

**Bowen Island
Official Community Plan
Bylaw No. 139**

AS AMENDED BY BOWEN ISLAND LOCAL TRUST COMMITTEE
BYLAWS: No. 157 and 162

AS AMENDED BY BOWEN ISLAND MUNICIPAL COUNCIL BYLAW:
No. 6 and 20

NOTE: This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

Consolidated: November 10, 2000

BYLAW AMENDMENTS

This copy is consolidated for convenience only and includes the following **text amendments only**:

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>
Bylaw No. 157	Amendment No. 1, 1998	February 3, 1999
Bylaw No. 162	Amendment No. 1, 1999	October 21, 1999
Bylaw No. 6	Amendment No. 1, 2000	April 17, 2000
Bylaw No. 20	Amendment No. 2, 2000	September 25, 2000

**BOWEN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 139**

**A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN FOR PART OF THE BOWEN
ISLAND LOCAL TRUST COMMITTEE AREA**

WHEREAS Section 27 of the *Islands Trust Act* gives the Bowen Island Local Trust Committee the same power and authority as a Regional District under Section 988 and Division (1) to (5) and (7), other than Section 990, of Part 29 of the *Municipal Act*; and

WHEREAS Sections 944 and 948, respectively, of Division (1) of Part 29 of the *Municipal Act* applies to the Committee and authorizes it to adopt an Official Community Plan and outlines procedures for developing and adopting such plans including a public hearing and Ministerial approval; and

WHEREAS Section 25 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption; and

WHEREAS Section 945 of the *Municipal Act* lists the subjects that must be addressed in a Plan; and

WHEREAS Section 949(1) of the *Municipal Act* does not commit or authorize the Bowen Island Local Trust Committee to proceed with any project that is specified in the Plan; and

WHEREAS Section 949(2) requires that all bylaws enacted, permits issued, and works undertaken by the Bowen Island Local Trust Committee be consistent with the Official Community Plan;

NOW THEREFORE the Bowen Island Local Trust Committee being the Trust Committee having jurisdiction on and in respect of Bowen Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, R.S.B.C., 1989, enacts as follows:

TITLE

1. This Bylaw shall be cited as the "Bowen Island Official Community Plan Bylaw No. 139, 1995".

APPLICATION

2. This Bylaw applies to:

Bowen Island, Finisterre Island, Hutt Island and the islets, islands or other land areas and the surface of water, all being part of the Bowen Island Local Trust Committee Area as shown on Schedule AA.

ORGANIZATION

3. Schedules AA, A, B, B-1, B-2, C, D, E, E-1, F, G, H, and I attached to and forming part of this Bylaw, are hereby designated as the Bowen Island Official Community Plan Bylaw No. 139, 1995.

4. The Schedules comprising this Bylaw are as follows:
 Schedule AA - Bowen Island Official Community Plan Area

- SCHEDULE A - POLICY DOCUMENT
- SCHEDULE B - MAP DESIGNATIONS
- SCHEDULE B-1 - SNUG COVE DESIGNATIONS
- SCHEDULE B-2 - AGRICULTURE DESIGNATIONS
- SCHEDULE C - PARKS AND TRAILS
- SCHEDULE D - ROAD MAP
- SCHEDULE E - MAP 1 - DEVELOPMENT PERMIT AREAS
 MAP 2 - DEVELOPMENT PERMIT AREAS-
 SLOPE AREAS GREATER THAN 25
 DEGREES
- SCHEDULE E-1 - DEVELOPMENT PERMIT AREAS (SNUG COVE)
- SCHEDULE F - COMMUNITY WATER SYSTEMS AND UTILITY
 AREAS
- SCHEDULE G - LAND DEVELOPMENT GUIDELINES FOR THE
 PROTECTION OF THE AQUATIC HABITAT
- SCHEDULE H - DESIGN GUIDELINES, SNUG COVE, BOWEN
 ISLAND
- SCHEDULE I - BOWEN ISLAND PARKS MASTER PLAN
- SCHEDULE J - TOURIST COMMERCIAL (ACCOMMODATION)
 DEVELOPMENT PERMIT GUIDELINES

BL#157

BYLAW REPEAL

The "Official Community Plan (Bowen Island), Bylaw 1981" as amended is repealed upon adoption of the Bylaw.

READINGS

READ A FIRST TIME THIS 10th DAY OF October ,
 1995

READ A FIRST TIME AS AMENDED THIS 14th DAY OF November , 1995

PUBLIC HEARING HELD THIS 13th DAY OF January , 1996

READ A SECOND TIME THIS 23rd DAY OF January , 1996

READ A THIRD TIME THIS 23rd DAY OF January , 1996

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS 25th
 DAY OF January , 1996

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS 23rd DAY OF February
 , 1996

RECONSIDERED AND FINALLY ADOPTED THIS 28th DAY OF February, 1996

Gordon McIntosh
 SECRETARY

Graeme Dinsdale
 CHAIRPERSON

BOWEN ISLAND OFFICIAL COMMUNITY PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
SECTION 1 ADMINISTRATION/IMPLEMENTATION.....	1
1.1 ADMINISTRATION.....	1
1.2 IMPLEMENTATION.....	1
1.3 AMENDMENT PROCEDURE.....	2
1.4 REVIEW AND FURTHER STUDIES.....	2
1.5 SEVERABILITY.....	3
1.6 INTERPRETATION.....	3
SECTION 2 BROAD COMMUNITY OBJECTIVES.....	6
2.1 BACKGROUND.....	6
2.2 PRINCIPLES.....	7
2.3 BROAD OBJECTIVES.....	8
SECTION 3 OBJECTIVES AND POLICIES FOR LAND USE.....	9
3.1 RESIDENTIAL.....	9
3.1.1 Village Residential Land Use.....	12
3.1.2 Rural Residential Land Use.....	14
3.1.3 Rural Land Use.....	16
3.1.4 Affordable Housing, Rental Housing, Special Needs Housing.....	17
3.2 HOME OCCUPATIONS.....	19
3.3 AGRICULTURAL LAND USE.....	21
3.4 FORESTRY LAND USE.....	24
3.5 PUBLIC FACILITY LAND USE.....	26
3.6 INSTITUTIONAL LAND USE.....	28
3.7 COMMERCIAL LAND USE.....	29
3.8 INDUSTRIAL LAND USE.....	32
3.9 PUBLIC RECREATIONAL LANDS, PARKS AND RECREATION.....	35
SECTION 4 SERVICES.....	39
4.1 TRANSPORTATION SERVICES.....	39
4.1.1 Water Transportation.....	39
4.1.2 Land Transportation.....	40
4.1.3 Air Transportation.....	44
4.2 WATER SUPPLY SYSTEMS.....	44
4.3 WASTE MANAGEMENT.....	47
4.3.1 Liquid Waste Management.....	47
4.3.2 Storm-water Management.....	50
4.3.3 Solid Waste Management.....	51
SECTION 5 RESOURCES.....	53
5.1 ENVIRONMENTAL RESOURCES.....	53
5.1.1 Natural Terrestrial Features and Habitat.....	54
5.1.2 Water Resources.....	56
5.1.3 Marine Resources.....	59
5.1.4 Natural Hazardous Areas.....	60
5.2 ENERGY RESOURCES.....	63
5.3 HERITAGE RESOURCES.....	64
SECTION 6 DEVELOPMENT PERMITS.....	66
6.1 CAPE ROGER CURTIS DEVELOPMENT PERMIT AREA.....	66
6.2 WATERSHED, STREAM AND HAZARD LAND DEVELOPMENT PERMIT AREAS.....	69
6.3 VILLAGE REVITALIZATION DEVELOPMENT PERMIT AREA.....	74
6.4 VILLAGE PERIPHERY DEVELOPMENT PERMIT AREA.....	75
6.5 "TOURIST COMMERCIAL (ACCOMMODATION) DEVELOPMENT PERMIT AREA.....	76
SECTION 7 TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMITS.....	78
7.1 PERMIT AREA 1.....	78

7.2	PERMIT AREA 2	78
SECTION 8	HERITAGE ALTERATION PERMITS.....	80
SECTION 9.	DEVELOPMENT APPROVAL INFORMATION	81

LIST OF SCHEDULES

SCHEDULE A	-	POLICY DOCUMENT
SCHEDULE B	-	MAP DESIGNATIONS
SCHEDULE B-1	-	SNUG COVE DESIGNATIONS
SCHEDULE B-2	-	AGRICULTURE DESIGNATIONS
SCHEDULE C	-	PARKS AND TRAILS
SCHEDULE D	-	ROAD MAP
SCHEDULE E	-	MAP 1-DEVELOPMENT PERMIT AREAS MAP 2-DEVELOPMENT PERMIT AREAS-SLOPE AREAS GREATER THAN 25 DEGREES
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SCHEDULE H	-	DESIGN GUIDELINES, SNUG COVE, BOWEN ISLAND
SCHEDULE I	-	BOWEN ISLAND PARKS MASTER PLAN
SCHEDULE J	-	TOURIST COMMERCIAL (ACCOMMODATION) DEVELOPMENT PERMIT GUIDELINES

BOWEN ISLAND OFFICIAL COMMUNITY PLAN
SCHEDULE A POLICY DOCUMENT

SECTION 1 ADMINISTRATION/IMPLEMENTATION

1.1 ADMINISTRATION

The Executive Director of the Islands Trust or such other officer appointed by the Bowen Island Local Trust Committee shall administer the provisions of this bylaw.

1.2 IMPLEMENTATION

Section 949 of the *Municipal Act* specifies that:

"An official community plan does not commit or authorize a municipality, regional district (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*) or improvement district to proceed with any project that is specified in the plan."

and

"All bylaws enacted or works undertaken by a council, board or greater board (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*), or by the trustees of an improvement district, after the adoption of an official community plan shall be consistent with the plan."

Once the Official Community Plan is adopted, a number of steps are available to the Trust Committee for implementation of the policies and recommendations including:

Consultation With the Public

Initiatives by individuals and community groups to become aware of and to enact provisions of this plan are perhaps the most effective means to implement solutions to issues of concern. This plan is not only a regulation but also is a guide, which the community may use as a resource to assist in resolving issues. The strength of the plan exists in the commitment of the people that it affects to participate in and influence its implementation.

Regulatory Bylaws

Regulatory bylaws may include provisions reflecting the policies of this plan for:

- a) regulating the use and density of use of land, buildings and structures;
- b) the siting, size and dimensions of buildings and structures and uses permitted on the land;
- c) the location of uses on the land and within buildings and structures;
- d) the shape, dimensions, and area of parcels of land that may be created by subdivision;
- e) establishment of different density regulations for a zone, one generally applicable for the zone and the other or others applicable if certain amenities and or affordable or special needs housing are provided either by agreement of by zoning designation;

- f) off-street parking and loading spaces;
- g) drainage;
- h) signs;
- i) screening;
- j) flood plain elevations when approved by the Minister of Environment, Lands and Parks;
- k) subdivision servicing requirements.

Development Permits

When land is designated as a Development Permit Area by this plan, land within the designated area shall not be subdivided; construction of, addition to or alteration of a building or structure shall not be commenced; land within an area designated for protection of the natural environment or protection of development from hazardous conditions must not be altered and land within an area designated as a revitalization of an area in which a commercial use is permitted or a building or structure located on that land shall not be altered unless the owner first obtains a development permit or is exempted under a condition of the plan that specifies when a development permit would not be required.

Other Permits

The Trust Committee may review permit applications for temporary commercial and industrial permits, development variance permits, heritage alteration permits and tree cutting permits where policies and bylaws allow for these procedures.

Covenants

The Trust Committee may enter into covenants with a property owner.

Coordination With Other Government Agencies

Coordinated efforts with other government agencies include review of applications that are referred to the Trust Committee in relation to this plan and regulatory bylaws, advising agencies of the policies that exist within this plan and by developing agreements with agencies that assist in their implementation.

1.3 AMENDMENT PROCEDURE

This Bylaw may be amended by the Bowen Island Local Trust Committee at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Trust Committee that addresses fees and procedures.

1.4 REVIEW AND FURTHER STUDIES

The Trust Committee may initiate a review of the Plan at any time. The Plan should be reviewed in its entirety at least every five years from the adoption date.

Further studies are necessary as a basis for future reviews. Some of the studies that should be undertaken include:

- a) a review of the Snug Cove planning and servicing policies;
- b) examination of ferry marshalling issues;

- c) development of a water management plan and in particular baseline water quality monitoring and development of a terrestrial assessment program within for the Terminal Creek/Grafton Lake Watershed for purposes of protection of water quality;
- d) identification and assessment of sites of heritage value;
- e) detailed inventories of environmentally sensitive areas;
- f) examination of means to establish a self- supporting Community Forest and the completion of associated identification, inventory and assessment of forest resources and features;
- g) identification of suitable bicycle routes on island roads;
- h) development of a storm-water management plan;
- i) review of the use of guest cabins or second dwellings of limited floor area on a property as a means to provide affordable housing.
- j) examination of fire protection and fire prevention strategies using subdivision servicing and zoning regulations.

1.5 SEVERABILITY

If any section, subsection, sentence, clause, phrase, plan, map, diagram, table, schedule, or other graphic material or any part thereof of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

1.6 INTERPRETATION

- 1) The final interpretation as to the precise location of boundaries of any designation or symbol contained in the map schedules, except for development permit and temporary use permit designations, shall be legally defined by the appropriate land use bylaws enacted over time by the Trust Committee or by site survey as required.
- 2) Symbols or designations used in the map schedules, except for development permit designations or temporary use 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 local bylaws.
- 3) In interpreting the objectives and policies of the Plan, the term "shall" 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.
- 4) Any designation of or policy for proposed public facilities on private lands including but not restricted to roads, parks, trails, parking facilities, and public and community facilities which are not available for acquisition through dedication, grant, or as an amenity through a zoning regulation and which are not subject to committed funds either through a capital expenditure plan or other budgeting process of the public agency responsible for the proposed facility shall be deemed to be a broad objective of this Plan irrespective of how it is presented in the Plan.
- 5) The following definitions apply to the interpretation of this Plan:

Definitions

"Annual Rate of Development" means the rate of development of residential dwellings on Bowen Island expressed as the number of dwellings per year.

"Bed and Breakfast" means the provision of sleeping accommodation, toilet facilities and a breakfast meal to paying guests as a home occupation.

"BC Environment" means all or part of the Ministry of Environment, Lands and Parks or such other ministry as may be created from time to time that administers the environmental legislation on behalf of the province.

"Boarding" means furnished sleeping accommodations with the provision of meals to a lodger as a home occupation.

"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.

"Community Water System" means a water system improvement district or water user's community under the *Water Act*, a water utility under the *Water Utility Act*, a water system local service provided by a regional district, a water system specified area provided by a municipality, or any other private water distribution system that serves five or more parcels that is constructed in accordance with "Design Guidelines for Rural Residential Community Watersystems" as published by the Province of British Columbia.

"Defensible Space" means a relatively fuel-free zone in which fire-fighters can stage their attack to stop structure fires from spreading to the surrounding wild-land vegetation or, prevent wild-land fires from spreading to the structure.

"Domestic Agriculture" means the growing or rearing of any agricultural product for the personal use of the property owner or operator.

"Ephemeral stream" means a stream that flows only in direct response to precipitation in the immediate locality and whose channel is at all times above the water table.

"Firebreaks" are barriers to fire spread constructed by clearing and/or thinning fuels on a strip of strategically located land.

"Fuel-Breaks" are trenches dug down to mineral soil that stop fire spread, through ground fuels, by depriving the fire of fuel.

"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 the Bowen Island Local Trust Committee and the property owner.

"GVRD" means Greater Vancouver Regional District. References to GVRD Parks or GVRD Electoral Areas reflect separate departments of the GVRD.

"Home Occupation" means any occupation 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. (eg agricultural use on land zoned to allow agriculture as a principal use is not a home occupation)

"Intermittent or seasonal stream" means a stream in contact with the ground-water that flows only at certain times of the year, such as when the ground water table is high and/or when it receives water from springs or from some surface source. It ceases to flow above the stream bed when losses from evaporation or seepage exceed the available stream-flow.

"Lodging" means the provision of furnished sleeping accommodation for permanent rather than transient paying guests as a home occupation.

"Permanent Stream" means a stream that flows continuously throughout the year.

"Productive Agriculture" means any farm activity that produces an income for the property owner or operator of the farm through the sale of agricultural products.

"Riparian Zone" means that area of land and the vegetation it supports that 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. The size of the riparian zone on each side of the watercourse shall be 15 metres wide measured upland from the natural boundary of the stream.

"Significant area" means an environmentally sensitive area (ESA) which by the relative type, intensity, amount, effect, or importance of its characteristic(s) exemplifies an environmental value that is sensitive to impacts and warrants recognition.

"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.

"Transfer of Development Rights" or "Transferring Residential Development" means the concept of transferring the right to create new parcels through subdivision of land from one location to another either within one property or between two properties through a comprehensive development proposal and agreement. The process involves the affected property owners negotiating an agreement to transfer the right of development in principle and then applying for rezoning to implement the transfer.

"Watercourse" means any natural depression with a bed 0.6 metres (2 feet) or more below the average elevation of the surrounding land, containing water at least part of the year.

SECTION 2 BROAD COMMUNITY OBJECTIVES

2.1 BACKGROUND

Bowen Island is located at the entrance to Howe Sound within commuting distance of Vancouver and many other Lower Mainland locations. The Bowen community is characterized by a strong sense of stewardship and reliance upon the natural resources of the island and a lifestyle rooted in tourism, recreational cottage development, and rural island living. Today the island is a popular recreational destination for Lower Mainland inhabitants and accommodates a mix of year-round and seasonal residents with a broad range of incomes and lifestyles.

Historical references suggest that Bowen Island and surrounding waters were originally used as hunting and fishing ground by the Squamish people and may have accommodated a summer village site for the Salish people.

The island was first noted by Europeans in 1791 when the Spanish explorer Narvaez sailed across the entrance to Howe Sound and recorded on a map island locations that he termed Isla de Apodaca. In 1860 the island was finally named Bowen Island after Rear Admiral James Bowen who was prominent in the military battles under Admiral Howe.

