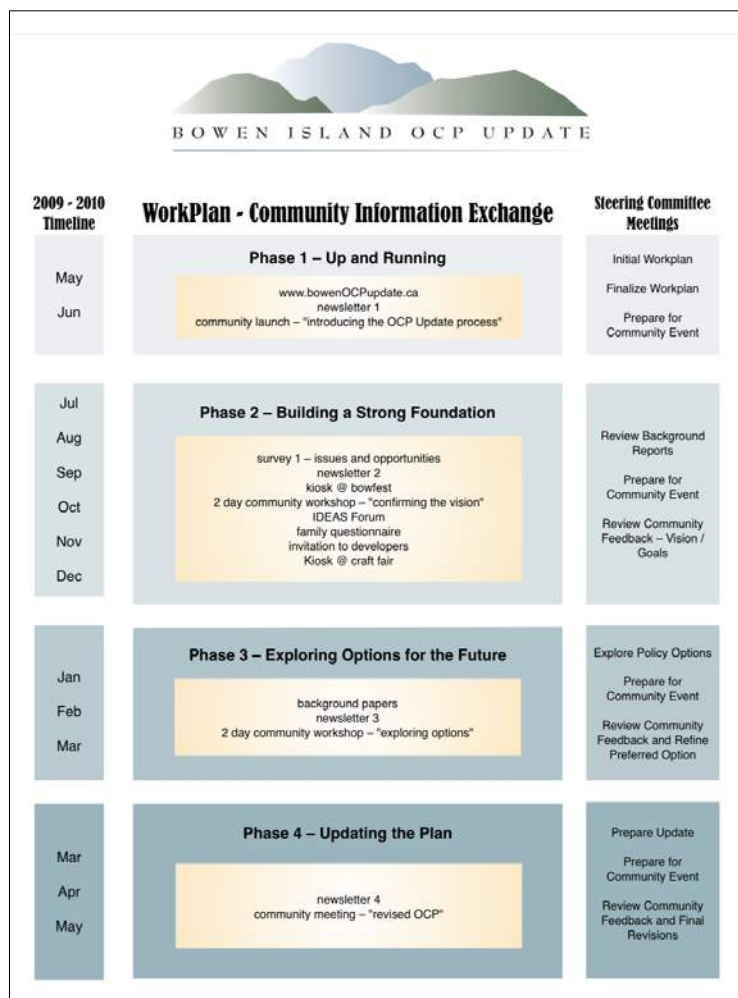
This OCP updates the 1996 OCP² and builds on its strengths. The 1996 OCP has served the community well and provides a sound foundation for the term of this Update — five to eight years.

The principal reasons for the OCP Update in 2010 are:

- To bring the OCP into conformity with revisions in Provincial legislation and the Islands Trust Policy Statement;
- To take into account how local, regional and global changes – climate change, peak oil, aging populations and declining birth rates – affect our island community and what changes and additions are needed to the OCP;
- To acknowledge significant societal shifts, with more emphasis on sustainability, energy conservation, food security, green living, and affordable housing;

¹ *Islands Trust Act: Section 38 and guided by Protocol Agreement between the Islands Trust Council and the Bowen Island Municipality Section 3.0, Bylaw Approval Process*

² *Bowen Island Official Community Plan Bylaw No. 139, 1995 as amended (originally adopted February 28, 1996)- commonly referred to as the 1996 OCP..*



- To add policy statements to the OCP that address other bylaws that have been adopted by the Municipality. These include such matters as secondary suites and green building requirements; and
- To make the OCP easier to read and navigate.

1.1.1 The Planning Process

- To remove detailed regulatory statements that are more appropriately set out in zoning, subdivision and building bylaws;

The planning process for updating the OCP was open, transparent and collaborative, involving considerable community engagement, research, and mapping analysis. The process began in Spring 2009 with Council's adoption of a workplan³, completing in 2011 with the adoption of this OCP bylaw. An eight-member OCP Update Steering Committee assisted in the selection of a planning consultant, provided guidance to the planning team, and hosted a number of public events.

³ *The workplan was followed throughout the process, with minor amendments.*

While details of the process are archived at Bowen Island Municipal Hall, the key elements involved:

- Events and Activities
 - Community Launch, June 2009
 - Community Survey, August 2009 with more than 320 respondents
 - Community Visioning Workshop, August 2009 with 80+ attendees
 - IDEAS Forum, October 2009 with 90+ attendees
 - Families Questionnaire with 22 respondents
 - Seniors and Teen focus groups
 - Exploring Options Event, March 2010 with 75+ attendees
 - Draft OCP Open House, June 2010
 - Two OCP Steering Committee workshops, November 2009 and January 2010, both open to the public
 - Monthly meetings of the OCP Steering Committee, all open to the public
 - 23 group submissions, 46 individual submissions, and three development community submissions
- Research and Mapping
 - Thirteen background papers
 - Seven options backgrounders
 - Environmental mapping
- Communications
 - Dedicated website throughout the process
 - Use of social media throughout the process
 - E-mail broadcast throughout the process
 - Four newsletters, mailed to residents and property owners
 - Letters sent to 16 public agencies



1.1.2 The Local Government Act

The Provincial government, through legislation, empowers all local governments to prepare an OCP and sets out requirements for an OCP's content, along with a number of statutory tools that assist local governments to implement their OCPs. The legislation also advises local governments to "work toward" 14 goals in an OCP. The requirements and the goals of the *Local Government Act* are contained in Appendix A.

1.1.3 The Islands Trust

In 1974, following the passage of the *Islands Trust Act*, the Bowen Island Local Trust Committee was formed. This Trust Committee inherited the Greater Vancouver Regional District's land use bylaws and administered them until December 1999, when Bowen Island Municipality was incorporated.

Within British Columbia, Bowen Island is unique in that, while it is a municipality, it is also a member of the Islands Trust and adheres to the *Islands Trust Act* and *Policy Statement* which is a bylaw of the Islands Trust.

The object of the Islands Trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.

The *Islands Trust Policy Statement* provides guidance for the development of OCPs and regulatory bylaws. The *Policy Statement* is considerably more prescriptive than the *Local Government Act* and sets out 37 "Directive Statements" which must be addressed in OCPs.

A complete list of these "Directive Statements" is set out in Appendix B. The statements are set out in three groups:

- Ecosystem Preservation and Protection
- Stewardship of Resources
- Sustainable Communities

1.1.4 Relationship with Other Jurisdictions

In situations where the Municipality does not have jurisdiction for specific matters, the OCP "may only state the broad objective of the local government" related to that matter. The government entities that have legal jurisdiction on certain matters referenced in this OCP have been consulted as part of this planning process. These governments and their agencies include:

- Islands Trust
- Islands Trust Fund
- Metro Vancouver
- District of West Vancouver
- Agricultural Land Commission
- Vancouver Coastal Health Authority
- British Columbia Ferry Services Inc.
- BC Ministry of Agriculture and Lands
- BC Ministry of Community and Rural Development
- BC Ministry of Energy, Mines and Petroleum Resources
- BC Ministry of Environment
- BC Ministry of Forests and Range
- BC Ministry of Housing and Social Development
- BC Ministry of Transportation and Infrastructure
- TransLink
- Fisheries and Oceans Canada
- School District #45 (West Vancouver)

1.1.5 Relationship with Metro Vancouver

In a regional context, Bowen Island is also a member of Metro Vancouver, which comprises 22 municipalities, one electoral area and one treaty First Nation. Metro Vancouver is currently updating its “regional growth strategy”. While the Islands Trust Act (Section 38 [3]) states that a regional growth strategy cannot apply to any part of the Trust Area, in principle and practice the Municipality supports the main tenets of the strategy, including the exclusion of Bowen Island from the area designated as “urban containment”.

1.1.6 Other Legislation

There are significant provisions in other Provincial and Federal legislation that have the effect of restricting the Municipality's powers related to land use management. These include:

- Land Title Act and Regulations – Subdivision
- Strata Property Act and Regulations – Buildings and Bare Land
- Agricultural Land Commission Act and Regulations
- Private Managed Forest Land Act and Regulations
- Community Care and Assisted Living Act
- Fish Protection Act and Riparian Areas Regulation
- Navigable Water Protection Act (Federal)
- Fisheries Act (Federal)
- Environmental Management Act
- Ecological Reserve Act
- Species at Risk Act (Federal)
- Wildlife Act

1.1.7 Studies and Strategies — 1996 to 2010

Since 1996 a number of studies and initiatives have been undertaken that relate to planning and land use management on Bowen Island. These were reviewed during the planning process and have significantly influenced the update of the OCP.

Affordable Housing

- Bowen Island Affordable Housing Strategy. Bowen Community Housing Association/Eberle Planning and Research, 2007
- Affordable Housing Policy, Policy #08-03, 2008
- Secondary Suites Bylaw, Land Use Bylaw Amendment Bylaw No. 194, 2006
- Bowen Island Affordable Housing Needs Assessment 2007

Ecosystems and Greenways Planning

- Regional Conservation Plan, 2005-2010. Islands Trust Fund. 2005
- Bowen Island Parks Master Plan, 1994
- Bowen Island Greenways Strategy, Draft OCP Amendment Bylaw No. 215, 2008
- Sensitive Ecosystems Inventory. Province of British Columbia, 2005.
- Terrestrial Ecosystem Mapping in the Howe Sound. Islands Trust Fund, 2009

Energy & Sustainability Planning

- Bowen Island Community Energy Use Profile. Pembina Institute, 2002
- Bowen Island Community Energy Planning Options Report. Pembina Institute and Community Energy Association, 2003
- Bowen Island Greenhouse Gas Action Plan. Pembina Institute, 2007

- Sustainable Development Strategic Plan. Holland Barrs Planning Group, 2007
- Sustainability Framework Working Group Final Report, 2007
- Bowen Island 2020 Vision and Sustainability Framework. Sustainability Framework Working Group, 2008
- Green Building Standards for Residential Rezoning. Policy #01-07, 2007

Snug Cove Planning

- Snug Cove Design Guidelines, Schedule E, Bowen Island Municipality Land Use Bylaw
- The Snug Cove Village Plan: A Plan to Guide Change in Snug Cove, OCP Amendment Bylaw No. 137, 2004
- Snug Cove, Bowen Island, BC Biophysical Attributes and Environmentally Sensitive Areas. Dunster & Associates Environmental Consultants Ltd., 2001
- Snug Cove Action Plan – Reshaping Snug Cove: A Framework for Taking Action. Bowen Island Municipality, 2006
- Bowen's Sustainable Future: A Strategy for the Use and Disposition of Municipal Lands in Snug Cove. Surplus Lands Working Group, 2007
- Snug Cove Master Plan: Eco Village in the Park – A Blueprint for a Sustainable Island, Hotson Bakker Boniface Haden, 2008

Other Resources

- Bowen Island Cultural Master Plan, 2004
- Ferry Marshalling Options for Snug Cove. Transportation Working Group, 2006
- Bowen Island Recreation Facilities Needs Assessment. E. Lees & Associates Consulting Ltd. and PERC Ltd., 1999



OCP Update Steering Committee. 2009-2010.

Back: Sue Ellen Fast, Chair; Peter Williamson, Libby Beck, Robert McGilvray, Casey Grundy. Front: Barbara Wahler, John Rich, and Dave Witty, Bowen Island Municipality Contract Planner. Missing: Peter Drake

- Age Friendly Community Report, Bowen Island Municipality, 2009

1.1.8 OCP Format

Schedule A (Sections 1-11) of the OCP Update includes nine policy sections. Each section begins with an overview of the planning context, and contains objectives and policies for carrying forward the OCP's vision and fundamental objectives.

A section on implementing the OCP, including Development Permit Areas, completes Schedule A. These are followed by a number of Schedules in map form that are also part of the OCP. A number of appendices are included for information purposes, including a

glossary. Photos, diagrams and maps help illustrate physical and spatial concepts, and relationships referenced in the text.

Note: Each section begins with quotes from participants in the planning process. These represent the views of individuals and community groups, and are intended solely to enhance the readability of the OCP, in the same way as a photograph or chart.

1.1.9 OCP Amendment

The OCP may be amended by Council at its initiative or in response to an application. Persons seeking an amendment will submit applications in the form provided for by the Municipality, as it may be amended from time to time. Further, any amendments to the OCP require approval by the Executive Committee of the Islands Trust.

1.1.10 OCP Interpretation

- The final interpretation as to the precise location of boundaries of any designation or symbol contained in the Schedules, except for development permit designations, will be legally defined by the appropriate Land Use Bylaws enacted over time by the Municipality, or by site survey as required.
- Symbols or designations used in the Schedules, except for development permit designations, indicate approximate locations of existing or proposed activities, uses or features. The exact extent of such an activity or the overall size is to be determined through more detailed studies, policy decisions, or municipal bylaws.
- In interpreting the objectives and policies of the OCP, the term "will" is used to denote that the indicated measure "must" be taken or applied. The term "should" or "may" indicates that the suggestion is intended as a guideline, which is deemed advantageous to apply or implement by the authority having jurisdiction.

- Any designation of, or policy for, proposed public facilities on private lands that cannot be acquired through dedication, grant, or as an amenity through a zoning regulation and that are not subject to committed funds either through a capital budget of the public agency responsible for the proposed facility will be deemed to be a "broad objective" of this OCP irrespective of how it is presented in the OCP.



Map 1: Bowen Island and neighbouring areas.

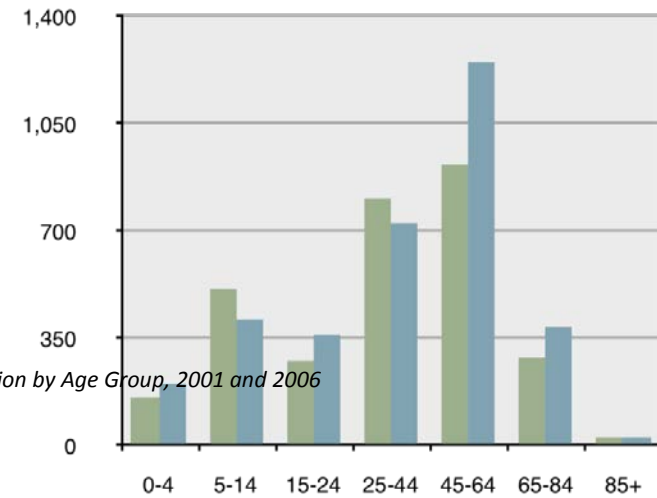
1.2 Population and Housing Context

A series of background reports was prepared before the August 2009 visioning session for the OCP Update. One of these focussed on population-related characteristics. The following are the key findings from that report and associated research. Most of the statistics are derived from the Census of Canada, which was last conducted in 2006.

- In 2009, the estimated permanent population of Bowen Island was 3,608⁴. During warm weather months and major holidays, the island's population increases with seasonal residents.

⁴ BC Ministry of Citizen Services, *BC Stats: Sub-Provincial Population Estimates, 2009*

- Between 2001 and 2006, the average annual rate of population growth was about 2.5%. Sophisticated modelling undertaken for British Columbia Ferry Services Inc. (BC Ferries) in 2008⁵ projects a median growth rate of 0.63% per year over the coming 20 years. Population projections undertaken for the OCP Update suggest the population could reach 4,600 by 2020.

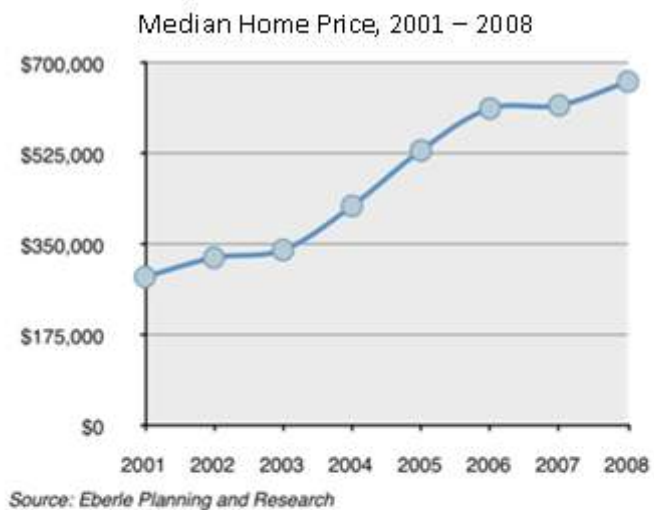


- Roughly 60% of Bowen's population has lived at the same address for at least five years.
- Similar to many BC communities, Bowen Island's population is growing older. Between 2001 and 2006, the median age increased from 41.4 to 44.8, compared to 37.4 to 39.1 in Metro Vancouver.

⁵ Urban Futures Inc., *British Columbia Ferry Services Inc. Passenger Volume Modeling, November 2008*

- The largest age cohort is middle-aged, between 45 and 64. This segment of the population had the most growth between 2001 and 2006, increasing by 37%.
- Between 2001 and 2006, the number of households consisting of couples with children decreased by 4%. During the same period, the number of couples without children increased by 22%.
-
-
-
- Between 2001 and 2021 the school-age population in the West Vancouver Local School District is projected to decline from 8,506 to 6,724 students. Locally, Bowen Island Community School's (grades K – 7) enrolment was 392 in 1998-99, declining to 225 students in 2005-06. Since then enrolment has been increasing steadily, with 313 students enrolled as of September 2010⁶. Island Pacific School (grades 6 – 9) enrolment remains relatively stable at roughly 50 students.
- Additional schooling occurs in the form of Montessori and home schooling.
- Another background report focussed on housing-related characteristics. The following are the key findings from that report and associated research:
 - In 2006, roughly 91% of all dwellings were single detached houses. Province-wide the equivalent figure was 49%.
 - Bowen is largely a community of homeowners. In 2006, 81% of dwellings were owner-occupied, in comparison with 70% province-wide.
 - Between 2001 and 2006, the number of owner-occupied dwellings on Bowen Island increased by 23% whereas there was virtually no recorded change in the rental stock.
 - Although no firm figures are available, secondary suites in detached homes are an important source of rental supply.
 - In 2006, the median income for all households was \$72,990 in comparison to \$55,231 in Metro Vancouver.

⁶ School District #45 (West Vancouver).



Housing – Estimated Maximum Affordable,
by Household Type, 2006

Household Type	Median Annual Income	Maximum Home Price with 10% downpayment
Couples with children	\$80,838	\$292,000
Couples without children	\$87,636	\$324,000
Single person	\$40,610	\$117,000

Source: Eberle Planning and Research



- According to a 2007 study⁷ there is a significant gap between low- and high-income earners. 28% of households earn less than \$40,000 and 27% earn more than \$100,000 annually.

⁷ Bowen Island Affordable Housing Strategy. Bowen Community Housing Association/Eberle Planning and Research, 2007

- In 2006, the average value of owned dwellings was \$666,351 compared to \$520,937 in Metro Vancouver and \$418,703 province-wide.
- Local real estate data shows that the average price of a home was \$288,000 in 2001. This more than doubled to \$665,000 in 2008.

1.3.2 Twelve Fundamental Goals

1.3 Foundations of the OCP Update

1.3.1 Vision Statement

In 2007, the Municipality established a Working Group to advise Council on a proposed sustainability framework. The work of this group is compiled in a series of documents, one of which includes a “Vision Statement” for Bowen Island – set out below. The statement has been broadly supported through the process of the OCP Update as an expression of an aspirational vision of our community.

“Bowen Island is known and loved as a small, friendly, caring community characterized by:

- *A population diverse in income, age and lifestyles.*
- *Varied and affordable housing options.*
- *Many people active in community life.*
- *Well-protected natural ecosystems and green spaces.*
- *A vibrant, resilient local economy that enhances social well-being while respecting local, regional and global environment limits.*
- *An ethic of self-reliance, which underpins decisions where conserving land, air, water and energy reduces Bowen’s ecological footprint.”*

The following goals are considered fundamental to our island life, present and future. During the public process, community members confirmed that many of the fundamental “objectives”⁸ contained in the 1996 OCP are relevant in 2010. Except for the goal related to climate change, all the following goals, although slightly amended, are from the 1996 OCP. The policies and implementing actions of this OCP Update must meet the test of these goals.

1. To preserve and protect the unique amenities and natural environment of Bowen Island for the benefit of Bowen Island residents and, generally, for residents of British Columbia.
2. To recognize the importance of the marine environment and preserve a marine-oriented community and island atmosphere.
3. To provide environmental stewardship strategies, to be followed by residents and visitors alike, that recognize societal responsibilities, as well as the rights of property owners.
4. To minimize Bowen Island’s contribution to global climate change.
5. To establish a land use pattern which places high priority on environmental and social factors.
6. To manage growth in a way that it is conditioned by the natural environment and respects social and economic diversity.
7. To be inclusive by welcoming residents with varying income levels, lifestyles and age groups,
8. To ensure a “healthy community”, with residents working together to improve the quality of life.
9. To ensure that a balance is maintained between community well-being and the rights of individual property owners.
10. To foster the creation and maintenance of local employment in island-based sustainable activities.
11. To recognize Snug Cove as the commercial and community heart of Bowen Island, and to provide for the expansion of commercial, residential, and community and cultural uses that will contribute towards a pleasant, walkable village, appropriate in form and scale to a small community.
12. To engage other levels of government and non-governmental organizations to accomplish the objectives and policies of this OCP.

⁸ The term “objective” – used in the 1996 OCP has been replaced by the term “goal” to better reflect higher order planning aspirations.



SECTION 2 TOWARDS A SUSTAINABLE FUTURE: NATURAL ENVIRONMENT

Section 2 | Towards a Sustainable Future: Natural Environment

“... We are deeply aware of the interconnectedness of all people and things on Bowen.”

– Bowen Island Conservancy, October 2009

2.1 Introduction and Context

During the planning process, participants repeatedly spoke of the high value they place on Bowen’s unique natural environment and their awareness of their stewardship role for future generations. Residents often referred to the importance of maintaining the island’s overall character of peace, quiet and tranquility. Much of Bowen’s character results from the careful management of private land and the role of citizens as steward of their land.

The Islands Trust Area is recognized as one of the most ecologically significant regions in Canada, with exceptionally high biodiversity values and many rare and endangered plant and animal species and plant communities.

Bowen Island features significant areas of undeveloped Crown Land, parkland, ecological reserve, hiking trails and beaches. Significant parkland and natural areas include Crippen Regional Park, Mount Collins and Mount Gardner, Headwaters, Singing Wood and Quarry Parks, Apodaca Provincial Park, and the Ecological Reserve.

Within the Islands Trust Area, Bowen has a larger percentage of natural ecosystems than many other Trust Areas — 78%. Only Gambier, at 85%, is higher. Notwithstanding Bowen’s high percentage of natural ecosystems, 14% is in a “protected area”.⁹

The *Local Government Act* provides municipalities with the authority to establish a “development permit” process and to identify and map Environmentally Sensitive Areas (ESAs). Where such a permitting process is in place, a municipality has the authority to review developments in relation to their potential impact on ESAs. While the careful use of ESA authority is essential to the protection, preservation, and management of Bowen Island’s natural environment, there are other provincial and federal laws that offer measures of protection:

- the *BC Fish Protection Act* and Riparian Area Regulations establish minimum setbacks from streams and other watercourses;
- the *Federal Fisheries Act* provides penalties for destruction or degradation of fish habitat, including sediment and riparian clearing;
- the *BC Wildlife Act* addresses protection for wildlife;

⁹ *Regional Conservation Plan, 2005 – 2010, Islands Trust Fund. 2005*

- the *Federal Species At-Risk Act* provides for the protection of federally listed species at risk and their critical habitats; and
- Best Management Practices for protection of the environment, issued by the Province, for site-level environmental protection are centred on planning and designing to minimize environmental impacts, ensure environmental protection during construction, and, where possible, enhance and restore natural features. The actual impacts of development vary by the type of ecosystem, site circumstances and proposed development.

This section of the OCP has eight components:

- Environmentally Sensitive Areas
- Steep Slope Areas
- Environmental Impacts
- Climate Change Mitigation
- Terrestrial Features and Habitat
- Freshwater Resources
- Marine Resources and Foreshore
- Environmental Awareness and Education

Objective 1

To maintain Bowen Island's unique environmental heritage, community identity and sense of place by ensuring that the island's natural landscapes and ecosystems are protected.

Policy 1

The Municipality encourages the preservation of native vegetation, wildlife habitats, riparian zones, streams, waterways, wetlands and trees to be left in the natural state, wherever possible.

Policy 2

The Municipality will reflect the Islands Trust Fund objectives of securing the core conservation areas that effectively conserve biodiversity areas on the island, by working with other governments and landowners to establish a network of parks and conservation areas that reflect the biodiversity of the island.

2.2 Environmentally Sensitive Areas

The provincial regulator responsible for the environment identifies and maps "Environmentally Sensitive Areas" (ESAs). These are aquatic and land-based species habitat, and include ecosystems, landforms and areas of biodiversity that have been depleted through human settlement, and are in danger of disappearing. ESAs include:

- Freshwater ecosystems, including lakes, watercourses, or wetlands (seasonal or year-round), and their associated aquatic habitats;
- riparian areas (land and vegetation within 30 metres of a lake, watercourse or wetland);
- essential habitat areas containing rare, threatened, endangered or otherwise significant plant or animal species and ecosystems; and
- areas that include coastal bluff, inland bluff, old forest and mature forest ecosystems.

Along with the work of the BC Ministry of Environment, since 2000, the Islands Trust Fund and the Islands Trust have been working together on an ecosystem mapping project. This project has mapped both natural and modified ecosystems across the entire landscape of the major islands in the Trust Area, including Bowen Island. While the information in these maps has been used to create a Regional Conservation Plan for the Islands Trust Area, the maps are also a resource for use by the Municipality.

Objective 2

To preserve and maintain biodiversity, which includes wildlife habitats and native vegetation in their natural state, giving special consideration to wildlife, plants, and ecosystems that are considered endangered, threatened, or of special concern.

Objective 3

To ensure that new development incorporates a “no net impact” strategy with respect to significant plant, wildlife, and fish habitats.

Objective 4

To work with Community Groups, such as the Bowen Island Conservancy, to identify and manage the island’s biodiversity.

Policy 3

The Municipality will use its authority through the *Local Government Act* and the *Community Charter* to protect Bowen Island’s natural landscapes and ecosystems. This may be accomplished in a number of ways including:

- development permitting;
- negotiations at the time of rezoning;
- public land acquisition at the time of subdivision;
- conservation covenants with willing landowners; and
- permissive tax exemptions.

Policy 4

Development Permit Areas for environmentally sensitive areas are shown on Schedules B – 1 and B – 1A (cross-reference: Section 11).

Policy 5

Support expansion of the present foredune ecosystem at the mouth of Davies Creek and where they exist in other parts of the island.

2.3 Steep Slope Areas

Steep slope areas are lands that are identified as having a high hazard for slope instability, landslip, rock fall, or soil erosion. Recognition of these areas and identification of the means to appropriately manage development within, or in proximity to, these areas are necessary for public health, safety, and environmental management.

Objective 5

To identify steep slope areas and closely regulate any development within these areas.

Policy 6

Development Permit Areas that help manage development within defined steep slope areas are shown on Schedule B – 2 (cross reference: Section 11).

Objective 6

To protect people, property, and the natural environment from the consequence of development within naturally hazardous areas of the island.

Policy 7

Where a development is proposed within an identified steep slope area, or down slope from it, the Municipality may:

- require the applicant to provide a geotechnical report and subsequently, a covenant registered on title, that indicates how the land may be used safely for the proposed development; and
- specify measures within the geotechnical report that the applicant must remediate in order to enable the proposed development to better withstand the effects of the hazard.

Policy 8

The Municipality will develop and maintain a geo-technical database for Bowen Island in cooperation with the appropriate provincial regulators.

Policy 9

The Municipality will request:

- the appropriate provincial regulator to identify geological fault zones with earthquake potential; and
- the provincial regulator responsible for forests to work in cooperation to discourage logging on steep forested slopes in Crown Land watersheds to mitigate against land sloughing and flooding.

2.4 Environmental Impacts

Objective 7

To develop strategies for vegetation management where vegetation may be a flammable hazard to property and public safety.

Policy 10

The Municipality will continue to implement the recommendations of the *Community Wildfire Protection Plan*¹⁰. Due to the extent of forested areas within the developed areas of the island, all of Bowen Island is considered to be within the “wildland urban interface” and the key priorities for wildfire management planning by the Municipality are:

- hazard and risk mapping of the Municipality to establish areas of the community that are at greatest risk from fire;

- communication and education to local residents, all levels of government, and the general public about the issues related to the wildland urban interface;
- review of the planning tools available to mitigate the potential for wildfire interface with buildings and structures;
- review of emergency response capability in terms of access in and out of Bowen Island and available resources, particularly those issues associated with ferry access; and
- wildland fuel management throughout Bowen Island.

Objective 8

To encourage environmentally benign development.

Policy 11

The Municipality will use its regulatory authority through the land use, subdivision and building bylaws to implement interface fire protection strategies related to the protection of buildings and infrastructure.

Policy 12

The natural limitations of the land will be considered when assessing the type and intensity of proposals for development on Bowen Island by applying the ‘precautionary principle’ of environmental decision-making.