The first permanent settlers of the island were loggers and persons who pre-empted land under the Land Ordinance Act of 1870. Subsequent developments included logging, sawmills and a dynamite plant at Tunstall Bay, brick-making at Deep Bay, and residential and agricultural activities. Most of the economic interests came to an end by the early 1900s but several large property holdings were maintained by individuals with names such as Miller, Cowan, Cates, and Grafton. These individuals are noted in the names of area landmarks.

One activity of lasting influence was the opening of Bowen Island as a resort for day excursionists. Much of the early development of Bowen Island as a recreation destination is attributed to Captain John Cates who started bringing picnic excursion crowds from the Lower Mainland to Bowen Island in 1900. Later the Union Steamship Company purchased Cates' interests and developed the hotel and resort lands that had been established. This role as a resort area is richly entrenched in the minds of many residents of British Columbia and helped highlight the attraction of the island as a place to live. The opening up of the island with improved roads and services during the postwar period and the introduction of car ferry service in 1956 augmented the residential development of the island. When the hotel was demolished and most of the resort grounds were converted to residential use in the early 1960's an era ended and residential development was firmly entrenched as a Bowen Island land use.

Due to the increased pressures for development in the province and the requirement to provide adequate services for these developments, the provincial government passed *The Regional District Act* in 1965 and by 1968 Bowen Island became part of the Greater Vancouver Regional District (GVRD). Continuing development of the islands in Howe Sound and the Strait of Georgia prompted the province to impose a ten acre freeze on all of the islands in 1970. The GVRD attempted to introduce a zoning bylaw in 1972 that would have removed the ten acre freeze and provided more detailed planning control, but it was not until 1977, after an Official Community Plan was finally adopted, that zoning and subdivision control was finally adopted. The province, in recognition of the unique amenities and environment of the Islands passed the Islands Trust Act in 1974. The Bowen Island Local Trust Committee inherited the GVRD bylaws and has

administered them since then. The Official Community Plan was reviewed in 1982 and a new zoning bylaw was introduced in 1984. In 1991 the Bowen Island Local Trust Committee adopted the "Snug Cove Plan" as an amendment to the Official Community Plan to address increased development pressures within this particular area.

New and emerging issues since 1982, together with changes in Provincial legislation that guide the content of Official Community Plans has led to the development of this Official Community Plan.

This Official Community Plan is based on:

- 1) The *Islands Trust Act* which states "The object of the 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 the Province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of the Province".
- 2) The *Islands Trust Policy Statement* which provides policy guidance for development of official community plans and regulatory bylaws within a trust committee area.
- 3) Community involvement.

2.2 PRINCIPLES

The principles of this Plan are:

maintenance of the intrinsic attraction, insular rural identity and sense of serenity of the island and recognition of the desire of existing residents to be independent, self-reliant and able to exhibit local initiative and cooperation.

understanding that land should be respected as one of the requirements of life rather than simply a commodity.

generally that there shall be no net increase in overall island lot density from that lot density proposed by policy in the previous Official Community Plan (Bylaw 14). Adjustments to the distribution and size of new lots on the island may be provided in recognition of the objectives and policies of this Plan, but only by:

- a) maintaining the lot density on individual lots and adjusting distribution and size of proposed new lots within a single parent lot for purposes of accomplishing the objectives and policies of this Plan; or
- b) where lots cannot accommodate the proposed lot density and still allow for the objectives and policies of this Plan to be upheld, then transfer of development rights may be considered.

service policies and objectives including those applicable to public services such as transportation, water supply, waste disposal, and community services and private services such as service commercial shall be deemed to be responsive and secondary to other policies and objectives of this Plan and shall not be used to anticipate or generate demand for land use or growth.

recognition that the rate of development should be managed to preserve the island atmosphere which residents and visitors find so attractive.

2.3 BROAD OBJECTIVES

The broad objectives of this Plan are:

to preserve and protect Bowen Island and its unique amenities and environment for the benefit of Bowen Islanders and residents of the Province generally

to provide environmental stewardship strategies for Bowen Island, to be followed by residents and visitors alike, that recognize both the human responsibilities toward the environment and the rights of private landowners.

to preserve a marine-oriented community and island atmosphere.

to establish a community service and land use pattern with high priority given to environmental and social factors.

to encourage maintenance of a population with varying income levels, lifestyles and age groups.

to ensure that Bowen Island is a healthy community with residents working together to improve the quality of life.

to provide for the basic needs of full time residents, seasonal residents and visitors.

to ensure that growth management shall be conditioned by the natural environment.

to ensure that a balance is maintained between community well-being and the rights of individual property owners.

to foster the creation and maintenance of local employment on the island in island based sustainable activities.

to promote a Snug Cove village form that caters to the pedestrian and that is appropriate to a small community.

to recognize Snug Cove Village as the commercial and community heart of Bowen Island, and to provide for the necessary expansion of commercial, residential and community/cultural uses that will contribute towards a pleasant village centre.

to seek the cooperation of and coordination with other agencies in the implementation of objectives where the objective recognizes the jurisdiction of that agency, and to seek greater mechanisms for local control and influence of such objectives.

SECTION 3 OBJECTIVES AND POLICIES FOR LAND USE

BACKGROUND

One of the main functions of the Bowen Island Official Community Plan is to establish the approximate location of present and proposed land uses. Schedule "B", Map Designations, Schedule B-1, Snug Cove Designations Map, Schedule B-2 Agriculture Designations and Schedule "C", Parks and Trails identifies in conjunction with the objectives and policies and other map schedules of this Plan the approximate location of the present and proposed land uses.

GENERAL LAND USE OBJECTIVES

The general objectives for land use in the Plan area are:

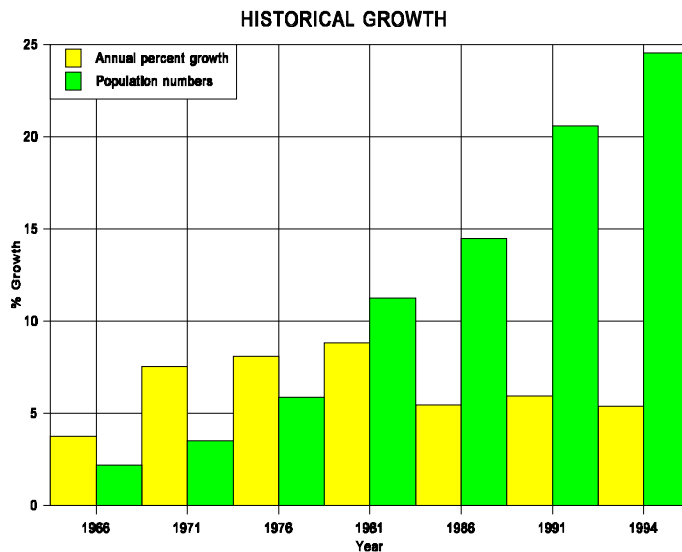
- 1) to ensure staged, gradual development of the island.
- 2) to prevent those developments which would have a major negative effect on the existing lifestyle and environment of the island.
- 3) to ensure that various land uses are suitably located, aesthetically attractive, in harmony and carefully integrated with the natural environment.
- 4) to provide public access to shore, Crown Land, and other public open space, consistent with the protection of the community and natural environment.
- 5) to create areas where land is set aside as green space in perpetuity.
- 6) to discourage further commercial and residential strip or ribbon development.
- 7) to provide for the protection of rights of landowners within the context of community objectives.
- 8) to ensure that only compatible land uses are located in any given area so as to avoid conflict between these uses.

3.1 RESIDENTIAL

Background

Bowen Island occupies a land area of 5052 hectares (12,485 acres) and had a 1991

Bowen Island Population Figures



population of 2059 persons. Added to this population is a current seasonal population of approximately 600 persons (based upon B.C. Assessment Authority Classification of the number of seasonal dwellings). Based upon an annual rate of development of approximately 55 new dwellings per year at 2.4 people/ household, the 1995 population is estimated at 2590 persons. The above graph illustrates the percent growth in population.

The capacity of Bowen Island to accommodate population growth is based upon the availability of property for residential purposes. Of the approximately 1820 lots on the island, there are an estimated 480 vacant lots that are assessed by the B.C. Assessment Authority as residential property. There are also approximately 250 seasonal dwellings that could potentially be converted to permanent residential status. The annual rate of development of these vacant or seasonal properties for permanent residential use is determined by the actions of each property owner, whether by house building or renovation or by further re-subdivision of properties. One of the challenges of this plan is how to accommodate and manage such growth over the next five years while maintaining the principles and objectives of this plan.

Residential Objectives

The objectives respecting residential land use in the Plan area are:

- 1) to identify the approximate location, amount, type and density of residential development required to meet anticipated housing needs over the next five years.
- 2) 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 common and private neighbourhood use.
- 3) to maintain the rural character, environmental integrity and social diversity of Bowen Island when reviewing residential development proposals.
- 4) to permit established residential neighbourhoods to continue historic siting variances from the Plan standards in a manner compatible with Plan objectives.
- 5) that a continuous green view-scape of predominantly indigenous flora be preserved or created along all transportation corridors, including pathways and to minimize the visibility of buildings.

Residential Policies

The policies respecting residential land use in the Plan area are:

- 3.1.A Building design and exterior materials that are in keeping with the natural environment and beauty of the island are encouraged;
- 3.1.B The following guidelines shall apply in the consideration of any proposal for rezoning to allow residential development. The development should:
- be consistent with the management of the annual rate of development;
 - contribute to the social diversity of the island population by meeting any recognized deficiencies in the quantity or quality of existing village residential, rural residential, affordable, rental or special needs housing;
 - not place a strain upon existing public services and infrastructure;
 - not increase public costs for existing property owners;
- 3.1.C 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. An inventory of vacant lots on the island that are suitable for residential purposes should be maintained, classified by location and assessed value, as a means to assist in the management of village residential, rural residential, affordable, rental and special needs housing policies and the allocation of development rights within these categories.

- 3.1.D Proponents of new residential development proposals which require rezoning may be required to include an impact assessment in their rezoning submission which illustrates the impacts of the construction and use of the proposed development upon:
- the social environment;
 - the natural environment,
 - existing public services and infrastructure;
 - public costs;
 - other factors as may be determined;
- and such impact assessments shall be developed in accordance with other policies of this Plan and may include recommendations with regards to how to mitigate impacts that are identified;
- 3.1.E Dwelling units with an average width less than 6 metres (19.69 feet) shall not be permitted;
- 3.1.F All commercial land uses shall be encouraged to have a residential component as part of the site development;
- 3.1.G Implementation of the residential densities provided for in this Plan through zoning regulation may require a review of the amount, kind and extent of need for:
- amenities; and
 - affordable or special needs housing;
- and implementation of such bylaws may require the establishment of different density regulations for a property: one regulation generally applicable to the property and one allowing a higher density subject to the provision of an amenity or affordable or special needs housing;
- 3.1.H The type of amenity or affordable or special needs housing that is required in exchange for higher densities of development shall be determined through identification of:
- a) existing deficiencies in institutional, public facility, public service, park, green space or recreation requirements;
 - b) the need for institutional, public facility, public service, park, green space or recreation requirements due to the additional density that may be created.
- 3.1.I The following issues 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;
 - 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.

Different regulations may apply to different areas in consideration of established area building patterns and site characteristics;
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 more appropriately address issues specified in Policy 3.1.I

BL162

3.1.J

3.1.K

Subject to limitations imposed by law, the Trust Committee may support the concept of being able to transfer residential development within a property or between properties. The following guidelines apply in the consideration of any transfer:

Donor Area

The Trust Committee considers that all areas within a community watershed, a development permit area designated on Schedule E (Maps 1 and 2) and any significant area (hereafter collectively referred to as donor areas) are worthy of preservation and protection and that the preservation and protection of these areas warrants consideration by the Trust Committee, on a case by case basis, of zoning measures designed to transfer permitted residential density from the donor areas to other parts of the Plan area. On application by an owner of land in the donor area who evidences willingness to grant a covenant in favour of the Trust Committee to preserve and protect all or part of the donor area, the Trust Committee may consider rezoning both the donor area and another part of the Plan area to effect the transfer of density in accordance with this Plan. The density that is available for transfer is that represented by policy within this Plan as implemented by zoning regulation.

Receiver Area

The Trust Committee considers that any area not considered as a donor area (hereafter referred to as the receiver area) may be capable of accommodating greater residential density than that permitted by the zoning bylaw and that the accommodation of such greater density may be in the interest of the Plan area generally provided that no net increase in density within the Plan area results. Accordingly, and in conjunction with Donor Area policy the Trust Committee will consider rezoning of both the receiver area and another part of the Plan area to effect a transfer of residential density in accordance with this Plan.

3.1.L

Buildings accessory to a residential use shall be permitted to a maximum size established by bylaw. Accessory buildings shall not be used for boarding, lodging or residential purposes.

3.1.1 Village Residential Land Use

Background

The Snug Cove Area consists of a variety of housing stock including a seniors housing development, single family dwellings, and dwellings as part of commercial developments. There is a growing demand for reasonably priced

rental housing for families, young persons, and seniors on the island. Given its convenience to shopping, community services and the ferry, Snug Cove can provide for many of these demands.

Area

The area identified on Schedule B (Map Designations) as SC (Snug Cove) and on Schedule B-1 as the Snug Cove Designations is subject to the following village residential objectives and policies.

Village Residential Objectives

The objective respecting village residential land use in the Snug Cove Area is:

- 1) to encourage a variety of housing within and immediately surrounding the village centre.

Village Residential Policies

The policies respecting village residential land use in the Snug Cove area are:

- 3.1.1.1 Single family dwellings are located in several areas identified as VR (Village Residential). This housing should be maintained at current densities;
- 3.1.1.2 Areas designated VR (ML) may be maintained as single family dwellings or developed as multiple family housing development. Future development should be consistent with the existing densities of approximately 15 units per acre and a floor space ratio ranging from 0.4 to 0.6. Building height should be limited to 2 or 2.5 stories;
- 3.1.1.3 The area identified as VR/CHV (Village Residential/Cates Hill Village) is a comprehensively planned residential village. This area is predominantly comprised of detached housing and may include limited multi-family residential development, educational, pre-school, or civic use facilities. Development permit designations to address the form and character of the development shall apply to any multi-family residential development;
- 3.1.1.4 Snug Cove is a centre for community facilities as well as providing for special needs housing. The area designated SN/CF (Special Needs Housing/ Community Facilities) contains the senior's housing complex. Additional housing for seniors and other population groups that may have special needs should be provided within this area. Building height should be limited to 2 or 2 1/2 storeys with floor space ratios of 0.4 to 0.6. Development permit requirements for the form and character of any multi family development should apply.

BL162, 6

3.1.2 Rural Residential Land Use

Background

Lots in the Rural Residential category have traditionally included the smaller lot subdivisions at Deep Bay, Millers Landing, Scarborough, Eaglecliff, Hood Point, and Grafton Bay. More recent developments have occurred at Bowen Bay, Tunstall Bay, Bluewater, Fairweather, Adams Road, and the Channelview area. Existing lots have ranged in size from 0.1 hectares to 0.4 hectares (0.24 acre to

1 acre). Areas such as Cowan Point, Cape Roger Curtis, Cates Hill and others have also been the topic of development proposals which have proposed smaller lots, but on the basis of clustered lots.

Area

The areas identified on Schedule B (Map Designations) as RS or RS(e) (Rural Residential) are subject to the following objectives and policies

Rural Residential Objective

The objective for rural residential land use is:

- 1) to provide lots that allow for residential use while maintaining the unique amenities and environment of the island.

Rural Residential Policies

The policies respecting rural residential land use are:

3.1.2.1 Low building density is encouraged within the areas of the island open to Rural Residential development except that cluster housing may be permitted provided it does not detract from the rural character of the area and the overall building density of the area is maintained;

3.1.2.2 Regulations for location of lots and lot sizes in Rural Residential Areas shall be established in respect of:

- a) The size, density and character of neighbouring parcels of land;
- b) Accessibility to proposed parcels and availability of potable water supply for residential purposes;
- c) Sewage disposal capability of the parcels to be created or the existence of public sewer facilities;
- d) Distance from commercial facilities and public facilities;
- e) The character of community and of neighbourhood;
- f) Preservation of greenspace;
- g) 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;

3.1.2.3 Areas containing existing smaller lot subdivisions designated RS(e) on Schedule B (Map Designations) shall be subject to an average lot size of 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. An average parcel size of 1 hectare shall apply to all RS areas and RS(e) areas not served by a community water system designated on Schedule B (Map Designations) with minimum or maximum lot sizes to be established by zoning regulation in accordance with local area objectives.

In areas where clustering is encouraged, small maximum lot sizes in a range of 0.2 to 0.4 hectares shall be established provided that public sewer facilities or suitable on site sewage disposal systems are available. In areas where clustering is not encouraged, a large minimum lot size of 0.4 to 1.0 hectares shall be established;

- 3.1.2.4 Dwelling density shall be limited to 1 dwelling unit per lot except that the Trust Committee may consider zoning proposals to allow for more than one single detached dwelling unit per lot if one of the following criteria were to apply:
- a) 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; or
 - b) Amenities such as park land are provided that would otherwise be provided if the property were to be subdivided; or
 - c) 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;
 - d) The property is eligible for consideration for purposes of providing affordable housing, rental housing or special needs housing;

- 3.1.2.5 Areas designated Rural Residential are intended to provide for rural residential housing needs for a period of at least 5 years. Implementation of development rights through adoption of zoning and subdivision regulations in Rural Residential areas shall be:
- a) phased through the duration of this Plan;
 - b) 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 including but not limited to roads, schools, health care, water supply, waste disposal, ferry system, parks and recreation, social services, fire and police protection, and the ability of private sector interests to meet the commercial and industrial needs of these additional rural residential developments;
 - location of proposed development in order to seek efficiencies in public costs while providing for diversity in housing opportunities;

3.1.3 Rural Land Use

Background

Properties in the Rural and Rural 1 category 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.

Area

The areas identified on Schedule B (Map Designations) as R (Rural) or R1 (Rural 1) are subject to the following objectives and policies.

Rural Objective

The objective respecting Rural and Rural 1 land use is:

- 1) to provide lots of a size that help maintain and enhance the rural resource values of the island and which provide for opportunity for the pursuit of rural lifestyles.

Rural Policies

The policies respecting Rural and Rural 1 land use are:

- 3.1.3.1 An average parcel size of 4 hectares and 2 hectares shall apply to areas designated Rural and Rural 1 respectively. Minimum parcel sizes shall generally be the same as the average lot size except where, in the opinion of the Trust Committee, there is public benefit in clustering of lots. Public benefit in these circumstances could include increased protection for watershed areas and maintenance of wetlands and wildlife habitat through the creation of larger lots. Public benefit shall not be derived in this instance from proposals to create smaller lots as a means to overcome topographical constraints. The Trust Committee 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 as a means to retain rural character;
- 3.1.3.2 Dwelling density shall be limited to 1 dwelling unit per lot except where the property is eligible for consideration for purposes of providing affordable housing, rental housing or special needs housing;

3.1.4 Affordable Housing, Rental Housing, Special Needs Housing

Background

The growth and development of Bowen Island has introduced a population of differing economic circumstances and differing household requirements such as:

- a) Residents who are now aging (19% of the island population is over 60 years of age) and are finding a need for alternative housing situations.
- b) Individuals (singles, couples or families) who are unable to afford market rent and/or are unable to secure long term affordable housing.
- c) Seasonal employees of commercial enterprises who find that appropriate affordable housing is not readily available.
- d) Artists and artisans who previously lived in cottages and seasonal homes that are no longer available as they have been destroyed or converted to principal residences.

The need for specific forms of housing to accommodate these household requirements can be provided for through housing agreements and by zoning

authority. Such housing can include multi-family, attached and single family dwelling development.

Affordable Housing, Rental Housing, Special Needs Housing Objectives

The objectives respecting affordable housing, rental housing and special needs housing in the Plan area are:

- 1) to provide for a range of housing options that are affordable and or serve special needs groups without detracting from the rural character of Bowen Island.
- 2) to allow limited multi-family and or attached housing as affordable, rental or special needs housing in exceptional circumstances where the clustering of such residential units will provide a significantly greater contribution to the protection of the natural environment than a single family dwelling development of equal density would provide.

Affordable Housing, Rental Housing, Special Needs Housing Policies

The policies respecting affordable housing, rental housing and special needs housing in the Plan area are:

- 3.1.4.1 Cluster housing, communal ownership or occupancy of housing, boarding and lodging accommodation, and multi-family and attached housing on a parcel shall be permitted as affordable housing or special needs housing subject to other policies of this Plan, to provide for a mutually supportive environment for persons of any age or persons with specific needs within the community while providing for maximum opportunity for independent living. Such housing shall be restricted in maximum size and density in order to maintain the rural residential character of the island;
- 3.1.4.2 Housing expressly created as affordable housing or special needs housing shall be provided for by a Housing Agreement or by conditions of a zoning bylaw that allow for development of such housing;
- 3.1.4.3 The Trust Committee may, as a requirement of a rezoning proposal for residential development, require that the proponent pay for the costs of a Social Impact Analysis by an expert qualified in social housing analysis which will:
 - assess the impacts of the proposed development on the affordability of housing on Bowen Island;
 - identify any existing deficiencies in types and numbers of housing units for population groups with special needs;
 - provide an assessment as to the suitability of the proposed development to respond to housing requirements on Bowen Island;
- 3.1.4.4 Affordable and special needs housing shall be considered one form of community amenity that may be considered in exchange for slightly higher density when provided for in a zoning bylaw;
- 3.1.4.5 Affordable and special needs housing should be permitted in any location on Bowen Island.

- 3.1.4.6 Multi-family or attached housing shall be subject to a development permit designation that establishes guidelines for the form and character of such development;
- 3.1.4.7 Zoning for multi-family or attached housing shall require the following amenities as a minimum for the development to proceed:
- a) Any residual land not used for access, parking, or the building footprint shall be permanent green space.
 - b) Strategically located green space dedicated for public ownership shall be part of the permanent green space.
- 3.1.4.8 Multi-family or attached housing shall be designed as garden apartments or row housing and shall be limited in density to approximately four (4) units per development.
- 3.1.4.9 There shall be no overall increase in dwelling unit density through the provision of multi-dwelling unit housing on any parcel above that allowed for other forms of residential housing unless permitted by transfer of development rights or other methods provided by this Plan.
- 3.1.4.10 Affordable housing and special needs housing may be provided as rental housing.

3.2 HOME OCCUPATIONS

Background

Work out of the home is increasing within the Islands Trust area. Home occupations may provide a greater variety of products and services to rural areas than might otherwise be available in commercial or industrial enterprises on the island. Technological change is also allowing people to conduct business out of their home and maintain communication with clientele. The desire to maintain a rural lifestyle, individual initiative, and self reliance, which can be more readily accommodated by working from the home, is also a contributing factor to the increase in home occupations. The challenge of this changing employment format is to accommodate home occupations without significantly disrupting residential neighbourhoods and the lifestyles and values that people seek when choosing to live on Bowen Island.

Home Occupation Objectives

The objectives respecting home occupation uses in the Plan area are:

- 1) to encourage Home Occupations as a means of maintaining the island character and to help promote self-sufficiency and a sense of community.
- 2) to promote means of regulating Home Occupations that rely primarily on managing impacts rather than simply regulating use.
- 3) to encourage other agencies to apply their regulations to home occupations as they would to similar commercial or industrial activities.

Home Occupation Policies

The policies respecting home occupation use in the Plan area are:

General Policies

- 3.2.1 Home Occupations should be regulated primarily on the basis of performance standards in cooperation with the GVRD (Electoral Areas) in their jurisdiction to regulate noise, nuisance, odours, disturbances, unsightly premises, and other matters that can relate to the performance of a home occupation and such standards shall reflect the residential character of the area;
- 3.2.2. Zoning regulations shall apply to home occupations, until performance standards become available through GVRD (Electoral Areas), which limit the:
- size of the retail and or production space used for a home occupation to a size compatible with the rural or residential character of the property and smaller than the size normally provided on commercial or industrial zoned properties;
 - range of products sold to one category of products limited by type, method of production, method of repair or maintenance or some other method of classification which attributes a common distinction to the group of products sold;
 - range of services offered limited to one category;
 - location of the home occupation to the principal residence on Rural Residential properties;
- and such regulations shall be developed to reflect and maintain the rural and residential character of the island;
- 3.2.3 Home Occupations shall be permitted as a secondary use to a permitted residential use only;
- 3.2.4 All aspects of home occupations, other than permitted signs relating to the home occupation, should be located on a parcel so as not to be visible from a public road and any outdoor storage of materials shall be screened from the road and any adjacent properties;
- 3.2.5 Home occupations shall not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for residential purposes;
- 3.2.6 The number of permanent employees that perform work on a parcel of land as part of a home occupation shall be limited by bylaw. The number of persons employed in a home occupation who do not conduct their work on the property where the home occupation is located shall not be restricted;
- 3.2.7 Signage, parking and floor area associated with home occupations shall be regulated to protect the residential or rural character of the neighbourhoods;
- 3.2.8 The following uses shall not be permitted as home occupations and will require the appropriate rezoning or temporary use permit:
- storage of toxic or flammable materials other than those materials required for the production of articles or provision of services in a home occupation;
 - chemical manufacturing;
 - use of mechanical equipment other than equipment ordinarily employed in private domestic and household use or for recreational hobbies;
 - shake manufacture;
 - contractor yards except that two (2) motor vehicles with valid licenses may be parked on the property if it is associated with a contractor business, other business or home occupation;
 - portable sawmill;
 - welding shop;

BL162

- salvage yard or automobile repair except that one (1) motor vehicle, licensed or not, may be maintained on a property within a building permitted on the property for purposes of repair either as a hobby or home occupation with such repairs to be completed within one (1) year of occupancy of the site by the vehicle;

- 3.2.9 Home occupations which expand or operate on a site at a level beyond that permitted by home occupation regulations shall either:
- be relocated to an appropriately zoned property suitable for such land use; or
 - be subject to consideration for rezoning, but only if the property would be eligible for rezoning in accordance with the commercial or industrial land use policies applicable for such land use;
 - be subject to consideration for a temporary use permit if the site is designated as being eligible for such a permit; or
 - cease to continue to operate in contravention of the home occupation regulations;

Day-Care

- 3.2.10 Daycare facilities within a home shall be regulated as a home occupation and in accordance with the Community Care Facility Act;
- 3.2.11 Secondary cooking facilities may be permitted in licensed child care facilities as part of a home occupation, in addition to the cooking facilities required for residential use of the dwelling, provided such secondary cooking facilities are exclusively dedicated to the needs of child care or as part of the program activities of the child care;

Bed and Breakfast, Boarding, and Lodging

- 3.2.12 Bed and Breakfasts, boarding or lodging within a home, excluding guest houses, shall be regulated as a home occupation and shall be limited by regulation to ensure that the residential character of the site is maintained, the building is suitable for the use intended in accordance with building code and fire safety standards, the supply of water and provision of sewage disposal is sufficient to support the number of rooms permitted by bylaw in accordance with health regulations, and there is sufficient on-site parking space to accommodate the patrons;

Special Events

- 3.2.13 Special events such as musical events and fund raisers within a home shall be regulated by temporary use permit until such time as performance standards specifically established for these uses are available or land use regulations are adopted that allow them as a home occupation.

3.3 AGRICULTURAL LAND USE

Background

In British Columbia, the *Agricultural Land Commission Act* established the Agricultural Land Commission to "preserve agricultural land, encourage the establishment and maintenance of farms and the use of land in an agricultural land reserve compatible with agricultural purposes." The Islands Trust endorses this protection and supports the intent of the *Agricultural Land Commission Act*.

There are approximately 181 hectares of land within the Agricultural Land Reserve on Bowen, of which approximately 99 hectares are on private lands and the remaining ALR lands are within Crippen Regional Park.

There is agricultural potential outside of the ALR boundaries and potential is limited by conflicting land uses, aspect, slope and soil. Areas suitable for agriculture have been identified on Schedule B-2 (Agricultural Designations).

Land has been farmed on Bowen Island since 1874. The pioneer farmers typically planted orchards, established hay pastures, and cleared fields for root crops, grains, and hops. Livestock were also kept. Tree fruit growing was one of the more successful crops and orchards such as the Old Orchard in Crippen Park survive today in evidence of that heritage. Since the 1950's, farming has declined on Bowen as lands are developed for residential and other purposes. Currently domestic agricultural products are provided from small gardens on residential properties, some smaller acreages and a few larger acreages all of which produce a range of crops and livestock. There are few commercial agriculture enterprises. Opportunities for further agriculture are available, if appropriate regulations are provided to accommodate and protect agriculture, and individuals will seek to improve the lands and identify the particular forms of agriculture that would be suitable for each location.

Agriculture Objectives

The objectives respecting agricultural land use in the Plan area are:

- 1) to preserve lands that are used or are suitable for agricultural activity.
- 2) to encourage both commercial and domestic agriculture in suitable locations.
- 3) 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.
- 4) 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.
- 5) to promote the concept of "no net loss" of farmlands, especially good quality farm lands with class 1-5 agricultural soil capability.
- 6) to encourage demonstration farming and community garden plot uses for lands within the ALR.
- 7) to provide for the supporting infrastructure necessary to maintain and strengthen the agricultural economy.
- 8) to encourage land uses that are compatible with farming to be established in conjunction with agricultural activity.
- 9) to encourage performance standards as a primary means of regulating agricultural activity.
- 10) to encourage GVRD Parks to plan and implement active farming uses for ALR lands in Crippen Park, subject to the Environmental policies of this Plan, as demonstration farming, allotments or recreational gardening if compatible with park values. GVRD Parks have no plans at present regarding agriculture in Crippen Park.
- 11) to encourage GVRD (Electoral Areas) to review Animal Control regulations to ensure that farming interests are clearly reflected.

Agriculture Policies

The policies respecting agricultural land use in the Plan area are:

- 3.3.1 Areas designated "Agriculture" and "Agricultural Land Reserve" on Schedule B-2 (Agriculture Designations) have some productive agricultural capability and shall

be zoned to allow for productive and domestic agricultural use. Domestic agriculture should be permitted on any property;

- 3.3.2 The protection and use of land for agriculture is encouraged through:
- a) regional district acquisition of lands for the community;
 - b) donation of agricultural lands to the Islands Trust Fund Board or conservancy groups that would support agriculture;
 - c) formation of a non-profit society that acquires agricultural lands;
 - d) establishment of agriculture zoning regulations on lands suitable for productive agriculture;
 - e) transferring density from agricultural lands to other non agricultural lands
 - f) owners of agricultural lands actively farming or leasing or loaning their lands to persons that would undertake active farming
- 3.3.3 Agriculture zoning should provide that any subdivision of agriculture designated lands outside the ALR be designed to maintain arable units of land;
- 3.3.4 Agriculture shall be regulated primarily on the basis of performance standards rather than use and shall be regulated in cooperation with the GVRD's jurisdiction relating to noise, nuisance, odours, disturbances, unsightly premises. Such standards should accommodate normal commercial agriculture practices including the spreading of manure in agriculture designated areas and should be compatible with other land uses in all other areas;
- 3.3.5 Collection of rainwater for irrigation purposes is encouraged;
- 3.3.6 Removal or deposit of soil from a parcel may be subject to regulation by bylaw and the *Soil Conservation Act* as applicable to properties located within the Agricultural Land Reserve;
- 3.3.7 Production methods which maintain soil quality and which minimize impacts on adjacent lands and the environment shall be encouraged. Farmers are encouraged to expeditiously replant a cover crop after harvesting (weather permitting);
- 3.3.8 The use of fencing, hedges, and other buffers and the use of increased building setbacks on adjacent residential properties shall be considered to allow for adequate separation between residential and agricultural land uses;
- 3.3.9 Tanks and other structures used in land-based aquaculture should be directed through zoning to the least productive land;
- 3.3.10 Agriculture shall be supported on Bowen Island by:
- a) supporting the development of farmers outlets for the sale of Bowen Island produced agricultural products;
 - b) permitting roadside stands for farm gate sales of agricultural products;
 - c) encouraging the formation of a farmer's cooperative;
 - d) permitting Bed and Breakfast in agricultural areas and guest houses which feature a farm vacation when permitted in accordance with tourist commercial land use policies;
 - e) encouraging home occupations that produce value added products from locally produced agricultural products;
- 3.3.11 Organic farming or regenerative methods are encouraged through development of low impact farming. Operators of farms shall be encouraged to avoid the use of pesticides and herbicides. If used, pesticides and herbicides should be applied in a manner that minimizes damage to adjoining and drainage areas;

- 3.3.12 Where land is in the Agricultural Land Reserve, a minimum parcel size shall only apply when that land is:
- a) excluded from the Agricultural Land Reserve;
 - b) approved for subdivision within the Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission;
 - c) exempted by the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission;
- 3.3.13 The Trust Committee 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 Agricultural Land Reserve;

3.4 FORESTRY LAND USE

Background

Much of Bowen was logged and portions burned about 80 to 100 years ago and current forest cover is dominated by second growth forest. The dominant coniferous species include Douglas fir and Western hemlock while hardwood species include Red alder, Big Leaf maple, and Arbutus. Logging activities and clearing of forest for housing have been prevalent in the last few decades. Because Bowen is relatively small, with some highly visible areas, and a growing population, any disturbances to the land base are immediately noticeable.

On private lands there have been some significant clear cutting operations which have not been universally well received because of the visual and environmental impacts. On Crown land, which is administered by the Ministry of Forests for forest purposes, salvage of timber blown down in strong winds is the main form of harvest. Woodlot licence tenures can be issued by the Ministry of Forests for small scale management of Crown land and private land as a single management unit, and the Ministry is investigating the feasibility of introducing Woodlots on Bowen.

The management of Crown land forests and the private stewardship of forested lands will be required to encourage the forests' ecological and economic functions within the community and to effectively sustain the forest resource. The willingness of private property owners to recognize the inherent values to themselves and to the island in preserving forests and the development of effective management strategies on Crown Land in cooperation with the Ministry of Forests will be the single greatest contribution to the maintenance of the island forests.

The *Municipal Act* specifies that a community plan cannot have the effect of restricting any forestry management activity relating to the production and harvesting of timber on any land that is managed forest land or a licensed area under the Forest Act.

Forestry Objectives

The objectives respecting forestry in the Plan area are:

- 1) to manage forests as an environmental resource in relation to the Environmental Resource policies of this Plan.
- 2) to establish a self-supporting Community Forest to allow joint management of Crown forest lands using an elected board of community people, working together with the Ministry of Forests, to plan and manage all forest values (as opposed to timber values alone) and to educate islanders about forest management strategies.

- 3) to encourage small scale, low impact logging in areas where the land base lends itself to environmentally sound practices.
- 4) 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.
- 5) to foster the environmentally sensitive integrated use of island forests without alienation of the forest resource.
- 6) 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.
- 7) to provide for supporting infrastructure necessary for the effective management and use of forest resources and waste wood.
- 8) to encourage the planting of native tree species which are better adapted and provide better habitat for local wildlife than exotic species.

Forestry Policies

The policies respecting forestry in the Plan area are:

- 3.4.1 Voluntary stewardship of forested areas by property owners and visitors is encouraged to protect the forest resource;
- 3.4.2 Property owners and operators of Woodlots are encouraged to:
 - a) investigate opportunities for Small Scale Forest Programs with the Ministry of Forests as a means to effectively manage small Woodlots;
 - b) replant areas after logging with more than one ecologically indigenous suitable species before undesirable weed species encroach;
 - c) ensure that adequate fire protection is available through development of:
 - i) strategies for vegetation management;
 - ii) creation of defensible spaces;
 - iii) adequate site preparation, suitable access, fire breaks, water storage, debris disposal and other strategies to prevent the spread of fire;
 - d) use practices for logging and access construction least damaging to soil and vegetation;
 - e) 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;
 - f) minimize environmental and social impacts when transporting logs;
 - g) consider wildlife needs including habitat in integrated management plans;
 - h) protect watersheds and areas of botanical, geological, and archaeological interest;
 - i) avoid herbicides, pesticides or other toxic substances;
 - j) protect and preserve heritage trees and unique tree species;
- 3.4.3 Tree retention and public dedication of forest lands may be considered one form of amenity if the provisions of a zoning bylaw allow for higher density in exchange for the provision of such amenities.
- 3.4.4 The use of forest areas as a means to screen and buffer adjacent land uses or to enhance the scenic qualities of the island shall be encouraged.
- 3.4.5 A location for the collection and disposition of waste wood for firewood or other purposes should be provided on public land and community effort is encouraged to facilitate the establishment of such a facility;

- 3.4.6 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;
- 3.4.7 The use of a log dump is discouraged, but it may be considered through the provision of a temporary industrial use permit in areas eligible for such permits, if the logs cannot be readily used on island or cannot be transported by other means without significant traffic impacts.