Policy 13

The Municipality may require an applicant for any activity or development to undertake an impact assessment where potential environmental impacts are anticipated. The effects of the proposed activity or development on the island’s water resources and the environment in general will form a primary basis for assessment. These processes may be coordinated with other governments to avoid duplication. The procedures include:

¹⁰ *The Municipality of Bowen Island Community Wildfire Protection Plan, B. A. Blackwell and Associates Ltd., April 2007.*

- identification of an efficient, fair and inexpensive initial screening process for all projects that provides suggestions for correction, mitigation and/or compensation for minor environmental effects, and lays out circumstances requiring more detailed review;
- development of guidelines for any such detailed review where required, that outlines requirements for social, economic and environmental assessments and provides details on means to address technical problems, social impacts and public service requirements. The use of an environmental consultant selected by the Municipality, with costs covered by the applicant may be considered;
- an appeal process; and
- monitoring process to assess whether remedial measures need to be negotiated and to assess the cumulative impacts of such proposals.

Objective 9

To protect and promote public health, safety and welfare, quality of life, and the ability to view the night sky.

Policy 14

The Municipality will regulate the exterior lighting located on municipal and institutional use properties. This includes lighting on municipal roads, wharves and facilities, as well as outdoor lighting at school, sports fields, places of worship and other places of public assembly.

Policy 15

The Municipality will give further consideration to extending regulations for exterior lighting for commercial and residential buildings.

Policy 16

The Municipality will give careful consideration to the necessity of additional municipal signage, and its potential impact on the natural environment and its visual intrusion on the landscape of the island.

Objective 10

To minimize the risk that pesticides and herbicides pose to the natural environment and human health.

Policy 17

The Municipality will:

- discourage non-essential use of pesticides and herbicides through public education; and
- work with Metro Vancouver, the Islands Trust, other levels of government and stakeholders to implement a pesticide reduction plan.

2.5 Climate Change Mitigation

An international scientific consensus has determined that emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Globally, the impacts of climate change will be profound, and are already evident. Not surprisingly, coastal areas such as Bowen Island are particularly vulnerable to the effects of climate change. In Metro Vancouver, sea levels are expected to rise at a rate of 2 to 9 millimetres per year. This translates to a 10 to 45-centimetre rise by 2050 and 20 to 90 centimetres by 2100¹¹, significantly affecting coastal infrastructure and low-lying properties. Other anticipated impacts include increased spring flooding, prolonged summer drought, landslides in steep and unstable terrain, and more frequent storm surges.

In 2007 the Province, the Union of BC Municipalities and local governments agreed that taking action on GHG reduction is essential. Over 170 local governments have signed onto the "Climate Action Charter", which confirms this understanding. Bowen Island is one of the signatories. As a Charter signatory, Bowen Island Municipality has committed to become carbon neutral by 2012.

BC's *Greenhouse Gas Reduction Targets Act*, enacted in 2007, sets a province-wide 33% reduction target from 2007 levels by 2020. Local governments have an important role to play in achieving this reduction — up to 50% of GHG emissions are estimated to be under the direct control of local governments. An amendment to the *Local Government Act* in 2008 (Bill 27) requires local governments to amend their OCPs to include targets for the reduction of GHGs, along with policies and actions about achieving the targets.

¹¹ *Environment Canada. Climate Change and the Greater Vancouver Regional District. 2000.*

Bowen Island is well positioned to meet the requirements of the legislation. Shortly after its incorporation in 1999, the Municipality became a signatory of the Federation of Canadian Municipalities, Partners for Climate Protection program. Following this initiative, Council created the Bowen Island Sustainable Community Advisory Committee to explore ways to reduce GHGs, and other aspects of sustainability. In the intervening years, a number of studies and initiatives have demonstrated Bowen Island's commitment to GHG reduction:

- Bowen Island Community Energy Use Profile, Pembina Institute, 2002
- Bowen Island Community Energy Planning Options Report, Pembina Institute and Community Energy Association, 2003
- Bowen Island Greenhouse Gas Action Plan. Pembina Institute, 2007.
- Green Building Standards for Residential Rezoning / BIM Policy #01-07, 2007.

To assist local governments, the BC Ministry of Environment has prepared an inventory for each regional district and municipality. The baseline year is 2007¹². This inventory, known as CEEI (Community Energy and Emissions Inventory) reports how much electricity, natural gas and other fuels are used and what GHGs and other emissions are being generated. The CEEI report is a baseline for future comparisons over time and assists in monitoring progress towards achieving identified targets.

¹² *To be updated in 2010*

Given the extensive off-island commuting that islanders undertake, Bowen's per capita contributions to GHG are significant and require concerted action to reduce GHG emissions.

BC Ferries emissions are a significant source of GHG. BC Ferries provides the link between the on-island and off-island GHG emissions from on-road transportation. BC Ferries initiatives for GHG reductions (Greener Waters Ahead) will be coordinated with, and complementary to, the Municipality's initiatives to reduce off island vehicle traffic.

Objective 11

To meet or exceed Provincial targets for reductions in Greenhouse Gas (GHG) emissions by creating a more energy efficient community.

Policy 18

The Municipality will endeavour to achieve or exceed the following community-wide targets to reduce GHG emissions from 2007 levels:

- 33% by 2020 (4,398 CO₂eq tonnes); and
- 80% by 2050 (10,662 CO₂eq tonnes) by:
 - endeavouring to achieve or exceed a community-wide reduction of 50% of on-road transportation GHG emissions by 2020; and
 - endeavouring to achieve or exceed a community-wide reduction of 33% of GHG emissions from building sources by 2020.

Policy 19



In cooperation with public agencies and community stakeholders, the Municipality will strive to reduce GHG emissions through:

- planning for efficient land use, energy use and transportation;
- infrastructure design;
- green procurement;
- building retrofits;
- solid waste diversion; and
- low carbon, clean, sustainable, and renewable energy.

Objective 12

To be corporately carbon neutral by 2012.

Policy 20

The Municipality will be carbon neutral by 2012, reducing GHG emission sources from its corporate operations, transport, buildings, facilities and waste by committing to a green procurement policy and procedure, retrofitting existing municipal buildings, and design any new buildings, to a high energy efficiency standard, and investigating the benefits of an on-island composting facility and household organic waste pick-up program.

Objective 13

To consider the impacts of, and upon, climate change as a central factor in community planning and land use management.

Objective 14

To secure the capacity and resilience of ecological systems by protecting natural landscapes, especially those rich in biomass to maintain air and water quality, so they can continue to sequester carbon dioxide (CO₂) and help mitigate the impacts of climate change and storm events.

Policy 21

In reviewing applications for subdivision, zoning and building the Municipality may require an applicant to indicate how the proposal would be impacted by climate change, and whether mitigating factors have been taken into account.

Policy 22

For residential rezoning applications, applicants are strongly encouraged to achieve Built Green “Gold” and EnerGuide “80”.

Policy 23

The Municipality will incorporate energy efficiency and climate change impact criteria in assessing applications for the transfer of development potential.

Policy 24

The Municipality will review its zoning regulations and Development Permit Area objectives and guidelines to ensure that existing provisions encourage rather than discourage the implementation of energy efficiency standards in new construction.

Policy 25

The Municipality will encourage the production of Biochar from land clearings.

Objective 15

To establish the importance of climate change-related concepts of energy consumption, energy security, GHG emissions, carbon cycling, and local food production in land and site planning, building and transportation.

Policy 26

In pursuit of the foregoing objective, the Municipality:

- supports initiatives to diversify and secure the community’s energy supply through local low carbon, clean, sustainable, and renewable energy sources and emerging technologies such as solar photovoltaic, solar hot water, geothermal, bio-fuel from waste, heat recovery from waste, wind and tidal;

- will proactively work with development and building industry representatives to build knowledge, capacity and experience in energy efficient and green building practices;
- will consider supporting small-scale, locally generated, zero-carbon, renewable power for new and existing development in Snug Cove;
- recognizes the importance of forested lands in their role to remove and sequester carbon dioxide from the atmosphere; and
- will lessen the need for on-island transportation by encouraging future growth in Snug Cove.

Policy 27

The Municipality will require new development to incorporate sustainable design features and green building technology pertaining to such building elements as energy and water efficiency and waste management technologies.

Objective 16

To house residents and visitors in smaller, energy efficient new and retrofitted homes constructed of local materials and powered, in large part, by local low carbon, clean, sustainable, and renewable energy sources.

Objective 17

To reduce the dependence on private vehicle travel.

Policy 28

The Municipality supports the development of local low carbon, clean, sustainable and renewable energy production while decreasing energy consumption and improving energy efficiency.

Policy 29

The Municipality will examine the implications of, and potential for, establishing maximum residential dwelling unit sizes and active and passive technologies to reduce energy consumption.

Policy 30

The Municipality will:

- develop, coordinate and promote island pedestrian, cycling and transit systems as alternatives to vehicle trips;
- promote the use of low-speed electric vehicles as an alternative to fuel powered vehicles for on-island travel, as well as the viability of installing electric vehicle plugs in Snug Cove;
- support community initiatives to establish car-pooling and car-sharing cooperatives;
- designate and construct ride-share shelters at strategic locations, particularly where public transit is not available;
- monitor the bussing of school children and advocate for safe and cost effective options;
- collaborate with BC Ferries and TransLink to develop a coordinated transit link from Bowen Island to downtown Vancouver as an alternative to personal vehicle use;
- investigate viable alternative options for seniors and others, such as teens, who are unable to drive;
- support the establishment of electric vehicle ready car sharing infrastructure in Snug Cove; and
- explore priority ferry loading for low zero emission vehicles.

Objective 18

To promote community-wide awareness of the threat of climate change and to actively engage all islanders in daily lifestyle choices that reduce GHG emissions and energy consumption.

Objective 19

To work with other agencies, stakeholders and the community to achieve energy conservation and emissions reduction goals.

Policy 31

The Municipality will work with other agencies, stakeholders and the community to achieve emissions reductions targets and energy conservation goals. Specifically, the Municipality will:

- encourage BC Ferries to continue in its 'Greener Waters Ahead' initiative to improve ferry fuel efficiency and reduce emissions;
- continue to collaborate with BC Ferries for preferred loading for vanpool, carpool, multi-passenger and fuel-efficient vehicles, and to provide incentives for passengers in order to increase the passenger to vehicle ratio;
- continue to support the BC Government's Vehicle Emissions Programs and request that Bowen Island be included in the AirCare program for Vancouver and the Fraser Valley;
- encourage BC Hydro to work with Bowen Island residents to implement a solar domestic hot water rental program;
- support local food production as a factor in reducing food transportation costs and greenhouse gas emissions; and
- explore the possibility of creating and diversifying community energy and heating systems, including heat recovery, wind, tidal, and solar power.



2.6 Air Quality

Bowen Island generally experiences relatively clean, healthy air. However, real-time monitors in the region indicate that periodic concentrations of air pollutants are at levels that can have adverse effects on human health. In summer, the area occasionally experiences fair-to-poor air quality episodes driven by higher levels of ground-level ozone and fine particulate matter. As well, wood burning stoves, back yard burning, and burning of land clearing debris can negatively affect air quality during the cooler seasons.

Trends and projections for future growth in the region suggest that air quality could deteriorate, which is why Air Quality Management Plans ¹³ for the region were developed that emphasizes the principles of “Keeping Clean Areas Clean” and “Continuous Improvement.” This Plan will assist Bowen Island in maintaining and improving air quality, minimizing the risk to human health from air pollution, improving visibility and reducing Bowen Island’s contribution to global climate change.

Objective 20

To ensure that Bowen Island enjoys clean air that sustains and contributes to the improved human health of our residents and guests, a productive economy, and a healthy environment.

Objective 21

To contribute to the maintenance and improvement of the high quality Sea to Sky and Lower Mainland airsheds as they interact over Bowen Island.

Policy 32

Bowen Island Municipality will strive to uphold both the Sea to Sky and Metro Vancouver Air Quality Management Plans (AQMP) in all of its activities.

Policy 33

When the Sea to Sky and Metro Vancouver AQMP’s are at variance, Bowen will strive to adhere to the more stringent Plan.

Policy 34

Bowen Island Municipality will develop regulatory bylaws to control open burning, and will conform to the BC Open Burning Smoke Control Regulation.¹⁴

Policy 35

Bowen Island Municipality will encourage residents with older wood burning devices to take advantage of any Provincial or Regional Wood Stove Exchange Programs that are offered.



Policy 36

Bowen Island Municipality is committed to reducing emissions that cause poor air quality, ozone depletion and climate change within its community and surrounding area.

2.7 Terrestrial Features and Habitat

The natural terrestrial features and habitats are the basic elements of ecosystems and create a visual framework for Bowen Island. Their value extends beyond the physical character and becomes a component of the tangible and intangible qualities of the Bowen environment through contribution to wildlife, vegetation and landscape values.

Objective 22

To encourage forest cover maintenance and diversity of forest stages in order to maintain high water quality, stability and quality of soils, stability and diversity of plant and animal habitats, visual quality of the island, and as a means of identifying the overall health of the island's terrestrial systems.

Policy 37

In order to ensure the preservation of native biological diversity, the Municipality will work with public and private partners to ensure no extraction will take place and maintain and restore forest ecosystem reserves.

Policy 38

The Municipality will discourage logging on private and Crown Land and where it may occur encourage sustainable logging in support of local business.

Policy 39

The *Municipality* will request the provincial regulator responsible for forests to:

- prohibit clear cut logging and where logging is proposed to require selective logging in designated, community-managed areas of Crown Land; and
- discourage logging on Crown Land watershed areas where the activity may deleteriously affect water quality and quantity.

Policy 40

To control erosion and protect fish, the Municipality will request the provincial regulator responsible to retain all vegetation and trees and require replanting of native vegetation in areas of forest cutting and blow-down in Development Permit Areas that are identified as environmentally sensitive areas as shown on Schedules B – 1 and B – 1A.

Policy 41

The Municipality will investigate the implications of a forest retention bylaw and adopt such a bylaw, if appropriate.

Policy 42

Any subdivision or development should be designed to maintain a maximum amount of undisturbed forestland. Wherever possible, the retained forests should connect with adjacent forestlands

Objective 23

To maintain large unfragmented tracts of natural habitat on the highlands in order to sustain the island's wildlife diversity.

13 *Air Quality Management Plan for Greater Vancouver, 2005; and Our Plan to Share the Air: A Sea-to-Sky Air Quality Management Plan, 2007*

14 *Environmental Management Act, Open Burning Smoke Control Regulation, B.C. Reg 145/93.*

Objective 24

To preserve and protect terrestrial areas of fragile coastal ecosystems from further degradation.

Objective 25

To encourage education programs which foster stewardship of the land and which identify the values of the terrain.

Policy 43

The Municipality will:

- use development permits, restrictive covenants, zoning, public land dedication, rights of way and other mechanisms to protect significant terrestrial habitat and significant terrestrial features;
- work with community groups, government agencies and non-governmental organizations to identify and map existing unfragmented natural landscapes;
- work with community groups to develop stewardship education programs which raise awareness of the island's terrain; and
- apply the Islands Trust Fund Natural Areas Protection Tax Exemption Program (NAPTEP) to promote conservation on private land.

Objective 26

To ensure the identification, protection, preservation and linkages among key habitat areas.

Policy 44

The Municipality will request provincial regulator responsible for the environment to work cooperatively to identify habitat values and to inventory wildlife species as a baseline for future monitoring and restoration efforts.

Policy 45

The Municipality will request Metro Vancouver Parks to ensure that the delicate vegetation, the important mixed habitat areas and the vertebrates and invertebrates of the Killarney Meadow Flood Plain and Killarney Lake areas are protected while encouraging respectful use and enjoyment.

Policy 46

The Municipality will encourage and enable native habitat preservation and restoration on private land, especially where it supports maintenance of habitat linkages and large, unfragmented natural landscapes.

Policy 47

The Municipality encourages establishment and maintenance of a GIS database using input from local citizens and groups.

Objective 27

To protect microhabitats.



Objective 28

To ensure established old field habitats are maintained.

Objective 29

To maintain and/or restore the integrity of ecological systems.

Policy 48

The Municipality will identify and monitor key ecological systems by working with government agencies, non-governmental organizations and community groups.

Policy 49

Trees bearing the nests of bald eagles, ospreys, great blue herons or any tree with a nest occupied by any of these birds or their eggs will not be cut in accordance with provisions of the *Wildlife Act*. In order to maintain the integrity of any tree nest site, an undisturbed buffer of 50-metre radius from the nest tree is encouraged, with increased buffers during active nesting periods. An undisturbed corridor to the marine environment to preserve access is also encouraged to further maintain the nests' integrity.

Policy 50

Include all identified heron nesting area lands located island-wide within the Environmentally Sensitive Development Permit Areas. This policy will be revisited if and when it can be demonstrated scientifically that the herons no longer use these heron nesting areas.

2.8 Freshwater Resources

Surface water and ground water are inextricably linked by their common dependence on landform, geology, hydrology, and water and rock chemistry. The protection of water resources is significant, for domestic water and as a sustaining element of the natural environment. Pollution from human developments and natural sources, the variability in water supply, an increasing population and more efficient supply systems indicate the need for more sophisticated management.

Objective 30

To preserve, protect and enhance the surface and ground water resources of Bowen Island as finite and self contained ecosystems.

Policy 51

All significant surface and ground water resources are identified on Schedules B – 4 and B – 4A (Water Resource Protection Areas) as a Watershed, Aquifer and Stream Protection Development Permit Area (cross-reference: Section 11).

Policy 52

The Municipality will use measures within its jurisdiction – development permits, zoning, density re-allocation and land acquisitions – and will encourage voluntary covenants and intergovernmental transfers as a means to manage significant watersheds.

Policy 53

Significant watersheds, such as Grafton Lake watershed, Lee Creek and Josephine Creek, should be protected from the potential detrimental effects of new development by clustering development in the least environmentally sensitive areas of the subject area.

Policy 54

Land owners and developers will be encouraged to manage storm water in order to mimic, restore or enhance pre-development infiltration rates.

Policy 55

Owners of existing development within significant watersheds are encouraged to maintain or enhance their properties in order to minimize impacts on water resources.

Policy 56

Owners will be encouraged to preserve lands within the Watershed Development Permit area and where they agree to do so, a re-allocation of density that had been attributed to such lands to other developable lands may be supported..

Policy 57

Collection of rainwater for potable use will be encouraged.

Objective 31

To ensure adequate water quality and quantity in the natural environment to support the diversity and populations of freshwater and marine animal and plant species.

Objective 32

To recognize the importance of permanent and seasonal creeks and other wetlands and their buffer areas for surface and ground-water supply, pollution and sediment control, flood control, erosion control, fisheries, wildlife, other flora and fauna, recreation and aesthetic values.



Policy 58

All significant wetlands are identified on Schedules B – 1 and B – 1A as Development Permit Areas (cross-reference: Section 11).

Policy 59

With respect to riparian areas, the Municipality will:

- continue to carefully manage the riparian areas while recognizing that there exist fish-bearing, tributary to fish-bearing and non fish-bearing watercourses, each of which has particular attributes and qualities that require specific management considerations, including:

- fish-bearing and tributaries to fish-bearing streams are identified on Schedules B – 3 and B – 3A (Fish and Riparian Protection Areas) as a Watershed, Aquifer and Stream Protection Development Permit Area. Any proposal for development will require the completion of an environmental impact statement and definition of appropriate riparian setbacks by a Qualified Environmental Professional to be retained by the proponent and approved by the Municipality; and
- where a watercourse is identified as a non fish-bearing watercourse (including ditches and other drainage channels), a riparian setback may not be required subject to confirmation of a Qualified Environmental Professional; however, in all instances, care should be taken to prevent or minimize disruption to amphibians and other fauna and aquatic or streamside flora and associated habitats.
- ensure that prevailing Provincial regulations adapted to the island environment are applied to determine riparian setbacks for fish-bearing and tributary to fish-bearing watercourses; and
- examine proposals for small lot redevelopment or development with a view to applying riparian setbacks in such a manner that, where possible and appropriate, the lots are not rendered undevelopable.

Policy 60

The Municipality will contribute to the protection of surface water and ground water supplies by examining all development proposals in relation to surface water supplies to determine the potential effects upon the quantity and quality of surface water sources that may be affected and require, where necessary, the completion of a surface water supply impact study by a Qualified Professional to be retained by the proponent and approved by the Municipality (cross-reference: Section 5.2, Water Supply).

Policy 61

The Municipality, subject to the approval of the provincial regulator responsible for the environment, may consider approval of construction of replacement wetlands in sites as near as possible to existing wetlands to mitigate lost wetland functions and values, where unavoidable adverse impacts occur.

Policy 62

The Municipality encourages efforts of private individuals, community groups, developers, contractors, and government agencies in promoting awareness of wetland values and the means to protect and enhance these resources on the island.

Policy 63

The Municipality will continue to request the Department of Fisheries and Oceans to encourage salmon enhancement programs on the island, to develop measures to protect these resources, and to assist in restoration efforts.

Policy 64

The Municipality will support and work with provincial regulator responsible for the environment in:

- ensuring that permanent streams are managed in a manner that will encourage flows all year long;
- discouraging the infilling of wetlands and the destruction of ground-water infiltration areas;
- ensuring that water quality is maintained in accordance with prevailing standards and guidelines;
- regulating the use and distribution of water on Bowen Island so that current sources of water are maintained;
- regulating the use of groundwater by such means as a requirement for licensing and well drilling for individual and community systems. The location of new water wells (drilled and dug) should be determined by the potential impacts it may have on neighbouring water wells and the potential of salt-water intrusion;

- managing culvert installation where bridges or other alternatives for crossing of watercourses are not feasible; and
- ensuring that all water licence applications for new or increased use, including the location of wells, must be posted in a conspicuous location on Bowen Island and nearby property owners notified in writing.

Policy 65

The Municipality will:

- ensure the design, layout and construction of all roadways, large paved areas and driveways within areas designated as Development Permit Areas for protection of the natural environment and longer roadways with deep road cuts in all other areas take into account the potential interception of precipitation, surface and subsurface run off; mitigate the adverse effects of any such interception; take into account the protection of ground-water recharge areas; and minimize flooding and erosion;
- limit, as much as possible, road construction within designated Development Permit Areas for protection of the natural environment;
- require all new road design and layout to include measures to control erosion and prevent sediment export into adjacent watercourses; and
- require that any existing or new road crossings, including driveways, are designed and constructed in a manner that does not interfere with fish passage or other important ecological functions.

Policy 66

The Municipality will request the provincial regulator responsible for forests to regulate logging and prohibit clear cutting on Crown Lands within Development Permit Areas designated for the protection of the natural environment.

Policy 67

The Municipality will request the provincial regulator responsible for forests and the provincial regulator responsible for environment to assist as follows:

- require that tree cutting plans be managed such that the vegetative cover and continuous tree cover is maintained and that such plans be subject to review by the Municipality; and
- adopt the watershed or catchment basin as the administrative unit for environmental management.

Policy 68

The Municipality will request the Vancouver Coastal Health Authority to ensure that any indirect flow of effluent under its authority is controlled so it does not directly or indirectly pollute fresh or salt water.

Objective 33

To improve water resource information sources.

Objective 34

To discourage the use of chemical fertilizers, pesticides and herbicides that may adversely affect any significant watershed.

Policy 69

The storage or disposal of garbage and toxic or potentially toxic materials is not an acceptable land use in any watershed without an approved mitigation plan.

Policy 70

Drainage, erosion and sedimentation control measures will be required for activities such as road building, construction, private logging, land clearing, or stock piling of soil and other activities that could potentially cause problems to natural water courses in significant watersheds.

Policy 71

Placing of fill or debris on lands that could lead to the discharge of deleterious materials into a watercourse is restricted or prohibited, unless adequate mitigative design and construction measures acceptable to the provincial regulator responsible for the environment, and Fisheries and Oceans Canada are implemented.

Policy 72

Municipal building standards should support innovative water conservation collection, storage and supply systems, e.g. low flush toilets, roof-top water collection, etc.

2.9 Marine Resources/Foreshore

The sea provides visual, auditory, recreational and other tangible and intangible values that can be experienced from island and off-island locations, as well as providing habitat for marine life and birds. Pollution of the foreshore can preclude its use by people and by all or some forms of wildlife. Excessive building and tree clearing on the shoreline can destroy fragile plant communities and the views for residents and the boating public.

Objective 35

To protect the natural and scenic values of the coastline that provide the rural maritime atmosphere of the island.

Objective 36

To protect coastline habitat areas for marine life.

Objective 37

To contribute to the restoration of the waters of Howe Sound for future generations.

Objective 38

To identify, protect and preserve sensitive coastal vegetation.

Policy 73

By way of a future amendment to this Plan, the Municipality will designate the areas within 30 metres of the foreshore as a Foreshore and Aquatic In addition, the Development Permit Area may regulate the form and character of all commercial and industrial development.

Policy 74

Non-moorage uses are not acceptable on the foreshore¹⁵. These include facilities such as beach houses, storage sheds, and decks. Additionally, no commercial uses, long-term camping, beach creation, sand importation, groyne construction, private boat launches and substrate disturbance (shore spawning) are acceptable on the foreshore.

Policy 75

Commercial marinas will be located to minimize conflict with other recreational uses and damage to areas of ecological significance.

Policy 76

Private moorage and docks are subject to the following:

- private moorage will not impede pedestrian access along the beach portion of the foreshore;

¹⁵ The land area between the high and low water mark.

- the siting of new private moorage will be undertaken in a manner that is consistent with the orientation of neighbouring private moorage and is sensitive to views and other impacts on neighbours; and
- the Land Use Bylaw will set out detailed provisions related to siting, setbacks, size, configuration, width, materials, and projections for private moorage. Additionally, owners and builders will refer to best management practices, published by Transport Canada, Navigable Waters Protection Division, prior to construction of any foreshore moorage or works.

Policy 77

Natural coastal processes will be left undisturbed to the maximum extent possible:

- no deposition of material below the natural boundary of the sea unless permitted for purposes of a breakwater or seawall will be permitted; and
- artificial reefs are not acceptable¹⁶.

Policy 78

The Municipality will investigate acquiring authority from the Federal Government to regulate float homes. If this authority is secured the Municipality will use the BC Float Home Standards¹⁷ to regulate the design, stability, utilities, moorage, fire safety and maintenance of float homes. Using these standards, float homes must have, or be connected to, an approved sewage disposal system.

Policy 79

The Municipality will work with other governments to manage the 300 metre municipal boundary area so that its maritime character is maintained and enhanced through the protection of overwintering and migratory seabird habitat, marine underwater ecosystems, and marine mammal habitat.

Policy 80

Any proposed aquaculture use will be subject to rezoning and will not be permitted in areas:

- traditionally used for recreation or for moorage of local vessels or for landing of seaplanes;
- in front of residential neighbourhoods; and
- in areas that would be environmentally sensitive to such development.

Policy 81

Consumptive marine harvesting such as local shellfish harvesting, resident prawning, crabbing and fishing will be supported within a responsible marine conservation and management philosophy.

Policy 82

In cooperation with the Islands Trust Fund, the provincial regulators responsible for the environment, and for agriculture and lands, Fisheries and Oceans Canada, and Environment Canada, the Municipality will develop an inventory and mapping of the sensitive coastal vegetation zones to protect and preserve fragile coastal ecosystems from further degradation.

¹⁶ Small scale habitat enhancement structures known as 'reef balls', which are placed in marine areas with the approval of the Department of Fisheries and Oceans, are not considered to be artificial reefs for the purposes of this policy.

¹⁷ BC Float Home Standards, Ministry of Safety and Solicitor General, Building and Safety Standards Branch.

Policy 83

The Municipality encourages the establishment of an organized oil spill response team on Bowen Island in cooperation with the provincial regulator responsible for the environment as part of the *British Columbia Marine Oil Spill Response Plan*¹⁸ to deal with potential oil spills in Howe Sound.

Policy 84

Maintenance of natural tree cover, except by selective cutting, within 30 metres upland of the high tide line will be encouraged.

Policy 85

Clamming beaches, oyster beds, fishing grounds, diving spots and other similar sites and the contiguous foreshore which provide significant natural resource values should be identified and mapped and will be considered environmentally significant sites.

Policy 86

The Municipality will communicate with Transport Canada, Operations and Environmental Programs Office to designate the waters of Snug Cove and Mannion Bay as subject to the Pleasure Craft Sewage Pollution Prevention Regulations of the *Canada Shipping Act* to restrict pleasure boat sewage discharge and encourage the provision of on-island pump-out services for pleasure craft.



¹⁸ *British Columbia Marine Oil Spill Response Plan, B.C. Ministry of Environment, January 2007*

2.10 Crown Land

Objective 39

To continue to advocate for the protection of Crown Land.

Policy 87

The Municipality will:

- continue to work with Islands Trust to monitor Crown Land leases so that no surface or subsurface mining is permitted, and to ensure that the no-staking reserve remains in place on all Crown Land on Bowen Island;
- work cooperatively with Parks Canada in the exploration of a National Park Reserve on Bowen Island that includes Crown Land: and
- explore the potential of acquiring authority to manage marine uses within Deep Bay (Mannion Bay) and adjacent to Bowen Bay Beach and Tunstall Bay Beach through foreshore tenure.

Policy 88

Although generally discouraged, logging of Crown Land should be undertaken in a limited and sustainable fashion with due regard to sensitive ecosystems, viewsheds and adjacent land uses.

Policy 89

The Municipality will continue to advocate for the development of publicly-owned boat launches at Tunstall Bay and in the Snug Cove/Deep Bay area.

2.11 Cape Roger Curtis Lands and Shoreline

Objective 40

To encourage the retention of portions of Cape Roger Curtis in a natural state accessible to the public, including ecologically sensitive coastal bluffs, other sensitive ecosystems such as Arbutus and Douglas Fir Woodland, portions of the shoreline, archaeological features, viewpoints, and significant marine shorelines.