3.5 PUBLIC FACILITY LAND USE

Background

In general existing space for public facilities has been pressed beyond acceptable limits by a rapidly increasing demand from old and new residents. Public use of the school is limited by increased student enrolment, and several island groups have identified a need for community hall and auditorium facilities. Similarly there is a shortage of active recreational play fields. Increased growth can bring pressures for more "urban-type" services which can undermine the very reason that people come to Bowen. The balance in providing services and facilities that meet community needs without threatening the current character of the island is a significant issue. The physical characteristics of Bowen Island also provide for special demands upon emergency services.

Public Facility Objectives

The objectives respecting public facilities in the Plan area are:

- 1) to provide for public services and facilities that meet the needs of the community and are consistent with the current character of the island.
- 2) 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.
- 3) to encourage North Shore Health (NSH) and North Shore Home Support (NSHSS) to expand and enhance locally based assessment and Home Support services.
- 4) to encourage home-based health care practices as home occupations subject to appropriate regulatory requirements.
- 5) to ensure that the education and socialization of children of preschool age be accommodated in facilities designed and suited for that purpose.
- 6) to accommodate the Island's increasing elementary school age population and to strengthen the Community School function.
- 7) to facilitate transportation requirements for junior and secondary students so they may more readily use School District 45 facilities.
- 8) to promote and support the concept of lifelong learning for members of the Bowen community.
- 9) to encourage the development of a facility for the performing arts and a multi-use facility for social and community services at a scale in keeping with the island community.
- 10) to maintain a level of fire, ambulance, police, emergency planning services, animal control, library facilities, and postal services commensurate with need.

Public Facility Policies

The policies respecting public facilities in the Plan area are:

(References in the following policies to map designations pertain to areas defined on Schedule B-1, Snug Cove Designations.)

BL 6

- 3.5.1 Existing cabins, located in the area marked CIV (Civic), in Crippen Regional Park have a heritage value derived from the Union Steamship era. The heritage design should be retained with any use or renovation of these structures. The cabins should be used for civic, community or arts and crafts studio use. The arts and crafts studio use may include residential use for the artisan and retail sales of the arts and crafts that are produced. The intention is not to provide long-term accommodation. 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.
- 3.5.2 Civic use facilities (municipal hall) may be located within the area designated on Schedule "B-1" as VR/CHV (Village Reserve/Cates Hill Village).
- 3.5.3 A future community centre and a facility for the performing arts should be located in the area identified SN/CF (Special Needs Housing/ Community Facilities) or in other areas near Snug Cove. If a performing arts facility is located within Crippen Regional Park, it should be designed and operated as an integral park facility;
- 3.5.4 School District 45 is:
 - a) supported in the expansion of its existing school facilities in the area designated SCH (School) to the north and west of the present school to accommodate future building expansion and the provision of an added playground;
 - b) invited to meet with the Trust Committee on a regular basis to determine requirements for school facilities on Bowen Island and to develop the necessary agreements to allow for the acquisition of land for school sites;
 - c) requested to consider a second elementary school or annex on the west side of Bowen Island when additional school facilities are required;
 - d) encouraged to provide transportation and support to junior and senior secondary students so that they may participate in the extra-curricular activities offered by the district;
- 3.5.5 RCMP and ambulance facilities shall be maintained in the areas marked on Schedule B-1 (Snug Cove Designations). Fire station facilities shall be maintained in the location identified on Schedule F (Community Watersystems and Utility Areas);
- 3.5.6 North Shore Health, North Shore Home Support Services, and health practitioners are encouraged to provide locally based assessment, extended home care, and home support services;
- 3.5.7 Development of permanent preschool facilities is encouraged adjacent to the Bowen Island Community School or in other locations in or near Snug Cove;
- 3.5.8 A site for helicopter landing should be developed for emergency purposes only;
- 3.5.9 The maintenance of a full service Bowen Island Post Office is supported;
- 3.5.10 GVRD (Electoral Areas) is supported in efforts to establish a facility to impound dogs found at large;

- 3.5.11 The expansion of library facilities and services in the Snug Cove area to meet desired service levels of the community is supported;
- 3.5.12 The Harbours and Ports Branch of the Canadian Coast Guard (responsible for the Snug Cove wharf) and the Small Craft Harbours Branch of Fisheries and Oceans or such other agency with jurisdiction that is responsible for the Mt. Gardner wharf are encouraged to permit continued use of their respective wharfs for emergency situations, as well as continue the maintenance of public floats to permanently provide access to these facilities by the water-taxi;
- 3.5.13 Public facilities shall be considered one form of community amenity if the provisions of a zoning bylaw allow for higher density in exchange for the provision of such amenities;
- 3.5.14 The provision of public access facilities for the disabled is encouraged in the development of any public facility.

3.6 INSTITUTIONAL LAND USE

Background

Institutional facilities on Bowen Island are private facilities that are available to serve the needs of specific public groups. They currently include a church camp, several churches and a Canadian National Institute for the Blind (CNIB) facility that serves as a recreational facility for the visually impaired. The CNIB facility is also used as a conference centre during the off season as a means to help finance the continuing existence of the facility. There have also been proposals for a college and independent/alternative school on the island.

Institutional Objectives

BL162

The objectives respecting institutional land use in the Plan area are:

- 1) to support a broad range of religious denominations and to recognize churches as being important spiritual and cultural assets of the community..
- 2) to establish criteria for the location, size, impact, and feasibility for any proposed independent/alternative schools and colleges on the island.
- 3) to support the maintenance of the church camp and the CNIB facility in a manner that allows for their 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.

Institutional Policies

BL162

The policies respecting institutional land use in the Plan area are:

- 3.6.1 Churches are encouraged to provide a role as community facilities;
- 3.6.2 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;
- 3.6.3 Institutional uses including churches, church camps, the CNIB facility, educational facilities, and other non profit institutional facilities for spiritual,

educational or recreational pursuits should be regulated by zoning bylaw to establish the density and location of such uses and as a means to minimize adverse impacts on neighbourhood character and the natural environment.

3.7 COMMERCIAL LAND USE

Background

Commercial land use on Bowen includes sales and services that are not otherwise provided by home occupation. Commercial activities have located in the Snug Cove area since the Union Steamship era. A few enterprises were established in other locations but do not exist today. The policy of centralizing commercial activity was formally established with the adoption of the first Official Community Plan in 1976. With increasing growth in the Island population, increasing reliance on the automobile, and associated demands for parking and ferry staging areas in Snug Cove, there have been continuing pressures for development of commercial facilities in the Snug Cove area. The Snug Cove Plan was developed in 1991 as an amendment to the Official Community Plan in order to respond to these pressures. The Snug Cove Plan continued to uphold the policy of centralization through the use of specific planning guidelines that recognized Snug Cove as "the commercial and community heart of Bowen Island."

Commercial Objectives

The objectives respecting commercial land use in the Plan area are:

- 1) to maintain a community and village commercial centre for Bowen Island.
- 2) to encourage a full mix of commercial uses required by Bowen Island residents and visitors.
- 3) to provide limited neighbourhood commercial services for island residents within easy distance of designated residential areas.
- 4) to integrate any neighbourhood commercial services that are approved into the rural or residential character of any neighbourhood.
- 5) to serve the needs of island visitors while maintaining a scale, form and character of development that is in accordance with the broad objectives of this Plan.
- 6) to provide overnight accommodation for island visitors so that they may enjoy the island's unique amenities and environment.
- 7) to provide for commercial facilities, including commercial recreational facilities, which minimize the need for visitor motor vehicle use.
- 8) to ensure that commercial facilities provide adequate parking facilities.
- 9) to ensure the Snug Cove village area is sufficiently large to accommodate future commercial land requirements.

Commercial Policies

Service Commercial Land Use

Background

Service commercial development includes the sale of products and provision of services that cater primarily to the needs of island residents. Approximately 2200 square metres of service commercial floor space containing marine services, retail, restaurants, pubs, automotive services, and office uses currently exists in the Snug Cove area.

A growing population has generated an increasing demand for products and services and it is estimated that by the time the island has grown to 4000 persons (Intermediate

Term) there would be a demand for approximately 4000 square metres of commercial floor space.

In the long term (by population 6,500) this demand could grow to approximately 7000 square metres.

Service Commercial Policies

The policies respecting service commercial land use in the Plan area are:

- 3.7.1 Service Commercial Land Use shall be regulated by zoning regulation, sign regulation, parking regulation, and development permit designation;
- 3.7.2 Temporary service commercial enterprises may be considered through the use of temporary use permits and may apply but are not restricted to activities that:
 - a) provide seasonal retail sales or services;
 - b) do not comply with home occupation policies, but which require a temporary period to determine if the business can be established successfully;

References in the following policies pertain to areas defined in Schedule B-1, Snug Cove Designations.

- 3.7.3 Small retail activities rather than large general merchandise retailing, personal and professional services and office uses shall be permitted in areas designated SC (Service Commercial). The area north of Government Road currently occupied by a gas station and a communication facility should be maintained for such uses, for public services or for other service commercial uses;
- 3.7.4 Building density in the Service Commercial area should be described in terms of building heights, site coverage, floor space ratio (FSR) and the need for parking and shall be compatible with a pedestrian-oriented village especially in regard to:
 - building massing and scale
 - sun and light angles
 - useable open space
 - public access
- 3.7.5 Zoning regulations and development permit criteria in the Service Commercial area shall be developed with the intent of promoting a village pedestrian focus in the commercial areas closer to the Ferry Terminal and more automobile oriented access in the area of the Government Road/Dorman Road intersection;

BL162

The following policies refer to service commercial areas that may be developed outside of the area defined as Snug Cove on Schedule B.

BL162

- 3.7.6 Service commercial development outside of the Snug Cove area should be limited to small facilities for the retail sale of convenience goods, small retail areas associated with a cottage industry, and public or private commercial recreation facilities. Retail sales of convenience goods shall be limited to one store in any one location and shall be limited to two or three geographically separate sites;

BL162

- 3.7.7 In any review of potential sites for service commercial development outside of the Snug Cove Area, consideration shall be given to accessibility from residential areas, the smooth flow of traffic, the availability of off street parking, the degree of servicing, lighting requirements, the potential impacts on adjacent properties and the surrounding community, and the means to mitigate any impacts;

Tourist Commercial Land Use

Background

Tourist commercial development includes the sale of products and provision of services which cater primarily to the needs of visitors to the island and include accommodation facilities, developed facilities that are designed to attract visitors to the island and retail sales of local arts, crafts and other products. The increasing number of visitors to Bowen Island has led to a demand for overnight accommodation. At the present time there is limited accommodation available and several small bed and breakfast establishments have started up in response to demand. Sales and services that serve the needs of tourists are limited to the service commercial developments, home occupations and existing marinas, all of which also serve island residents.

Tourist Commercial Policies

The policies respecting tourist commercial land use in the Plan area are:

- BL162 3.7.8 Tourist Commercial Land Use shall be regulated by zoning regulation, sign regulation, parking regulation, and development permit designation;
- BL162 3.7.9 Tourist commercial accommodation should be limited to small inns, guest house accommodation or hostels. Bed and Breakfasts should be permitted as home occupations and are not therefore categorized as tourist commercial;
- 3.7.10 Guest house accommodation shall allow for a resident owner-occupied residential-styled guest accommodation facility of five to eight bedrooms, where guests may be served all meals, the number of bedrooms are regulated by zoning bylaw based upon the limitations of lot size, the residential or rural character of an area is maintained and the carrying capacity of the natural environment is respected;
- BL162 3.7.11 Small inns shall be limited to a maximum of twenty dormitory or lodge rooms situated in one building and or in individual cabins. Outside of the areas identified on Schedule B-1 and District Lot 489, Group 1, New Westminster District, the number of rooms permitted shall be equivalent to what would be permitted if the site was developed for residential purposes based upon two rooms per residence, unless additional units are permitted by provision of an amenity provided through zoning regulation or by transfer of single family dwelling development rights. Small meeting rooms, a dining room facility, a kitchen facility, recreational facilities and a residential dwelling to accommodate staff should be permitted. All facilities should be designed in size to serve primarily the patrons that are residing at the inn. Cooking facilities shall not be permitted in the rooms;
- BL162 3.7.12 Small scale hostels of up to ten to fourteen sleeping beds designed as dormitory facilities for the travelling public may be permitted in locations on Bowen Island that are appropriately zoned for such use;
- BL162 3.7.13 The location of small inns, guest house accommodation and hostels shall be restricted to lots that are appropriately zoned for such use. The location of sites suitable for small inns, guest house accommodation and hostels shall be determined by:
- a) the scale of the facility which should be appropriate to and consistent with the size of the lot and the surrounding neighbourhood character;

- b) the location and number of the facilities relative to other accommodation facilities on the island, to avoid congestion and other negative aspects; and
 - c) the ability of the site to provide adequate water, sewage, and other infrastructure services necessary for the facility;
- 3.7.14 Small inns should be located for ease of access by various forms of public and private transportation;
- 3.7.15 Owners of small inns and guest houses are strongly encouraged to provide guest transportation to and from the ferry terminal in order to minimize private motor vehicle use;
- 3.7.16 Tourist Commercial facilities which facilitate the visitor's enjoyment of Bowen Island's natural amenities without detracting from those amenities are supported while facilities that are designed to be attractions in and of themselves shall not be permitted;
- 3.7.17 Existing commercial marina development is identified in Schedule B-1 (Snug Cove Designations). Provision of moorage in existing and new commercial marina development should respond to local residents' demands. Reserving a small portion of moorage capacity for transient visitors should be encouraged in each marina to bring vitality to these locations. Permanent live-a-boards shall not be permitted;
- 3.7.18 Holding tank pump-out facilities associated with a disposal system and public boat launching facilities shall be required at any new marina;
- 3.7.19 Campgrounds for recreational vehicles and trailer parks shall not be permitted on Bowen Island;
- 3.7.20 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 Schedule B (Map 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;
- 3.7.21 Zoning proposals for tourist commercial purposes may require supporting studies to indicate what public and private infrastructure is necessary to serve the needs of visitors anticipated by the development and how this infrastructure will be provided.

3.8 INDUSTRIAL LAND USE

Background

Light industrial land use is presently located on four separate sites, accommodating highways maintenance facilities and a recycling centre, automotive and machinery repair, a building supplies outlet, and a storage/ warehouse facility respectively. Cottage industry is also developing near Snug Cove. The size of the local economy and the proximity to industrial resources on the mainland will likely limit light industrial activities to those that serve local island needs and may include forestry related activity, construction activity, small scale specialized manufacturing and storage facilities.

Resource industrial land use, including extractive industry, mining and logging activities has occurred on Bowen since the 1880s. Extractive mining has now ceased and no further staking is allowed, but nine Crown grants are currently in good standing and could be mined. There are no known sand and gravel deposits of significance that are suitable for sand and gravel extraction but such deposits may be available as land becomes developed. Currently most sand and gravel is barged or trucked to the island. Logging activities are mainly tree removal for housing development, danger control and some small harvesting operations.

Objectives

The objectives respecting industrial land use in the Plan area are:

- 1) to allow for labour intensive industry that would have a limited and controlled impact on air, water, and land.
- 2) to ensure that any industry is accessible to transportation and hydro requirements; located so as to minimize noise, odour, dust, traffic and glare impacts on abutting properties and adjacent public roadways and screened from view by natural trees or by a landscape screen.
- 3) to ensure that industrial activity is located where it will have minimal effects upon the natural environment
- 4) to encourage industry to primarily serve the local community.
- 5) to confine extractive industrial use to a scale consistent with local needs.
- 6) to require reclamation of any area used for extractive industrial use.
- 7) to encourage the maintenance of the no staking reserve on the island as provided in the *Mineral Tenure Act*.
- 8) to regulate the storage of extractive materials and industrial products.
- 9) to encourage the GVRD(Electoral Areas) to establish and maintain industrial performance standards for noise and air quality which would apply to light industrial enterprise on Bowen;

Policies

The policies respecting industrial land use in the Plan area are:

Light Industry

- 3.8.1 Light industrial uses may include assembly, storage/warehousing, sales and distribution of building materials, machinery service and repair, the milling of wood and cottage industry and may be undertaken as a private business or as part of a service function provided as a public service both of which will require an industrial zoning;
- 3.8.2 Light industrial uses shall be permitted in different locations based upon the type of activity and the potential impact of the activity on surrounding land uses, the environmental characteristics of the area and the types of public services associated with the proposed use;
- 3.8.3 Cottage industry which allows for limited industrial activity in association with a residential use shall be permitted on property zoned for such use as a means to accommodate resident craftsman. Limited retail sales of the products produced should be permitted. The teaching of skills and apprenticeship and the use of local island resources should be encouraged as part of the cottage industry.
- 3.8.4 Light industrial use should be limited in size and scale to serve primarily local needs;

- 3.8.5 Light industrial zoning requirements shall provide setback requirements from property lines of a sufficient distance to insure that noise, dust, odour, traffic and glare impacts are minimized on adjacent properties and public roadways;
- 3.8.6 Light industrial activity shall be permitted in areas zoned for such purposes. Storage or warehousing may be considered in any location provided materials stored are not harmful or potentially harmful to the environment and the use does not conflict with the rural or residential character of the area. Other light industrial uses should be restricted to sites outside of: watershed areas used as community water supply, areas suitable for agriculture, hazardous or environmentally sensitive areas, Snug Cove or areas designated Rural Residential. Industrial uses currently located in such areas should be made nonconforming or shall be limited to currently established uses;
- 3.8.7 Applications for light industrial zoning must 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;
- 3.8.8 Industrial operations shall be screened from view by effective buffers of natural vegetation and fencing;
- 3.8.9 One single family dwelling intended for use by the owner or caretaker may be permitted on light industrial property;
- 3.8.10 Location, use, signage, lighting, scale of use, requirements for servicing including access and parking, open space requirements and form and character of development shall be regulated to ensure maintenance of the rural landscape;
- 3.8.11 Light industrial activity shall not be permitted on or within 300 metres of the shoreline of Bowen Island unless:
- a) It is a marine dependent light industrial activity and it can be demonstrated that the activity has used existing marine access facilities to their fullest capability; and
 - b) The form and character of the development does not detract from the natural landscape of Bowen Island;
- 3.8.12 All industrial waste management discharges to land and water must be authorized under the *Waste Management Act* by the Regional Waste Manager of BC Environment;

Resource Industrial Use

- 3.8.13 Any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal, or quarries that is classified a "mineral" under the *Mineral Tenure Act* or a "mine" under the *Mines Act* shall not be restricted by any terms or conditions of this Plan so long as the Ministry of Energy, Mines and Petroleum Resources manages the activities and land for that purpose;
- 3.8.14 Persons proposing to extract minerals, sand, gravel, coal or material from quarries shall contact the Ministry of Energy, Mines and Petroleum Resources for approval;
- 3.8.15 Any sorting, storage or processing of minerals, sand, gravel, coal, or quarry material shall be subject to the policies of this Plan and shall be subject to an industrial zoning requirement;

- 3.8.16 All extractive industry shall be screened from public roadways, ferry routes and viewpoints through the use of screening regulations and or development permit designations;
- 3.8.17 Industrial facilities for the loading, dumping, barging or trans-shipping of resources or bulk goods shall not be permitted in any waterfront location on Bowen Island except by use of a temporary industrial 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.