Note: Refer to Section 3.4.6 for policy related to environmental protection of Cape Roger Curtis sensitive ecosystems.

2.12 Environmental Awareness and Education

Objective 41

To encourage the human community to become more ecologically sustainable.

Objective 42

To educate residents and visitors about island ecology and the importance of understanding the cumulative effects of environmental impacts, including greenhouse gas emissions.

Objective 43

To encourage community groups and educational institutions to develop programs to increase community awareness of environmentally sensitive and hazardous areas, what harms the environment, what the cumulative effects of environmental impacts are, and to recognize individuals or groups who have demonstrated exemplary care and attention to the natural environment.

Policy 90

The Municipality will:

- provide information to residents, businesses and property owners, and will encourage the involvement of non-government environmental organizations in raising awareness of environmentally sensitive and hazardous areas;
- foster and support public awareness, engagement, and participation in community environmental stewardship initiatives;
- work with the community to build awareness of the impact of invasive species; mitigation measures; and opportunities to participate in volunteer eradication; and
- work with private landowners to raise awareness of the importance of individual stewardship initiatives that protect, preserve, and enhance natural systems.



SECTION 3 TOWARDS A SUSTAINABLE FUTURE: LAND USE MANAGEMENT

Section 3 | Towards a Sustainable Future: Land Use Management

“... the only way that Bowen can become more sustainable and have more affordable housing is to allow limited increases in density ... it is a pretty straightforward concept.” – Tim Wake, March 2010

“The goal is to seed community in the vicinity of the Cove, including commerce, affordable housing, a new community centre, with less dependence on carbon vehicles. — a 21st century village cluster.” – Fitch Cady, March 2010

3.1 Introduction and Context

One of the primary reasons for an OCP is to set out local government’s approach to “land use management” and to establish the approximate location of existing and preferred uses of land.

Bowen Island has existed for thousands of years. For centuries the Squamish people hunted and fished here, often setting camps in warm weather. This long-established pattern changed with the coming of English-speaking settlers in 1870. The earliest settlers were loggers, hunters, fishers and farmers. They gradually diversified the island’s economy by investing in milling, mining, explosives production, and brick works. These early island industrialists, including the Millers, Cowans, Cates, and Graftons have left an indelible imprint on our community.

With the introduction of steamship service in the early 1900s, the island became a popular recreational destination. Car ferry service was introduced in 1956. Since then, the island’s economy has shifted away from being primarily island-focussed to one where most people are employed in Metro Vancouver. About 20% of the employed labour force works from their home.

3.2 Today’s Settlement Pattern

Snug Cove is the commercial and social centre of the island, with the BC Ferries terminal, two privately-owned marinas, a public dock, cafés and restaurants, post office, library, shops and services. Nearby Artisan Square has a mixture of live-work artist studios, galleries, restaurants, and health centres.

Housing is located in Snug Cove, along the island’s coastline, and in the developed areas between Mount Gardner, Mount Collins and Apodaca Mountain. In the past 10 years, on average, there have been 29 new dwelling permits, 18 renovation permits, 15 addition permits, and 14 accessory building permits issued each year.

In 2008, the Municipality’s planners estimated that a total maximum of 1,227 new lots could be created through the land use designations of the 1996 OCP.

- Applying the annual rate of new dwelling permits in the past 10 years, it would take 42 years before all lots were developed.
- If every lot were developed as a single home, and assuming an average 2.4 people lived in each dwelling, there could be an additional 2,945 residents. Adding this figure to the estimated 2009 population, the total figure would be less than 7,000.

Commercial activities have located primarily in the Snug Cove area since the Union Steamship era. Formally, the policy of containing commercial activity dates from the 1976 OCP. The 2005 Snug Cove Village Plan endorses Snug Cove as "the commercial and community heart of Bowen Island." Other locations are located along Adams Road.

Tourist commercial uses are dotted around the island – at home based businesses and arts and craft galleries, at marinas, and a number of bed-and-breakfast locations.

Government, schools, churches, childcare, and youth facilities play a significant role in providing on-island employment. Most are located in Snug Cove or nearby.

Much of Bowen was logged and portions burned about 80 to 100 years ago and current forest cover is dominated by second growth forest. Very little commercial logging takes place on the island, with activities mainly tree removal for housing, hazard control or small harvesting operations.

There is no mining, although there is potential for these activities on Crown Lands.

Commercial agriculture has been limited, due to topography, aspect, and soil conditions. As of 1996 there were approximately 181 hectares of land in the Agricultural Land Reserve, of which 99 hectares were in private property and the remainder in Crippen Regional Park. With increasing interest in food security and living more sustainably, islanders are growing, producing and sourcing more products locally.

There are a few light industrial uses, including highways maintenance facilities, a recycling centre, automotive and machinery repair, a building supplies outlet and a storage-warehouse facility. In addition a quarrying and old vehicle storage area occurs in a non-conforming site.



3.3 General Land Use Management

This part of the OCP addresses overall land use management on Bowen Island and sets out general principles, objectives and policies that set the framework for the objectives and policies of each specific land use designation.

3.3.1 General Land Use Management Principles

Principle 1

New development should primarily take place within, or adjacent to areas of existing development activity.

Principle 2

Adjustments to the location, size and density of existing lots is encouraged, as a way to shift towards a more sustainable settlement pattern.

Principle 3

Notwithstanding the potential to adjust the distribution and location of dwelling units on the island, the overall number of primary dwelling units anticipated in the 1996 OCP will remain the same¹⁹.

Principle 4

Development applications, which in the opinion of the Director of Planning, may have a significant negative impact on the existing lifestyle and environment of the Island, will be referred to Council for guidance.

3.3.2 General Land Use Management

Objective 44

To ensure phased, gradual development of the island in areas that are not environmentally sensitive.

Objective 45

To minimize the likelihood of development activity that, in the opinion of the Director of Planning and Council, may have a significant negative effect on the existing lifestyle and environment of the Island.

Objective 46

To ensure that various land uses are suitably located, aesthetically attractive, in harmony and carefully integrated with the natural environment.

Objective 47

To give priority to areas where development already exists.

Objective 48

To encourage future residential growth to locate in the Snug Cove Village.

Objective 49

To provide public access to the seashore, Crown Land, and other public open space, consistent with the protection of the community and natural environment.

Objective 50

To create areas where land is set aside as green space in perpetuity.

Objective 51

To discourage further commercial and residential strip or ribbon development.

Objective 52

To provide for the protection of rights of landowners within the context of community objectives.

Objective 53

To ensure that only compatible land uses are located in any given area to avoid conflict between these uses.

¹⁹ Note: The total number of units may vary to reflect the creation of secondary suites, allowed in all residential areas, and the policies of this

Plan regarding development of affordable, rental and special needs housing in Snug Cove..

Policy 91

The Municipality will manage development through its jurisdictional authority to:

- regulate subdivision, landscaping, parking, signs, building, tree cutting, riparian setbacks and zoning, including zoning for amenities;
- identify suitable lands for density re-allocation from donor lands to density increase eligible lands;
- negotiate housing agreements and phased development agreements;
- issue variances, including temporary use permits;
- issue development permits;
- register restrictive covenants and building schemes;
- adopt a Development Cost Charge bylaw; and
- use all other statutory powers at its discretion.



Policy 92

The Municipality will give priority to development proposals that focus on existing development nodes, such as Snug Cove, rather than new development areas not currently identified in this OCP.

Policy 93

The Municipality may consider requiring development approval information for any rezoning application through the adoption of a Development Approval Information Bylaw

Policy 94

Snug Cove Village will contain a mix of residential, commercial, marine transportation and community facility land uses nestled within the natural setting created by Snug Cove and the surrounding lands within Crippen Regional Park. The mix of land uses will contribute to a village atmosphere that is socially interactive, commercially vibrant, pedestrian-oriented, artistically and culturally diversified, aesthetically pleasing, and environmentally sustainable.

*Policy 95 Village Periphery*²⁰

The objective of the Village Periphery area is to provide a compatible transition between the Village Core and the adjacent rural lands. Careful land management will support the objectives of compact development and a 'walkable village'. Multi-family development will be designed and sited to preserve the surrounding green space. The land between Miller Road and the Bowen Island Community School is a suitable location for civic uses, including a community centre, museum, archives, municipal hall and other community uses. A variety of multiple residential unit types and secondary commercial development, including office and medical clinic uses, are also supported on this site.

Policy 96

The areas on Schedule B – 6 as the Village Periphery Development Permit Area and the land legally described as: Lot 2, Block 1, District Lot 1347, Plan 17619, Bowen Island, NWD are designated Village Periphery Development Permit Areas for the purposes of form and character of commercial, industrial and multifamily residential development (cross-reference: Section 11).

Policy 97

The Municipality will undertake a community consultation process associated with the Advisory Planning Commission's March 2010 report, *The Walkable Village*²¹, together with a Snug Cove Implementation Plan, as outlined in the following policy statement.

Policy 98

The Snug Cove Village Implementation Plan, including Lot 1 of the Surplus/Municipal Lands, will:

- include community consultation;
- identify over-arching principles to guide planning, design and development in the Cove;
- identify the location of land use by type and building form and character (residential, employment centres), infrastructure (location/size of roads, trails, sewer, water), open space, parks, recreation and activities, cultural and institutional uses, and others as deemed appropriate;
- identify Class "C" ²² costs for all infrastructure and associated potential cost recovery;
- identify phasing of development and parcelization;
- complete a zoning plan; and
- undertake any other associated matters.

Policy 99

The ratio of designated land uses for properties with split land use designations²³ in Snug Cove as identified on Schedules C and C – 1 shall be determined by a future amendment to this Plan or by way of the adoption of a Snug Cove Implementation Plan.

²⁰ This policy may be amended following studies and associated consultation to identify an alternative approach, such the "walkable village concept" submitted by the Advisory Planning Commission (APC) to Bowen Island Council in March 2010. Note: The work of the APC was not finished until the conclusion of the OCP Update community engagement process.

²¹ The APC's *Walkable Village* (March 2010) report recommends revisiting the Snug Cove Village boundary.

²² A Class 'C' cost estimate is an indicative model based upon a full description of the preferred development option and market conditions, and should be sufficient for making a correct investment decision and obtaining preliminary project approval.

²³ Split land use designations refer to the assignment of multiple land use designations over the same area.

Policy 100

The Municipality will manage the Community Surplus Lands to advance the policies of the OCP, including the provision of land for affordable housing and diversity of housing forms.

3.4 Residential Land Use Management

3.4.1 General Residential Land Use Management

This part of the OCP addresses overall residential land use management on Bowen Island and sets out objectives and policies that frame the statements associated with specific residential land use designations.

Objective 54

To identify the approximate location, amount, type and density of residential development required to meet anticipated housing needs over the next five to eight years.

Objective 55

To encourage residential cluster development rather than large lot subdivision, with areas of green space between clusters set aside by suitable legal instruments in perpetuity for both public and private neighbourhood use.

Objective 56

To maintain the rural character, environmental integrity and social diversity of Bowen Island when reviewing residential development proposals.

Objective 57

To permit established residential neighbourhoods to continue historic siting variances from the OCP standards in a manner compatible with the OCP's objectives.

Objective 58

To preserve or create a continuous green viewscape of predominantly native vegetation along all transportation corridors, including pathways and to minimize the visibility of buildings.

Policy 101

The Municipality will use the following guidelines in considering a rezoning application for mixed use and residential development. The proposed development should:

- contribute to the social diversity of the island's population and meet any recognized deficiencies in the quantity or quality of existing village residential, rural residential, affordable, rental or special needs housing;
- not place an undue strain on existing public services and infrastructure; and
- not unfairly increase public costs for existing property owners.

Policy 102

Different zoning, subdivision and building regulations may apply to different areas in consideration of established area building patterns and site characteristics.

Policy 103

Phased Development Agreements. Residential development on Bowen Island may be managed through progressive implementation of subdivision and land use policy and through negotiation of phased development programs managed through voluntary covenants and registered phasing of bare land strata developments.

Policy 104

Comprehensive Development Zones. Comprehensive Development Zones may be used in established neighbourhoods to address existing development patterns and in new neighbourhoods where an integrated set of planning regulations may provide more detail regarding the type and phasing of development.

Policy 105

Impact Assessment. Proponents of new residential development proposals that require rezoning may be required to include an impact assessment in their rezoning submission at no cost to the Municipality. The impact assessment may require the proponent to describe and illustrate the potential impacts of the construction and use of the proposed development on:

- socio/economic considerations;
- the natural environment;
- existing public services and infrastructure;
- public costs;
- other factors as may be determined; and
- such impact assessments will be developed according to other policies of this OCP and may include recommendations with regard to how to mitigate impacts that are identified.

Policy 106

In Snug Cove, the Municipality will consider applications for affordable, rental and special needs housing. In addition, small scale affordable, rental and special needs housing may be considered in other parts of the island, such as the Belterra site ²⁴, where such housing conforms to other sections of the OCP (cross-reference: Section 7).

Policy 107

Implementation of the residential densities provided for in the OCP, through zoning regulation, may require a review of the amount, kind and extent of need for:

- amenities; and
- affordable or special needs housing.

Policy 108

The type of amenities or affordable and special needs housing that is required in exchange for additional floor space of development will be determined through the identification and consideration of:

- existing deficiencies in institutional, public facility, public service, park, green space or recreation requirements; and
- the need for institutional, public facility, public service, park, green space or recreation requirements due to the additional density that may be created.

²⁴ Legally known as: Lot B, DL. 489, Plan 22869, SRW LMP28595, SRW LMP35692, RP LMP45659.

Policy 109

The implementing zoning bylaw may require the establishment of different density regulations for a property:

- one regulation generally applicable to the property; and
- one allowing additional floor space, subject to the provision of amenities or affordable or special needs housing.

Policy 110

The Municipality will maintain an inventory of vacant lots that are suitable for residential purposes as a means to assist in the management of residential, rural residential, affordable, rental and special needs housing policies and the allocation of development rights.

Policy 111

Outside the Snug Cove Village centre, residential cluster development is preferred to large lot subdivision with areas of green space between clusters that are set aside by suitable legal instruments in perpetuity for both public and private neighbourhood use.

Policy 112

Rural development proposals will only be considered by the Municipality if they contribute significant amenities that support identified community aspirations as set out in this OCP, and, as may further be identified by the Municipality.

Policy 113

Density Re-allocation. In principle, the Municipality supports the re-allocation of residential development potential within a property or between properties to achieve the goals of this OCP. This may involve a re-allocation of some portion of the maximum permitted density established in the OCP plan area from one area, known as the Donor Area, to another area, known as the Density Increase Eligibility Area. The preservation of the Donor Area at a reduced density will be considered by the Municipality on a case by case basis as part of a land use application. On a re-zoning application involving a proposal to allow for increased density of development in the Density Increase Eligibility Area, the Municipality will look at various techniques, including covenants, to preserve and protect the Donor Area in a manner consistent with the policies and objectives of the OCP.

Donor Areas" include:

- all areas within a community watershed;
- a Development Permit Area designated in the OCP;
- an area identified on Schedule C - 2; and
- any other area that the Municipality, as part of its consideration of land use applications, considers to be worthy of preservation and protection.

Policy 114

The OCP is intended to reflect a maximum density of development for the plan area of to be defined by the number of parcels. Where the permitted density under the Land Use Bylaw is less than that and an owner elects to develop lands at the density lower than potentially achievable under the OCP, the density units that represent the difference between the Land Use Bylaw density and OCP maximum density may be re-allocated to lands within the Density Increase Eligibility Area as part of a land use application, provided that such application shall be consistent with the OCP policies and objectives and may provide amenity contributions as may be proposed by an applicant to reflect the increase in density.

Policy 115

The density available for re-allocation referred to in Policy 114 or as may be available pursuant to a density re-allocation as described in Policy 113 may be utilized as well to further the provision of affordable housing pursuant to an affordable housing project application that is determined to benefit the community and address the intent of the OCP.

Policy 116

Snug Cove Village is the principal Density Increase Eligibility Area as outlined in Schedules C – 2 and C – 2A .

Policy 117

The Municipality will continue to develop guidelines and process to help guide and assist applicants who wish to pursue land use applications involving a density re-allocation.

Policy 118

The Municipality will continue to use the Land Use Bylaw zones for residential density as the basis for determining and implementing density re-allocations.

Policy 119

The Municipality will use the Land Use Designations of the OCP, which differ from the Land Use Bylaw, as a planning tool to manage growth and seek appropriate amenities through re-zoning where such re-zoning and associated amenities address community aspirations, and the intent of the OCP.

Policy 120

Building design and exterior materials that are in keeping with the natural environment and beauty of the island are encouraged.

Policy 121

The following matters should be considered in the development of siting and height regulations for buildings and structures:

- accessibility by emergency services equipment to major buildings and structures and areas otherwise accessible on the property;
- maintenance of safe and clear visibility for pedestrians and vehicles on adjacent roadways;
- maximum size, height, massing;
- consistency with the siting, character and design of existing development on adjacent properties in neighbourhood areas;
- the reasonable management and development of public utilities as required;
- protection of coastal aesthetic and environmental values; and
- protection of the natural boundary of the sea from erosion.

Policy 122

Buildings accessory to a residential use will be acceptable to a maximum size established by the Land Use Bylaw.

Policy 123

The Municipality may consider the use of an accessory building for boarding or residential purposes, along with associated, appropriate regulations of the Land Use Bylaw.

Policy 124

In order to encourage the dedication of land at the time of subdivision for public park or trail purposes in excess of statutory requirements, the calculation of the number of new lots that could be created from a parent parcel may be based on the gross lot area of the parent parcel less any lot area required for public roads or bare land strata plan access routes to serve the new lots or the lands beyond.

Policy 125

The practice of historic siting variances in established residential neighbourhoods will continue in a manner compatible with this OCP.

Policy 126

By way of a future amendment to this Plan, the Municipality will establish a Development Permit Area for any multi-unit or attached housing, and small lot residential, for the purposes of form and character (cross-reference: Section 11).

Policy 127

As a minimum, a proposal to rezone for multi-unit or attached housing will require the following amenities:

- any residual land not used for access, parking, or the building footprint and associated site area will be permanent green space, including gardens, open space, neighbourhood parks and play areas; and
- strategically located green space dedicated for public ownership will be part of the permanent green space.

Policy 128

Multi-unit or attached housing will be designed to be compatible in building form and character to existing multi-unit or attached housing in Snug Cove Village.

Policy 129

The provision of multi-dwelling units will be achieved through density re-allocation – there will be no overall increase in the total number of primary dwelling units than was anticipated in the 1996 OCP ²⁵.

²⁵ *Note: The total number of units may vary to reflect the creation of secondary suites, allowed in all residential areas, and the policies of this*

plan regarding development of affordable, rental and special needs housing in Snug Cove village centre.



3.4.2 Rural Reserve, Rural and Rural 1 Land Use Management

Properties designated as Rural, Rural 1 and Rural Reserve include large lots that provide rural resource values, such as agriculture and forestry, and properties that have been maintained for purposes of a rural lifestyle. This category also includes lands that are not suitable for further development because of steep slopes, permanent wetlands, habitat values, forestry value, areas subject to flooding, upper watershed areas, and Crown Land.

Objective 59

To provide lots of a size that helps maintain and enhance the rural resource values of the island and which provide for opportunity for the pursuit of rural lifestyles.

Objective 60

To preserve and protect land that contains environmentally sensitive plant communities, terrestrial herbaceous ecosystems, wetland and riparian ecosystems, coastal ecosystems or forest ecosystems that may be locally, regionally or provincially significant or rare as identified in the Federal/Provincial Sensitive Ecosystems Inventory.

Objective 61

To protect the maintenance of tree cover, watersheds, wildlife habitat, viewsapes, and rural atmosphere, and to minimize the impact of roads and driveways.

Objective 62

To protect watershed areas from incompatible land uses.

Policy 130

Schedules C and C – 1 identify the lands designated as Rural Reserve, Rural and Rural 1.

Policy 131

In the areas designated Rural Reserve the average parcel size is 16 hectares (40 acres) unless planning studies provide acceptable reasons why smaller lot sizes should be considered and that such lot sizes are compatible with watershed and environmentally sensitive area protection or passive recreation use.

Policy 132

In the area designated Rural Reserve, lease areas may be smaller than 16 hectares where an environmental review prepared by a qualified professional acceptable to the Municipality confirms that a smaller lease area would not compromise the policies of this OCP, and the Land Use Bylaw regulations permit the proposed use.

Policy 133

In the area designated Rural Reserve, lands in an Ecological Reserve should not be subdivided into parcels smaller than existing parcels, but may be consolidated into larger parcels.

Policy 134

The average parcel size for properties located in the Rural designation is 4 hectares (10 acres). In the areas designated Rural 1 the average parcel size is two hectares. The following policies apply to both Rural and Rural 1.

- minimum parcel sizes will generally be the same as the average lot size except where, in the opinion of the Municipality, there is community benefit in clustering of lots. Community benefit in these circumstances could include increased protection for watershed areas, maintenance of wetlands and wildlife habitat through different sizes of lots, maintenance of tree cover, protection of viewscales, and minimization of roads and driveways;
- as a means to retain the rural character, the Municipality may impose regulations as to what percentage of the lots may be less than the average lot size but larger than a minimum lot size;

- dwelling density will be limited to one dwelling unit per lot except where the property is eligible for consideration for purposes of providing affordable housing, rental housing or special needs housing or lots containing an accessory dwelling; and
- land use regulations for lands designated as Rural and Rural 1 will take into account the importance of these lands with respect to environmental values, water quality and quantity, groundwater flow, viewscales, island character and passive recreational opportunities. As part of subdivision processes, the Approving Officer may require a covenant that enables or enhances green space and/or forest cover connectivity.

3.4.3 Rural Residential Land Use Management

Rural Residential lots include subdivisions at Deep Bay, Millers Landing, Scarborough, Eagle Cliff, Hood Point, Grafton Bay, Tunstall Bay, Bluewater, King Edward Bay, Fairweather, Adams Road, Channelview area and Cowan Point.

Objective 63

To provide lots that allow for rural residential use while maintaining the unique amenities and environment of the island.

Policy 135

Schedules C and C – 1 identify the lands designated as Rural Residential.

Policy 136

Areas designated Rural Residential are intended to provide for rural residential housing needs for at least 5 years. Implementation of development rights through adoption of zoning and subdivision regulations in Rural Residential areas will be phased through the duration of this OCP and reviewed on the basis of an assessment of:

- the supply and affordability of existing rural residential housing to ensure that the amount, type and extent of housing demand can be accommodated;
- their impact on existing public services and infrastructure; and
- location of proposed development in order to seek efficiencies in public costs while providing for diversity in housing opportunities.

Policy 137

Land use regulations for the location of lots and lot sizes in Rural Residential Areas are established regarding:

- the size, density and character of neighbouring parcels of land;
- accessibility to proposed parcels and availability of potable water supply for residential purposes;
- sewage disposal capability of the parcels to be created or the existence of public sewer facilities;
- distance from commercial facilities and public facilities;
- the character of community and of neighbourhood;
- preservation of greenspace; and
- preservation and conservation of areas common to a strata development by way of zoning regulation that precludes development of structures or uses incompatible with protection of the natural amenities.

Policy 138

Low building density is encouraged except that cluster housing is favoured, provided that it does not detract from the rural character of the area and that the overall building density of the area is maintained.

Policy 139

Lots in the areas containing existing subdivisions designated Rural Residential on Schedules C and C – 1 are subject to an average lot size of 0.4 hectare (1 acre) and a minimum lot size of 0.2 hectare (0.5 acre) provided the lots are served by a community water system.

Policy 140

Lots not served by a community water system will be subject to an average parcel size of 1 hectare (2.5 acres). Minimum and maximum lot sizes may be established by zoning regulation.

Policy 141

In areas where clustering is encouraged, maximum lot sizes will be in the range of 0.2 to 0.4 hectares (0.5 acre to 1 acre) provided that public sewer facilities or suitable on-site sewage disposal systems are available.

Policy 142

In areas designated as Rural Residential e (exception) the average lot size is 0.4 hectare (0.98 acre) and a minimum lot size of 0.2 hectare (0.49 acre) provided that the lots are served by a community water system. If the lot is not served by a community water system, the average lot size is 1 hectare (2.5 acres).

Policy 143

Dwelling density will be limited to one dwelling unit per lot²⁶ in the Rural Residential and Rural Residential e areas, except that the Municipality may consider rezoning proposals to allow for more than one single detached dwelling unit per lot if one of the following criteria were to apply:

- further subdivision of the parcel is impractical because of topography and the building density would not exceed the building density that could be created if the parcel was subdivided;
- community amenities are provided that would otherwise be provided if the property were to be subdivided; or
- the building density would not exceed the building density that could be created if the parcel was subdivided. In this instance regulations would be amended to preclude further subdivision.

3.4.4 Belterra Cohousing

The Belterra Lands²⁷ refer to a 4-hectare (10 acre) site located adjacent to Carter Road. The site is characterized by areas with steep slopes, a combination of forest and open meadow, and is traversed by Terminal Creek. The Belterra development will provide for attached cohousing residential use, and park land dedication. The Belterra project represents a form of unique housing development not previously found on Bowen Island; and is characterized by clustered, compact buildings that will integrate both market and non-market homes. Common area will provide shared facilities that will support interaction among neighbours and function as an extension of private dwellings making it possible to reduce home size and overall carbon footprint, without negatively impacting lifestyle.

Objective 64

To provide opportunity for unique housing forms that advance the implementation of this OCP.

Policy 144

The Municipality supports in principle the concept of cohousing for the Belterra property adjacent to Carter Road by designating the site Belterra Cohousing (BCH) on Schedules C and C-1A, rezoning of which shall be subject to density re-allocation. Standard review and approvals related to the subdivision of land must be conducted and support the intent of this OCP.

3.4.5 Cowan Point Comprehensive Development Area

²⁶ A secondary suite is also permitted as “an accessory use” in the Land Use Bylaw. This is also referenced in the Housing Section of this OCP.

²⁷ Legally known as: Lot B, DL. 489, Plan 22869, SRW LMP28595, SRW LMP35692, RP LMP45659.

The Cowan Point Lands refer to a 200-hectare (500 acre) area located near the southern tip of Bowen Island. The overall site is characterized by topographical diversity, including upland slopes, developable bench lands, and some waterfront property, including the upland next to Seymour Bay.

A phased Comprehensive Development Area plan was adopted in the 2003 with a nine-hole golf course and detached homes. The master plan also made provision for a waterfront park on Seymour Bay, land for an athletic field and school, a trail network, environmental protection and some limited residential service and tourist commercial development within a village setting.

Objective 65

To comprehensively plan and implement the Cowan Point phased development in a manner that fosters a sense of community through a clustered settlement pattern with diverse housing types that are located on lots of assorted size.

Objective 66

To support the provision of land for community / institutional uses that respond to the needs of the broader Bowen Island community.

Objective 67

To protect environmentally sensitive areas and minimize environmental impact through encouraging the retention of natural vegetation, the construction of narrower roads, and by avoiding development in environmentally sensitive, steep slope and coastal bluff areas.

Policy 145

The area identified in Schedule C as CDA-1 (Cowan Point Comprehensive Development Area) is intended to be developed as a mixed land use neighbourhood which includes provision for residential dwelling units, a public golf course, limited commercial space, active and passive parkland, and a retreat.

Policy 146

The maximum number of residential dwelling units permitted in the residential clusters in the CDA-1 designation shall be 176.

Policy 147

Council may consider innovative development proposals that exceed the maximum number of dwelling units, the minimum lot size, or the floor space levels for a particular area as established in the Zoning Bylaw or within a restrictive covenant, in cases where there is a demonstrated benefit accruing to the community. While such proposals need not require an amendment to the Official Community Plan if consistent with the objectives outlined above, rezoning will be required. Council encourages proposals to be submitted that provide for community amenities.

Policy 148

The CDA-1 designation is divided into two distinctive Blocks as shown on Schedule C. The potential land uses within each Block is generally described below:

- Block 1:
 - **Residential:** A maximum of 15 lots with an average density of 1 lot per 2 ha; and
 - **Parks & Other Uses:** A trail network, an environmental protection area, and a site that would accommodate both an athletic park and a potential elementary school.
- Block 2:
 - **Residential:** Nine distinct housing areas consisting of a maximum of 161 dwelling units;
 - **Commercial:** An inn with guest accommodation, restaurant and licensed pub, limited local service commercial use, and neighbourhood assembly use, including ancillary parking, transit stop and transit turnaround;
 - **Recreational:** A 9-hole public golf course, club house and ancillary parking; and
 - **Parks & Other Uses:** A site for a waterfront park and public recreational beach, a trail network, environmental protection areas, and a retreat centre.

Policy 149

Notwithstanding the subdivision regulations within the Land Use Bylaw that requires that land for roads to be excluded when calculating potential maximum dwelling unit yield, for the purpose of the CDA-1 (Comprehensive Development Area, such a requirement will not be applied.

Policy 150

Road standards will be developed that will provide for narrow winding country-style roads that result in safe and aesthetically pleasing roads which fit the character of Bowen Island. The standards will address such issues as: pavement and right of way width, grades, design speeds, surface treatment, pedestrian and cyclist movements, and creek crossings.

Policy 151

The areas identified on Schedule B – 7 are designated as Cowan Point Lands Development Permit Area for the purposes of form and character of commercial and multifamily residential development Permit (cross-reference: Section 11).

3.4.6 Cape Roger Curtis Lands

Objective 68

To continue to promote the public interest in the development of the Cape Roger Curtis lands.