3.9 PUBLIC RECREATIONAL LANDS, PARKS AND RECREATION

Background

The scenic qualities and open spaces have created a recreational and parklike environment throughout the island. The existence of crown land, a provincial and regional park and the voluntary stewardship of private land has contributed to the maintenance of this character. However with increasing pressures from population growth and development there is a greater need to secure the permanent protection of these amenities and to provide the recreational opportunities for the residents and visitors of Bowen Island. There have been several initiatives towards such protection including planning and development initiatives by GVRD Parks Department within Crippen Regional Park and the development of the Bowen Island Parks Master Plan, a document prepared on behalf of the Bowen Island Parks and Recreation Commission and adopted by the GVRD. The Bowen Island Parks and Recreation Master Plan provides a basis for local park and trail acquisition and development in conjunction with this Official Community Plan.

Public recreational land includes all sites on Bowen that are legally available for public use and which can be used by their design or availability for recreational purposes. They include dedicated parks and other lands accessible to the public. Private sites are available through membership (eg Tunstall Bay Community Association pool and tennis courts, Hood Point Householders Association tennis courts) and augment recreational opportunities for the members of the community that are affected.

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 the Greater Vancouver Regional District (GVRD Parks); and local community parks which are administered by the Greater Vancouver Regional District (Electoral Areas)/ Bowen Island Parks and Recreation Commission (BIPRC).

Recreation includes delivery of recreation programs and services through the provision and maintenance of land and facilities for programmed and informal recreational activity. Recreational activity ranges from active recreational use (eg team sports) to impromptu personal activities (eg playgrounds, hiking,) to passive enjoyment (eg outdoor education, viewing the landscape and other similar experiences).

A further contribution to passive recreation is created by the maintenance of green spaces and the existence of the Ecological Reserve.

Objectives

The objectives respecting recreational land use and parks in the Plan area are:

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

- 2) to secure and maintain a supply, type and geographic distribution of local community parkland to meet the needs of island residents and local neighbourhoods.
- 3) to provide a shared-use trail network that enhances the natural outdoor experience of Bowen Island for residents and visitors.
- 4) to enhance recreation for island residents.
- 5) to designate the location and type of future local parks.
- 6) to ensure that the major costs of providing and maintaining visitor recreation facilities are borne by regional and provincial agencies.
- 7) to encourage the establishment of public and private open spaces within the village, and the improvement of historic walking paths through the village connecting to Crippen Park.
- 8) to encourage GVRD Parks to:
 - a) maintain the southeast bank overlooking Snug Cove as public open space to complement the open space of the village and as a focal point for the Orchard area and enhance the pedestrian pathway system in Snug Cove;
 - b) participate in the development of an agreement which integrates the trail and open space planning within Crippen Park with the trails and open space planning for Snug Cove and the remainder of Bowen Island;
 - c) recognize that there are deficiencies in community park in Snug Cove and, because remaining development potential does not allow for additional park dedication, allow the local use of the existing ball field within the regional park and to allow the GVRD (Electoral Areas)/BIPRC to administer the site;
 - d) maintain the multi use field for informal activity in Crippen Regional Park near Dorman Road.
- 9) to encourage School District 45 to:
 - a) work with the residents of Bowen Island to enhance the community benefits of the Joint Use Agreement that apply to the use of the Bowen Island Community School gym, tennis court, playing field and classrooms;
 - b) recognize the local use of an expanded School/Community play field within the area designated SCH on Schedule B-1 (Snug Cove Designations);
- 10) GVRD (Electoral Areas)/BIPRC are encouraged to:
 - a) examine the implementation of a Development Cost Charge system and the use of Capital Budget expenditures as a further means of acquiring community parks, especially community parks other than those provided at a neighbourhood level;
 - b) purchase GVRD Parks surplus lands for local community parks;
 - c) establish a process to identify the recreation needs of residents of Bowen Island and to ensure that future recreation facilities are determined following a public review;
 - d) enter into a protocol agreement with the Bowen Island Local Trust Committee to improve coordination in the creation and acquisition of local community parks.

Policies

The policies respecting recreational land use and parks in the Plan area are:

Public Recreation Land

- 3.9.1 Preservation of land as open space and for recreational use shall be supported through land use regulation, density transfer, use of voluntary covenants and easements and by land acquisition through purchase, donation or land dedication;
- 3.9.2 Existing lands available for public recreation including right of ways and crown lands, that are not currently alienated for other uses, should be available for recreational purposes;

- 3.9.3 Access to the foreshore shall be requested at intervals in accordance with provincial standards at the time of subdivision of any waterfront property;
- 3.9.4 Crown land should not be used for road access unless such use is for ecological protection, managed forest consistent with the forest policies of this Plan, road access for forest fire or for public recreational use under the administration of the Bowen Island Parks and Recreation Commission;
- 3.9.5 Trails shall be treated as one form of public recreation land which can be acquired as community park dedicated at time of subdivision, right of way, easement, or through purchase or donation;

Community Parks

- 3.9.6 The Bowen Island Parks Master Plan which includes the document "*Bowen Island: A Parks Plan*" as approved by the Greater Vancouver Regional District is incorporated as Schedule I to this Plan as a basis for identifying the proposed type of local park or trail on Bowen Island. Schedule I shall not serve as the basis for the identification of existing and proposed park locations for the purposes of this plan as such identification is provided by Schedule C;
- 3.9.7 Land located generally as shown on Schedule C (Parks and Trails) 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 livability 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;
- 3.9.8 Parkland dedication in excess of what may be required as a condition of subdivision may be considered one form of community amenity if the provisions of a zoning bylaw allow for higher density in exchange for the provision of such amenities;
- 3.9.9 Lands dedicated at time of subdivision as park shall 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;
- 3.9.10 Where land to be subdivided is not directly affected by the map designations set out in Schedule C (Parks and Trails), the owner of the land shall dedicate as park 5% of the land in the following circumstances:
 - a) where the subdivision is of such a size and at such a location that the Bowen Island Local Trust Committee considers that a park for community recreation is or will be required in the area being subdivided in which case the location of the parkland shall be determined by the Bowen Island Local Trust Committee in consultation with the Bowen Island Parks and Recreation Commission; and
 - b) where the land proposed to be subdivided contains a site that the Bowen Island Local Trust Committee considers is of local scenic or ecological importance, the location of the parkland shall be the scenic or ecological site; and/or
 - c) where the land proposed to be subdivided contains a site that the Bowen Island Local Trust Committee considers would contribute to a trail network, whether or not the trail network is identified in the Official Community Plan,

then the location of the park land to be dedicated shall be the area required for the trail network.

Where none of the circumstances in a),b) or c) exist, the owner of the land shall provide cash in lieu of dedicating park land, unless the owner wishes to provide park land.

Recreation

- 3.9.11 Notwithstanding other policies of this Plan relating to tourist commercial use or public recreation, a public owned and operated nine hole golf course may be permitted on the island.

SECTION 4 SERVICES

4.1 TRANSPORTATION SERVICES

Objectives

The objectives respecting transportation services in the Plan area are:

- 1) to provide safe and efficient transportation that meets the needs of residents and visitors on Bowen Island.
- 2) to ensure that transportation services do not encourage population growth.
- 3) to encourage alternative transportation systems (eg taxis, water taxis, bicycles, etc.) to relieve congestion created by private automobile use.
- 4) to ensure that transportation systems or services are designed to minimize environmental impact.

4.1.1 Water Transportation

Background

B.C. Ferries provides the majority of water access to the island. Ferry usage has increased dramatically over the past several years with summer passenger traffic up about 9% per year and winter passenger traffic increasing by more than 13% annually since 1986.

There are government wharfs at Snug Cove and Mount Gardner harbour. The Mount Gardner site is used mainly by the transient public and is administered by the Small Craft Harbours Branch of the Fisheries and Oceans. Small Craft Harbours Branch has indicated that they may relinquish responsibility for the Mount Gardner wharf to local community interests. Snug Cove is a Public Harbour under the management of Harbours and Ports Branch of the Canadian Coast Guard. The wharf and public port facilities are administered by the Harbours and Ports Branch on behalf of Transport Canada and are used to support movement of goods and persons to Bowen and as a harbour facility for local marine craft and the water taxi which also acts as the local water ambulance and emergency craft.

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.

Water Transport Objectives

The objectives respecting water transportation in the Plan area are:

- 1) to facilitate water transportation services and private marine craft access for the benefit of visitors and residents of Bowen Island.
- 2) to encourage flexibility in water terminal facility design in order to accommodate the changing technology in ferry design and the changing modes of transport.
- 3) to request the B.C. Ferry Corporation to:
 - a) provide an adequate level of service for the needs of residents;

- b) ensure that expansion of ferry services follows, rather than anticipates, demand;
 - c) to facilitate the use of transportation systems other than the private automobile on or connecting to the ferries.
- 4) to encourage the District of West Vancouver and B.C. Ferry Corporation to examine means to accommodate overnight parking in Horseshoe Bay as a means to minimize vehicle traffic on the B.C. Ferry to Bowen Island;
 - 5) to encourage the Harbours and Ports Branch of the Canadian Coast Guard to provide permanent and assured moorage space at the Snug Cove wharf for vessels that provide a community service and for transient moorage.
 - 6) to encourage BC Transit, B.C. Ferry Corporation and any operator of public transportation services on Bowen Island to provide integrated scheduling of services.
 - 7) to encourage BC Environment to designate the waters of Snug Cove and Deep Bay as subject to the Pleasure Craft Sewage Pollution Prevention Regulations of the *Canada Shipping Act* to restrict pleasure boat sewage discharge.

Water Transport Policies

The policies respecting water transportation in the Plan area are:

- 4.1.1.1 Ferry Terminal facilities should be developed in accordance with the land transportation policies of this Plan;
- 4.1.1.2 The B.C. Ferry Dock and the Snug Cove government wharf shall continue to be located in the area identified as WT (Water Transport) as identified on Schedule B-1 (Snug Cove Designations);
- 4.1.1.3 Marinas shall be developed and used in compliance with the Tourist Commercial policies of this Plan;
- 4.1.1.4 The sharing of private docks among several property owners shall be encouraged through zoning regulation and development agreements between property owners;
- 4.1.1.5 Passenger only ferry service may be considered provided that parking and on island transportation requirements are addressed prior to the initiation of such a proposal.

4.1.2 Land Transportation

Background

Land transportation components include pedestrian requirements, roads, and on-street and off-street parking requirements. The Island Trust has an agreement with the Ministry of Transportation and Highways regarding road standards.

There are school bus and taxi services in operation on-island.

Land Transportation Objectives

The objectives respecting land transportation in the Plan area are:

Pedestrian Objectives

- 1) to encourage the creation of a public pathway system and supporting infrastructure that:
 - with the assistance of B.C. Ferry Corporation provides an attractive entry from the ferry through an enhanced ferry passenger reception area with washroom facilities, a bicycle storage locker area, a passenger pickup/waiting zone with a shelter in association with a transit parking location;
 - provides a partially covered walkway from the ferry terminal to the Lady Alexandra walk in Crippen Regional Park;
 - connects the surrounding areas of Crippen Park with each other; links all parts of the Snug Cove Village together and links the Village to the Park,
 - provides a shared-use trail network for pedestrians, bicycles and equestrians; enhances the natural outdoor experience of Bowen Island by serving as an alternate transportation mode on the island and a general recreational resource; and provides pedestrian access in local neighbourhoods.
- 2) to promote a Snug Cove Village form that caters to the pedestrian.
- 3) to ensure that road right of way design incorporates a capability for safe pedestrian movement especially linked to trailheads.

Road Objectives

- 4) to allow a free flow of off-loading vehicles from the ferry to other parts of the island and to the Snug Cove commercial areas.
- 5) to provide ferry marshalling spaces in a manner that least affects the character and functioning of the village centre, while maintaining the amenities of the surrounding park and residential areas.
- 6) to encourage the provision of a road system that will reduce conflicts between ferry and local traffic, give the pedestrian precedence over the automobile within the Snug Cove village centre and provide safe bicycle shoulders or lanes, particularly in areas of traffic near the ferry terminal and main rural roads.
- 7) to develop a road and transportation system in keeping with the rural nature and scenic beauty of the island.
- 8) to minimize the public costs of road development and maintenance.
- 9) to ensure safe and efficacious access for emergency vehicles to all developed portions of the island.
- 10) to provide safe transportation routes that do not invite excessive speed.
- 11) to protect existing roads that have a special scenic or heritage value to the island from traffic volume increase and road development expansion.
- 12) to establish a functional classification of rural roadways for purposes of administering the agreement on road standards with the Ministry of Transportation and Highways.
- 13) to encourage the Ministry of Transportation and Highways to retain unused road dedications as greenbelts and, where appropriate, as pedestrian trails.
- 14) to encourage the Ministry of Transportation and Highways to limit dangerous goods movements to main roads where designs are adequate and where the environment can be protected.

Parking Objectives

- 15) to provide for short term commuter parking requirements within the village and to accommodate longer term demands on the village periphery.
- 16) to ensure that commuter parking lots serve other functions such as park visitors or special community events.
- 17) to encourage grouped, off-street parking to serve the village centre.
- 18) to encourage grouped off-street parking for users of the Mount Gardner dock area.
- 19) to ensure that adequate off-street parking is available to serve the use of any lot.
- 20) to encourage adequate and secure bicycle parking facilities at recreational, commercial and community facilities on the island.

Land Transportation Policies

Pedestrian Policies

- 4.1.2.1 Trails shall be required for pedestrian purposes in accordance with policies established in the Parks and Recreation section of this Plan 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;
- 4.1.2.2 A paved shoulder or sidewalk or trail available for pedestrian use shall be provided as part of any Main Rural road and all roads shall have a gravel shoulder(s) useable for pedestrian and equestrian purposes in accordance with agreements between the Islands Trust and the Ministry of Transportation and Highways;
- 4.1.2.3 Developed roadbeds should, where possible, 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;

Road Policies

- 4.1.2.4 The major road pattern shall be as shown on Schedule D (Road Map);
- 4.1.2.5 Island roads should wherever possible conform to the natural contours of the land to reduce unnecessary cutting and filling;
- 4.1.2.6 Where possible, the natural vegetation alongside the travelled portion should be maintained or retained undisturbed;
- 4.1.2.7 New roads should not fragment areas of environmental sensitivity such as wetlands and wildlife migration corridors;
- 4.1.2.8 In order to protect the character of individual communities on the island and as a means of deterring increased automobile traffic, an island perimeter road shall not be permitted;
- 4.1.2.9 Roads designated as part of a bicycle route plan developed in accordance with the agreement with the Ministry of Transportation and the Islands Trust shall have a paved bicycle lane not less than 1.2 metres wide in order to enhance safety;

- 4.1.2.10 Roads designated as being of scenic or heritage value on schedule D (Road Map) should not be widened except where required as a safety measure and speed limits should be reduced on these roads as a means to increase safety;
- 4.1.2.11 B.C. Ferry Corporation, the GVRD and the Ministry of Transportation and Highways are encouraged to work with the Bowen Island Local Trust Committee to address ferry marshalling issues, with the intent of developing a plan for a ferry marshalling area as part of the area designated PK (Parking) on the north side of Government Road as identified in Schedule B-1 (Snug Cove Designations). Any plan for the ferry marshalling area shall incorporate visual and sound attenuation devices to protect the residential and park values of the surrounding area. A separate access to the parking area should be incorporated in this design;
- 4.1.2.12 Government Road shall continue to be used for ferry marshalling, local traffic, and commercial parking until a ferry marshalling area is constructed, after which the road should be altered to a cul de sac at the east end. One lane of traffic in each direction should then be permitted between the cul de sac and the ferry marshalling turnoff for local use with parking on either side. Access will have to be provided from the Ferry Marshalling area to Cardena Road;
- 4.1.2.13 Access and road development should be reviewed as development in Crippen Regional Park, the area surrounding the school and special needs housing or community facilities develop within the Snug Cove area;

Parking Policies

- 4.1.2.14 Parking for the disabled and special needs shall be encouraged close to commercial buildings;
- 4.1.2.15 While commuter parking in Snug Cove is not encouraged if alternative on island transportation can be developed, it is recognized that parking should be provided to help reduce the number of vehicles on the ferry. Commuter Parking should be developed as part of any new ferry marshalling area and in the interim should be provided in the area designated PK (Parking) on the north side of Government Road. This lot will also function as a visitor parking lot on weekends. Commuter parking may also be provided in other designated parking areas when they are not being used for other parking requirements;
- 4.1.2.16 Automobile parking is not considered a compatible use with a Snug Cove village pedestrian focus. Properties at the east end of Government Road close to the Ferry Terminal should be discouraged from providing on-site parking accessed from Government Road. Instead, service commercial parking requirements should be met by use of existing or proposed parking areas designated PK (Parking) on Schedule B-1 (Snug Cove Designations) and by available parking on Government Road. Businesses in Snug Cove that require parking are encouraged to develop and manage the designated parking site that is south of the Government Road properties (in conjunction with Orchard parking requirements that will utilize the same site)

approximately half way up Government Road and part of the parking site located at the ferry marshalling area. They may also secure parking that is available from other designated sites.