Policy 152

Notwithstanding that Cape Roger Curtis has an approved subdivision plan²⁸, the Municipality continues to promote the public interest at Cape Roger Curtis by encouraging the development of the site to:

- conserve the majority of the coastline for eco-system protection, but especially the south facing ecologically sensitive and unique coastal bluff;
- where there are no adverse ecological impacts, develop public, waterfront, walking trails along the majority of the coastline, connecting to the cross-island greenway;
- protect environmentally sensitive areas and rare species;

²⁸ As of March 2010, the subdivision plan had 59 lots.

- cluster homes and any other structures in any new development to reduce land disturbance, maximize green space and the opportunity for trails, and facilitate transportation alternatives; and
- minimize and mitigate any negative impacts from Cape Roger Curtis development on the adjacent neighbourhoods and on the island community as a whole.

Policy 153

The Municipality may reconsider approved transportation access routes to the Cape Roger Curtis site as part of a rezoning application and/or changes to the subdivision plan, or as part of a future master transportation planning exercise for Bowen Island.

Policy 154

If, in the future, the developers of the Cape Roger Curtis site want to advance a Neighbourhood Plan that is consistent with the intent of *Principle 3* and Policy 152 Council will consider allocating OCP density from residual capacity elsewhere on the Island

3.4.7 Snug Cove Residential

There has been significant community endorsement for increased residential development in Snug Cove. The support for this increase relates to the desire for: alternative forms of housing; helping to enhance affordability; a pedestrian-friendly and accessible area close to shops, services and the ferry; and the redirection of potential new development away from rural areas of the island.

Objective 69

To support residential development in Snug Cove rather than in rural areas of the island.

Policy 155

The residential policies of this portion of the OCP will be reviewed as a component of the Snug Cove Implementation Plan, as set out in Policy 97.

The following residential policies are drawn from the Snug Cove Village Plan, which was originally adopted as an amendment to the 1996 OCP (Bylaw 137, 2004)²⁹:

Policy 156

A wide variety of housing forms is encouraged within Snug Cove Village, including duplex and triplex units, and a range of multi-unit dwellings.

Policy 157

The residential land use designations in Snug Cove Village, as shown on Schedules C and C-1A include: Snug Cove Residential, Village Residential, Institutional/Village Residential, Institutional/Village Residential/Village Commercial and Cates Hill residential and Artisan Square.

Policy 158

By way of a future amendment to this Plan, the Municipality will designate the Village Residential and Cates Hill Residential areas as a Development Permit Area for the purposes of form and character of multi-family residential development (cross-reference: Section 11).

²⁹ Council recognized the importance of the non - regulatory content contained in the Snug Cove Village Plan; and therefore, the Snug Cove Village Plan Policy was adopted.

Policy 159

The comprehensively planned area designated Cates Hill Residential may accommodate the following uses: detached and multi-unit housing; and educational, pre-school, and civic use facilities.

Policy 160

The Municipality will consider applications for townhouses in the Village Residential designation, provided the following criteria are satisfied:

- the scale and character of the development can blend in with the surrounding natural environment;
- the site can be adequately serviced with Cove Bay water and Snug Cove sewer or other suitable treatment systems to the satisfaction of the applicable approval authorities.
- impacts on adjacent properties pertaining to traffic, privacy, screening, and views can be adequately managed.

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 ³⁰ 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; and
- redevelopment of the lots in the Davies Road area.

Policy 162

The Municipality will consider small lot residential development at eight lots per net developable acre with a minimum lot size of 372 m² (4,000 sf.). The Land Use Bylaw will contain regulations to ensure that the size of the houses on small lots is in keeping with the scale and character of a village ambiance.

Policy 163

Up to 12.5 units per net developable 0.4 hectare (1 acre) will be considered appropriate for townhouse residential development. Proposals up to 17.5 units per net developable 0.4 hectare (1 acre) will be considered only if:

- density is transferred to a site in Snug Cove from elsewhere on the island; or
- the proposal involves other than traditional market-based housing, such as non-market, rental, special needs, cooperative, co-housing or price controlled, thus providing alternative housing choices for island residents.

Policy 164

Notwithstanding Policy 163, the Municipality may vary individual equivalent lot density on individual parcels of land where the building form and character and building height addresses the intent and objectives of the OCP and does not exceed three storeys.

Policy 165

All proposals for rezoning will be required to incorporate a demonstrated community benefit, which may include:

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

- the provision of non market or rental housing;
- special protection of environmentally sensitive areas;
- dedication of land to the Municipality; or
- the use of green building technology to a LEED Platinum standard.

Policy 166

Re-allocating density from the donor areas identified on Schedule C – 2 to that portion of the density increase eligible Area in Snug Cove is strongly encouraged.. Where this can be achieved, incentives such as increased floor space, reduced parking standards, and reduced development fees will be considered.

Policy 167

Proposed development must be consistent with the scale and diversity of a village. Townhouses should be designed to minimize detrimental effects on adjacent single detached homes.

Policy 168

The Municipality encourages the development of new, affordable forms of ground-oriented higher density housing that is consistent with affordable housing policies within this plan, and by engaging in dialogue with Metro Vancouver Housing Corporation, and other agencies (cross-reference: Section 7).

Policy 169

The Municipality will address the affordable housing issue when considering the preferred use and development of the “surplus lands”³¹ acquired from Metro Vancouver.

Policy 170

Residential use within commercial buildings is supported to help reinforce and strengthen the viability of the Village Commercial area.

Policy 171

Notwithstanding any policy in this OCP, the Snug Point area will remain a single detached dwelling area. No other forms of housing will be supported in this area.

3.4.8 Arbutus Ridge Comprehensive Development Area

The Arbutus Ridge lands refer to a 37.3 hectare (93.5 Acre) area located east of the Windjammer Road, adjacent to King Edward Bay. The site, which straddles three watersheds, slopes upward to the east and is characterized by developable bench land and rocky bluffs.

The Arbutus Ridge Comprehensive Development Area (CDA-2) will provide for a planned community, consisting of clusters of detached residential dwellings, interspersed by open space, trails and natural areas, and a Neighbourhood Park. A 4 hectare (10 acre) parcel of land within the CDA-2 is designated to support a “cottage Residential Development” providing supportive housing and services for the residents of the development.

Policy 171(a)

Residential development will be clustered to minimize environmental impact and to encourage the retention of natural vegetation. The development will be comprehensively planned, and integrated with a trail network that will foster a sense of community and provide linked to the adjacent areas. This designation provides for a maximum of 38 detached residential dwellings in the residential clusters, in addition to the cottage Residential Development.

³¹ Also referred to as the “Community Lands”.

Policy 171(b)

The Cottage Residential Development provides for 14 detached dwellings including a caretaker's residence, supported by a central amenity building, a small working farm, studios and workshops for use by resident of the site, and accessory uses that may include a small café and retail outlet.

3.5 Commercial Land Use Management

Objective 70

To maintain Snug Cove as the primary commercial centre for Bowen Island.

Objective 71

To encourage a mix of commercial uses required by Bowen Island residents and visitors, primarily within Snug Cove.

Objective 72

To ensure the Snug Cove Village Area is sufficiently large to accommodate future commercial land requirements.

Objective 73 To serve the needs of residents and visitors while maintaining a scale, form and character of development that respects the established character of the island.

Policy 172

Schedules C and C – 1 identify the lands designated as Village Commercial, Tourist Commercial, Retreat Commercial, and Service Commercial.

Policy 173

Commercial development outside Snug Cove may include one or two geographically separate sites limited to facilities that serve the nearby neighbourhoods and reduce the need for vehicle use.



Policy 174

In any review of potential sites for commercial development outside Snug Cove, consideration will be given to demand by residents that would be served, ease of non-vehicle accessibility from residential areas, the potential impacts on adjacent properties, and the means to mitigate any negative impacts.

3.5.1 Snug Cove Commercial Land Use

The following policies are drawn from the Snug Cove Village Plan, adopted by Bowen Island Municipal Council in 2005.

Policy 175

Direct new commercial development to the existing commercial areas within the Village Commercial designated area on Schedules C and C – 1A, and avoid the creation of new commercial areas outside the Village Commercial area. New areas within the Village Commercial area that will be considered for future commercial development include:

- the land to the rear of the commercial properties on the south side of Bowen Island Trunk Road subject to an adequate interface with Crippen Regional Park;
- the northern corners of the Miller Road/Bowen Island Trunk Road intersection and the area between Seniors Road and the Bowen Island Community School;
- the area in the vicinity of the RCMP station and house located on Miller Road; and
- the Davies Road area.

Policy 176

Utilize innovative zoning regulations to accommodate redevelopment proposals for the small lots on the south side of Bowen Island Trunk Road that are in keeping with the spirit and intent of the Snug Cove Village Plan.

Policy 177

Give consideration to accommodating future commercial development around the Old General Store provided the area is no longer considered integral (or essential) for the protection of herons or heron nesting sites.

Policy 178

Encourage and accommodate mixed use commercial / residential buildings within the area designated Village Commercial.

Policy 179

The areas designated on Schedule B – 5 as Village Revitalization Development Permit Area are designated Village Revitalization Development Permit Areas for form and character of development where commercial use is allowed (cross-reference: Section 11).

Policy 180

Artisan Square will function as a mixed-use area, primarily providing opportunities for artisan, cottage industry, assembly, and cultural pursuits. The Square may also accommodate office and retail activities, recognizing that the lower and mid Cove commercial areas function as the primary retail commercial areas within Snug Cove. The amount of retail and office development that can take place in Artisan Square will be regulated in the Land Use Bylaw.

Policy 181

Provide opportunities to enhance sidewalk/pedestrian activity through the use of, for example, small outdoor cafés and restaurants for the area adjacent to Bowen Island Trunk Road.

Policy 182

Ensure that commercial development adjacent to Crippen Regional Park respects the ambiance and character of the Park.

Policy 183

All off-street parking requirements to be satisfied in a shared format or within centralized designated parking areas.

Policy 184

Ensure that all buildings have universal access and accessible parking spaces are designated as per the requirements of the Land Use Bylaw and the BC Building Code.

3.5.2 Tourist and Retreat Commercial Land Use Management

Objective 74

To provide accommodation for visitors so that they may enjoy the island's unique amenities and environment.

Objective 75

To encourage commercial uses that attract visitors who do not need to bring a personal vehicle.

Policy 185

Tourist commercial facilities are supported that enhance visitors' enjoyment of the island's natural amenities, without detracting from those amenities. Facilities that are designed to be destination attractions are not supported.

Policy 186

In considering any application for Tourist Commercial, the Municipality may require an impact assessment as to the potential impacts of the proposed use on the natural environment.

Policy 187

Development Permit Areas that help manage development within Tourist Commercial (Accommodation) Development Permit Areas are shown on Schedules C and C – 1 as Tourist Commercial (TC) designated lands.

Policy 188

Tourist accommodation includes bed and breakfast, guesthouse, small inn, lodge, commercial cottage and hostel.

Policy 189

Campgrounds for recreational vehicles and trailer parks shall not be permitted within the Municipality.

Policy 190

Campgrounds serving the needs of backpackers and bicyclists may be permitted through commercial zoning regulation or temporary use permit on larger Rural designated properties on Schedules C and C – 1A (Land Use Designations) which are or will potentially be accessible by island trails. Campgrounds should be subject to regulations that relate to design and servicing requirements in order to minimize impacts on the environment and should have on site supervision.

Policy 191

Subject to the regulations of the Land Use Bylaw, various types of tourist accommodation are acceptable:

- bed and breakfast accommodation ;
- guest house accommodation for one owner-occupied residential-style facility plus accessory space;
- small inn accommodation;
- lodge accommodation;
- hostels; and
- historic cabins and guest suites in Snug Cove.

Policy 192

The following considerations will be taken into account in the location of sites suitable for tourist accommodation:

- the scale of the facility is consistent with the size of the lot and the surrounding neighbourhood character;
- the location and number of the facilities relative to other accommodation facilities on the island; and
- the ability of the property to provide adequate water, sewage, and other infrastructure services.

Policy 193

Owners of small inns, guesthouses, hostels and Retreat Commercial uses are encouraged to provide guest transportation to and from the ferry terminal in order to minimize private vehicle use.

3.5.3 Commercial Marina Land Use Management (Snug Cove)

The municipal docks and the two private marinas define the marine ambiance of a village by the sea. Being located at the “gateway” to the island, they provide the opportunity for residents and visitors to experience and enjoy the waterfront setting.

Objective 76

To ensure continued public access to the water’s edge, while recognizing that the docks also serve transportation functions.

Policy 194

Marina activity is limited to the area designated Marine Commercial on Schedules C and C – 1A. Potential expansion of marinas in the designated area will be regulated through the Land Use Bylaw.

Policy 195

The Marine Commercial area is designated a Development Permit Area for form and character. Any proposed expansion may require a development permit (cross-reference: Section 11).

Policy 196

Any proposed new marine commercial development will respect adjacent residential areas and the Davies Creek estuary.

Policy 197

The Municipality will require marine commercial development to provide facilities for the safe sewage discharge from marine vessels. All marinas will be required to have a sewage pump-out station.

Policy 198

The Municipality will examine potential use, including public space use, of the Municipal Dock and Municipal Wharf Head to ensure that pedestrian access remains a principal activity.

3.6 Industrial Land Use Management

Objective 77

To encourage light industry activity serving the Bowen Island community provided it has a minimal impact on nearby uses, including noise, dust, glare and traffic, and is visually well screened from adjacent uses.

Objective 78

To require reclamation of any area used for extractive industrial use.



Policy 199

Light industrial uses are acceptable in various locations based upon the type of activity and the 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.

Policy 200

Cottage industry that allows for limited industrial activity in association with a residential use is acceptable on property zoned for such use as a means to accommodate resident craftspeople. The teaching of skills and apprenticeship and the use of local island resources are encouraged as part of the cottage industry.

Policy 201

Current and future owners or operators of industrial land uses are encouraged to work with the Municipality to find a suitable location where industrial uses serving local needs can be located together, instead of scattered across the island, giving consideration to the criteria established elsewhere in this OCP.

Policy 202

Light industrial uses will prove adequate water supply and waste disposal capability to ensure that there is no deleterious effect on surface and ground-water supplies, or to the long term sustainability of these resources.

Policy 203

Light industrial activity is not acceptable on or within 300 metres of the shoreline of Bowen Island unless:

- it is a marine dependent light industrial activity and can be demonstrated that the activity has used existing marine access facilities to their fullest capability; and
- the form and character of the development does not detract from the natural landscape of Bowen Island.

Policy 204

All industrial waste management discharge to land and water must be authorized under the *Waste Management Act*.

Policy 205

Present and Proposed Gravel Deposit sites are identified on Schedule C – 1B

Policy 206

All extractive industry will be screened from public roadways, ferry routes and viewpoints through the use of screening regulations and or development permit designations.

Policy 207

Rock crushing and gravel extraction will be directed to approved sites where such activity minimizes environmental disturbance and avoids ecologically sensitive areas.

Policy 208

When rock crushing and gravel extraction sites are closed, the Municipality will require the completion and implementation of a reclamation plan and potential use of the site for other appropriate industrial activity.

3.7 Agricultural Land Use Management

Objective 79

To preserve lands that are used or are suitable for agricultural activity

Objective 80

To encourage commercial and domestic agriculture in suitable locations, and to encourage local food production.

Objective 81

To promote the concept of "no net loss" of farmland, especially good quality farmlands with class 1-5 agricultural soil capability.



Objective 82

To support and protect the "right to farm" except as it may be limited by the need to preserve environmentally sensitive areas or as it may be limited in existing small lot residential areas.

Objective 83

To promote sustainable active farming on lands with agricultural potential and to protect the resources necessary for such agricultural activity for:

- *purposes of domestic food production;*
- *preservation of open space and a rural atmosphere;*
- *and*
- *to contribute to a sense of community on Bowen.*

Objective 84

To encourage demonstration farming and community garden plot uses for lands on suitable sites.

Objective 85

To provide for the supporting infrastructure necessary to maintain and strengthen the agricultural economy.

Objective 86

To encourage land uses that are compatible with farming to be established in conjunction with agricultural activity.

Objective 87

To encourage performance standards as a primary means of regulating agricultural activity.

Objective 88

To encourage Metro Vancouver Parks to plan and implement active farming uses for Agricultural Land Reserve (ALR) lands in Crippen Regional Park, subject to the environmental policies of this OCP, as demonstration farming, allotments or recreational gardening if compatible with park values.

Objective 89

To conform with the requirements of Islands Trust Policy Statement Policy 4.1.9 that speaks to the use of Crown land for agricultural leases. However, since there is no recent history of agricultural activity on Crown lands, nor is it envisaged, there is no policy in this OCP that addresses Islands Trust Policy Statement Policy 4.1.9.

Policy 209

Productive and domestic agricultural use is encouraged in areas with agricultural capability; including the ALR as shown on Schedules C and C – 1. Domestic agriculture is acceptable on any property.

Policy 210

The Municipality may enter into an agreement with the Agriculture Land Commission to exercise some or all of the Commission's power with respect to the use or subdivision of land within the ALR.

Pe



Where land is in the ALR, a minimum parcel size will only apply when that land is:

- excluded from the ALR;
- approved for subdivision within the ALR pursuant to the Agricultural Land Commission regulations or orders of the Commission; and
- exempted by the Agricultural Land Commission regulations or orders of the Commission.

Policy 212

Any proposal for subdivision of agriculture designated lands outside the ALR will maintain arable units of land.

Policy 213

The protection and use of land for agriculture is encouraged through:

- donation of agricultural lands to the Islands Trust Fund or conservancy groups that would support agriculture;
- adoption of the Agricultural Land Commission Community Planning Guidelines;
- formation of a non-profit society that acquires agricultural lands;
- establishment of agriculture zoning regulations on lands suitable for productive agriculture;
- re-allocating density from agricultural lands to other non agricultural lands;
- owners of agricultural lands actively farming, or leasing /loaning their lands to persons that would undertake active farming; and
- acquisition of lands for the community.

Policy 214

Agriculture will be supported on Bowen Island by:

- creating an Advisory Committee that reports to Council on agricultural related matters;
- encouraging a public market for sale of local food products;
- supporting the development of farmers' outlets for the sale of Bowen Island produced agricultural products;
- permitting roadside stands for farm gate sales of agricultural products;
- encouraging neighbourhoods and other groups to promote and support local food production;
- encouraging community initiatives to promote local food production, food safety and sales;
- permitting Bed and Breakfast in agricultural areas and guest houses which feature a farm vacation and retreat centres that provide opportunities for guests to contribute to agricultural activity when permitted in accordance with tourist commercial land use management policies; and
- encouraging home based businesses that produce value added products from locally produced agricultural products.

Policy 215

Organic farming or regenerative methods are encouraged through development of low impact farming. Operators of farms will be encouraged to avoid the use of pesticides and herbicides. If used, pesticides and herbicides will be applied in a manner that minimizes damage to adjoining and drainage areas.

Policy 216

Agriculture will be regulated primarily on the basis of performance standards and best management practices rather than use. Regulations will relate to noise, nuisance, odours, disturbances, unsightly premises, and watershed management. Such standards should accommodate normal commercial agricultural practices as outlined in the *Farm Practices Protection (Right to Farm) Act* in a manner consistent with watershed management for drinking water protection and should be compatible with other land uses in all other areas.

Policy 217

Collection of rainwater for irrigation purposes is encouraged.

Policy 218

Removal or deposit of soil from a parcel may be subject to regulation by bylaw.

Policy 219

Production methods that maintain soil quality and minimize impacts on adjacent lands and the environment are encouraged.

Policy 220

The use of fencing, hedges, and other buffers and the use of increased building setbacks on adjacent residential properties will be considered to allow for adequate separation between residential and agricultural land uses.



3.8 Forestry Land Use Management

Objective 90

To manage forests as an environmental resource in relation to the environmental policies of this OCP.

Objective 91

To support small scale, low impact logging in areas where the land base lends itself to environmentally sound practices.

Objective 92

To encourage a comprehensive identification, inventory, and assessment of forest resources and features such as streams, creeks, steep slopes, wildlife habitats, watershed protection areas and other sensitive areas where logging should not be permitted.

Objective 93

To foster the environmentally sensitive integrated use of island forests without alienation of the forest resource.

Objective 94

To identify and promote methods to maximize tree retention on private lands for community benefit without unduly restricting the private enjoyment of one's land.

Objective 95

To provide for supporting infrastructure necessary for the effective management and use of forest resources and waste wood.

Objective 96

To encourage the planting of native tree species that are better adapted and provide better habitat for local wildlife than exotic species.

Policy 221

Stewardship of forested areas by private property owners is encouraged to protect the forests' ecological and economic functions and resources within the community.

Policy 222

The Municipality supports the provincial regulator responsible for Crown Lands and the provincial regulator responsible for forests in establishing and enforcing "best management practices" for tenure holds of Crown Land.

Policy 223

Tree retention and public dedication of forestlands may be considered as an amenity at the time of rezoning.

Policy 224

The use of forest areas as a means to screen and buffer adjacent land uses or to enhance the scenic qualities of the island will be encouraged.

Policy 225

Property owners and operators of woodlots are encouraged to:

- follow the best management practices as set out in the "Woodlot License Management Plan Handbook" ³²;
- investigate opportunities for small scale forest programs with the provincial regulator responsible for forests as a means to effectively manage small woodlots;
- replant areas after logging with more than one ecologically native suitable species;
- ensure that adequate fire protection is available through development of: strategies for vegetation management, creation of defensible spaces, adequate site preparation, suitable access, fire breaks, water storage, debris disposal and other strategies to prevent the spread of fire;
- use practices for logging and access construction least damaging to soil and vegetation;

³² Woodlot License Management Plan Handbook, Ministry of Forests, January 2009 (and as amended from time-to-time).

- leave buffer strips along roads, trails, ocean front, streams, wetland and lake shores with widths being dependent on topography, aesthetics, wind conditions, tree size and species, density and other needs such as animal or bird habitat preservation;
- minimize environmental and social impacts when transporting logs;
- consider wildlife needs including habitat in integrated management plans;
- endeavour to create trails through woodlots and permit public access;
- protect watersheds and areas of botanical, geological, and archaeological interest;
- avoid herbicides, pesticides or other toxic substances; and
- protect and preserve heritage trees and unique tree species.

Policy 226

The use of small portable sawmills and the development of a remanufacturing plant to use local wood resources as a light industrial use is encouraged.

Policy 227

If logs cannot be readily used on-island or transported without significant impacts, a log dump may be acceptable through a “temporary use permit”.

Policy 228

To minimize the fragmentation of forests, the Municipality will manage the location and construction of roads, utility and communication corridors.

3.9 Public Facility and Institutional Land Use Management

Objective 97

To ensure that sufficient space is reserved within Snug Cove Village so that a range of core community recreation, social, cultural, and civic uses can be accessible to all members of the community and meet present and future demands.

Policy 229

Institutional and Commercial land uses are designated on Schedules C and C – 1.

Policy 230

All public and institutional facilities will be accessible for people with mobility challenges.

Policy 231

A future community centre and a facility for the performing arts should be located within Snug Cove.

Policy 232

It is noted that the land in the general vicinity of the northeast corner of Bowen Island Trunk Road and Miller Road is considered desirable for a civic presence.

Policy 233

Public facilities may be considered as amenities at the time of rezoning in exchange for an incentive such as additional floor space, reduced parking and reduced development fees.

Policy 234

Existing cabins in Crippen Regional Park have a heritage value derived from the Union Steamship era.

- the cabins should be used for civic, community or arts and crafts studio use;
- any efforts to restore and maintain the cabins will be encouraged and supported (cross-reference: Section 9.1 Island Heritage);
- with the agreement of Metro Vancouver, the arts and crafts studio use may include residential use for the artisan and retail sales of the arts and crafts that are produced;
- other cabins may be used for accommodation of a caretaker, a parks groundskeeper and a limited number of cabins may be used for short-term tourist accommodation and related ancillary facilities; and
- the heritage design should be retained with any use or renovation of these structures.

3.10 Temporary Use Permits

Objective 98

To give consideration to temporary land use permits for short-term or seasonal uses.

Policy 235

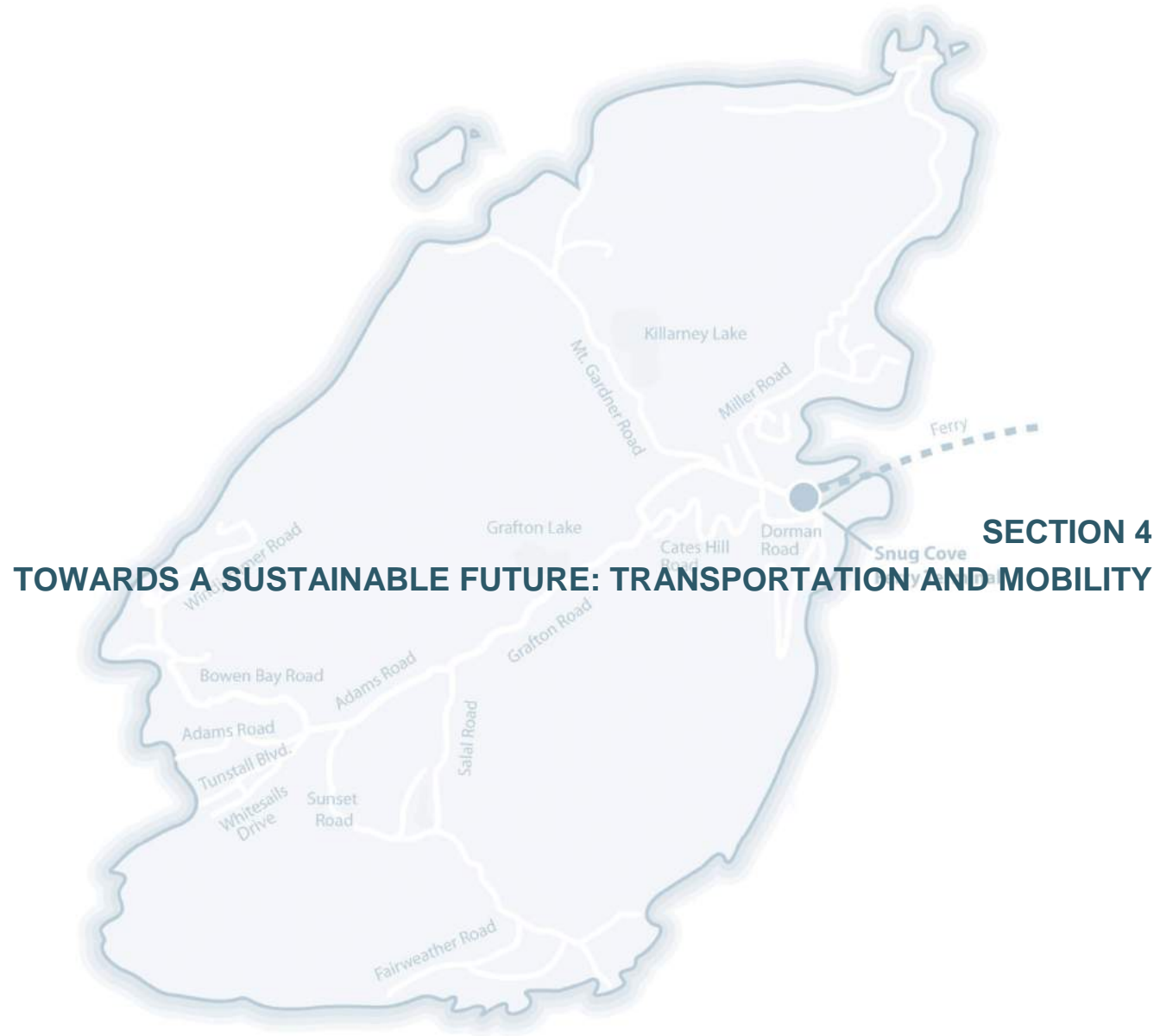
The Municipality may consider issuing temporary land use permits provided the use is short-term or seasonal in nature and will not create an unacceptable negative impact upon the natural environment or the character of the neighbourhood. Permits shall be issued in accordance with the *Local Government Act*.

Policy 236

Industrial facilities for the loading, dumping, barging or transshipping of resources or bulk goods are not supported in any waterfront location except by use of a Temporary Use Permit, where such permits are eligible for issue, with a condition of the permit that addresses the frequency, timing and intensity of use of the site.

Policy 237

The Municipality may consider requiring development approval information for any Temporary Use Permit application through the adoption of a Development Approval Information Bylaw.



Section 4 | Towards a Sustainable Future: Transportation and Mobility

“We envision a set of transportation trails and shared-use pathways, physically separate from vehicle traffic wherever possible – that would encourage safer cycling, walking, and reduce our reliance on private vehicles.” – True Green Solutions for Bowen, October 2009

*“I imagine a Bowen in 2050 with electric bikes towing kids in trailers zooming along bike lanes next to the road.”
– Survey respondent, August 2009*



Despite aspirations to be a model 21st century sustainable community, from the standpoint of transportation, Bowen Island is among the least sustainable communities in BC. It relies heavily on transportation modes that use fossil-based fuels – ferries and motor vehicles.

Drawing from 2006 census data, of residents who worked “at a usual place” more than 60% worked off-island. The environmental impact of this pattern is challenging, as the off-island operation of vehicles results in the largest source of energy consumption and Greenhouse Gas (GHG) emissions. Ferry operation is the second largest source of GHG emissions and the third largest energy consumer³³.