4.1.2.17 Parking for other service commercial areas of the village should be met on-site or in very close proximity;

4.1.2.18 Bicycle stands should be provided adjacent to recreation, community or commercial facilities;

4.1.2.19 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.

BL162

4.1.3 Air Transportation

Background

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 Park as needed. There are no airstrips or designated landing pads on the island.

Air Transportation Objectives

The objectives respecting air transportation in the Plan area are:

- 1) to discourage primary transportation service by airplane, helicopter, or hovercraft as it disrupts the tranquil nature of the island due to its disruptive noise.
- 2) to provide for emergency helicopter service.

Air Transportation Policies

The policy respecting air transportation in the Plan area is:

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

4.2 WATER SUPPLY SYSTEMS

Background

Water supply is available to properties on Bowen either by private well, water license, or by some form of community water system, depending upon the location on the island. Most properties, not served by community water systems, have private wells that use ground-water sources for supply. Depending on location, other properties may be served by a shallow surface water well or by water license which allows water to be secured from a nearby creek or other naturally occurring surface water source. There are seven water improvement districts, several water utilities and some private water distribution systems that serve several houses on one property or are part of a bare land strata development but are exempt from being a water utility. The Cove Bay Improvement District which serves Snug Cove, Cates Hill, Deep Bay, Millers Landing, and is proposed

to serve Queen Charlotte Heights obtains its water from Grafton Lake in the Terminal Creek Watershed. Protection of the ground-water supplies and all watershed areas is important to sustaining potable water supplies for island use.

Community water systems are identified on Schedule F (Community Water Systems and Utility Areas).

Water Supply System Objectives

The objectives respecting water supply systems in the Plan area are:

- 1) to protect and maintain the quantity and quality of water used for domestic purposes.
- 2) to promote water resource conservation strategies and to reduce water demand as much as possible.
- 3) to educate the public, its youth and private contractors as to water resource conservation and protection methods.
- 4) to encourage owners and operators of community water supply systems to use water conservation measures such as metering, escalating rate structures, rainwater catchment, appropriate re-use and provisions for black and grey water treatment separation.
- 5) to encourage the Greater Vancouver Regional District to establish authority to:
 - i) standardize and improve community water systems to increase the island fire fighting capabilities and to solve water management problems such as water works duplication, redundancy, loss of purchasing power, uneven levels of water quality and quantity and health and safety concerns; ;
 - ii) construct where suitable, holding ponds or other water storage facilities for emergency use provided environmental effects are considered;
 - iii) ensure that water works, water treatment and distribution systems are constructed, regulated, maintained and paid for on a user-pay basis and to ensure that user pay metered systems are encouraged for all community water systems and to encourage existing community water systems, improvement districts and the fire protection district to work towards these objectives.
- 6) to encourage North Shore Health to undertake ongoing testing and monitoring of potable water sources for potential chemical and bacteriological contamination.
- 7) to discourage non-essential large scale uses of domestic water such as lawn sprinkling or filling of swimming pools during times of water shortage.
- 8) to encourage GVRD (Electoral Areas) to ensure that existing lots not part of an existing community water system and not yet developed shall prove an annual sustaining yield of adequate potable water supplies whether from a spring or a well or surface water source prior to a building permit being issued.
- 9) to undertake a management responsibility for land use in a manner consistent good water management principles

Water Supply System Policies

The policies respecting water supply systems in the Plan area are:

- 4.2.1 The Bowen Island Local Trust Committee shall seek the assistance of BC Environment in the development of a plan for water management. 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 shall apply in the allocation of subdivision development rights which upholds good water management principles. The following guidelines shall apply to any subdivision of land for any purpose or rezoning of land that will generate a land use requiring a water supply in excess of that required for a single family residence:

- a) For property that is not proposed to be served by a community water system:
- i) The owner shall be required to obtain a report by a Professional Engineer with experience in the field of ground-water supply who is acceptable to the Bowen Island Local Trust Committee, (hereafter referred to as a Ground-water Specialist) that indicates that a well or licensed surface water supply is available to each of the lots that is capable of providing an annual sustaining supply of potable water necessary for the intended use of the lot;
 - ii) The owner shall secure a hydro-geologic impact assessment prepared by a Ground-water Specialist that indicates based on the information available at the time:
 - the potential impact of the subdivision proposal or proposed use on neighbouring wells;
 - the potential long term impact of the proposed well on the source aquifer including, if applicable, an assessment for salt water intrusion;
 - iii) The owner shall secure a certification from a qualified laboratory that the water produced in the well complies with the "Guidelines for Canadian Drinking Water Quality" as published at the time of testing for chemical and bacteriological standards;
- b) No new community water system may be established or existing community water system be significantly expanded (addition of 3 or more lots) beyond its existing boundaries or exceed its current license without completion of a water management review (as part of an environmental impact assessment) undertaken by a Professional Engineer with experience in the field of water management who is acceptable to the Bowen Island Local Trust Committee, which examines the following:
- the options available for water supply given the development density established by other policies of this Plan;
 - the potential impacts of each water system examined on existing potable water sources, ground-water supplies and watersheds, both in the short and long term;
 - the operational characteristics of the system and how these characteristics contribute to a users recognition of their responsibility towards stewardship of the water resource;
 - the costs of installing, maintaining and operating such systems;
 - the management requirements to maintain such a system;
 - the feasibility, consequences and remedies available in the event of a failure of the water supply;
 - the recharge capability of the water source relative to anticipated maximum water demand of the proposed system;

All costs of any review are the responsibility of the proponents of such a system in new development proposals and by the beneficiaries of such a system within existing developments. A plain language summary of all work should be included in any report.

The Ground-water Specialist or Professional Engineer shall carry out the work on behalf of the proponent or beneficiary in accordance with terms of reference established by the Trust Committee. The Trust Committee

may, in exceptional circumstances and with the agreement of the proponent (e.g. if findings are felt to be inconclusive as determined by the consultant or if new leading edge technology is being proposed where the consequences of use have yet to be realized), secure an independent Professional Engineer with experience in the field of water management or ground-water supply, or the services of BC Environment, and other experts as required, at the expense of the proponents or beneficiaries of such a system, to undertake an independent evaluation of any water management review submitted for consideration. The Trust Committee may secure such services at its own expense without requirement of other approvals;

- 4.2.2 Water systems may only be developed in response to development densities established by other policies of this Plan and may not be developed as a rationale for establishing development density;
- 4.2.3 Public acquisition and /or direct local control of land essential to the preservation of the quality of community water supplies is encouraged;
- 4.2.4 Swimming and the watering of livestock in lakes and streams used for domestic water supply should be prohibited;
- 4.2.5 Industrial and /or large scale agricultural or recreational use of water shall not be permitted unless a water management study (as part of an environmental impact assessment process) has been completed to the satisfaction of the Bowen Island Local Trust Committee;
- 4.2.6 Potable water shall be provided from surface and ground-water sources and no piping of water from a source outside the plan area shall be permitted;
- 4.2.7 The creation of tanks, cisterns and reservoirs for rainwater storage to supplement water supply for individual or grouped household use and fire protection and irrigation shall be encouraged;
- 4.2.8 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;

4.3 WASTE MANAGEMENT

4.3.1 Liquid Waste Management

Background

Liquid waste management on Bowen is dominated by in ground septic and field disposal systems which are approved through a permit system managed by North Shore Health. The exception is in the commercial area south of Government Road in Snug Cove between the ferry terminal and Dorman Road which is served by a community sewage collection, treatment and disposal system under the jurisdiction of the Snug Cove Specified Area (identified on Schedule F (Community Water Systems and Utility Areas). A Liquid Waste Management Plan is currently being reviewed to determine the best option for accommodating liquid waste generated from growth in the Snug Cove Village Area.

Bowen is characterized by shallow 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.

Liquid Waste Management Objectives

The objectives respecting liquid waste management in the Plan area are:

- 1) to protect Bowen's water resources from liquid waste contamination resulting from human activity.
- 2) 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.
- 3) 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 ecology.
- 4) to encourage a recognition and responsibility by each individual for the reduction, reuse, recycling, recovering, and residual management of liquid waste.
- 5) to establish a safe means of collecting or disposing of liquid hazardous wastes.

Liquid Waste Management Policies

The policies respecting liquid waste management in the Plan area are:

- 4.3.1.1 Any lot that is created shall:
 - a) have a capability to accommodate an on site sewage treatment and disposal system; or
 - b) be connected to a community sewage treatment system; or
 - c) be located in an area of a proposed community sewage treatment system and be subject to a covenant that prevents building, construction or use of the land that would generate a requirement for sewage treatment and disposal.
- 4.3.1.2 Innovative and safe alternative sewage treatment and disposal systems including community and private on-site systems may be considered on Bowen Island provided that:
 - a) the sewage system is developed in response to development densities established by other policies of this Plan and is not developed as a rationale for establishing development density;
 - b) the system has been subjected to a liquid waste management review (as part of an environmental impact assessment process) undertaken by a Professional Engineer with experience in the field of liquid waste management who is acceptable to the Bowen Island Local Trust Committee, which examines the following:

- the options that are available for sewage treatment and disposal given the development density established by other policies of this Plan;
- the impacts of each system examined on existing potable water sources, ground-water supplies, watersheds, and marine values, both in the short and long term;
- the feasibility of the system to reduce liquid waste and to allow for reuse of grey water;
- the operational characteristics of the system and how these characteristics contribute to a users recognition of the consequences of contributing liquid waste to the system;
- the costs of installing, maintaining and operating such systems;
- the management capability of the existing local authority to maintain such a system;
- the feasibility, consequences and remedies available in the event of a failure of such a system;
- the means available to safely dispose of sludge and other byproducts generated from treatment systems;

All costs of such a review are the responsibility of the proponents of such a system in new development proposals and by the beneficiaries of such a system within existing developments. A plain language summary of all work should be included in any report.

The consultant should carry out the work on behalf of the proponent in accordance with terms of reference established by the Trust Committee. The Trust Committee may, only in exceptional circumstances and with the agreement of the proponent (e.g. if findings are felt to be inconclusive as determined by the consultant or if new leading edge technology is being proposed where the consequences of use have yet to be realized), secure an independent Professional Engineer with experience in the field of liquid waste management, or the services of BC Environment, and other experts as required, at the expense of the proponents or beneficiaries of such a system, to undertake an independent evaluation of any liquid waste management review submitted for consideration;

4.3.1.3 All liquid waste disposal systems including private on site systems should be maintained on a continuous basis by qualified individuals and inspection of these systems by Health and BC Environment officials on an annual basis is encouraged;

4.3.1.4 In areas where there are failing septic tank systems which are deemed to be a health or environmental hazard and following a liquid waste management review completed and reviewed to the satisfaction of the Trust Committee and health authorities having jurisdiction, community sewage treatment systems may be considered if the on-site system or alternative system cannot

reasonably be rebuilt, and where overall benefits to public health and the natural environment will result;

4.3.1.5 Subject to approval of North Shore Health or any other agency having jurisdiction, where no sewage disposal field can be developed on a lot that was created prior to Sewage Disposal Regulation (1964), a single sewage disposal field may be constructed on a nearby lot, provided necessary easements are established which guarantee continuing access to the disposal field. The lot with the proposed disposal field shall have sufficient septic tank capacity based on a proposal submitted by a duly qualified Professional Engineer with experience in the field of liquid waste management for any existing use or for a three bedroom residence if no use is established, together with septic field capacity for the imported effluent and a back-up field for imported effluent;

4.3.1.6 Ocean out-falls must be authorized under the *Waste Management Act* by the Regional Waste Manager of BC Environment (or by North Shore Health if the volume is less than 5000 imperial gallons per day) and shall only be permitted from community sewage disposal systems provided they include advanced secondary and tertiary treatment, or equivalent levels of treatment through innovative technology, and subject to a liquid waste management review indicating to the satisfaction of the Trust Committee that:

- a) soil conditions demonstrate that land-based disposal methods would, on balance, be inferior to ocean outfall;
- b) alternative disposal measures were found to be unsatisfactory;
- c) there will be improved overall public health and environmental quality when compared to land based systems;
- d) the system capacity will not exceed the requirements generated by permitted uses and lot density provided for in other policies of this Plan;
- e) effluent will not be embayed or directed into land oriented currents;

4.3.1.7 The use of solar aquatic and other natural process disposal systems which minimize environmental impact is encouraged.

4.3.2 Storm-water Management

Background

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 highways 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.

Storm-water Management Objectives

he objectives respecting storm-water management in the Plan area are:

- 1) to ensure that property is not flooded or damaged by any storm-water management efforts.
- 2) to provide means to ensure that storm-water is not contaminated from any land use activity.
- 3) to develop a master storm-water management plan for the island.
- 4) to establish methods to reduce the rate and quantity of storm-water run-off.

Storm-water Management Policies

The policies respecting storm-water management in the Plan area are:

- 4.3.2.1 A storm-water management plan should be developed in cooperation with the Ministry of Transportation and Highways and BC Environment that identifies means to:
- establish no net increase in run-off and or means to handle increasing run-off when it cannot be prevented in order to prevent erosion, debris torrents and flooding;
 - reduce run-off where it may be of environmental benefit;
 - reduce impacts on receiving water quality;
- The guidelines of the "Land Development Guidelines for the Protection of Aquatic Habitat" attached as Schedule G should be addressed in any storm-water management plan.

- 4.3.2.2 Until a storm-water management plan is developed and implemented:
- impermeable surfaces should be kept to a minimum through the use of gravel or other natural surfaces;
 - catchment basins and oil separators should be required as part of any paved development;
 - road and driveway development should be kept to a minimum;
 - roads and driveways should not pass over stream or drainage courses except where absolutely necessary and crossings should be carefully selected to minimize interference with banks and channels;
 - roads and driveways should be located on natural benches away from drainage channels and roads should be graded to minimize disturbance of natural terrain rather than optimize gradient;
 - on side hills and near streams, road and driveway drains should discharge where sediment can settle out before reaching streams.

4.3.3 Solid Waste Management

Background

Bowen Island has had a systematic garbage disposal service since 1975. Residents have been recycling since the mid 70's at various sites, until 1985 when a permanent site was established on GVRD Parks land adjacent to the Highway works yard.

Solid Waste Management Objectives

The objectives respecting solid waste management in the Plan area are:

- 1) to ensure that the island community is able to safely handle waste generated on the island and to work towards self-reliance in coping with waste generated on island.
- 2) to encourage reduction, reuse and recycling programs in order to better the reduction in solid waste.
- 3) to encourage the collection of toxic and hazardous wastes for recycling and proper disposal.
- 4) to encourage education programs for adults and children to foster "at source" reduction of wastes and backyard and community composting.
- 5) to encourage the GVRD to develop a Solid Waste Management Plan to the satisfaction of the Regional Waste Manager of BC Environment.

Solid Waste Management Policies

The policies respecting solid waste management in the Plan area are:

- 4.3.3.1 Solid waste management shall be in accordance with the requirements of a Solid Waste Management Plan approved by the Regional Waste Manager of BC Environment;
- 4.3.3.2 The operation and expansion of recycling facilities and community composting facilities is supported;
- 4.3.3.3 Industrial, commercial, public and community use , and demolition/land clearing/construction land uses should be required to provide facilities to separate at source waste generated by their activities;
- 4.3.3.4 All sites used for garbage handling operations shall be self contained so that run-off and effluent does not contaminate outside locations;

SECTION 5 RESOURCES

5.1 ENVIRONMENTAL RESOURCES

Background

The location of environmentally sensitive areas (ESAs) is determined through detailed surveys that occur as part of planning surveys or as part of studies required through environmental impact assessments. An initial identification of such areas is identified on Schedule E as development permit areas for the protection of the natural environment. These designations are not complete, nor do the designations on Schedule E suggest that all areas identified are environmentally sensitive. Information submitted as part of a development permit application and detailed studies in other areas will refine the definition of what is an environmentally sensitive area. Protection, management and enhancement of ESAs could be deemed essential to the maintenance of Bowen Island as a sustainable community. These sites are defined by their visual and scenic sensitivity, steep slope, location within a water supply catchment area or flood hazard area, and presence of significant terrestrial, freshwater, wetland, shoreline or marine habitat and related ecological functions and values.

Environmental Resources Objectives

The objectives respecting the use of land that is environmentally sensitive to development in the Plan area are:

- 1) to encourage the human community to become more ecologically sustainable.
- 2) to ensure the bio-diversity and sustainment of the island environment by protecting and enhancing habitats.
- 3) to protect environmentally sensitive areas (ESAs).
- 4) to encourage environmentally benign development.
- 5) to educate residents and visitors about island ecology and the importance of understanding the cumulative effects of environmental impacts.
- 6) to encourage community groups and educational institutions to develop programs to increase community awareness of Bowen's 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.

Environmental Resource Policies

The policies respecting the use of land that is environmentally sensitive to development in the Plan area are:

General Policies

- 5.1.A A system of designated Development Permit Areas, restrictive covenants, zoning regulations, public land dedication, rights of way and other mechanisms shall be adopted to protect environmentally sensitive areas, to protect life and property from natural hazards and to ensure the conservation of natural environmental features, functions and values of the Island.
- 5.1.B The natural limitations of the land shall be considered when determining the type and intensity of development on Bowen Island. Regulations and bylaws should

adopt a conservative approach to reliance and use of technology to overcome natural limitations.

- 5.1.C The Trust Committee shall design an environmental impact assessment procedure in its review of bylaw amendments, development permit applications or other permit applications where significant environmental impacts may be anticipated. The effects on the islands's water resources and the environment in general shall form a primary basis for assessment. These processes may be coordinated with other governments to avoid duplication. The procedures should include the following:
- a) identification of an efficient, fair and inexpensive initial screening process for all projects that provides suggestions for correction, mitigation, compensation for minor environmental effects and lays out circumstances requiring more detailed review;
 - b) 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 Trust Committee, with costs covered by the applicant may be considered;
 - c) an appeal process;
 - d) cost recovery for the environmental review process and;
 - e) monitoring process to assess whether remedial measures need to be negotiated and to assess the cumulative impacts of such proposals.