4.1 Introduction and Context

³³ *Urban Futures for BC Ferries. British Columbia Ferry Services Inc. Passenger Volume Modelling Approach and Output. 2008*

Between 1997 and 2007, the annual total number of ferry passengers between Bowen Island and the mainland increased from 1.13 million to 1.21 million. The increased number of passengers follows the pattern of change in the working-age population (20-54), which grew significantly to 2001, and then began to decline to pre-1997 levels.

During the same period, per capita ridership declined – from 119.6 trips in 1997 to 96.7 trips in 2007. Based on projections and trend analysis completed by BC Ferries, it is predicted that by 2031, ferry ridership will increase by 5.5% to 1.28 million trips. This calculation is based on the combination of two trends that will shape the future of the island: decreasing trips made by residents who are aging and moving toward retirement; and growth resulting from the resident labour force commuting to the mainland labour market.

Alternative transportation exists for commuters or others seeking services or amenities in Metro Vancouver. To reach the mainland, travellers and commuters have the option of using BC Ferries or private passenger only water taxi service on routes between Snug Cove and the mainland, connecting to TransLink's extensive network. On island, TransLink operates community shuttle buses on two routes: Bluewater/Snug Cove and Eagle Cliff/Snug Cove.

On-island, the predominant form of transportation is private vehicles, necessary to access on-island services and facilities, which are primarily located in or near Snug Cove Village. Travel on-island represents the island's third largest source of GHG emissions. First Student Canada school buses operate on three routes delivering children to Bowen Island Community School and the ferry for transportation to West Vancouver schools.

There are two commercial marinas, both located at Snug Cove, which provide moorage for local boat owners and the travelling public. Boat launching facilities are available in Snug Cove. There are numerous privately owned wharves and floats along Bowen's foreshore.



4.2 General Transportation

Objective 99

To provide safe and efficient transportation that meets the needs of residents and visitors.

Objective 100

To ensure that ferry transportation services do not encourage population growth.

Objective 101

To encourage alternative forms of transportation and vehicle fuels to reduce traffic congestion and greenhouse gas emissions created by private vehicle use.

Objective 102

To ensure that transportation systems and services are designed to minimize their environmental impact.

Objective 103

To provide permanent and assured moorage space at the Snug Cove wharf for vessels that provide a community service, and for transient moorage.

Objective 104

To work toward the integrated scheduling of services between BC Ferry Services and TransLink that serve the needs of residents and visitors.

Objective 105

To provide for marine safety and limited local moorage through provision of parking and access that would support a small dock at Seymour Bay.

4.3 Water Transportation

Objective 106

To facilitate water transportation services and private marine craft access for residents and visitors.

Objective 107

To encourage public transit, including the future option for a passenger ferry to the mainland from Seymour Bay.

Policy 238

The BC Ferry Dock and the Snug Cove government wharf will continue to be located in the area designated as Ferry Terminal and Marine Commercial on Schedules C and C – 1A.

Policy 239

Passenger-only ferry service is encouraged, provided parking and on-island transportation needs are addressed.



Policy 240

Marinas will be developed and used in compliance with the Tourist Commercial policies of this OCP (cross-reference: Section 3).

Policy 241

The sharing of private docks among property owners is encouraged.

Policy 242

The Municipality will request BC Ferries to:

- continue to provide an adequate level of service for the needs of residents;
- ensure that expansion of ferry services follows, rather than anticipates, demand;
- facilitate the use of transportation systems other than private vehicles on, or connecting to, the ferries; and
- develop any ferry terminal facilities to harmonize with the land transportation policies of this OCP.

4.4 Land Transportation

Objective 108

To encourage the creation of a public pathway system and supporting infrastructure in the vicinity of the ferry terminal with the assistance of BC Ferries.

Objective 109

To continue to work with BC Ferries to explore ways to enhance ferry marshalling and loading/unloading while addressing issues of Snug Cove use and revitalization.

Policy 243

The Municipality will work with BC Ferries and Metro Vancouver to address ferry-marshalling issues, with the intent of developing a plan for a ferry marshalling area as part of the Snug Cove Implementation Plan. Any plan for ferry marshalling will incorporate visual and sound attenuation devices to protect the residential and park values of the surrounding area.

Policy 244

The Municipality will work with BC Ferries to provide an attractive entry from the ferry through an enhanced ferry passenger reception area with washroom facilities, a bicycle storage locker area, and a passenger pickup/waiting zone with a shelter in association with a transit parking location.

Policy 245

Bowen Island Trunk Road will continue to be used for ferry marshalling, local traffic, and commercial parking until such time as a ferry marshalling area may be constructed, after which the road could be redesigned to address its role as a primary entrance to Snug Cove and associated need to accommodate pedestrian uses.



Objective 110

To promote multi-modal forms of transportation across the island linking neighbourhoods with each other, to local parks and beaches, and to Snug Cove.

Policy 246

The Municipality will continue to support the on-island TransLink bus service by encouraging innovative investments and development such as, where feasible, expansion of the service to unserved parts of the island, provision of service for seniors, extended operational schedules to complement all ferry sailings, and enhanced drop-off and pick-up marshalling in Snug Cove.

Policy 247

The Municipality will complete an Active Transportation Plan that promotes multi-modal transportation systems.

Policy 248

The Municipality will consider undertaking a feasibility study for a potential made-on-Bowen public transportation system that serves the island unique transportation needs, including seniors, school children and commuters.

Objective 111

To encourage safe bicycle and walking/hiking use across the island.

Policy 249

As part of a Snug Cove Implementation Plan, the Municipality will identify trails to connect the surrounding areas of Crippen Regional Park with each other, to link all parts of the Snug Cove Village together into a walkable village and link the Village to the Park.



Policy 250

Road right of way design will incorporate a capability for safe pedestrian movement especially linked to trailheads.

Policy 251

Safe bicycle shoulders or lanes will be encouraged particularly in areas of traffic near the ferry terminal and main rural roads.

Policy 252

Adequate and secure bicycle parking facilities will be encouraged at recreational, commercial and community facilities on the island and at the Ferry Dock.

Policy 253

Trails will be required for pedestrian purposes in accordance with policies established in the Public Recreation section of this OCP and may be made available by statutory right of way, easement, linear community park and in Crown Land areas by way of joint planning efforts when developing Forestry or Crown Land Use Management Plans;

Policy 254

A paved shoulder or sidewalk or trail available for pedestrian use will be provided as part of any main rural road and all roads will have a gravel shoulder(s) useable for pedestrian and equestrian purposes.

Policy 255

Where possible, developed roadbeds should be located to one side of a road right-of-way to allow for possible future development of trails or walkways within the right of way but separated from the developed roadbed.

Policy 256

Roads designated as part of a bicycle route plan will have a paved bicycle lane that is not less than 1.2 metres wide, where possible, in order to enhance safety.

Policy 257

The Municipality will provide a shared-use trail network for pedestrians, bicycles and equestrians that connects neighbourhoods and facilitates access to parks and public facilities.

Policy 258

Trails will be developed to enhance the natural outdoor experience of Bowen Island by serving as an alternate transportation mode on the island and a general recreational resource.

Objective 112

To promote Snug Cove as a pedestrian friendly area that also manages ferry access in a safe and complementary manner.

Policy 259

Snug Cove Village form and character will cater to the pedestrian.

Policy 260

Access and road development within the Snug Cove area will be examined as part of a Snug Cove Implementation Plan (cross-reference: Section 3).

Policy 261

A free flow of off-loading vehicles from the ferry to other parts of the island and to the Snug Cove commercial areas will be encouraged.

Policy 262

The development of a ferry marshalling plan will be considered as part of the Snug Cove Implementation Plan (cross-reference: Section 3).

Policy 263

Ferry marshalling spaces will be provided in a manner that least affects the character and function of the village centre, while maintaining the amenities of the surrounding park and residential areas.

Policy 264

The provision of a road system that will reduce conflicts between ferry and local traffic while giving pedestrians precedence over the automobile within the Snug Cove village centre will be encouraged.

Policy 265

Snug Cove will promote age friendly design for access, parking and movement, including seniors, youth and children.

Objective 113

To develop a road and transportation system in keeping with the rural nature and scenic beauty of the island.

Policy 266

Safe transportation routes that do not invite excessive speed will be promoted through road design, maintenance, and appropriate speed limits.

Policy 267

In order to protect the character of individual neighbourhoods on the island and as a means of deterring increased automobile traffic, an island perimeter road will not be permitted.

Policy 268

Adequate off-street parking will be encouraged.

Policy 269

Existing public roads are identified on Schedules D and D – 1.

Policy 270

Where possible, and within the limits of required maintenance and removal of dangerous trees, the natural vegetation alongside the travelled portion of roadways will be maintained or retained undisturbed.

Policy 271

New roads should not fragment agricultural lands or areas of environmental sensitivity such as wetlands and wildlife migration corridors.

Policy 272

Unused road dedications will be used as greenbelts and, where appropriate, as part of an island wide trail system.

Policy 273

Grouped off-street parking for users of the Mount Gardner dock area will be examined to minimize disruption to the Mount Gardner dock neighbourhood, enhance the rural viewscape and ensure appropriate parking for visitors to the dock.

Objective 114

To provide appropriate parking for community use near the ferry terminal and in Snug Cove while being mindful of the need to reduce vehicle use on the island.

Policy 274

While commuter parking should be developed as part of any new ferry marshalling area, it may also be provided in other designated parking areas when they are not being used for other parking requirements.

Policy 275

Parking in Snug Cove will be reviewed as part of the Snug Cove Implementation Plan.

Policy 276

Parking for the disabled and special needs will be encouraged close to commercial buildings.

Policy 277

Short-term commuter parking requirements will be provided within the village and longer term parking demands will be provided on the village periphery.

Policy 278

Short term and commuter parking lots will serve other functions such as park visitors or special community events

Policy 279

Grouped, off-street parking will be encouraged to serve the village centre.

Policy 280

Parking standards should be developed to accommodate the intended land use and vehicle access requirements. Consideration will be given to the degree of dependency upon the automobile created by any lot's proximity to other services, and the on and off road parking requirements that would be necessary to serve the intended use.

Objective 115

To minimize the public costs of road development and maintenance.

Policy 281

Wherever possible, island roads should conform to the natural contours of the land to reduce unnecessary cutting and filling.

Policy 282

The Municipality will continue to maintain and revitalize existing and future roads by applying the principles of Asset Management³⁴.

Policy 283

The Municipality will continue to maintain roadway drainage ditches with sensitivity to minimizing disruption to wetland ecosystems.

Objective 116

To ensure that school children are safely and conveniently transported to school.

Policy 284

The Municipality will work with the West Vancouver School Board to explore ways and means of transporting school children and high school students to their respective destinations while being mindful of budgeting issues and the needs of the school children.

Objective 117

To ensure safe and efficacious access for emergency vehicles to all developed portions of the island.

Objective 118

To limit dangerous goods movements to main roads where designs are adequate and where the environment can be protected.

³⁴ Asset Management is a corporate process and a decision-making framework that covers an extended time horizon, draws from economics as well as engineering, and considers a broad range of assets.

Decisions are based on evaluations of alternatives that take into account full life cycle costs, benefits and risks of assets.

4.5 Air Transportation

A few private or chartered seaplanes land at Snug Cove, primarily during summer months. Helicopters for emergency services land at the school or at Crippen Regional Park. There are no airstrips or designated landing pads on the island.

Objective 119

To discourage primary transportation service by airplane, helicopter, or hovercraft as it disrupts the tranquil nature of the island.

Objective 120

To provide for emergency helicopter service.

Policy 285

Sites suitable for emergency helicopter landing should be maintained for such purposes.

Policy 286

Helicopter landing sites will not be permitted on private land.



SECTION 5 TOWARDS A SUSTAINABLE FUTURE: SERVICES & SYSTEMS

Section 5 | Towards a Sustainable Future: Services & Systems

“One of my wishes is to keep Bowen affordable ... and that we actually feel OK about saying “I’m afraid we don’t have that amenity or service here; we’re an island community.” – Wynn Nielsen, March 2010

“I am very interested in projects that facilitate disposal of garbage on island, reducing our overall garbage and dramatically reducing how much we need to truck off the island.” – Colleen O’Neil, March 2010

5.1 Introduction and Context

Bowen Island has a mix of water supply and waste treatment systems. Much of that system has evolved in a piecemeal fashion over many years. As a result, when the Municipality was incorporated in 1999, there were numerous individual community water systems and a large number of on-site liquid waste septic systems, the former requiring consolidation into manageable common systems.

Increasingly, there is growing interest in the exploration of enhanced on-island solid and liquid waste treatment processes, as well as an increased awareness of the need to protect sources of potable water. Although Bowen Island receives significant rainfall, much of that precipitation occurs over the winter months and takes the form of runoff into the ocean. The few lakes and many wells on Bowen frequently experience significant draw down in the drier summer months. Thus, careful management of the potable water supply is critical to the long-term viability of island life.

It is also important that the management of water supply be considered within the context of the potential for fire fighting.

5.2 Water Supply

About half of Bowen Island homes are served by Municipal water systems, with the remainder supplied by private communal water systems or utility, shared or individual wells. All systems are subject to the *BC Drinking Water Protection Act*, *BC Water Act*, *Canada Water Act*, Guidelines for Canadian Drinking Water Quality and other Health Canada guidelines and best practices.

Bowen Island Municipality owns and operates six water systems within 7 specified areas on the island, serving approximately 1,175 connections. Cove Bay Water System supplies the largest population with potable water and obtains its water from Grafton Lake in the Terminal Creek Watershed. Protection of ground-water supplies and watershed areas is important to sustaining potable water supplies for island use.

Objective 121

To protect and maintain the quantity and quality of water used for domestic purposes.

Objective 122

To promote water resource conservation strategies and to reduce water demand as much as possible, including the education of the public and private contractors as to water resource conservation and protection methods.

Policy 287

With respect to promoting water resource conservation, the Municipality will:

- use water conservation measures such as metering, escalating rate structures, rainwater catchment, appropriate re-use and provisions for black and grey water treatment separation;
- recognize that , based upon the principal source of water, each water system may have varied management needs;
- standardize and improve community water systems to increase the island fire fighting capabilities and to solve water management problems;
- adopt a bylaw that addresses water use, consumption, metering and rates;
- require all water users that connect to a municipal water system to install water meters; and
- discourage non-essential large-scale uses of domestic water such as lawn sprinkling or filling of swimming pools during times of water shortage.

Policy 288

Municipal water systems are identified on Schedules D and D –1. In addition, water sources for both public and private water systems are identified on Schedules B – 4 and B – 4A.

Policy 289

The Municipality will apply the principles of Asset Management to the renewal and replacement of water management systems across the island.

Policy 290

Existing lots not part of an existing community water system and not yet developed will be required to prove an annual sustaining yield of adequate potable water supply prior to a building permit being issued.

Policy 291

For a proposed land use requiring a water supply in excess of that required for a single detached home that is not proposed to be served by a community water system, the owner will be required to obtain a report by a Qualified Professional with experience in the field of ground-water supply who is acceptable to the Municipality. The report will indicate whether the proposed water supply is capable of providing a sustaining supply of potable water without detrimental effects upon adjacent water systems.

Policy 292

The Municipality will implement a Cove Bay water supply study to support the continued development of Snug Cove.

Policy 293

The Municipality will encourage the Vancouver Coastal Health Authority to undertake ongoing testing and monitoring of potable water sources for potential chemical and bacteriological contamination.

Policy 294

The Municipality encourages the safe collection of rainwater for potable water use.

Policy 295

The Municipality will complete a water management plan that applies best practice for the sustainable use of potable water. Until a water management plan is completed that provides guidance as to the distribution and allocation of subdivision development for purposes of preserving potable water supplies, a precautionary approach, which upholds good water management principles, will apply in the allocation of subdivision development rights.

Policy 296

The Municipality will develop a bylaw that sets out the requirements and guidelines for the establishment of water supply systems where two or more lots are created, including reference to geotechnical studies, effects on adjacent water systems, water quality and nearby wetlands.

Policy 297

Water systems may only be developed in response to development densities established by other policies of this OCP and may not be developed as a rationale for establishing development density.

Policy 298

Public acquisition and /or direct local control of land essential to the preservation of the quality of community water supplies is encouraged.

Policy 299

Swimming and the watering of livestock in lakes and streams used for domestic water supply is discouraged.

Policy 300

Industrial and /or large scale agricultural or recreational use of water will not be permitted unless a water management study (as part of an environmental impact assessment process) has been completed to the satisfaction of Bowen Island Municipality.

Policy 301

Potable water will be provided from surface and ground-water sources and no piping of water from a source outside the OCP Area will be permitted.

Policy 302

The Municipality will encourage the inclusion of tanks, cisterns, and reservoirs for rainwater storage to supplement water supply for individual or grouped household use and fire protection, and that roofs be designed to accommodate rainwater collection.

Policy 303

All catchment areas of community water supply systems and significant concentrations of individual water supply systems should be designated as Development Permit Areas for purposes of protecting the supply and quality of potable water.

Policy 304

The water supply for population growth in Snug Cove Village and periphery will be provided in a manner that does not compromise the ability of Grafton Lake to continue to function as a natural lake.

5.3 Waste Management – Liquid Waste

Most of Bowen Island does not have community wastewater collection and treatment systems, and instead relies on ground disposal of effluent from septic systems on private lots, or shared septic fields. Bowen is characterized by willow soils underlain by impermeable soils. Severe slopes also restrict the use of on-site sewage disposal systems. Where these systems are used, there are increasing concerns about the long term impacts on area water resources, especially in community watershed areas, in areas of domestic or licensed surface water supply, on ground-water resources and on the marine environment.

These systems are administered and permitted by the BC Ministry of Health through the Vancouver Coastal Health Authority. Private septic system waste is hauled off-island for disposal. The exception is in the commercial area south of Bowen Island Trunk Road in Snug Cove between the ferry terminal and Dorman Road as well as Cates Hill, which is served by a community sewage collection, treatment and disposal system under the jurisdiction of the Snug Cove Specified Area. Secondary treatment of wastewater from that system is provided at the sewage treatment plant on Dorman Road. The Sewer Utility is fully funded from user rates and is being upgraded to increase capacity through a combination of federal, provincial, and Bowen Island Municipality funding. The Municipality is undertaking a pilot study to determine the extent to which the upgraded Snug Cove Wastewater Treatment Plant can handle effluent from septic systems and portable toilet waste.

Objective 123

To protect Bowen's water resources from liquid waste contamination resulting from human activity.

Objective 124

To ensure that the density and type of land use does not exceed the natural capacity of the land to absorb liquid waste effluent generated by that use where on-site sewage disposal is used.

Policy 305

Any lot that is created will have a capability to accommodate an on-site sewage treatment and disposal system, be connected to a community sewage treatment system, or be located in an area of a proposed community sewage treatment system.

Policy 306

The Municipality will review the Snug Cove sewage treatment system by applying the principles of Asset Management, including the potential expansion of the Dorman Road Treatment Plant and sewer lines to serve lands identified for development in the Snug Cove Implementation Plan (cross-reference: Section 3).

Policy 307

The Municipality will encourage BC Ferries to upgrade the existing washroom facilities in Snug Cove.

Objective 125

To encourage on-island management and treatment of liquid waste.

Policy 308

Municipal Sewer Systems are identified on Schedules D and D – 1.

Policy 309

Innovative and safe alternative sewage treatment and disposal systems, including community and private on-site systems may be considered by the Municipality subject to the completion and application of on-site liquid waste management guidelines and associated bylaw.

Policy 310

The Municipality will conduct a pilot study to explore the treatment of liquid waste at the Snug Cove Wastewater Treatment Plant from sources other than the Snug Cove Sewer Specified Area.

Policy 311

The Municipality will investigate the feasibility of retaining all processed liquid waste on the island and using it as a resource, for example composting the organics therein.

Objective 126

To establish a safe means of collecting or disposing of liquid hazardous wastes.

Objective 127

To manage and treat liquid waste by processes which will protect the health and environment of Bowen and the surrounding waters while leaving the smallest footprint on the island and marine ecology.

Policy 312

The Municipality will encourage appropriate and sustainable practices in the collection and treatment of liquid waste from portable toilets.

5.4 Waste Management – Solid Waste

Bowen Island Municipality is responsible for the collection and disposal of residential solid waste. Solid waste is sent off-island where it becomes the responsibility of Metro Vancouver. About 30% of solid waste is recycled at a central depot operated by volunteers at the Bowen Island Recycling Depot (BIRD). Bowen volunteers are also exploring the potential to increase solid waste management on-island. Some solid waste, such as tree stumps and waste wood created by construction sites and abandoned or old vehicles, require special consideration due to their volume and associated storage prior to disposal.

There is a growing recognition that islanders are collectively responsible –economically and physically- for the waste we produce and export off-island. These materials are a resource that could be recovered.

Objective 128

To promote the recycling or reuse of solid waste in sustainable processes and practices so the island community is able to safely handle waste generated on the island.

Objective 129

To achieve a significant reduction in off-island hauling of liquid waste, and solid waste, including garden waste, demolition and construction site waste through the encouragement of sustainable Zero Waste best practices management so the island is able to work towards self-reliance in coping with waste generated on island.

Objective 130

To promote individual and corporate responsibility for waste through appropriate community education, engagement, and incentives, and by applying appropriate penalties for overproduction of waste where applicable.

Policy 313

The Municipality will support the Recycling Centre activity and other volunteer activity related to green waste reduction where such support is compatible with Municipal goals.

Policy 314

The collection of toxic and hazardous wastes for recycling and proper disposal will be encouraged and the Municipality will explore mandating their collection.

Policy 315

The Municipality will promote ‘at source’ reduction of wastes and encourage both on-site and community scale composting.

Policy 316

The Municipality will encourage best practices in the recycling and reuse of old and abandoned vehicles, the re-use of tree stumps and old discarded wood products and the storage of potential associated by-products.

Policy 317

The Municipality will:

- complete a Green Waste Management Plan that will consider the costs, operation and benefits of an on-island composting facility;
- explore the potential for an integrated waste management system, including the development of a more efficient waste transfer site and garbage pick-up, and increase in on-site composting and associated reduction in the volume of waste produced on Bowen; and.
- work with Metro Vancouver to implement integrated waste reduction initiatives.

5.5 Waste Management – Stormwater

With the steep terrain and relatively impermeable ground surface that is characteristic of Bowen Island, rainfall that is not absorbed into the land quickly flows from higher levels of the island through a system of creeks, streams and drainage ditches down to the lower levels and into Howe Sound. The highway road drainage system, designed to protect the highway system on Bowen is the largest and most comprehensive of the designed drainage systems. Smaller naturally occurring drainage systems exist on private property in response to the development of driveways, buildings, parking lots and other impermeable surfaces or are designed by owners to protect property interests. There is no overall drainage plan that examines the impacts of these systems on downstream locations.

Objective 131

To ensure that property is not flooded or damaged by any storm-water management efforts.

Objective 132

To provide means to ensure that storm-water is not contaminated from any land use activity.

Objective 133

To establish methods to reduce the rate and quantity of storm-water run-off.

Policy 318

A storm-water management plan should be developed in cooperation the provincial regulator responsible for the environment to identify means to establish no net increase in run-off and or means to handle increasing run-off when it cannot be prevented. "Land Development Guidelines for the Protection of Aquatic Habitat"³⁵ should be addressed in any storm-water management plan.

Policy 319

Until a storm-water management plan is developed and implemented impermeable surfaces should be kept to a minimum.

Policy 320

All sites used for garbage handling operations will be self-contained so that run-off and effluent does not contaminate outside locations.

³⁵ *Land Development Guidelines for the Protection of Aquatic Habitat, Habitat Management Division of the Department of Fisheries and*

Oceans and the Integrated Management Branch of the Ministry of Environment, Lands and Parks, May 1992.

5.6 Energy Supply

Bowen's energy supply is primarily electrical, with some heating provided by fuel oil, bottled propane, and wood. However, the Bowen Island Community Energy Profile, completed by the Pembina Institute in 2002 found that electricity is the second largest source of energy consumption and largest cost to the residential and commercial/municipal/institutional sectors.

Electrical, telephone, and cable TV services are provided from off-island locations to serve island needs. Heating fuel is brought onto the island except for firewood, which is available on-island. Alternative energy including wind and solar resources are used by some residents, but on a limited scale.

Objective 134

To support the use and development of clean energy resources which are self-sustaining and which have minimal impacts upon the environment as compared to alternatives.

Objective 135

To support the use of energy resources available on Bowen Island in lieu of importing similar resources from off-island locations.

Policy 321

Land uses and services which make efficient use of energy resources and which are unobtrusive to adjacent properties or to the landscape of Bowen Island will be supported subject to other applicable policies of this OCP including but not limited to home based business land use, public and collective transportation systems, non-polluting forms of transportation, telecommunications, and alternative non-polluting heating and energy supply systems.

Policy 322

Bowen's role in providing telecommunication services to British Columbia is recognized provided those services have no significant impact upon the environment, are unobtrusive to the Bowen landscape, do not irreparably affect views, and do not pose a risk to the public health.

Policy 323

Development of Bowen's energy resources beyond local needs should not be permitted unless there are proven net environmental benefits to Bowen Island and a receiving environment.

Policy 324

Transmission lines and facilities on Bowen should be developed in a manner that minimizes their visual impact and has no significant impact on the human and natural environment.

Policy 325

Site-specific utility installations including maintenance and storage yards and communication towers will be subject to zoning regulation.

Policy 326

The Municipality will support the installation of an underwater electrical connection to the provincial electrical grid on the Sunshine Coast where such installation does not detrimentally affect sensitive environmental systems or views.



SECTION 6
TOWARDS A SUSTAINABLE FUTURE: PUBLIC RECREATION
– LANDS, PARKS & GREENWAYS

Section 6 | Towards a Sustainable Future: Public Recreation – Land, Parks & Greenways

“...You guys need to make some bike trails. Kind of like Whistler has. Where we [kids] can grab a trail map and go out and ride some trails ...That would be awesome.”

– Malcolm McEachern, March 2010.

“We need the strongest green protections and preservations possible. Being so close to an urban centre the pressures to develop and spread into our wild natural and food growing lands will only intensify over time”.

– Wynn Nielsen, March 2010

6.1 Introduction and Context

Bowen Island's scenic qualities and green spaces have created a recreational and ark-like environment. Crown Land, a provincial and regional park and the voluntary stewardship of private land have contributed to the maintenance of this “green oasis”.

Before the 1996 OCP was adopted, there were several initiatives to identify and protect valued landscapes, including Metro Vancouver's acquisition of Crippen Regional Park, and the development of the *Bowen Island Parks Master Plan*³⁶. Since then further work has been undertaken to identify sensitive landscapes that merit protection, including the work of the Municipality's Greenways Advisory Committee.

For the purpose of this OCP:

- public recreational land includes all sites on Bowen that are legally available for public use and which may be suitable for recreation. This includes dedicated parks and other lands. Private sites that are available through membership³⁷ augment islanders' recreational opportunities.
- parkland on Bowen includes Apodaca Park, being an undeveloped 8-hectare Class A Provincial Park; the 240-hectare Crippen Regional Park, which is administered by Metro Vancouver Parks; and local community parks.
- greenways are linkages of natural land, some owned by public agencies, and some in private ownership.

³⁶ *Bowen Island Municipality Parks Master Plan Bylaw No. 298, 2011.*

³⁷ *Examples: Tunstall Bay Community Association pool and tennis courts and Hood Point Householders' Society tennis courts.*



6.2 Public Recreation Lands and Waters

Objective 136

To secure and maintain a level of public recreational land essential to the needs of island residents and visitors.

Objective 137

To develop and maintain public access in selected natural areas, parks, shorelines, beaches, trails and viewpoints for recreational and educational purposes that support community health and wellness, as well as low impact eco-tourism opportunities.

Objective 138

To ensure that the major costs of providing and maintaining visitor recreation facilities are borne by regional, provincial and federal agencies.

Objective 139

To maintain public and private open spaces within the Snug Cove Village.

Policy 327

Maintain the forest backdrop of the south side of Snug Cove.

Policy 328

The Municipality will, in appropriate circumstances, secure land as open space for recreational use using administrative and regulatory measures as land use regulation, density reallocation, voluntary covenants or donations, right of ways and easements, and by land acquisition through purchase, donation or land dedication.

Policy 329

Existing right of ways and Crown Lands and beaches that are not currently tenured for other uses, should be available for recreational purposes.

Policy 330

Access to the foreshore will be required at intervals in accordance with standards at the time of subdivision of any waterfront property, as set out in the Land Title Act.

Policy 331

The importance of the marine environment as a recreational resource for island residents and visitors will be affirmed through the continued maintenance of existing beach and shoreline access and establishment of new beach and shoreline access where such access does not detrimentally affect the marine environment and associated wildlife.

Policy 332

Non-consumptive marine recreation activities, such as sea kayaking and sightseeing, are encouraged.

Policy 333

Crown Land should not be used for road access unless such use is for ecological protection, managed forest, fire suppression or for public recreational use.

Policy 334

The municipality will continue to work with the Islands Trust Fund and landowners to promote the establishment of Islands Trust Fund nature reserve covenants on private land.



6.3 Community Parks

Objective 140

To secure and maintain a supply, type and geographic distribution of local community parkland to meet the needs of island residents and local neighbourhoods.

Objective 141

To designate the location and type of future community parks.

Objective 142

To use all municipal financing measures to acquire community parks.

Objective 143

To encourage Metro Vancouver Parks to work closely with the Municipality on all planning and management decisions related to Crippen Regional Park.

Policy 335

The Bowen Island Parks Master Plan³⁸ which includes the document "Bowen Island: A Parks Plan" as approved by the Greater Vancouver Regional District (now Metro Vancouver) and Bowen Island Municipal Council is the basis for identifying the types of local parks and trails on Bowen Island.

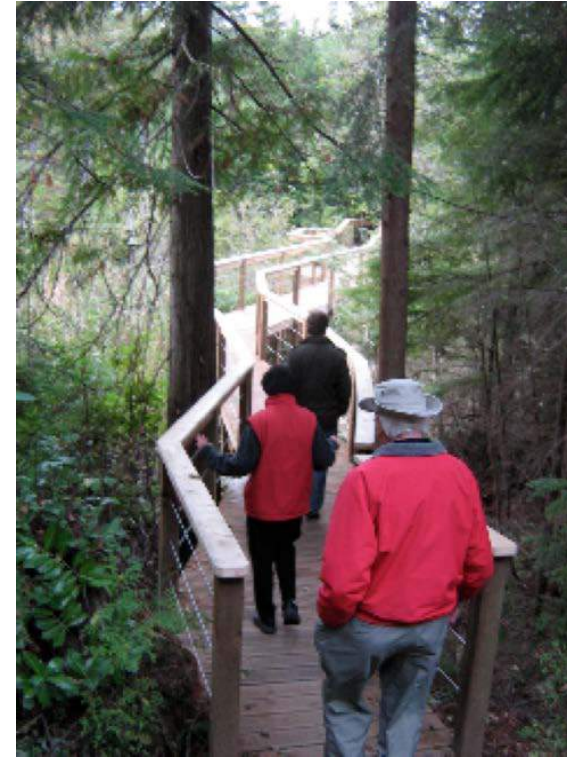
Policy 336

The municipality supports the construction of multipurpose playing fields to be located on both the east and west sides of the Island.

³⁸ Council recognized the importance of the Bowen Island Parks Master Plan; and therefore, Bowen Island Municipality Parks Master Plan Bylaw No. 298, 2011 has been adopted to allow for its continuance..

Policy 337

As enabled by Provincial Statutes, land located generally as shown on Schedules E and E – 1 shall be dedicated at the time of subdivision for parkland for either local park or trail purposes. Actual locations would be negotiated at the time of subdivision or rezoning and would take into account the privacy and liveability of adjoining properties as well as any residential buildings which may already be located on the property that is being developed. Immediate neighbours and existing residents will be consulted and offered an opportunity to review and comment on the proposed park location and design details.



Policy 338

Parkland dedication in excess of what may be required as a condition of subdivision may be considered one form of amenity, subject to the zoning bylaw provisions for additional floor space in exchange for the provision of such an amenity.

Policy 339

Lands dedicated at time of subdivision as “park” will be maintained by land use regulation as natural park or trail, unless rezoned for neighbourhood, community or athletic purposes in accordance with the *Bowen Island Parks Master Plan*.

Policy 340

Where land is to be subdivided, the Municipality will decide whether a land dedication or payment of money in lieu of a land dedication is more appropriate³⁹. The following are criteria to be considered by the Municipality:

- where the subdivision is of such a size and at such a location that a park for community recreation is, or will be, required in the area being subdivided, the location of the parkland will be decided by the Municipality, in consultation with advisory groups;
- where the land proposed to be subdivided contains a site that the Municipality considers is of local scenic or ecological importance, the location of the parkland should include the scenic or ecological site;
- where the land proposed to be subdivided contains a site that the Municipality considers would contribute to a trail network, then the location of the parkland to be dedicated should include the area required for the trail network; and
- where none of the foregoing circumstances exist, the owner of the land will provide a payment in lieu of dedicating parkland.

6.4 Greenways

In 2010, Bowen Island had an informal island-wide “greenways system” that included private and public lands and trails. The system has evolved rather than being deliberately planned. It has gaps and missing links, and some “greenways” are not in lands that are protected in perpetuity.

In 2008, the Municipality’s Greenways Advisory Committee developed a draft “Greenways Strategy” that was referred to the OCP Update process.

The “Greenways Strategy” is a vision of cooperative stewardship to conserve Bowen’s natural assets, connecting wildlife habitats to each other, and people to nature. The objectives and policies of this OCP have been derived from the draft “Greenways Strategy”.

Objective 144

To work towards an extensive, interconnected network of protected natural lands for environmental conservation and protection, recreation and eco-tourism, community health and wellness purposes.

Objective 145

To ensure that all new development respects and encompasses the natural landscape and local ecology and, to the extent possible, advances the vision of the Greenways Strategy⁴⁰.

³⁹ As provided by Section 941 (2) of the Local Government Act. .

⁴⁰ The Greenways Strategy (currently in draft form) is intended to be a tool to aid in the conservation of natural resources, sensitive ecosystems,

watersheds, coastline areas, unique landscape areas, cultural landscapes, wildlife habitats and migration routes, and other natural areas

Objective 146

To maintain and enhance natural connectivity in Greenways corridors for the movement of biota and ecological processes.

Objective 147

To promote neighbourhood Greenways development in new and existing neighbourhoods to help link up the island-wide Greenways system.

Policy 341

The Municipality will, in appropriate circumstances, secure and protect lands for Greenways, using administrative and regulatory measures such as:

- purchasing or designating significant natural areas;
- promoting private dedications and donations;
- creating supportive policies and regulations through bylaw;
- securing environmental or green space conservation covenants;
- negotiating statutory right of ways and easements;
- encouraging amenity contributions at the time of rezoning;
- exploring the use of density re-allocation mechanisms (cross-reference: Section 3);
- creating special review processes that require permits for environmentally sensitive areas;
- establishing stewardship partnerships; and
- supporting community Greenway initiatives.

Policy 342

In the interests of ensuring the maintenance and public accessibility of Greenways which have been acquired through private donations, right of ways and easements, and conservation covenants, the Municipality will monitor their maintenance and public accessibility of Greenways, and, as necessary, take measures to ensure this occurs.

Policy 343

The Municipality will provide leadership and continue to build awareness of Greenway initiatives through measures such as:

- partnerships with community organizations;
- education and information-sharing; and
- community outreach initiatives.



Policy 344

The Municipality will:

- encourage the consolidation of parkland dedications in order to achieve larger parcels of parkland and Greenways areas.
- work towards enhancing the environmental protection of Greenways areas that, as of 2010, have lower levels of protection.

Policy 345

The Municipality will:

- collaborate and coordinate with the Islands Trust, other governments, non-governmental organizations, and community members to identify, inventory, map, set priorities, and manage Greenway areas. This includes the Islands Trust Fund Regional Conservation Plan and Metro Vancouver Parks and Greenway Plans; and

- encourage community partners to assist in monitoring, maintaining, and managing Greenway areas, and helping to ensure that natural areas are restored and enhanced, if intentionally disturbed or damaged.

Policy 346

The Municipality will work towards the development of non-motorized trails in selected Greenway areas, which support local recreation, alternative transportation options, and eco-tourism development opportunities.

Policy 347

The Municipality encourages and promotes the planting of native vegetation on public and private lands and manages invasive species in Greenway areas.

Policy 348

The Municipality encourages:

- private property owners to consider leaving a “green legacy” through contributions and bequests in support of island Greenways; and
- community members and landowners to work with Greenway organizations in land stewardship initiatives such as wildlife habitat enhancement, invasive species management, heron monitoring, trail monitoring, and education outreach activities.

Policy 349

The Municipality encourages applicants for subdivision or development to design their proposals to advance the intent and implementation of the Greenways Strategy.

Policy 350

The Municipality encourages cluster forms of development and building designs that leave a smaller impact on the landscape. This will help reduce the amount of land disturbed by development and prevent fragmentation of the natural habitat or “bottlenecks” in smaller Greenway areas.

Policy 351

The Municipality encourages new development to provide appropriate buffering between Greenway areas and development.

Policy 352

The Municipality encourages the creation of small-scale Greenways within new and existing neighbourhoods. Neighbourhood Greenways could incorporate elements such as natural microhabitats, community outdoor gathering spaces, as well as pedestrian, equestrian, and biking trails. Neighbourhood Greenways will also be encouraged to incorporate green infrastructure features such as natural storm water management, wildlife habitats, and environmentally friendly landscaping elements.

Policy 353

The Municipality may create and apply specific protection mechanisms in particular Greenway areas that are deemed environmentally sensitive. These include coastlines, streams, watershed and wetland areas, steep slope areas, older forests and mature trees, critical wildlife corridors and habitats, and other identified special biodiversity areas (cross-reference: Section 2).

Policy 354

In order to maintain natural connectivity and unrestricted movement of biota, the Municipality discourages barriers⁴¹ such as fences, lawns, roads, or other modified or non-native vegetation in Greenway areas.

⁴¹ *Barrier means an artificially constructed diversion structure that acts as a physical obstruction to physically prevent biota from moving across an otherwise permeable area.*



Section 7 | Towards a Sustainable Future: Housing

“Affordability is the cornerstone of a healthy community.”

– Deborah Kirby, February 2010

“One of the reasons I was attracted to Bowen in 1976 was affordability. Since that time, the average wage has increased about 450% ... the cost of an average lot has increased about 2300%.”

– Roger McGillivray” December 2009

“Our ambition is for Bowen Island to allow every one of its citizens the opportunity of an appropriate and affordable home, whether rented or owned. The densities, clustering and style of housing needed to accomplish this are in lock step with best practices for green building and environmental sustainability.”

— Bowen Community Housing Association, October 2009

7.1 Today’s Housing Context

Bowen Island’s housing market is very closely tied to Metro Vancouver, a region that is consistently rated one of the most desirable places to live throughout the world. One of the consequences of this global perspective is a situation where demand for housing is almost always greater than its supply, resulting in rising costs of housing, whether rental or homeownership. At the same time, increases in incomes have not kept pace with increases in housing prices.

Within the Metro Vancouver housing market, Bowen Island properties are marketed as having easy access to downtown Vancouver within a semi-rural setting, many with superb water, mountain and city views. As described in Section 1, the price of a detached home on Bowen was \$288,000 in 2001, more than doubling to \$665,000 in 2008.

During the planning process, participants repeatedly outlined their concern that Bowen Island has become unaffordable to people who work on the island, particularly for families with young children. Participants also spoke out about the need to ensure that housing is available for residents who prefer to remain on the island as they grow older, and for people with special needs. Many suggestions were made as to how to address these issues, including co-housing and incentives to developers to build multi-unit, small-unit and supportive / assisted-living housing. It was also pointed out that the 1996 OCP, while containing general statements about affordable, rental and special needs housing, did not provide sufficient latitude or incentives to encourage development proposals that would meet the then-current housing needs.

The Municipality took a significant step in 2006 to increase housing choice, through the adoption of an amendment to the Land Use Bylaw to allow for secondary suites as a “permitted accessory use” in all residential zones. To ensure that these suites remained rental, the Bylaw amendment included a provision that ensures that a secondary suite cannot be subdivided as a “strata lot”.

In 2006, the Bowen Community Housing Association funded a housing study to examine local housing needs and identify what steps could be undertaken to respond to these needs. In 2008, the Municipality responded to the principal recommendations of this study as Policy #08-03, Bowen Island Municipality Affordable Housing Policy. The intents and statements of this policy are incorporated in this OCP Update and apply to any new development granted through a rezoning application or other development approval, including subdivision.

7.2 Diversity and Affordable Housing

There are four significant factors that directly impact housing affordability in every community — the price of housing, the range of housing types available, household income, and for aspiring homeowners, the costs of borrowing. Typically, households who spend less than 30% of their gross income on housing have “affordable housing”.

Households who do not have a choice, and must spend 30% or more of their gross incomes for suitable, adequate housing are considered to be in “core housing need⁴²”. On Bowen Island, this figure is estimated to be approximately 100 renter and owner households on fixed or low income, and may include young families, single parents, self-employed, artists, persons with disabilities and others.

Objective 148

To remain a diverse community that is a welcoming home to residents of varying incomes, lifestyles and ages.

Objective 149

To provide for a range of housing types and tenures on Bowen Island within the overall context of the spirit and intent of this OCP.

Objective 150

To generate affordable housing, implement Bowen Island Municipality Housing Policy #08-03.

Policy 355

Within Snug Cove Village, the following types of housing are supported: detached homes, detached homes with a secondary suite, duplexes, and townhouses, multi-unit housing types, subject to the provisions of Section 3 of this OCP and the regulations of the Zoning Bylaw.

Outside of Snug Cove Village, the following types of housing are supported: detached homes and detached homes with a secondary suite, and small scale social housing, affordable housing, co-housing may be considered subject to other policies of this OCP.

⁴² Canada Mortgage and Housing Corporation. *The Adequacy, Suitability and Affordability of Canadian Housing*. 2004

Policy 356

Within the Belterra 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.

Policy 357

Within Snug Cove Village, 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.



Policy 358

In the interest of creating a diverse inventory of affordable housing, including social housing on Bowen Island to meet the needs of long term residents, young families, seniors, those with special needs and those employed on the island, all new development of three or more units will be encouraged to create:

- a mix of housing types and sizes;
- housing that is within walking distance of amenities, transit and services; and
- housing that is compact, accessible and meets the Green Building Standards set out by the Municipality.

Policy 359

In the interest of creating a diverse inventory of affordable housing, and in accordance with Policy #08-03, Bowen Island Municipality Affordable Housing Policy, all new development of three or more units requiring a rezoning will:

- provide 15% of the gross floor space as non-market “affordable housing”, integrated on-site with market housing; or
- make an equivalent financial contribution to the Municipality to be directed to a Housing Reserve Fund or Housing Trust Fund; and
- not be issued an occupancy permit for any phase of market housing in a development of three or more units until the corresponding affordable housing has been granted occupancy.

Policy 360

The provision of non-market rental or home ownership housing may be considered by the Municipality as an amenity at the time of rezoning (cross-reference: Section 7).

Policy 361

To ensure that affordable rental or home ownership housing is “perpetually affordable”, the Municipality will require a Housing Agreement and a Right of First refusal Option to Purchase; both to be registered as a covenant through the *Land Title Act*.

Policy 362

The Municipality may, as a requirement of a rezoning proposal for any residential development, require the applicant to undertake a study to:

- assess the impacts of the proposed development on the affordability of housing on Bowen Island; and
- provide an assessment as to the suitability of the proposed development to respond to housing requirements on Bowen Island.

Policy 363

The Municipality will consider reducing parking requirements in any affordable housing project and encourages initiatives for car-sharing.

Objective 151

To provide opportunities for the development of affordable, rental and special needs housing, including supportive and assisted living for older island residents, primarily within Snug Cove Village.

Policy 364

Other than secondary suites, the majority of affordable and special needs housing should be located within Snug Cove Village. If any other location is proposed, it will be easily accessible to public transit.

Policy 365

The Municipality encourages proposals for housing in Snug Cove Village that are suitable for affordable rental or home ownership, supportive and assisted-living housing for aging residents, and supportive housing for residents with special needs.

Policy 366

The Municipality encourages proponents of affordable and special needs housing to provide a mix of unit sizes in each development.

Policy 367

The Municipality will consider establishing a Housing Reserve Fund or a Housing Trust Fund. If either fund is created, revenue sources may be through contributions by the Municipality, potential proceeds from the sale of surplus land owned by the Municipality, charitable giving and by way of contributions through the rezoning process. Disbursements from this fund will be for capital projects that provide affordable and special needs housing on Bowen Island.

Policy 368

The Municipality supports providing serviced land owned by the Municipality at no cost to the Bowen Island Housing Corporation or an affordable housing provider that is a member of the BC Non Profit Housing Association, subject to a public expression of interest. An initial amount of land for this purpose would be 0.5 hectare (1.25 acres). If a sewer connection is not immediately available, other forms of sewage treatment would be considered, so as not to delay the construction of this form of housing.

Policy 369

The Municipality supports the initiative of the Abbeyfield House⁴³ of Bowen Island Society to build and operate an affordable, supportive care house to accommodate older residents within the community. This will involve extending connections to the existing Snug Cove sewer and water systems.

Policy 370

Consistent with the recommendations of the Age Friendly Community Project⁴⁴, the Municipality will:

- give continuing consideration to a range of housing options, including granny flats, park model homes, co-housing, Abbeyfield House, and assisted living / multi-level care and a variety of non-market affordable options;
- ensure that all new buildings incorporate “universal design” principles in accordance with the BC Building Code; and
- encourage the design of communal spaces (e.g., porches, shared gardens, common rooms) into affordable and special needs housing.

Policy 371

The Municipality will request Vancouver Coastal Health to investigate the building of assisted-living and multi-care facilities within Snug Cove, or support private sector proposals to build these facilities in Snug Cove.

⁴³ Abbeyfield Houses were founded over 50 years ago. There are currently 1,100 Abbeyfield Houses world-wide, with 9,000 residents and 13,000 volunteers.

⁴⁴ Bowen Island Municipality Age Friendly Community Project Report to Council, June 15, 2009.



Section 8 | Towards a Sustainable Future: Community Facilities & Social Well-being

8.1 Introduction and Context

Through the planning process of this OCP Update, participants emphasized the importance of “community” and the need to make sure that Bowen Island remains a place where people come together — to socialize, to volunteer, to celebrate, and to support each other. This “sense of community” is a distinguishing characteristic of being an islander.

Belonging to a community means having places and spaces where people meet frequently. The cafés, pubs, restaurants and retail businesses of Snug Cove are an important part of bringing islanders together, but other public and civic spaces are an essential part of being a community — particularly for families, with young and teen-aged children, as well as meeting multiple needs of families and inter-generational connections.

The 1996 OCP identified the need for additional meeting and recreational facilities to meet the needs of island residents. At that time, it was noted that then-existing space for public facilities was pressed beyond acceptable limits. Since then, Bowen Island Community School has been expanded, the Bowen Children’s Centre and Youth Centre have been built, and the all-weather soccer field recently opened.

In 2010, the Municipality’s Community Recreation Department delivers a broad spectrum of recreation and cultural services in partnership with groups, clubs, sport, cultural and other community organizations. The Department works to accomplish community goals, receive feedback on quality of service, and act as liaison for community-wide special events.

As of 2010, programs were offered at Bowen Island Community School, The Gallery at Artisan Square, Bowen Youth Centre, Cates Hill Chapel, Collins Hall, Island Pacific School and Tunstall Bay Community Association pool.



Several studies have been undertaken in connection with recreation facilities needs, the most recent being in 1999⁴⁵. That report contained extensive recommendations related to facilities and outdoor spaces.

While Bowen residents enjoy and appreciate a lifestyle that separates them from urban life, they recognize their need to be connected to the health and emergency services of Metro Vancouver, when the need arises. Similarly residents recognize the importance of having locally-based protective services – police and fire.

8.2 Community Facilities

Objective 152

To support strong social ties and increased sense of community through providing places where neighbours can meet and recreate together and support each other in times of need.

Objective 153

To provide for public services and facilities that meet the needs of the community, consistent with the spirit and intent of this OCP.

Objective 154

To ensure that sufficient space is reserved within Snug Cove Village to accommodate community recreation, social, cultural, educational and civic uses that are accessible to all members of the community.

⁴⁵ Bowen Island Recreation Facilities Needs Assessment. E. Lees & Associates Consulting Ltd. and PERC, November 1999.

Objective 155

To promote and support the concept of lifelong learning for members of the Bowen Island community, from pre-school children to older adults.

Objective 156

To encourage the development of a multi-use facility for the performing arts, social, recreation and community events at a scale in keeping with the island community.

Objective 157

To support locally based schools in order to meet the needs of the existing and future population.

Objective 158

To promote volunteerism and encourage residents to take an active role in caring for and enriching the community.

Objective 159

To maintain a level of fire, ambulance, police, emergency planning services, animal control, library facilities, and postal services commensurate with need.



Objective 160

To advocate for strategies and develop resources for individual and collective support in times of unexpected and systemic events such as infrastructure failure and climate change impacts.



Policy 372

The Municipality will:

- work with Vancouver Coastal Health to ensure that the needs of Bowen Island residents are addressed, particularly in:

- expanding and enhancing locally based assessment and home support services for seniors;
- establishing an integrated health clinic; and
- securing a helicopter landing site for emergency air ambulance purposes.
- work with School District 45 to ensure that:
 - Bowen Island Community School remains a vital part of the community;
 - island students are transported efficiently and safely on school buses between home and school, as well as associated school events and activities;
 - there is continuous communication on matters of mutual interest, including the location of a second elementary school or annex if additional school facilities are required; and
- enhance the community benefits of the Joint Use Agreement that apply to the use of the Bowen Island Community School.
- work with the Bowen Island Public Library Board in support of services to promote “lifelong learning, the love of reading, and the exploration of ideas, culture and knowledge.”
- continue to use its website to provide information, bulletins and other materials on planning matters of importance, and will make ongoing efforts to involve seasonal residents and non-resident property owners in discussion of planning matters.

Policy 373

Work towards incorporating municipal operations with other complementary services such as the RCMP and the library into a multipurpose public service building.

Policy 374

A multi-use facility for the performing arts, social and community events should be located within Snug Cove Village.

Policy 375

Child care facilities within a home will operate with the health and safety requirements of the Child Care Licensing Regulation and the Standards of Practice set out by the provincial regulator responsible.

Policy 376

Facilities to provide post-secondary, adult or alternate/independent education services are encouraged commensurate with needs of the community or as a means to study or contribute to the understanding of an island environment and should be located in or near Snug Cove Village.

Policy 377

RCMP and ambulance facilities will be maintained in Snug Cove Village.

Policy 378

The Municipality will examine the need for, and potential redevelopment of, a new fire hall that is seismically sound and appropriately located.

Policy 379

To enhance fire protection services, the Municipality supports the construction of a satellite fire hall on municipally owned land and/or portion of a unused road right - of - way that is located on the west side of the island.

Policy 380

The Municipality encourages the participation and training of volunteers to provide “first responder” services to the community.

Policy 381

The Municipality will maintain the baseball field in its current location, reinforcing its function as a significant community amenity and economic generator for businesses in Snug Cove Village.

Policy 382

Any new facilities adjoining Crippen Regional Park will respect, integrate, and contribute to the park's character, and respond positively to the park environment.

Policy 383

The Municipality will support community initiatives to:

- establish public boat launches at Tunstall Bay and in the Snug Cove/Deep Bay area; and
- establish a pet refuge centre.

Objective 161

To recognize a broad range of religious denominations and to recognize places of worship as being important spiritual and cultural assets of the community.

Objective 162

To support the maintenance of Camp Bow-Isle in a manner that allows for its continuing operation and allow for the development of similar non profit institutional facilities that provide for spiritual, educational or recreational pursuits while ensuring that such developments have no adverse effects on the island character and its natural resources.

Policy 384

Institutional uses including places of worship, church camps, educational facilities, and other non-profit institutional facilities for spiritual, educational or recreational pursuits are encouraged. The Land Use Bylaw will set out specific regulations for these uses, including size, floor space, setbacks and parking.

Policy 385

Churches and similar religious facilities are encouraged to continue to provide a role as community facilities.

Policy 386

The Municipality will work with the owners of Bowen Lodge by the Sea property⁴⁶ to explore appropriate opportunities and uses that complement the Snug Point Neighbourhood and the objectives of this OCP.

Policy 387

The Municipality:

- supports the work of the Bowen Island Memorial Garden Society in maintaining the “Memorial Garden” in Crippen Regional Park to memorialize former island residents; and
- recognizes the society’s interest in relocating to a location that is larger, wheelchair accessible and less susceptible to vandalism.

8.3 Social Well-Being

Objective 163

To provide for the needs of residents to allow them to continue to live on Bowen Island as they age.

Policy 388

The Municipality supports the findings and recommendations of the Age Friendly Community Project⁴⁷, which identified eight focus areas, and sets out the following goals:

- outdoor spaces and public buildings that are pleasant, clean, secure and physically accessible;
- public transportation that is accessible and affordable;

- housing that is affordable, appropriately located, well built, well designed and secure;
- opportunities for social participation in leisure, social, cultural and spiritual activities with people of all ages and cultures;
- older people are treated with respect and are included in civic life;
- opportunities for employment and volunteerism that cater to older person’s interests and abilities;
- age-friendly communication and information is available; and
- community support and health tailored to older persons’ needs.

Policy 389

Within its jurisdiction, the Municipality will work towards the implementation of specific strategies and practical actions of the Age Friendly Community Project. In particular, the Municipality will review its existing infrastructure standards and capital works projects in relation to the following:

- sidewalks and pathways;
- parking for people with accessibility issues;
- public washrooms;
- public benches;
- public building design; and
- snow removal.

⁴⁶ Located at 380 Cardena Drive, legally described as Lot 37, Block 3, District Lot 490, Plan 11088.

⁴⁷ Bowen Island Municipality Age Friendly Community Project, June 2009.

Policy 390

The Municipality will establish an “Elders Advisory Council” and assign a Councillor to the “seniors’ portfolio”, as recommended in the Age Friendly Community Project.

Objective 164

To enhance recreation for island residents.

Policy 391

The Municipality, in partnership with community organizations, will:

- continue to deliver a broad spectrum of recreation and cultural services; and
- continue to consider new and enhanced facilities and outdoor recreation spaces to meet the needs of Bowen Island residents.

Policy 392

The Municipality acknowledges that the equestrian community contributes to Bowen’s unique character and lifestyle and will:

- take into account the needs of equestrians in future planning and regulations;
- ensure that new trails and upgrades to existing trails consider equestrian use and, where possible, improve connectivity between trails;
- plan for increased roadside trail safety; and
- work with the equestrian community, including Bowen Island Horse Owners and Riders Association, to proactively secure island-wide trail corridors



SECTION 9
TOWARDS A SUSTAINABLE FUTURE: ISLAND HERITAGE, ARTS & CULTURE

Section 9 Towards a Sustainable Future: Island Heritage, Arts & Culture

“... We have a unique and fascinating history, with landscapes, buildings and people’s stories ...These images and realities remind us regularly of our rich past and add depth to our everyday.” – Bowen Island Heritage Preservation Association, 2009

“Bowen Island has an abundance of arts and community groups who agree in desperate need of a multi-use facility to stage all manner of events: theatre, concerts, community dances, recitals, conferences ...” – Bowen Island Arts Council

9.1 Island Heritage

Heritage consists of both landscape and the human imprint upon it. For the community, heritage means a sense of place and a sense of continuity, providing identity through connection with the past. Heritage is stewardship and is not only a gift to us, but is something that, when valued by the community, we are obliged to pass on. Bowen's heritage evolves from its archaeological values, especially from its native and marine heritage; its historic buildings and sites, and its natural and cultural landscape.

Objective 165

To protect and encourage the preservation of heritage values on Bowen Island.

Policy 393

The design and use of all buildings and landscapes of heritage value may be maintained and enhanced through the use of zoning regulations, voluntary covenants, heritage conservation area designations, and other appropriate measures. Recognizing the importance of establishing criteria for determining heritage value, including sites of historic, cultural and natural significance, the Municipality will consider establishing a Community Heritage Commission to advise Council on these matters.

Policy 394

Notwithstanding other policies of this OCP, the Municipality will give consideration to modification of zoning regulations with respect to use or density to accommodate siting, use, density, or rehabilitation of buildings or structures deemed to be of heritage value.

Policy 395

Any area that is proposed for development or use where there are heritage values as determined by the Municipality may be required to provide an inventory of heritage resources on the basis of which least-impact alternatives can be planned.

Policy 396

The Municipality acknowledges and supports the work of the Bowen Island Heritage Preservation Association and Bowen Island Historians and will give further consideration to the Association's view that "heritage values" be more directly taken into account in planning and development of Snug Cove Village.

Policy 397

To preserve the beauty of the natural landscape, commercial signage should be limited to the working location of a business and be in character with the heritage tradition of the island in terms of size, location on the property, style, height and colour.



Policy 398

Existing farms and orchards should be protected, and new farms encouraged, especially to propagate a variety of heritage fruit trees, as a means to enhance rural and historic aspects of the island.

Policy 399

Bowen Island's heritage as a safe and secure place to live should be reinforced through measures within the Municipality's jurisdiction, such as:

- the posting and regulation of safe speed limits on roads; and
- land use decision-making that preserves a safe physical and emotional environment for residents and visitors.

Policy 400

The island's marine heritage should be recognized and enhanced by community and business initiatives.

Policy 401

The Municipality will continue to work with Metro Vancouver Parks to emphasize the heritage values of Crippen Regional Park in the context of any future parks planning or works.

Policy 402

Recognize the heritage value of the Old General Store and Boulevard Cottage and ensure that they be used in a manner that would be considered compatible with park, community, and heritage values.

9.1.1 Heritage Conservation Area

An OCP may designate areas as a heritage conservation area pursuant to the Local Government Act. Within this designated area, anyone proposing to subdivide land, start construction of a building or structure, or add to an existing building or structure, alter a building or structure, or alter a feature that is a protected heritage property must obtain a Heritage Alteration Permit from the provincial regulator responsible for their issuance.

Objective 166

To identify areas that merit consideration as heritage conservation areas.

Policy 403

Heritage conservation areas should be identified as a future amendment to this OCP.

Policy 404

The Municipality will create a list of heritage sites which reflects provincially accepted methods and criteria.

9.1.2 Archaeology Sites

Archaeological sites contain unique information about the past. These sites are protected by the *Heritage Conservation Act*, and a Heritage Alteration Permit is required before development within a site may take place. Throughout BC, protected archaeological sites are being accidentally damaged with increasing frequency as a consequence of development.

Objective 167

To encourage and facilitate the identification, protection and conservation of archaeological sites protected under legislation within the OCP area.