5.1.1 Natural Terrestrial Features and Habitat

Background

The natural terrestrial features and habitats are the basic elements of Bowen 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. Management of the terrestrial environment so that it is not diminished by human development is essential to the sustainment of the natural environment. Such efforts will require a resolution of competing objectives especially ones that relate to conservation versus other development objectives.

Natural Terrestrial Features and Habitat Objectives

The objectives respecting natural terrestrial features and habitat as environmentally sensitive areas in the Plan area are:

- 1) to encourage no net loss in forest cover or in the diversity of forest stages on Bowen as a means of maintaining:
 - high water quality,
 - stability and quality of soils, especially on steep slopes,
 - stability and diversity of plant and animal habitats,
 - visual quality of the islandand as a means of identifying the overall health of the island terrestrial systems.

- 2) to maintain large un-fragmented tracts of natural habitat on the highlands of Bowen Island in order to sustain the Island's wildlife diversity.
- 3) to preserve and protect terrestrial areas of fragile coastal ecosystems from further degradation.
- 4) to ensure the protection, preservation and linkages among key habitat areas.
- 5) to ensure established open field habitats are maintained.
- 6) to protect microhabitats.
- 7) to manage the wildlife populations on Bowen Island.
- 8) to request the Ministry of Forests to work with the Trust Committee to:
 - a) prohibit clear cut logging and to encourage selective logging in designated, community -managed areas of Crown land;
 - b) discourage logging on Crown land watershed areas where the activity may deleteriously affect water quality.
- 9) to request GVRD 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.
- 10) to encourage BC Environment, Fish and Wildlife Branch to work with the Trust Committee to identify habitat values and to inventory wildlife species as a baseline for future monitoring and restoration efforts.
- 11) to encourage education programs which foster stewardship of the land and which identify the values of the terrain.

Natural Terrestrial Features and Habitat Policies

The policies respecting natural terrestrial features and habitat as environmentally sensitive areas in the Plan area are:

- 5.1.1.1 Areas that provide significant terrestrial habitat or significant natural terrestrial features shall be considered environmentally sensitive areas and should be protected by development permit designation, land use regulation, subdivision control, use of restrictive covenants, and/ or by public acquisition;
- 5.1.1.2 The Minister of Environment, Lands and Parks is encouraged to request in development permit areas for the protection of the natural environment and for protection of development from hazardous conditions in upper parts of watershed areas, steep areas where soils may be destabilized, riparian zones of streams and in other environmentally sensitive areas where trees are a critical component of the ecosystem; that all vegetation and trees be retained and that replanting of indigenous vegetation in areas of forest cutting and blow down be required as a means to control erosion and protect fisheries;
- 5.1.1.3 Residential units should be located within any proposed development in such a manner as to maintain a maximum amount of undisturbed forest land. Wherever possible, the retained forests should connect with adjacent forest lands.
- 5.1.1.4 Trees bearing the nests of bald eagles, ospreys, great blue herons or any tree with a nest occupied by any bird or its egg shall 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

as per recommendations of B.C. Environment. An undisturbed corridor to the marine environment to preserve access is also encouraged to further maintain the nests integrity.

5.1.2 Water Resources

Background

A priority for the preservation and protection of the surface and ground water resources of Bowen Island is the education of the general public that surface water and ground water are inextricably linked by their common dependence on land form, geology, hydrology, and water and rock chemistry. The protection of water resources has become a significant issue on Bowen Island, both for purposes of domestic water supplies and also as a sustaining element of the natural environment. Increasing pollution from human developments and natural sources, the variability in water supply, and the increasing demands upon the water resource from increased population and more efficient supply systems reflect the need for more sophisticated management.

Water Resource Objectives

The objectives respecting water resources as environmentally sensitive areas in the Plan area are:

- 1) to preserve, protect and enhance the surface and ground-water resources of Bowen Island as finite and self contained ecosystems.
- 2) to ensure adequate water quality and quantity in the natural environment to provide necessary habitation order that the diversity and populations of marine and fresh water animal and plant species will be maintained.
- 3) to improve water resource information sources by encouraging all efforts of private individuals, community groups, developers, contractors, and government agencies in promoting awareness of wetlands values and the means to protect and enhance these resources on the island.
- 4) 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.
- 5) to request the Federal Department of Fisheries and Oceans to encourage Salmon Enhancement programs on Terminal Creek and other suitable creeks on the island and to develop measures to protect these resources and to assist in restoration efforts.
- 6) to request the Federal Department of the Environment and BC Environment to:
 - a) use Environmental Impact Assessment processes to screen a project's potential water use and management impacts on all components of a watershed;
 - b) protect freshwater and marine habitat for the sake of their natural inhabitants as well as their recreational and domestic purposes;
 - c) take the leadership role in the restoration and/or enhancement of degraded watershed habitats
- 7) to support and work with BC Environment in:
 - a) ensuring that all summer creek flows are maintained;
 - b) discouraging the infilling of wetlands and the destruction of ground-water infiltration areas;

- c) maintaining the standards for water quality and quantity;
 - d) regulating the use and distribution of water on Bowen Island so that current sources of water are maintained;
 - e) regulating the use of ground-water 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;
 - f) managing culvert installation where bridges or other alternatives for crossing of watercourses are not feasible;
 - g) 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.
- 8) to request the Ministry of Transportation and Highways to:
- a) confirm that any permits or approvals issued by the Ministry are in conformance with land use and subdivision servicing bylaws, Official Community Plan policies, and any conditions or requirements arising from a development permit, temporary use permit or heritage conservation permit;
 - b) 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;
 - c) limit, as much as possible, road construction within designated development permit areas for protection of the natural environment ;
 - d) require the installation of bridging rather than culverts on creeks and streams;
 - e) require all new road design and layout to include measures to control erosion and prevent sediment export into adjacent water courses.
- 9) to request that the Ministry of Forests regulate logging and prohibit clear cutting within development permit areas designated for the protection of the natural environment.
- 10) to request the Ministry of Forests and BC Environment to assist the Trust Committee to:
- a) 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;
 - b) adopt the watershed or catchment basin as the administrative unit for environmental management.
- 11) to request North Shore 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.
- 12) to request the Greater Vancouver Regional District to require installation of drainage retention and detention measures for any developments within their authority within development permit areas designated for protection of the natural environment.
- 13) to discourage the use of chemical fertilizers, pesticides and herbicides that may adversely affect any significant watershed.

Water Resource Policies

The policies respecting water resources as environmentally sensitive areas in the Plan area are:

- 5.1.2.1 All significant watersheds are identified on Schedule E (Map 1) as development permit areas;
- 5.1.2.2 Additional development within significant watersheds will not be permitted unless it can be conclusively proven that the development will have no substantial negative initial or cumulative impact on the water resource or any significant impact on the environment.
The transfer of development rights from these development permit areas to less sensitive areas will be supported if negative impacts would otherwise occur;
- 5.1.2.3 Existing developments within significant watersheds are encouraged to be upgraded to minimize impacts on existing water resources;
- 5.1.2.4 Development that is permitted within significant watersheds shall be clustered in the least sensitive areas of the parcel;
- 5.1.2.5 Development permit designations, voluntary covenants, zoning regulations, intergovernmental agreements, transfer of development rights or acquisition of lands by public agencies should be established as means to manage significant watersheds;
- 5.1.2.6 Significant watersheds shall be protected through the zoning regulation:
 - to ensure that no use will contaminate or disrupt the water resource; and
 - to establish sufficient setbacks of buildings and structures to insure that no building or structure will contaminate or disrupt the water resource;
- 5.1.2.7 The storage of garbage and toxic and potentially toxic materials are not acceptable land uses in any part of a significant watershed;
- 5.1.2.8 Drainage, erosion and sedimentation control measures should 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;
- 5.1.2.9
 - a) Placing of fill or debris in or about a stream will not be permitted without permission from B.C. Environment;
 - b) 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 BC Environment and Fisheries and Oceans are implemented;

- 5.1.2.10 Zoning regulations and development permit designations to protect wetlands within significant watersheds should be established with the following guidelines:
- a) wetland boundaries shall be delineated to determine the wetland surface area,
 - b) the key wetland functions and values shall be identified for protection,
 - c) development shall be planned and designed to avoid or prevent adverse environmental or visual impacts on wetlands, if at all possible, or otherwise minimize adverse impacts on wetlands.
 - d) the wetland shall be surrounded by a buffer area or set-back within which development is prohibited. The width of the set-back shall be proportional to the sensitivity of the specific wetland.

The Trust Committee, subject to BC Environment approval 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;

5.1.3 Marine Resources

Background

The sea provides visual, auditory, recreational and other tangible and intangible values that can be experienced both from island and off-island locations as well as providing habitat for marine life and birds. Management of the Coastal Area as identified on Schedule B (Map Designations) and adjacent upland to perpetuate these values is an essential element in assuring that the rural marine character of the island is maintained. 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.

Marine Resource Objectives

The objectives respecting marine resources as environmentally sensitive areas in the Plan area are:

- 1) to protect the natural and scenic values of the coastline which provide the rural marine atmosphere of the island.
- 2) to protect shoreline habitat areas for all marine life.
- 3) to restore the waters of Howe Sound for future generations.
- 4) to develop an inventory and mapping of the sensitive coastal vegetation zones to protect and preserve fragile coastal ecosystems from further degradation, in cooperation with BC Environment, the Ministry of Agriculture, Fisheries and Food and the Federal Departments of Environment and Fisheries .
- 5) to encourage the establishment of an organized oil spill response team on Bowen Island in cooperation with BC Environment as part of the "British Columbia Marine Oil Spill Contingency Plan" to deal with potential oil spills in Howe Sound.
- 6) to encourage maintenance of natural tree cover within 30 metres of the natural boundary of the sea except by selective cutting;

Marine Resource Policies

The policies respecting marine features as environmentally sensitive areas in the Plan area are:

Marine Features and Habitat

- 5.1.3.1 Clamming beaches, fishing grounds, diving spots and other similar sites and the contiguous foreshore which provide significant natural resource values should be identified and shall be considered environmentally sensitive areas;

Waterfront and Foreshore Land Use

- 5.1.3.2 Development Permit designations regulating the form and character shall apply to all commercial and industrial development within 300 metres of the natural boundary of the sea;
- 5.1.3.3 No buildings shall be permitted over the water area;
- 5.1.3.4 Marinas shall be located to minimize conflict with other recreational uses and damage to areas of ecological significance;
- 5.1.3.5 No deposition of material below the natural boundary of the sea unless permitted for purposes of a breakwater or seawall shall be permitted;
- 5.1.3.6 Development shall not be permitted within an area between the natural boundary and a line drawn 300 metres offshore of any island or islet owned entirely by the Crown;
- 5.1.3.7 Artificial reefs are not to be permitted;
- 5.1.3.8 Natural coastal processes will be left undisturbed to the maximum extent possible;
- 5.1.3.9 Any mariculture use shall be subject to rezoning and shall not be permitted in areas:
- a) traditionally used for recreation or for moorage of local vessels or for landing of seaplanes;
 - b) in front of residential neighbourhoods;
 - c) in areas that would be environmentally sensitive to such development.

5.1.4 Natural Hazardous Areas

Background

Natural areas of the island may create natural hazards due to such features as rockfall, flooding, wildfire, or unstable geology or other factors. Recognition of these areas and identification of means to manage development within or in

close proximity to these areas is necessary for public health, safety and environmental management.

Natural Hazard Objectives

The objectives respecting the use of land that is subject to hazardous conditions in the Plan area are:

- 1) to protect people, property and the natural environment from the consequence of natural hazards and development on unsafe, unstable and potentially hazardous areas of the Island.
- 2) to increase the community's understanding and awareness of potential hazards on Bowen Island.
- 3) to protect lands that mitigate the flooding hazard or that if disturbed, could contribute to flooding.
- 4) to limit development in areas of unstable or potentially unstable slopes that pose a hazard.
- 5) to develop strategies for vegetation management where the vegetation provides a flammable hazard to property and public safety.
- 6) to develop and maintain a geo-technical data base for Bowen Island in cooperation with BC Environment and the Ministry of Energy, Mines and Petroleum Resources.
- 7) to request BC Environment to assist the Trust Committee to create hazard potential maps that identify potential areas of hazardous condition arising from seismic events.
- 8) to request the Ministry of Forests to work with the Trust Committee to discourage logging on steep forested slopes in crown land watersheds to mitigate against land sloughing and flooding.
- 9) to undertake a management responsibility for land use in a manner that protects development from hazardous conditions.

Natural Hazard Policies

The policies respecting the use of land that is subject to hazardous conditions are:

- 5.1.4.1 Until further research identifies such areas, a precautionary approach to the protection of development from hazardous conditions shall apply. All significant watershed areas and lands with slopes in excess of 25 degrees below which there is existing or potential (based upon the policies of this Plan) residential development shall be considered lands of potential hazardous condition due to the greater potential for erosion, land slip, flooding or rock fall. Such areas shall be subject to zoning regulation that limits development potential so as to limit potential hazardous conditions;
- 5.1.4.2 Areas identified through further investigation as hazardous due to geological hazard, hydrological hazard and areas where sediment and soil substrate could be unstable during seismic activity shall be reviewed upon identification for purposes of development permit designation to protect development from hazardous conditions;
- 5.1.4.3 Strategies for the protection of development from wildfire shall be examined and where appropriate, regulations for the development of defensible space, community and household firebreaks and fuel-breaks or other interface fire protection

strategies shall be incorporated into land use and subdivision servicing bylaws.

5.2 ENERGY RESOURCES

Background

Electrical, telephone, and cablevision 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. Bowen also provides a location for receiving and transmitter facilities that enhance communications throughout British Columbia for telephone, cablevision, and other forms of communication.

Energy Resource Objectives

The objectives with respect to energy resources and public utility land uses in the Plan area are:

- 1) 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.
- 2) to support the use of energy resources available on Bowen Island in lieu of importing similar resources from off-island locations.

Energy Resource Policies

The objectives with respect to energy resources and public utility land uses in the Plan area are:

- 5.2.1 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 Plan including but not limited to home occupation land use, public and collective transportation systems, nonpolluting forms of transportation, telecommunications, and alternative non polluting heating and energy supply systems;
- 5.2.2 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 and do not pose a risk to the public health;
- 5.2.3 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;
- 5.2.4 Transmission lines and facilities on Bowen should be developed in a manner that is visually attractive and has no significant impact on the human and natural environment;
- 5.2.5 Site specific utility installations including maintenance and storage yards and communication towers shall be subject to zoning regulation;

5.3 HERITAGE RESOURCES

Background

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 which, when valued by the community, we are obliged to pass on. Bowen's heritage evolves from its archaeological values, especially from its native heritage; its historic buildings and sites, and its natural and cultural landscape.

Heritage Resource Objectives

The objectives respecting heritage resources in the Plan area are:

- 1) to protect and encourage the preservation of heritage values on Bowen Island.
- 2) to encourage and facilitate the identification, protection and conservation of archaeological sites protected under legislation within the Plan area.
- 3) to encourage GVRD Parks to continue to emphasize the heritage theme in future development of Crippen Regional Park.

Heritage Resource Policies

The policies respecting heritage resources in the Plan area are:

- 5.3.1 The Archaeology Branch of the Ministry of Small Business, Tourism and Culture shall be notified of any development proposals concerning areas on which archaeological sites are located;
- 5.3.2 Archaeological sites are protected through designation as Provincial heritage sites, or through automatic protection by virtue of being of particular historic or archaeological value, or otherwise contain artifacts, features, materials or other physical evidence of human habitation or use before 1846. Protected archaeological sites may not be destroyed, excavated, or altered without a permit issued by the Minister (or designate) responsible for the *Heritage Conservation Act*;
- 5.3.3 The establishment of criteria for determining heritage value including sites of historic, cultural and natural significance should be completed based upon such factors as historical significance, socio-cultural relevance, architectural merit, scientific or educational worth and context with the landscape. A heritage advisory group or a Community Heritage Commission should be formed to advise on all matters pertaining to Bowen's heritage and to recommend proposed Heritage Conservation Area designations in response to requests referred to it by the Trust Committee;
- 5.3.4 Notwithstanding other policies of this Plan, adoption or modification of zoning requirements with respect to use or density may be permitted to accommodate siting, use, density, or rehabilitation of buildings or structures deemed in the opinion of the Trust Committee to be of heritage value;
- 5.3.5 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 regulatory devices;

- 5.3.6 The Ministry of Transportation and Highways and the Trust Committee shall consult with each other before any major works are undertaken on the heritage designated roads identified on Schedule D (Road Map) and all efforts shall be undertaken to retain the heritage values that exist on these roadways and on any future extensions of such roads into new development;
- 5.3.7 Any area that is proposed for development or use where there are perceived heritage values as determined by the Bowen Island Local Trust Committee should be required to provide an inventory of heritage resources on the basis of which least-impact alternatives can be planned;
- 5.3.8 To preserve the beauty of the natural landscape, 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;
- 5.3.9 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;
- 5.3.10 Bowen Islands's heritage as a safe and secure place to live should be perpetuated through:
- the posting and regulation of safe speed limits on roads
 - a ban on hunting
 - wildlife management programs
 - land use decision making that preserves a safe physical and emotional environment for existing and new residents and visitors to the island;
- 5.3.11 Heritage proposals for Bowen Island shall incorporate means to preserve and enhance the marine heritage of the island.

SECTION 6 DEVELOPMENT PERMITS

BACKGROUND

Section 945 of the *Municipal Act* currently provides that an official community plan may designate areas for the protection of the natural environment; protection of development from hazardous conditions; revitalization of an area in which a commercial use is permitted; and establishment of objectives and provision of guidelines for the form and character of commercial, industrial or multi-family residential development. When land is designated as a Development Permit Area, no land within the designated area shall be subdivided or altered and construction of, addition to or alteration of a building or structure shall not be commenced unless the owner first obtains a development permit or is exempted under a condition of the plan that specifies when a development permit would not be required.

6.1 CAPE ROGER CURTIS DEVELOPMENT PERMIT AREA

Area

The area identified on Schedule E (Map 1) as DP1, hereafter referred to as the Cape Roger Curtis Development Permit Area, is designated as a development permit area for the protection of the natural environment and for protection of development from hazardous conditions. The area is commonly referred to as Cape Roger Curtis.