Policy 405

The Municipality will notify the provincial regulator responsible for archaeological resources of any development proposals concerning areas on which archaeological sites are located and will advise the proponent to engage a consulting archaeologist to determine whether an impact assessment is required.

9.2 Island Arts and Culture

Bowen Island attracts and supports people whose life's work is tied closely to visual and performing arts. Islanders take pride in the creativity and innovation of its residents. In the mid-1990s the Bowen Island Parks and Recreation Commission and the Bowen Island Arts Council collaborated with a view to addressing common issues. Following Bowen Island's incorporation as a municipality in 1999, this led to the development of a Cultural Master Plan⁴⁸.

Objective 168

To encourage and support the growth of arts and cultural activities, as outlined in the Cultural Master Plan.

Policy 406

The Municipality supports the guiding principles of the Cultural Master Plan, which include:

- art and culture are important to the Bowen Island community because they enhance our quality of life and community health by providing social and economic benefits;
- art and culture are the human expression of the Islands Trust's mandate to "preserve and protect";
- the independent spirit of artists is respected;
- the island's art and culture opportunities are accessible to everyone; and

⁴⁸ Bowen Island Municipality Cultural Master Plan Bylaw No. 297, 2011.

- the involvement of government is to fund the practice of art, not its administration.

Policy 407

The Municipality recognizes the Bowen Island Arts Council as the leading organization to advise the Municipality for arts and cultural development, with responsibility to direct the implementation of the Cultural Master Plan.

Policy 408

The implementation of the specific recommendations of the Cultural Master Plan depends on available funding, land allocation, additional resources, alignment with the Municipality's strategic initiatives, and other factors, as they may arise.



Section 10 | Towards a Sustainable Future: Island Economy

“Bowen hosts visitors who come here year-round to learn, to heal, to rejuvenate, to explore, and to escape. We have the location, natural beauty and the opportunity to become a model of soft tourism that is highly profitable to the community but very ‘light on the land’...”

– Tourism Bowen, October 2009

“Economic sustainability goes hand in hand with environmental sustainability ... to become more self-sufficient: to depend on local resources, reduce the need for imports ... and enhance opportunities for local enterprise.”

– Bowen Island Improvement Association, October 2009

10.1 Introduction and Context

At the time this OCP Update was written no comprehensive study had been undertaken regarding the composition of the local economy and local employment. Snug Cove Village is the main nexus of retail stores and services, while small accommodations for tourists are dispersed throughout the island. The Municipality does not have a business licensing system so the actual number of commercial operations, including home based business, is not known.

Bowen Island’s economy is dependent on three overlapping sectors:

- those who work on-island and are solely dependent on local residents as their primary source of income;
- those whose primary income is generated off-island; and
- people who make their living from an off-island and on-island clientele while working on-island in a business premise or home.

How this economy changes in the coming years will affect many facets of community life, including the types of jobs available for residents, local business, municipal revenues and services, and the form and character of the built environment. The Municipality, working with the business community, has a role to play in helping guide economic change, ensuring that the type of economic development that is encouraged is based on sustainable practices.

Drawing from 2006 census data, 2,085 residents of 15 years or older on Bowen Island were in the employed labour force. Of this number, almost 22% report “working from home”. In contrast the equivalent figure for BC was 9%.

Of the 1,170 residents who worked “at a usual place” 435 people reported working on-island, or about 37%. More than 60% worked “at a usual place” off-island.

Creating more jobs and diversity of housing locally benefits Bowen Island by providing more choices for residents to live and work in their own community rather than having to commute elsewhere in the region. It also keeps more income in the community to support local businesses and helps to maintain a local service employee base. In 2006, drawing on census data, the on-island employment to population ratio was 28 percent.

10.2 Overall Economy

Objective 169

To work toward an island economy that is relatively diverse and increasingly sustainable and innovative, meeting many of the primary needs of residents and visitors.

Objective 170

To move toward an island economy where the ratio between on-island jobs and population gradually increases.

Objective 171

To foster the creation and maintenance of local employment in island-based sustainable activities.

Objective 172

To explore how Bowen Island's high quality of life can be used to enhance economic viability.

Objective 173

To serve the needs of island residents and visitors while maintaining a scale, form and character of economic development that is in keeping with the objectives of the OCP.

Objective 174

The Municipality will work in cooperation with the Bowen Island business community and interested parties to:

- promote economic activity that builds on diversity, sustainability, innovation, and creativity;
- explore the formation of a Business Improvement Association⁴⁹ for Snug Cove; and
- promote “green” business leadership and sustainable business practices.

Policy 409

The Municipality will work with the Chamber of Commerce and other interested parties to complete an Economic Development Plan that will examine short- and long-term issues, needs and opportunities to enhance existing and new businesses and associated employment that is complementary to the objectives of this OCP.

10.3 Island Arts and Culture

⁴⁹ Community Charter, Section 215

The Bowen Island Cultural Master Plan was adopted by Council in 2004 as an amendment to the 1996 OCP⁵⁰. The guiding principles and recommendations of the plan are referenced in Section 9.2. One of the themes of the plan focuses on arts and culture based “community economic development” with its potential to build the island’s local economy while strengthening social cohesion and protecting the natural environment.

⁵⁰ Council recognized the importance of the Bowen Island Cultural Master Plan; and therefore, Bowen Island Municipality Cultural Master Plan Bylaw No. 297, 2011 has been adopted to allow for its continuance.



Objective 175

To encourage Bowen Island to develop local arts and culture to an appropriate scale, compatible with the island's natural setting, civic infrastructure and population.

Objective 176

To support cultural tourism, aiming for value-added products that maximize return with minimal impacts.

Policy 410

The Municipality supports the development of cultural tourism through knowledge-based activities such as arts performance and education, craft courses, and nature appreciation.

Policy 411

The Municipality supports the initiatives of Bowen Island artists and craftspeople to export their work. The policies of this OCP encourage home based business and artisan industry, primarily at Artisan Square.

10.4 Home Based Employment

In 2001 the number of Bowen Island residents working from home was 400; in 2006 the figure increased to 450. The desire to maintain a small community lifestyle, telecommuting, individual initiative, and self reliance are contributing factors to the increased number of residents working from their homes. The challenge of this changing employment format is to encourage home based work without significantly disrupting residential neighbourhoods and the lifestyles and values that people seek when choosing to live on Bowen Island.



Objective 177

To encourage home based businesses as a means of maintaining the island character and to help promote self-sufficiency and a sense of community.

Objective 178

To minimize disruptive impacts of home based businesses on neighbours' peaceful enjoyment and on the natural environment.

Objective 179

To encourage other agencies to apply their regulations to home based businesses as they would to similar commercial or industrial activities.

Policy 412

Any home based business is a secondary use to residential as the primary use.

Policy 413

Home based businesses will be regulated primarily on the basis of performance standards related to noise, nuisance, odours, disturbances, unsightly premises, and other matters that could affect neighbours' peaceful enjoyment and the natural environment.

Policy 414

Bed and breakfasts, boarding or lodging within a home or accessory building, excluding guest houses, will be regulated as a home based business and will be regulated through the Land Use Bylaw and other regulatory measures to ensure that:

- the residential character of the site is maintained;
- there is sufficient on-site parking space to accommodate the patrons;
- the building is suitable for the use intended in accordance with BC Building Code and fire safety standards; and
- the supply of water and provision of sewage disposal is sufficient in accordance with health regulations.

Policy 415

The Land Use Bylaw and associated bylaws contain specific regulations regarding such matters as permitted uses, floor space, parking, signs, outdoor storage, number of employees.

Policy 416

Uses that are potentially dangerous to human health and safety are not acceptable as home based businesses.

Policy 417

Home based businesses which propose to expand or operate on a site at a level beyond that permitted in the Land Use Bylaw will require a rezoning or temporary use permit.

Policy 418

High speed portals, internet, and digital media connections to all areas of the island are encouraged.

10.5 Tourist Services and Accommodations

Bowen Island benefits from its ideal situation close to Metro Vancouver and hosts visitors who come to the island year-round to explore its natural beauty and enjoy its small community character. A 2008 study⁵¹ found that 65% of Bowen Island residents agreed they would like to see revenue from tourism increase.

Encouraging more visitors to Bowen Island should be about attracting and managing the kind of visitor that appreciates the authentic character of the island, rather than attracting “more cars and cameras”.

Objective 180

To recognize tourism as an integral part of the island economy, with a focus on sustainable practices.

Objective 181

To support opportunities to nurture the further development of low-impact tourism.

Objective 182

To continue to position the island as a destination for eco-tourism, education tourism, retreats, and health and wellness centres.

Objective 183

To provide accommodation for visitors so they may enjoy the island's unique amenities and environment.

Objective 184

To support the exploration of a National Park Reserve on Bowen Island.

Policy 419

Tourist commercial facilities are supported that enhance visitors' enjoyment of the island's natural amenities, without detracting from those amenities. Facilities that are designed to be primarily destination attractions are not supported.

Policy 420

The Municipality will explore the initiative of the Provincial and Federal Governments to establish a National Park Reserve on specific lands on Bowen, potentially including Crown Lands, Crippen Regional Park, other parks and private lands that might be acquired through purchase.

⁵¹ Tourism BC and Malaspina College. Bowen Island Resident Attitude Survey. 2008

Policy 421

The Municipality will continue to encourage significant community involvement in the establishment of a National Park Reserve through a cooperative “memorandum of understanding” that sets out roles, expectations, management objectives, community involvement, and potential facility development.

10.6 Institutions and Retreats

The Island’s economy has benefitted from the establishment of health and wellness institutions as well as retreats. These facilities enable clients to address personal wellbeing in a relaxed setting and also provide employment opportunities for Islanders. The community wishes to encourage additional growth within this sector so long as it is consistent with the scale and character of the Island and the neighbourhood in which these facilities are situated.

Objective 185

To recognize health and wellness institutions and retreats as a desirable business sector and to support the growth of this sector.

Objective 186

To recognize small business retreats, meetings, and conferences as a desirable business sector and to support growth of this sector.

Objective 187

To position the Island as an ideal location for health and wellness institutions and for small business meetings and conferences.

Objective 188

To provide accommodation for visitors so that they may participate in these health and wellness and small business conferences.

Objective 189

To ensure that facilities required for these businesses, and the activities which are generated, do not detract from the natural ambience of the Island or the neighbourhoods in which they are located.

Objective 190

To limit the size and scale of all enterprises within these sectors to ensure that they are appropriate to the Island environment.

Objective 191

By considering rezoning within the Land-Use Bylaw in both rural and village areas to support opportunities within these sectors.

Objective 192

To encourage green building and infrastructure facility development within these sectors.

Policy 422

New businesses are supported that provide health and wellness and retreat services.

Policy 423

New businesses are supported that provide opportunities for small business meetings and conferences.

Policy 424

Accommodation for institutions and retreats shall include bed and breakfast establishments, guesthouses, small inns, lodges, and commercial cottages.

Policy 425

Owners of the accommodations identified in Policy 424 are encouraged to provide guest transportation to and from the ferry terminal in order to minimize vehicle use.

Policy 426

The Municipality will encourage applicants seeking to establish low-impact health and wellness and meeting businesses on Bowen Island.

Policy 427

New health and wellness institutions and retreats shall be of a form and scale that is generally compatible with the area/neighbourhood in which they are locating.

Policy 428

In evaluating rezoning applications, Council will consider the extent to which green building and infrastructure standards have been incorporated in facility design.



Section 11 | Towards a Sustainable Future: Implementing the OCP Update

The OCP's implementation depends on the collective decisions and actions of Bowen Island Municipality, residents, businesses, service providers, and Federal and Provincial agencies that have jurisdiction on certain matters.

The Municipality's means of implementing the OCP include zoning, building permits, development permits, subdivision, and fiscal programs to support land acquisitions, covenants, building permits, and rights-of-way.

11.1 General OCP Implementation

While the *Local Government Act* does not require the Municipality to commit to, or authorize, any specific project set out in the OCP, it does indicate that all decisions are to be consistent with the OCP.

Objective 193

To take steps to carry out and enforce the policies outlined in this OCP.

Objective 194

To consult with affected and interested parties during the implementation of this OCP.

Policy 430

The OCP identifies a number of actions to be undertaken or initiated by Bowen Island Municipality. These actions will be implemented through:

- Updates of the Municipality's bylaws, including the Land Use Bylaw;
- Annual spending as adopted by the Municipality in its budget through capital works and operating activities;

- Communications and potential partnerships with community groups to advance the objectives and policies of this OCP; and
- Communications and advocacy with other levels of government and their agencies to advance the objectives and policies of this OCP.

11.2 Municipal Initiatives Arising from the OCP

In order to influence a progressive and orderly implementation of the policies of this OCP, the more significant implementation measures are identified in this section.

Not all measures are within the Municipality's jurisdiction, as some items are dependent on other levels of government actions or assistance, and co-operation from other agencies and community organizations. The Municipality's methods of implementing the OCP are primarily land use related, including Land Use Bylaws, subdivision regulations, development permits, building permits, as well as capital spending and staffing.

Policy 431

Following adoption of this OCP, the Municipality will review and amend the Land Use Bylaw to reflect the policies in this OCP.

Policy 432

In reviewing the policy statements of this OCP, a number of policy statements of this OCP commit the Municipality to undertake or consider certain actions, initiatives and communications that do not directly rely on other governments or their agencies. These are excerpted from the OCP; organized and cross-referenced to the Section of the OCP they are located.

11.2.1 Initiatives from Section 2 – Natural Environment

The Municipality will:

- give further consideration to extending regulations for exterior lighting for commercial and residential buildings
- endeavour to achieve or exceed the following community-wide targets to reduce GHG emissions from 2007 levels
- reduce GHG emission sources from its corporate operations, transport, buildings, facilities and waste to be carbon neutral by 2012
- retrofit existing municipal buildings, and design any new buildings, to a high energy efficiency standard
- investigate the benefits of an on-island composting facility and household organic waste pick-up program
- proactively work with development and building industry representatives to build knowledge, capacity and experience in energy efficient and green building practices
- require new development to incorporate sustainable design features and green building technology examine the implications of, and potential for, establishing maximum residential dwelling unit sizes to reduce energy consumption.
- develop, coordinate and promote island pedestrian, cycling and transit systems as alternatives to vehicle trips
- investigate the feasibility of low-speed electric vehicles as an alternative to fuel powered vehicles for on-island travel, as well as the viability of installing electric vehicle plugs in Snug Cove
- designate and construct ride-share shelters at strategic locations, particularly where public transit is not available;
- investigate viable alternative options for seniors who are unable to drive;
- explore the potential of acquiring authority to manage marine uses adjacent to Sandy Beach, Bowen Bay Beach and Tunstall Bay Beach through foreshore tenure;
- identify and develop a public boat launch at Tunstall Bay while ensuring no net habitat loss;
- provide information to residents, businesses and property owners, and will encourage the involvement of non-government environmental organizations in raising awareness of environmentally sensitive and hazardous areas, community stewardship initiatives, invasive species;

11.2.2 Initiatives from Section 3 – Land Use Management

The Municipality will:

- undertake a community consultation process associated with the Advisory Planning Commission's March 2010 report, *The Walkable Village*, together with a Snug Cove Implementation Plan. (Policy 94) including: principles to guide planning, design and development; the location of land use by type, building form and character, infrastructure, open space, parks, recreation and activities, cultural and institutional uses; Class 'C' costs for infrastructure and potential cost recovery; phasing of development and parcelization; and a zoning plan (Policy 95);
- maintain an inventory of vacant lots that are suitable for residential purposes as a means to assist in the management of residential, rural residential, affordable, rental and special needs housing policies and the allocation of development rights (Policy 110);
- develop processes and planning applications that will encourage density re-allocation from donor areas to density increase eligible areas that are consistent with the goals and objectives of this OCP ;
- require marine commercial development to provide facilities for the safe sewage discharge from marine vessels; and
- create a density tracking and accounting system for OCP residual capacity.

11.2.3 Initiatives from Section 4 – Transportation and Mobility

The Municipality will:

- identify, as part of the Snug Cove Implementation Plan, trails to connect the surrounding areas of Crippen Regional Park with each other, to link all parts of the Snug Cove Village together into a walkable village and link the village to the Park (Policy 137); and
- provide a shared-use trail network for pedestrians, bicycles and equestrians that connects neighbourhoods and facilitates access to parks and public facilities (Policy 152).

11.2.4 Initiatives from Section 5 – Services & Systems

The Municipality will:

- With respect to water conservation:
- standardize and improve community water systems to increase the island fire fighting capabilities and to solve water management problems;
- adopt a bylaw that addresses water use, consumption, metering and rates; and
- require all water users that connect to a municipal water system to install water meters (Policy 287).
- complete a Cove Bay water supply study to identify the requirements necessary to support the continued development of Snug Cove and the completion of a Snug Cove Implementation Plan (Policy 292).
- complete a water management plan that applies best practice for the sustainable use of potable water (Policy 280);

- develop a bylaw that sets out the requirements and guidelines for the establishment of water supply systems where two or more lots are created (Policy 296);
- review the Snug Cove sewage treatment system including the potential expansion of the Dorman Road Treatment Plant and sewer lines to serve lands identified for development in the Snug Cove Implementation Plan (Policy 306);
- examine a pilot study to explore the treatment of liquid waste at the Dorman Road Treatment Plant from sources other than the Snug Cove Specified Area. (Policy 310);
- complete a Green Waste Management Plan (Policy 317); and
- explore the potential for an integrated waste management system (Policy 317).

11.2.5 Initiatives from Section 6 – Parks, Trails and Greenways

The Municipality will:

- continue, in appropriate circumstances, to secure land as open space for recreational use using administrative and regulatory measures and by land acquisition through purchase, donation or land dedication (Policy 327);
- provide leadership and continue to build awareness of Greenway initiatives through measures (Policy 343);
- encourage the consolidation of parkland dedications in order to achieve larger parcels of parkland and Greenways areas (Policy 344);
- work towards enhancing the environmental protection of Greenways areas that, as of 2010, have lower levels of protection (Policy 344);

- work towards the development of non-motorized trails in selected Greenway areas (Policy 346);
- consider creating and applying specific protection mechanisms, in particular for Greenway areas that are deemed environmentally sensitive (Policy 353);

11.2.6 Initiatives from Section 7 – Housing

The Municipality will:

- consider the provision of “perpetually affordable” rental or home ownership housing by the Municipality as an amenity at the time of rezoning and will require a Housing Agreement registered as a covenant through the Land Title Act to ensure it remains “perpetually affordable” (Policy 361);
- consider establishing a Housing Reserve Fund or a Housing Trust Fund (Policy 367);
- support providing serviced land owned by the Municipality at no cost to an affordable housing provider that is a member of the BC Non Profit Housing Association, subject to a public expression of interest. An initial amount of land for this purpose would be 0.5 hectare (1.25 acres), sufficient to construct affordable detached and multi-unit attached housing (Policy 367);
- support in principle the concept of co-housing for the Belterra property and subject to a density re-allocation from other property or properties on the island (Policy 144);

- support the initiative of the Abbeyfield House⁵² of Bowen Island Society to build and operate an affordable, supportive care house. This will involve extending sewer and water connections to the existing Snug Cove systems ; and
- ensure that all new buildings, consistent with the Age Friendly Community Project, incorporate “universal design” principles as set out in the BC Building Code (Policy 370).

11.2.7 Initiatives from Section 8 – Community Facilities and Social Well-Being

The Municipality will:

- examine the need for, and potential redevelopment of, a new fire hall that is seismically sound and appropriately located (Policy 378);
- work towards the implementation of strategies and practical actions of the Age Friendly Community Project, including a review of its existing infrastructure standards and capital works projects (Policy 389); and
- establish an “Elders Advisory Council” and assign a Councillor to the “seniors’ portfolio” (Policy 390).

11.2.8 Initiatives from Section 9 – Heritage, Arts and Culture

The Municipality will:

- give consideration to modification of zoning regulations to accommodate siting, use, density, or rehabilitation of buildings or structures deemed to be of heritage value (Policy 394); and
- support the guiding principles of the Cultural Master Plan (Policy 406) and recognize the Bowen Island Arts Council as the leading organization to advise the Municipality for arts and cultural development, with responsibility to direct the implementation of the Cultural Master Plan (Policy 407).

11.3 Consultation and Cooperation with Other Levels of Government

There are a number of statements in the OCP that involve consultation and co-operation with other governments and government agencies.

11.3.1 Cooperation from Section 2 – Natural Environment

The Municipality will:

⁵² Abbeyfield Houses were founded over 50 years ago. There are currently 1,100 Abbeyfield Houses world-wide, with 9,000 residents and 13,000 volunteers.

- work with the Islands Trust Fund, other governments and landowners to establish a network of parks and conservation areas that reflect the biodiversity of the island (Policy 45);
- develop and maintain a geo-technical database in cooperation with the appropriate provincial regulators (Policy 8);
- request the provincial regulator responsible for the environment to assist in creating hazard potential maps that identify potential areas of hazardous condition arising from seismic events (Policy 9);
- request the provincial regulator responsible for forests to work in cooperation to discourage logging on steep forested slopes in Crown Land watersheds to mitigate against land sloughing and flooding (Policy 9);
- work with Metro Vancouver, the Islands Trust, other levels of government and stakeholders to implement a pesticide reduction plan (Policy 17);
- collaborate with BC Ferries and TransLink to develop a coordinated transit link from Bowen Island to downtown Vancouver as an alternative to personal vehicle use;
- encourage BC Ferries in its 'Greener Waters Ahead' initiative to improve ferry fuel efficiency and reduce emissions (Policy 30);
- continue to collaborate with BC Ferries for preferred loading for vanpool, carpool, multi-passenger and fuel-efficient vehicles, and to provide incentives for passengers in order to increase the passenger to vehicle ratio (Policy 31);
- continue to support the BC Government's Vehicle Emissions Programs and request that Bowen Island be included in the AirCare program for Vancouver and the Fraser Valley (Policy 31);
- encourage BC Hydro to work with Bowen Island residents to implement a solar domestic hot water rental program (Policy 31);
- request the provincial regulator responsible for forests to: prohibit clear cut logging and to require selective logging in designated, community-managed areas of Crown Land discourage logging on Crown Land watershed areas where the activity may deleteriously affect water quality (Policy 82);
- request the Provincial regulator responsible for ALR lands to retain all vegetation and trees and require replanting of native vegetation in areas of forest cutting and blow-down in Development Permit Areas that are identified as environmentally sensitive areas (Policy 39);
- investigate the implications of a tree protection bylaw and adopt such a bylaw, if appropriate (Policy 40);
- request the provincial regulator responsible for the environment to work cooperatively to identify habitat values and to inventory wildlife species as a baseline for future monitoring and restoration efforts (Policy 44Policy 41);
- request Metro Vancouver Parks to ensure that the delicate vegetation, the important mixed habitat areas and the vertebrates and invertebrates of the Killarney Meadow Flood Plain and Killarney Lake areas are protected from overuse by humans (Policy 45);
- request Fisheries and Oceans Canada to encourage salmon enhancement programs (Policy 63);
- support and work with the provincial regulator responsible for the environment in:
 - ensuring that all summer creek flows are maintained;

- discouraging the infilling of wetlands and the destruction of ground-water infiltration areas;
- maintaining the standards for water quality and quantity;
- regulating the use and distribution of water on Bowen Island so that current sources of water are maintained;
- regulating the use of ground-water by such means as a requirement for licensing and well drilling for individual and community systems;
- managing culvert installation where bridges or other alternatives for crossing of watercourses are not feasible; and
- ensuring that all water license applications for new or increased use, including the location of wells, must be posted in a conspicuous location on Bowen Island and nearby property owners notified in writing (Policy 63).
- request the provincial regulator responsible for forests to regulate logging and prohibit clear cutting within Development Permit Areas designated for the protection of the natural environment (Policy 66);
- request the provincial regulators responsible for forests and the environment to require that tree cutting plans be managed such that the vegetative cover and continuous tree cover is maintained and that such plans be subject to review by the Islands Trust (Policy 67);
- request Vancouver Coastal Health to ensure that any indirect flow of effluent under its authority is controlled so it does not directly or indirectly pollute fresh or salt water (Policy 68);
- investigate acquiring authority from the Federal Government to regulate floating homes. If this authority is secured the Municipality will use the BC Float Home Standards⁵³ to regulate the design, stability, utilities, moorage fire safety and maintenance of float homes (Policy 78);
- work with other governments to manage the 300 metre municipal boundary area so that its marine character is maintained and enhanced through the protection of overwintering and migratory seabird habitat, marine underwater ecosystems, and marine mammal habitat (Policy 79);
- cooperate with the Islands Trust, the provincial regulators responsible, Environment Canada and Fisheries and Oceans Canada in developing an inventory and mapping of the sensitive coastal vegetation zones to protect and preserve fragile coastal ecosystems from further degradation (Policy 82);
- communicate with the Transport Canada, Operations and Environmental Programs Office to designate the waters of Snug Cove and Mannion Bay as subject to the Pleasure Craft Sewage Pollution Prevention Regulations of the Canada Shipping Act to restrict pleasure boat sewage discharge (Policy 86);

⁵³ *BC Float Home Standards, Ministry of Housing, Buildings and Standards Branch.*

- continue to work with Islands Trust to monitor Crown Land leases so that no surface or subsurface mining is permitted, and to ensure that the no-staking reserve remains in place on all Crown Land on Bowen Island (Policy 87); and
- work cooperatively with Parks Canada in the exploration of, and support for, a National Park Reserve on Bowen Island that includes Crown Land (Policy 87).

11.3.2 Cooperation from Section 3 – Land Use Management

The Municipality will:

- consider entering into an agreement with the provincial regulator responsible for the ALR lands to exercise some or all of the Regulator's power with respect to the use or subdivision of land within the ALR (Policy 211); and
- support the provincial regulators responsible for Crown Lands and for forests in establishing and enforcing "best management practices" for tenure holds of Crown Land (Policy 222);

11.3.3 Cooperation from Section 4 – Transportation and Mobility

The Municipality will:

- request British Columbia Ferry Services Inc. to:
- continue to provide an adequate level of service for the needs of residents;
- ensure that expansion of ferry services follows, rather than anticipates, demand;
- facilitate the use of transportation systems other than private vehicles on, or connecting to, the ferries; and

- develop any ferry terminal facilities to harmonize with the land transportation policies of this OCP (Policy 242).
- work with BC Ferries and Metro Vancouver to address ferry-marshalling issues, with the intent of developing a plan for a ferry marshalling area as part of the Snug Cove Implementation Plan (Policy 243);
- work with BC Ferries to provide an attractive entry from the ferry through an enhanced ferry passenger reception area (Policy 244); and
- continue to support the on-island TransLink bus service by encouraging innovative investments and development (Policy 246).

11.3.4 Cooperation from Section 5 – Services and Systems

The Municipality will:

- encourage the Vancouver Coastal Authority to undertake ongoing testing and monitoring of potable water sources for potential chemical and bacteriological contamination; and
- work with the provincial regulator responsible for the environment to develop a storm water management plan that identifies means to establish no net increase in run-off and or means to handle increasing run-off when it cannot be prevented (Policy 293).

11.3.5 Cooperation from Section 6 – Parks, Trails and Greenways

The Municipality will collaborate and coordinate with the Islands Trust, other governments, non-governmental organizations, and community members to identify, inventory, map, set priorities, and manage Greenway areas. This includes the Islands Trust's Regional Conservation Plan and Metro Vancouver Parks and Greenway Plans (Policy 345).

11.3.6 Cooperation from Section 7 – Housing

The Municipality will request Vancouver Coastal Health to investigate the building of assisted-living and extended care facilities within Snug Cove, or support private sector proposals to build these facilities in Snug Cove (Policy 371).

11.3.7 Cooperation from Section 8 – Community Facilities and Social Well-being

The Municipality will:

- work with Vancouver Coastal Health to ensure that the needs of residents are addressed, particularly in:
 - expanding and enhancing locally based assessment and home support services for seniors; and
 - securing a helicopter landing site for emergency air ambulance purposes (Policy 372).
- work with School District 45 to ensure that:
 - Bowen Island Community School remains a vital part of the community;
 - island students are transported efficiently and safely between home and school, as well as associated school events and activities;

- there is continuous communication on matters of mutual interest, including the location of a second elementary school or annex if additional school facilities are required; and
- enhance the community benefits of the Joint Use Agreement that apply to the use of the Bowen Island Community School (Policy 372).
- work with the Bowen Island Public Library Board in support of existing services (Policy 372);
- in partnership with community organizations, continue to deliver a broad spectrum of recreation and cultural services and consider new and enhanced facilities and outdoor recreation spaces (Policy 391); and
- work with the equestrian community, including Bowen Island Horse Owners and Riders Association, to proactively secure island-wide trail corridors and increase on-road safety (Policy 392).

11.3.8 Cooperation from Section 9 – Heritage, Arts and Culture

The Municipality will continue to work with Metro Vancouver Parks to emphasize the heritage values of Crippen Regional Park in the context of any future parks planning or works.

11.3.9 Cooperation from Section 10 – Island Economy

The Municipality will:

- work in cooperation with the Bowen Island business community and interested parties to:
 - promote economic activity that builds on diversity, sustainability, innovation, and creativity;

- explore the formation of a Business Improvement Association⁵⁴ for Snug Cove; and
- promote “green” business leadership and sustainable business practices.
- work with the Chamber of Commerce to complete an Economic Development Plan;
- support the initiative of the Provincial and Federal Governments to establish a National Park Reserve (Policy 420); and
- continue to encourage significant community involvement in the establishment of a National Park Reserve through a “memorandum of understanding” (Policy 421).

11.4 Development Permit Areas

The *Local Government Act* provides local governments with the authority to establish a development permitting system. Unless exempted by this OCP or the Land Use Bylaw, any proposed building and subdivision within a Development Permit Area (DPA) shown on Schedules B – 1 through B – 7 requires a development permit issued by the Municipality. In accordance with the *Local Government Act*, this OCP sets out the special conditions that justify each DPA. Development permits are one of the most effective legal tools for the protection of environmentally sensitive areas, avoiding development in hazardous conditions, and setting out expectations regarding “form and character” of development. Local governments may designate Development Permit Areas (DPAs) in an OCP. When an area is designated, the local government must describe the special site conditions or objectives that justify the designation, and specify guidelines to achieve those objectives⁵⁵.

This section sets out a number of Development Permit Areas for Bowen Island, and provides the justification for their designation.

The Municipality may designate Development Permit Areas under Section 919.1(1) of the *Local Government Act* and applicable provisions of the *Community Charter* for the following purposes:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- protection of farming;

⁵⁴ *Community Charter, Section 215*

⁵⁵ *Note: these guidelines may be set out in a zoning bylaw rather than in an OCP but the designation is not effective until the zoning bylaw is adopted. The Plan*

(or zoning bylaw) can also set out exemptions where a Development Permit would not be required.

- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- establishment of objectives to promote energy conservation;
- establishment of objectives to promote water conservation; and
- establishment of objectives to promote the reduction of greenhouse gas emissions.

Policy 433

The Municipality may consider requiring development approval information for any Development Permit application through the adoption of a Development Approval Information Bylaw.

11.4.1 Environmentally Sensitive Development Permit Areas

Purpose

The Environmentally Sensitive Development Permit Area is designated under Section 919.1 of the *Local Government Act* for the purpose of protection of the natural environment, its ecosystems and biological diversity.

Area

All areas identified on Schedules B – 1 and B – 1A are designated as Environmentally Sensitive Development Permit Areas.

Justification

The justification of this designation is to protect freshwater, marine and terrestrial species, habitat, ecosystems, landforms and areas of high biological diversity that are sensitive to human activity and may be at risk of harmful alteration, disruption or destruction.

Guidelines

Section 2.2 of this OCP Update sets out objectives and policies with respect to Environmentally Sensitive Areas. Guidelines will be adopted as an amendment to the *Land Use Bylaw*.

11.4.2 Steep Slopes Development Permit Areas

Purpose

The Steep Slopes Development Permit Area is designated under Section 919.1 of the *Local Government Act* for the purpose of protecting development from hazardous conditions.

Area

All lands in their natural state that have a slope angle of 30 percent or greater for a minimum horizontal distance of 10 meters, as shown on Schedule B – 2 are designated as Steep Slopes Development Permit Areas.

Justification

Bowen Island's steep slopes and hillsides represent part of its intrinsic character and beauty. These areas not only help establish our mental imagery of the Island, but they also provide unique plant and animal habitats. Equally as important, they also present special challenges for the creation of safe, economical, and environmentally sensitive development which can maintain the hillside stability, aesthetic qualities and environmental functionality of this terrain. In addition, as conventional development within high terrain areas ages, the cost to maintain this infrastructure becomes burdensome to the community-as-a-whole.

Much of the remaining undeveloped private terrain on Bowen Island is characterized, at least to some extent, by steep slopes and hillsides. Meeting the challenge to develop safely, economically, and environmentally sensitively within these areas requires us to reassess our traditional approaches of evaluating, introducing, and servicing building form.

Amongst other purposes, Section 919(1) of the Local Government Act enables Development Permit Areas to be designated for “protection of the natural environment, its ecosystems, and biological diversity”; and “protection of development from hazardous conditions”. This is the statutory authority that allows Council to better manage Bowen Island's steep slope areas through Development Permit conditions. Section 2.3 of Bowen Island Municipality's updated Official Community Plan has introduced

Development Permit requirements for Steep Slopes Areas on the Island. An amendment to the *Land Use Bylaw* will introduce the Guidelines and Exemptions that identify with greater specificity how development within defined Steep Slope Areas should be undertaken and the basis upon which it will be evaluated.

Guidelines

Section 2.3 of this OCP Update sets out objectives and policies with respect to Steep Slope Areas. Guidelines will be adopted as an amendment to the Land Use Bylaw.

11.4.3 Watershed, Aquifer and Stream Protection Development Permit Area

Purpose

The Watershed, Aquifer and Stream Protection Development Permit Area is designated under section 919.1(1)(a) of the *Local Government Act* for the purpose of the protection of the natural environment, and to ensure that development and land use takes place in a manner that protects, sustains or enhances:

- a. freshwater fish, aquatic habitat and riparian areas; and
- b. the quality and quantity of surface and ground water sources for drinking, irrigation, other approved uses and ecosystem health.

The Watershed, Aquifer and Stream Protection Development Permit Area brings the Bowen Island Municipality's bylaws into compliance with the Riparian Areas Regulation under the *Fish Protection Act*; and provides a legal means to protect the terrestrial, freshwater and marine environments of Bowen Island in accordance with the objectives of this Official Community Plan update.

Area

The Watershed, Aquifer and Stream Protection Development Permit Area includes two areas:

- a. Fish and Riparian Protection Areas: all fish-bearing streams and their tributaries and riparian areas, as shown on Schedules B-3 and B-3A of this OCP Update, and all unmapped streams that either provide fish habitat or flow to a freshwater body that provides fish habitat; and
- b. Water Resources Protection Areas: all areas that act as the catchment for any Community Watershed, as well as for water intakes on watercourses, streams, lakes, ponds, wetlands and other water sources used to supply individual residences or community water systems, as shown on Schedules B-4 and B-4A of this OCP Update, and all unmapped areas that act as the catchment for any Community Watershed, as well as for water intakes on watercourses, streams, lakes, ponds, wetlands and other water sources used to supply individual residences or community water systems.

Justification

The justification of this designation is to preserve, protect, restore and enhance the natural environment, its ecosystems and biological diversity; protection of water resources for drinking, irrigation, and other approved uses; as well as for ecosystem health, and riparian area protection.

Guidelines

Section 2.4 of this OCP Update sets out the objectives and policies for managing environmental impacts, including, among others, encouraging environmentally benign development, protecting natural features and habitat, and sustaining freshwater resources. In addition, Section 2.8 of this OCP Update sets out objectives and policies with respect to freshwater resources. Guidelines will be adopted as an amendment to the Land Use Bylaw.

11.4.4 Village Revitalization Development Permit Area

Purpose

The Village Revitalization Development Permit Area is designated under Section 919.1 of the *Local Government Act* for the purpose of revitalizing of an area in which a commercial use is permitted. The area has been designated to ensure that proposed new development supports the "Arts and Crafts" theme of Snug Cove.

Area

The areas designated on Schedule B – 5 as Village Revitalization Development Permit Area are designated Village Revitalization Development Permit Areas for form and character of development where commercial use is allowed.

Justification

The special conditions or objectives that justify the designation of the development permit area for revitalization of an area in which a commercial use is permitted are:

Special Conditions

The Snug Cove area is the existing commercial and marine hub of Bowen Island. New development should be in keeping with the "Arts and Crafts" theme found in Snug Cove. Revitalization of this area is key to the establishment of a Village Centre for Bowen Island.

Objectives

The objective that justifies the designation is to control the form and character of development so that it is consistent with an "Arts and Crafts" theme including the siting and form, exterior design and finish of buildings, as well as landscaping for the purpose of establishing a Village which serves commercial, residential, and marine needs of the residents and visitors of Bowen Island.

Guidelines

Guidelines have been adopted within *Land Use Bylaw*.

11.4.5 Village Periphery Development Permit Area

Purpose

The Village Periphery Development Permit Area is designated under Section 919.1 of the *Local Government Act* for the purpose of the establishment of objectives and the provision of guidelines for the form and character of commercial, industrial and multifamily residential development.

Area

The areas designated on Schedule B – 6 as the Village Periphery Development Permit Area and the land legally described as: Lot 2, Block 1, District Lot 1347, Plan 17619, Bowen Island, NWD are designated Village Periphery Development Permit Areas.

Justification

The special conditions or objectives that justify the designation of the Village Periphery Development Permit Area are:

Special Conditions

Development within this area should respect the important landscape elements that should be maintained to enhance the surrounding park, recreation, institutional, single family residential and village commercial uses.

Objectives

The objective that justifies the designation is to ensure that the form and character of commercial, industrial and multifamily residential development is generally compatible with the surrounding park, recreation, institutional, single family residential and village commercial uses.

Guidelines

Guidelines have been adopted within *Land Use Bylaw*.

11.4.6 Cowan Point Lands Development Permit Area

Purpose

The Cowan Point Development Permit Area is designated under Section 919.1 of the *Local Government Act* for the provision of guidelines respecting the form and character of commercial and multifamily residential development..

Area

The areas identified on Schedule B – 7 are designated Cowan Point Development Permit Area areas.

Justification

The special conditions or objectives that justify the designation of the Cowan Point Development Permit Area are:

Special Conditions

The Bowen Island Official Community Plan contains policies respecting: the protection of green views; view protection areas; public access to the shore; building siting and height regulations; and the integration of tourist commercial uses into areas designated for other uses and into the natural environment. These policies, combined with the objectives and other policies applicable in the CDA-1 designation, provide justification for requirements respecting the form and character of commercial and multifamily residential development.

Objectives

The Official Community Plan has established the Cowan Point Lands Development Permit Guidelines to permit the orderly development of the subject lands while controlling the character of commercial and multifamily residential development in terms of building siting, form, exterior design, landscaping, lighting and the form and character of parking areas.

Guidelines

Guidelines will be adopted as an amendment to the *Land Use Bylaw*.

11.4.7 Tourist Commercial (Accommodation) Development Permit Area

Purpose

The Tourist Commercial (Accommodation) Development Permit Area is designated under Section 919.1 of the *Local Government Act* for the purpose of protecting the natural environment, its ecosystems and biological diversity, and for the establishment of objectives and the provision of guidelines for the form and character.

Area

The lands legally described as:

Lot I, District Lot 489, Plan LMP2262, Bowen Island, NWD.

Justification

The justification for this designation is to integrate Tourist Commercial (Accommodation) uses into areas already designated for other uses in this OCP Update. The integration of Tourist Commercial (Accommodation) uses must respect the form and character of existing development and must not detract from the natural amenities of Bowen Island including areas of native vegetation.

Guidelines

Section 3.5.2 of this OCP Update includes objectives and policies with respect to Tourist Commercial (Accommodation) Land Use Management. To achieve these objectives and policies, development permit guidelines include requirements respecting protection of the natural environment, its ecosystems and biological diversity, as well as requirements respecting the form and character of Tourist Commercial (Accommodation) uses, including landscaping and the siting, form, exterior design and finish of buildings and structures. Guidelines have been adopted within *Land Use Bylaw*.

11.5 Development Approval Information

Through the authority of Section 920.01 *Local Government Act*, a municipality may “specify circumstances” or “designate areas”, or do both, where development may not proceed until information about potential impacts are provided and assessed. This additional information can be required where the activity involves a rezoning, development permit or temporary commercial or industrial use permit.

In order to use this authority, the Municipality must, by bylaw, establish procedures and policies on the process for requiring development approval information and the substance of the information that may be required. When this bylaw is adopted, the Municipality may require an applicant to provide this information at his or her own expense. The main objective of using this legislative provision is to ensure that appropriate studies and information are provided to the Municipality prior to development, in order for the municipal staff to consider the impact of the development on the community.

11.5.1 Application of Development Approval Information Bylaw

The Development Approval Information Bylaw will apply to all lands on Bowen Island. It will give Bowen Island Municipality the authority to require an applicant to provide information on the impact of the activity or development that is subject to the application. The bylaw will also specify the matters for which additional on-site and off-site information that will be required, including but not limited to:

- affected public infrastructure such as water supply and sewage disposal systems;

- transportation patterns such as traffic flow and parking, including cycling and pedestrian pathway systems;
- assessment of capacity of public facilities including schools and parks;
- impact on housing affordability;
- impact on or need for additional community services;
- impact on and assessment of the natural environment of the area affected;
- assessment of slope conditions;
- assessment of wildfire interface; and
- assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.

In general, applicants will need to provide sufficient information in order to identify impacts, both positive and negative; and specify measures to avoid, minimize, and/or mitigate appreciable negative impacts.

In the event that appreciable negative impacts are identified, the Municipality will request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on the land and neighbouring properties.

The bylaw will also set out procedures regarding requests for reconsideration of Development Approval Information requirements.

11.6 Financing Infrastructure

During the planning process for this OCP Update, it was suggested that the Municipality give broader consideration to the use of Development Cost Charges (DCCs). This merits further discussion and consideration by the Municipality than could be accomplished in an OCP Update process.

Financing infrastructure is an important local government responsibility. In BC, a range of financing tools has been developed for local governments to offset the cost of new or expanded infrastructure. Under the *Local Government Act* and the *Community Charter* local governments have flexibility in choosing how to finance the development servicing needs of communities — either through development, from the community-at-large, or a combination of both.

DCCs are monies that are collected by a municipality at the time of subdivision or building permit from land developers, to offset some of the infrastructure expenditures incurred, to service the needs of new development. Bowen Island has a DCC bylaw, with funds dedicated specifically to the Parks Fund. Other municipalities use development financing for sewer, drainage, and roads works.

APPENDIX A

LOCAL GOVERNMENT ACT – EXCERPTS

The *Local Government Act* sets out a skeleton for an Official Community Plan — Part 26, Division 2. It must include statements and maps in relation to eight matters:

- location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- location and area of sand and gravel deposits;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- location and phasing of any major road, sewer and water systems;
- location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- policies respecting affordable, rental and special needs housing; and
- targets for the reduction of greenhouse gas emissions in the area covered by the OCP and policies and actions of the local government proposed with respect to achieving those targets.

An Official Community Plan may include policies relating to:

- social needs, well-being and social development;
- a regional context statement;
- maintenance and enhancement of farming; and
- preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

in addition to sections specifically related to Official Community Plan, the Local Government Act encourages an Official Community Plan to work towards the “purpose and goals” referred to in Section 849 (regional growth strategy). There are 14 statements:

- avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- the efficient movement of goods and people while making effective use of transportation and utility corridors;
- protecting environmentally sensitive areas;
- maintaining the integrity of a secure and productive resource base, including the agricultural land reserve;
- economic development that supports the unique character of communities;
- reducing and preventing air, land and water pollution;
- adequate, affordable and appropriate housing;
- adequate inventories of suitable land and resources for future settlement;
- protecting the quality and quantity of ground water and surface water;
- settlement patterns that minimize the risks associated with natural hazards;
- preserving, creating and linking urban and rural open space including parks and recreation areas;
- planning for energy supply and promoting efficient use, conservation and alternative forms of energy; and
- good stewardship of land, sites and structures with cultural heritage value.

APPENDIX B

ISLANDS TRUST POLICY STATEMENT CONSOLIDATED – EXCERPTS

From Part III – Ecosystem Preservation and Protection

- Identification and protection of environmentally sensitive areas and significant natural sites, features and landforms;
- Planning, establishment and maintenance of a network of protected areas that preserve the representative ecosystems and maintain their ecological integrity;
- Regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species;
- Protection of unfragmented forest ecosystems from potentially adverse impacts of growth, development and land use;
- Protection of sensitive coastal areas; and
- Planning for and regulation of development in coastal regions to protect natural coastal processes

From Part IV – Stewardship of Resources

- Identification and preservation of agricultural land for current and future use;
- Preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farm to other land uses;
- Use of adjacent properties to minimize any adverse affects on agricultural land;
- Design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture;
- Land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land;
- The need to protect the ecological integrity on a scale of forest stands and landscapes;

- The retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communications corridors to minimize the fragmentation of forests;
- The designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity;
- Measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for;
- Ensure water use is not to the detriment of in-stream uses (including fish and habitat uses, aesthetic uses, recreational opportunities and the maintenance of water quality in lakes, streams and wetlands);
- The needs and locations for marine dependent land uses;
- The compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas; and
- The location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.

From Part V – Sustainable Communities

- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value;
- Policies related to the aesthetic environmental and social impacts of development;
- Any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character;

- Means for achieving efficient use of the land base without exceeding density limits defined in the OCPs;
- Identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards;
- Development of a classification system of rural roadways, including scenic or heritage road designations;
- Impacts of road location, design, construction and systems;
- Designation of areas for the landing of emergency helicopters;
- Development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private vehicle use;
- Identification of acceptable locations for the disposal of solid waste;
- Prohibition of destination gaming facilities, such as casinos and commercial bingo halls;
- Location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas;
- Identification of sites providing safe public access to beaches, identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages;
- Identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities;
- Planning for bicycle, pedestrian and equestrian trail systems;
- Identification, protection, preservation and enhancement of local heritage;
- Protection of the heritage value and character of historic coastal settlement patterns and remains;
- Economic opportunities that are compatible with conservation of resources and protection of community character; and
- Community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services

APPENDIX C

GLOSSARY OF TERMS

“Agricultural Land Reserve” refers to agricultural land designated as an agricultural land reserve under the *BC Agricultural Land Commission Act*.

“Amenities” mean items that add to the physical, aesthetic, social or functional appeal of a particular site, neighbourhood, or the community in general.

“Affordable Housing” means non-market residential dwelling units that may only be owned or rented under the terms of housing covenants registered on title in favour of the Bowen Island Municipality.

“Aquifer” means a geological formation, a group of geological formations, or a part of one or more geological formations, that is water bearing and capable of storing, transmitting and yielding water.

“Bed and Breakfast” means the provision of sleeping accommodation, toilet facilities and a breakfast meal to paying guests as a home based business.

“Boarding” means furnished sleeping accommodations with the provision of meals to a lodger as a home based business.

“Business Improvement Area (BIA)” means an area designated by municipal council in which businesses and property owners can finance effective marketing, promotional, and revitalization programs for the area. A BIA provides both the organized structure and the source of funds to enable local business communities to improve their commercial viability. Authority to create Business Improvement Areas is contained in Section 215 of the *Community Charter*.

“Climate Change” refers to any long-term significant change in the “average weather” that a given region experiences. Average weather may include average temperature, precipitation and wind patterns. It involves changes in the variability or average state of the atmosphere over durations ranging from decades to millions of years. These changes can be caused by dynamic process on Earth (ocean processes, volcanoes), external forces including variations in sunlight intensity, and more recently by human activities.

“Cluster Development” means the grouping of lots or single family dwellings in a location on a parcel, without increasing the permitted density of lots or dwellings within the parcel, so that the development area is smaller than would otherwise be used if the complete parcel was developed and the remaining area that is not developed is created as a green space.

“Coastal bluff ecosystems” include areas with rocky shorelines, rocky islets, and steep coastal cliffs. Coastal bluffs have a mix of grasses, mosses, lichens, and low broad leaf plants and are home to a variety of birds. Most coastal bluffs have little or no soil. These sites are subject to temperature, moisture and salinity extremes, which favours the growth of unique plant species and communities that are otherwise uncommon or rare. Plants and animals that live in coastal bluff ecosystems are fragile and particularly sensitive to any type of development.

“Cohousing” refers to a housing model that fosters an inclusive, mutually supportive, yet independent living environment. Projects consist of clustered, attached and/or detached dwellings that are individually owned and completely self-contained yet incorporate commonly owned land, buildings, and structures with the purpose of reducing the footprint of the private dwellings and support community connection.

“Commercial Cottage” means a separate single family dwelling unit intended to be occupied by seasonal workers, or by guests as a short-term rental; however, for the purposes of this bylaw, does not include a mobile home or other temporary building.

“Community Watershed” means the area upstream of the most downstream water intake of a water supply system involving individual water users and/or joint works water systems (i.e., where two or more water users share a common water system) that are licensed under the *Water Act* for domestic purposes.

“Community Water System” means a system of waterworks that serves more than one lot and which is owned, operated and maintained by Bowen Island Municipality, an Improvement District, Water Users’ Community defined under the Water Act or a Water Utility defined under the Water Utility Act. **“Firebreaks”** are barriers to fire spread constructed by clearing and/or thinning fuels on a strip of strategically located land.

“Density Re-Allocation” means the concept of a comprehensive approach to land use planning, to be implemented by a re-zoning application, where the right to create new parcels through subdivision of land in one area, known as the Donor Area is re-allocated to other lands, known as Density Increase Eligible Lands, in order to facilitate the goals and objectives of this plan, while maintaining a consistent overall maximum density of development within the Plan Area.

“Development Cost Charge” means a levy applied by a municipality to new development to offset the long-term cost of providing new or extended services to the community.

“Development Permit Area” refers to area designated pursuant to the *Local Government Act* where approval of a development permit is required before a building permit can be issued or a subdivision is approved with specified exemptions.

“Dwelling Unit” means one or more structurally separate rooms, used as a unit for the residential accommodation of one household and containing sleeping, cooking, and toilet facilities.

“Ecosystem” means a complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. It can be any size, but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation, for example, an old-growth forest or a grassland ecosystem.

“Environmentally Sensitive Area (ESA)” is defined as lands and waters containing ecosystems and habitats that are fragile or rare, or are ecologically important because of the biological diversity they support, and are sensitive to disturbance by human activity. ESAs on Bowen Island include coastal bluff, inland bluff, mature forest, old forest, wetland and freshwater ecosystems, and critical wildlife habitat areas.

“Freshwater ecosystems” include bodies of water such as lakes and ponds that usually lack floating or emergent vegetation, and certain watercourses. These ecosystems are home to numerous organisms such as underwater plants, fish, amphibians and invertebrates. Freshwater bodies and their surrounding riparian vegetation play a vital role in the lifecycle of many wildlife species including migratory birds.

“Fuel-Breaks” are trenches dug down to mineral soil that stop fire spread, through ground fuels, by depriving the fire of fuel.

“Green Building” refers to a systems approach to building design and construction that uses techniques that minimize environmental impacts and reduce ongoing energy consumption while contributing to the health and productivity of its occupants.

“Green Space” means any area that should be maintained in perpetuity because of its environmental, educational, scientific, recreational or aesthetic qualities and may include trails, parks, reserves, natural forest, wet lands and any other land set aside for such a purpose through agreement between Bowen Island Municipality and the property owner.

“Greenhouse Gas (GHG)” refers to gases present in the atmosphere, which reduce the Earth’s loss of heat into space and therefore contribute to global temperatures through the greenhouse effect. GHG are essential to maintaining the temperature of the Earth, however, an excess of greenhouse gases can raise the temperature of a planet to uninhabitable levels. Current levels of CO₂ are approximately 100 ppmv higher than during pre-industrial times. GHG include water vapour, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O) and ozone.

“Greenway” refers to linear green space corridors that connect natural areas and communities, associated with watercourses, trails, and transportation routes, which provide wildlife habitat and increase recreational opportunities.

“Home Based Business” means any business for gain or support clearly secondary to the principal residential use of a property, but does not include occupations which may be permitted as principal uses of a property or which are secondary to principal non residential uses of a property (e.g., agricultural use on land zoned to allow agriculture as a principal use is not a home based business).

“Hostel” is a budget oriented short-term rental accommodation where guests can rent a bed, usually a bunk bed, in a dormitory and share a bathroom, lounge and sometimes limited kitchen facilities.

“Inland bluff ecosystems” are areas of rocky outcrops and cliffs with little or no forest cover. As a class of herbaceous terrestrial ecosystems, inland bluffs support a mix of mosses, lichens, grasses, and low broad-leaf plants. Most inland bluffs have little or no soil, or soil is present only in pockets between rock outcrops. Few large trees and shrubs survive on these sites due to the lack of soil, and the rapidly-draining and fast-drying nature of the exposed sites, especially on steep south-facing slopes. Wildlife species that inhabit inland bluffs are often adapted to these harsh conditions. As in coastal bluffs, the biological communities of inland bluff ecosystems are fragile and particularly sensitive to any type of development.

“Inn” means a building or group of buildings that may contain sleeping accommodation, a small kitchen area with limited cooking facilities such as a microwave oven, bathrooms, meeting rooms, dining room and kitchen facilities, recreational facilities, and a residential dwelling unit for staff.

“Institutional” uses include public and public/private group use of a non-profit nature, typically engaged in public service (e.g. houses of worship, charitable organizations, etc), and for the purposes of this Plan includes civic and public facility uses.

“Limited Kitchen Facilities” means an area within the guest rooms of sleeping accommodation that is equipped or capable of being equipped with plug-in countertop cooking appliances, a mini fridge, and a small sink for activities related to the preparation and cooking of food.

“Lodge” means a building or buildings that have professional rental management and are suitable for tourist, vacation, resort and recreational residence units, each of which has its own washroom facilities, and may include a kitchen, and may include a spa, conference centre, restaurant and premises licensed under the Liquor Control and Licensing Act.

“Lodging” means the provision of furnished sleeping accommodation for permanent rather than transient paying guests as a home based business.

“Mature forest ecosystems” are dry to moist, usually conifer-dominated forest stands that are 80-250 years old. Some mixed coniferous-deciduous stands may include deciduous tree species making up more than 25% of the canopy. Mature forest ecosystems commonly surround or border other sensitive ecosystems such as old forests, coastal and inland bluffs, wetlands and lakes. Mature forests serve as buffers for, and linkages between these sensitive ecosystems while providing habitat for a variety of plant and animal species. Together with other forest ecosystems, mature forests are important deposits of atmospheric carbon; as such, their conservation and expansion contributes to the mitigation of climate change.

“Multi-unit Dwelling” means any building containing more than three (3) dwelling units.

“Natural boundary” means the visible high water mark of any lake, river, stream, ocean, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to make upon the soil of the bed of the lake, river, stream, ocean or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself (Section 1, *BC Land Act*).

“Old field habitat” is the stage of plant growth between bare ground and forest. Old field habitats are commonly found on former pastureland and retired croplands.

“Old forest ecosystems” are dry to moist, conifer-dominated forest stands that are generally older than 250 years. Old forests contain large mature trees, standing dead trees and fallen logs and support a large number of plant and animal species. Once wide-spread, these ecosystems have become fragmented by the development of roads, logging and properties, as well as forest fires. Existing as relict ecosystems in areas with historically little or no human disturbance, old forests are scarce.

“Qualified Professional” means an applied scientist or technologist, acting alone or together with another qualified professional on behalf of the applicant or the Bowen Island Municipality. He or she must be registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, practicing under that association's code of ethics and subject to disciplinary action by that association. The applicable professional may be a professional Biologist, Agrologist, Forester, Geoscientist, Engineer, Arborist or Technologist, as appropriate. The individual's area of expertise must be recognized by the Bowen Island Municipality as one that is acceptable for the purpose of providing all or part of an evaluation assessment report in respect of the particular development proposal that is under consideration.

“Retreat Centre” means a use that provides for the operation of spiritual, cultural or educational indoor or outdoor programs for single-day or in-residence guest use, and may include sleeping accommodation for a maximum of 40 in-residence guests in a single building or cabins; one shared kitchen and eating area; meeting areas; bathrooms; accommodation for staff; one residence for the manager or owner of the retreat centre; and accessory buildings.

“Retreat Commercial” means A facility used for meetings, conferences, or seminars; and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centres may not be utilized by the general public for meals or overnight accommodations. Housing for participants may be in local commercial accommodations, dormitories, sleeping cabins (with or without baths) or in other temporary quarters, but kitchen and dining facilities shall be located in a single centrally located building or buildings

“Riparian Area” means a transitional zone between upland and aquatic ecosystems. The vegetation it supports is in contact with the stream, or is sufficiently close, to have a major influence on the total ecological character and functional processes of the stream.

“Single detached house” means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

“Secondary Suite” means an additional living space within a detached home that is separated from, and smaller than, the primary dwelling. A secondary suite is intended for the use of a separate household and contains its own entrance, cooking facilities and sanitary facilities.

“Short-Term Rental” means the rental of a dwelling, or portion thereof, which is available for use or is used for the accommodation of guests paying a fee or other compensation for a period of less than 30 consecutive days.

“Special Needs Housing” refers to the residential use of a building operated specifically to accommodate persons with special needs including the elderly, or physically or mentally challenged.

“Steep Slope Areas” are defined as lands in their natural state that have a slope angle of 30 percent or greater for a minimum horizontal distance of 10 metres.

“Stream” means a watercourse containing flowing water, at least part of the year, supporting a community of plants and animals within the stream channel and the riparian zone. Streams include ephemeral, intermittent or seasonal and permanent streams.

“Subdivision” means a parcelization of land defined under the *Land Title Act* or the *Strata Property Act*.

“Wetland ecosystems” feature plants that thrive in an environment where water remains at or above the surface of the soil during all or most of the year. The types of wetlands include bog, fen, marsh, swamp and estuarine wetland, as well as mosaics of two or more of these types. Wetland ecosystems occur in areas of seasonal flooding, fluctuating water tables, poor drainage or tidal influences. A great diversity of plants and animals live in or depend upon wetlands. These ecosystems are particularly sensitive to hydrological disturbances due to land alteration and are vulnerable to being filled or drained during development.

“Wildlife Habitat Areas” are areas that are considered critical for the survival of wildlife species that are recognized to be in need of protection. Species such as herons and raptors are more sensitive than other species to the effects of human disturbance, land alterations, and changing forest conditions due to climate change. Great Blue Herons and all raptors are considered vulnerable because human activities, especially urban and rural development, are resulting in the loss of suitable nesting sites and are negatively disturbing the birds during their breeding season.



BOWEN ISLAND OCP UPDATE