Justification

The special conditions or objectives that justify the designation of the Cape Roger Curtis Development Permit Area are:

Special Conditions

Cape Roger Curtis has special areas of wildlife habitat, sensitive vegetation and other areas of fragile flora and fauna which require protection in order to maintain the natural environment. Sensitive vegetation is most prominent along the rocky coastal fringe as well as on the inland steep rock and hummocky terrain. Wildlife is varied with significant populations of deer and bird life. There are also areas of water resource value, both for aquatic habitat and for potable water supply that must be protected. Cut-throat trout are found in area streams. Sensitive terrain and steep slope characteristics in certain areas must be also be managed to protect development from potential hazardous conditions such as flooding, erosion, and rock fall.

Objectives

The objective that justifies this designation is to permit orderly development on the site while limiting the negative impacts upon the wildlife habitat, the sensitive and fragile vegetation and the water quality and quantity of the Cape Roger Curtis area. Another object is to protect development from any hazardous condition that may arise by the nature of the terrain and steep slope that exists in parts of the designated area.

Guidelines

The following guidelines are to be used to alleviate the special conditions that apply to the Cape Roger Curtis Development Permit Area:

- 1) Construction shall be avoided on slopes over 25 degrees (approximately 46%) where possible.
- 2) On slopes over 30 per cent septic fields are not permitted and on slopes over 12 per cent the applicant shall be required to furnish at their expense, a report, certified by a Professional Engineer with experience in geo-technical engineering, to determine if any hazards arise from the installation of a septic field or whether there will be degradation of water and whether conditions addressing such installation should be incorporated into the development permit.
- 3) All natural water courses shall be dedicated at the time of registration of a subdivision plan.
- 4) Disturbance to wetlands and watercourses and their riparian zone should be avoided or mitigated wherever possible. Where wetland or watercourses are disturbed, subject to approval of other agencies having jurisdiction, compensation equal to 100% of the disturbed area shall be provided.
- 5) Areas within an average of 30 metres above the natural boundary of a watercourse and no less than 15 metres in any location from the top of a bank of any watercourse shall remain free of development except in accordance with conditions of the development permit which are determined from the following guidelines:
 - a) Development permit applications in this category should include a report prepared by a Professional Engineer/Biologist including the following information:
 - mapping to a more detailed scale identifying the environmentally sensitive areas within the site;
 - criteria used to define the boundaries of environmentally sensitive areas;
 - inventory of fisheries species and related habitat classification within the site and a statement of significance;
 - impact statement describing effects of proposed development on natural conditions;
 - guidelines for mitigating habitat degradation, including limits of proposed leave strips;
 - habitat compensation alternatives, where compensation is approved based on no net loss of fish habitat.
 - b) The application shall include design details of the proposed mitigating measures in an environmental management plan.
 - c) Guidelines as provided in the *Land development Guidelines for the Protection of Aquatic Habitat* (attached as Schedule G to this Plan) shall apply.
 - d) Clearing, unless requested by the Minister of Environment, Lands and Parks, and grubbing or altering of grades in the proposed leave area is not permitted. Grades shall be feathered and rounded immediately outside the leave area to meet existing adjacent grade. Slopes adjacent to the leave area shall not exceed 3:1 for a distance of 5 metres from the leave area boundary.
 - e) Access shall be restricted or fencing provided to environmentally sensitive areas in accordance with the report of the Professional Engineer/Biologist.
 - f) An erosion and sedimentation plan designed in accordance with the *Land Development Guidelines* shall be provided as part of the application. Erosion control measures might include retention of existing vegetation, revegetation, diversion swales, silt fence, settlement ponds and careful scheduling of construction.

- g) Storm-water detention for the site shall meet the minimum requirements of the *Land Development Guidelines*
 - h) Storm-water outflows to the stream or leave area shall have water quality and erosion control features included in accordance with the *Land Development Guidelines*.
 - i) If storm drain inlets are located within this Development Permit Area they shall be marked in accordance with the DFO storm drain marking program.
 - j) Instream work and stream crossings shall meet the requirements of the *Land Development Guidelines* and the *B.C. Water Act*.
 - k) Timing of works in and about a stream and construction practices should be in accordance with the *Land Development Guidelines*, the *B.C. Water Act*, and requires specific written approval granted by Planning and Assessment of BC Environment in addition to any development permit issued before work begins.
 - l) Applications should include a vegetation management plan indicating the extent of proposed leave strip, and any proposed management of the vegetation in the leave areas. Clearing, grubbing or removal of trees or undergrowth from the leave area of the site requires approval of the Department of Fisheries and Oceans and the Minister of Environment, Lands and Parks when requested.
 - m) Revegetation within and adjacent to leave areas, when requested by the Minister of Environment, Lands and Parks, should be with native species appropriate to the site.
 - n) Bonding or other acceptable security may be required for up to 100 percent of the value of the erosion control and environmental management work.
 - o) A report may be required from a qualified Environmental Monitor that the required measures have been implemented substantially as designed.
- 6) Bridges should be provided across all watercourses and where they are not feasible, culvert installation or other alternatives shall only be permitted where approved by BC Environment.
 - 7) Roadbanks shall be regraded to a maximum of 10 metres in vertical height.
 - 8) Cut and fill for road construction shall be within 10% of "balanced"
 - 9) Development shall be phased in accordance with the terms of a development permit to alleviate impacts upon the special conditions of this site including but not limited to:
 - limitation of works that may impact established seasonal habitat of wildlife;
 - minimizing land disturbance in areas subject to possible erosion during seasonal periods of high rainfall;
 - 10) All telephone, power, community sewer and water services, except storage tanks if required, will be provided underground.

Exemptions

A development permit shall not be required in the Cape Roger Curtis Development Permit Area when:

- a) a proposed subdivision:
 - consolidates lots; or
 - is subject to a covenant to which the Trust Committee is a grantee that establishes that there shall be no alteration of the land from that which existed prior to the subdivision.

- b) there is a proposed alteration of an existing building or structure for purposes of maintenance and repair, any alteration of the interior of a building or structure, any addition of exterior features to a building or structure that does not require an additional alteration or support of the land, any unenclosed stairwell, any open deck not exceeding 25 per cent of the existing building footprint, or any construction that is not subject to a requirement for a building permit.

6.2 WATERSHED, STREAM AND HAZARD LAND DEVELOPMENT PERMIT AREAS

Area

The areas identified on Schedule E (Map 1) as DP2, on Schedule E (Map 2) as Slope Condition Area and any area that meets the definition of a stream and its riparian zone; hereafter referred to collectively as the Watershed, Stream and Hazard Land Development Permit Areas; are designated as development permit areas for the protection of the natural environment and protection of development from hazardous conditions.

Justification

The special conditions or objectives that justify the designation of the Watershed, Stream and Hazard Land Development Permit Areas are:

Special Conditions

These areas may be characterized by one or more of the following special conditions:

- 1) These areas may be defined to be part of watersheds that contain one or more of the following characteristics:
 - provides water for a community water system;
 - provides water for five or more water licenses or contains one or more water licenses that could be impacted by commercial or industrial land use development allocated by policies in this Plan;
 - contains significant surface water which may be required for future community water supply;
 - may provide significant water recharge capability.Drainage from residential and other forms of development can introduce contaminants into surface waters within these watersheds including:
 - run-off from construction debris, in particular from drywall;
 - lignin and tannin released from felled trees left to rot rather than removed to a less vulnerable area;
 - faecal coliform from the introduction of pets and farm animals;
 - nitrates from fertilizers and pesticides from vegetable and ornamental gardens;
 - wood preservation chemicals which leach from fences and other soft-wood(cedar) constructed structures;

- manure a
- oil, gas, transmission fluids and other hydro carbon compounds from
- garbage accumulation which provides residues and which also attract
- PCP's an
- refuse along with plastic bags;
-
- leaching from spent containers of paint and preservatives and from
- boats etc.;
-
- run-off from wastes and eroded terrain that occurs from home
- driveways, and recreational and farm vehicle use; and
-
- viruses such as Hepatitis A.

2)

The maintenance of aquatic habitat areas is necessary to sustain fish and wildlife and to preserve the island ecosystem. Aquatic habitat areas act as

areas on which fish depend directly or indirectly in order to carry out their life processes. Efforts are required to provide and protect leave areas adjacent to

rates of water run-off to minimize impacts on watercourses, to control in-stream work, construction and diversions on watercourses, to maintain fish passage in

deleterious substances to watercourses.

3)

by steep slopes in excess of 25 degrees. Development on these slopes is effectively managed through land use

requirements to ensure the health and safety of the occupiers of the land.

Activities on these slopes can potentially impact land areas below the slopes due

Land use regulation and other requirements that pertain to these steep slopes may not necessarily address all potential activities on these slopes and such

order to minimize the impact of any potential hazardous condition on these slopes as it relates to properties on the lower areas, development permits will be

Objectives

The objective that justifies this designation is to permit orderly development on sites

provides for the protection of development from potential hazardous conditions.

Guidelines

the Watershed, Stream and Hazard Land Development Permit Area:

1)

where possible.

2)

per cent the applicant shall be required to furnish at their expense, a report, certified by a Professional Engineer with experience in geo-technical

3) addressing such installation should be incorporated into the development permit.
subdivision plan.

4) avoided or mitigated wherever possible. Where wetland or watercourses are disturbed, subject to approval of other agencies having jurisdiction,

5) Areas within this designation shall remain free of development in accordance with conditions of the development permit which are determined from the following guidelines:

In order to assist the Bowen Island Local Trust Committee in determining conditions or requirements to be included in a development

report prepared by a Professional Engineer with experience in the field of water management who is acceptable to the Trust Committee, to

parking areas or other proposed development which may cause an impermeable surface or alteration to an existing drainage pattern shall:
cause acceleration of water drainage beyond that existing prior to any development of the land;
introduce a volume of material whether solids, suspended material, or dissolved material into existing surface water in

- introduce new or different material into existing surface water
- cause any potential erosion of soil or contribute to any land slip,

properties;

- mitigation is provided satisfactory to other agencies having jurisdiction.

characteristics including:

- terrain characteristics;
- inventory of fisheries species and related habitat classification within the site and a statement of significance;
- impact statement describing effects of proposed development on natural conditions;
- guidelines for mitigating habitat degradation and water quality, including limits of proposed leave strips;
- habitat compensation alternatives, where compensation is based

The Trust Committee may in certain circumstances (e.g. if findings are felt to be inconclusive as determined by the engineer or if new leading

yet to be realized), secure an independent Professional Engineer with experience in the field of water management to review and advise the

b) The application shall include measures in an environmental management plan.

c) *Land development Guidelines for the Protection of Aquatic Habitat* apply.

- d) Clearing, unless requested by the Minister of Environment, Lands and Parks, and grubbing or altering of grades in the proposed leave area is not permitted. Grades shall be feathered and rounded immediately outside the leave area to meet existing adjacent grade. Slopes adjacent to the leave area shall not exceed 3:1 for a distance of 5 metres from the leave area boundary.
- e) Access shall be restricted or fencing provided to environmentally sensitive areas in accordance with the report of the Professional Engineer/Biologist.
- f) An erosion and sedimentation plan designed in accordance with the *Land Development Guidelines* shall be provided as part of the application. Erosion control measures might include retention of existing vegetation, revegetation, diversion swales, silt fence, settlement ponds and careful scheduling of construction.
- g) Storm-water detention for the site shall meet the minimum requirements of the *Land Development Guidelines*
- h) Storm-water outflows to the stream or leave area shall have water quality and erosion control features included in accordance with the *Land Development Guidelines*.
- i) If storm drain inlets are located within this Development Permit Area they shall be marked in accordance with the DFO storm drain marking program.
- j) Instream work and stream crossings shall meet the requirements of the *Land Development Guidelines* and the *B.C. Water Act*.
- k) Timing of works in and about a stream and construction practices should be in accordance with the *Land Development Guidelines*, the *B.C. Water Act*, and requires specific written approval granted by Planning and Assessment of BC Environment in addition to any development permit issued before work begins.
- l) Applications should include a vegetation management plan indicating the extent of proposed leave strip, and any proposed management of the vegetation in the leave areas. Clearing, grubbing or removal of trees or undergrowth from the leave area of the site requires approval of the Department of Fisheries and Oceans and the Minister of Environment, Lands and Parks when requested.
- m) Revegetation within and adjacent to leave areas should be with native species appropriate to the site, as identified on the submitted environmental management plan, when requested by the Minister of Environment, Lands, and Parks.
- n) Bonding or other acceptable security may be required for up to 100 percent of the value of the erosion control and environmental management work.
- o) A report may be required from a qualified Environmental Monitor that the required measures have been implemented substantially as designed.

- 6) Bridges should be provided across all watercourses and where they are not feasible, culvert installation or other alternatives shall only be permitted where approved by BC Environment.
- 7) Roadbanks shall be regraded to a maximum of 10 metres in vertical height.
- 8) Cut and fill for road construction shall be within 10% of "balanced"
- 9) Development shall be phased in accordance with the terms of a development permit to alleviate impacts upon the special conditions of this site including but not limited to:
 - preventing works in and about streams at time of spawning and fish migration;
 - limitation of works that may impact established seasonal habitat of wildlife;
 - minimizing land disturbance in areas subject to possible erosion during seasonal periods of high rainfall;

Exemptions

A development permit shall not be required in Watershed, Stream and Hazard Land Development Permit Areas when:

- a) a proposed subdivision:
 - consolidates lots; or
 - is subject to a covenant to which the Trust Committee is a grantee that establishes that there shall be no alteration of the land from that which existed prior to the subdivision;
- b) there is a proposed alteration of an existing building or structure for purposes of maintenance and repair, any alteration of the interior of a building or structure, any addition of exterior features to a building or structure that does not require an additional alteration or support of the land, any unenclosed stairwell, any open deck not exceeding 25 per cent of the existing building footprint or any construction that is not subject to a requirement for a building permit;
- c) A lot is subject to a Section 219 covenant pursuant to the *Land Title Act* to which the Bowen Island Municipality is a grantee (covenant holder) and that meets the following conditions:
 - i) meets these development permit area guidelines;
 - ii) creates leave strips or buffer areas adjacent to water courses based on the recommendations of a registered professional with experience in the field of water management acceptable to both the grantor and the Municipality;
 - iii) is registered in priority to all financial charges on the title of the lot;
 - iv) contains an indemnity pursuant to Section 219 (6) of the *Land Title Act* to protect the Municipality in respect of any violation of the covenant or enforcement costs in connection with any violation;
 - v) provides for additional designated covenant holders for the purposes of covenant monitoring as required and approved by the Municipality;
 - vi) A statutory right-of-way for the purposes of monitoring the covenant area and its conditions must also be registered on the title of the lot; and
 - vii) Any legal review costs associated with the Municipality accepting a covenant under this exemption shall be at the expense of the property-owner.

6.3 VILLAGE REVITALIZATION DEVELOPMENT PERMIT AREA

Area

The area designated on Schedule E-2 as Village Revitalization Development Permit Area is a development permit area for revitalization 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.

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 marine, commercial rural centre of Bowen Island exhibiting a village development in keeping with the tradition of the turn-of-the-century movement known as the "Arts and Crafts". The Old Union Steamship General Store and other recent commercial establishment improvements within Snug Cove are representative of architectural aesthetics that represents the arts and crafts concept. 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 character of development in support of 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 the pedestrian, automotive, commercial, residential and marine needs of the residents and visitors of Bowen Island.

Guidelines

The following guidelines outline the approach to be used in revitalization of this area. Development permits issued in the area will be in accordance with the following:

- 1) When parking is provided off-site in accordance with other policies of this Plan, maximum site coverage should be 40-50% and maximum floor space ratio should be 0.6 - 0.8.
Where parking is provided on-site, such maximum site coverage and FSR will have to be reduced. Cluster off-street parking of small groupings should be encouraged.
- 2) Building height should be up to 2 or 2.5 storeys.
- 3) The Old Union Steamship General Store and other examples of the "Arts and Crafts" theme should be preserved and maintained as well as perpetuated in future development projects.
- 4) Siting and massing of new buildings should be designed to give the impression of smaller blocks which respect to scale and proportion of neighbouring forms, rather than large boxey slab-like structures. New buildings and structures should not be more than 2 1/2 stories.
- 5) Hand painted, carved, or threedimensional signs of the generic or symbolic kind shall be used.

The use of natural tones which lend a thread of continuity between buildings and structures along the street is required. Transparent stains, clear oil and treated

- 7) New buildings or structures should be located so as to not dominate views of
- 8) The use of native vegetation and ground
- 9) The use of native vegetation and built forms of screening is required around
- 10) Pedestrian walks shall be segregated from vehicular traffic. An integrated adjoining residential neighbourhoods shall be established.
- 11) The use of pedestrian amenities such as benches, arbours, rest areas; decorative lighting and surface treatment of pathways shall be incorporated.
- 12) Guidelines as provided in the document *Design Guidelines, Snug Cove, Bowen Island* (attached as Schedule H to this Plan) shall apply.

6.4 VILLAGE PERIPHERY DEVELOPMENT PERMIT AREA

Area

The area identified on Schedule E-2 as Village Periphery Development Permit Area is a development permit area for the establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multifamily residential development.

Justification

The special conditions or objectives that justify the designation of the Village Periphery Development Permit Area are:

Special Conditions

This area contains important elements of existing landscape 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

The following guidelines describe how the objectives of the guidelines will be achieved:

- 1) Landscaping proposals should generally incorporate native vegetation that produces a green landscape to the maximum extent possible and should include

additional vegetation where appropriate in order to maintain a green rural backdrop to the village.

- 2) Design of buildings and landscaping should minimize the obstruction of views from existing properties; blend in well with existing natural features; give the impression of small scale building forms; and connect with the proposed pathway system for the village;
- 3) Parking areas in new development should be effectively set back and screened from adjacent properties, roads or pathways;
- 4) Buildings should reflect the character of the nearby village commercial areas through appropriate choice of finishes, materials and natural colours.

BL 6

Exemptions

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

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

6.5 "TOURIST COMMERCIAL (ACCOMMODATION) DEVELOPMENT PERMIT AREA

BL#157

Area

The lands legally described as:

Lot I, District Lot 489, Plan LMP2262, Bowen Island, NWD

are a development permit area for the protection of the natural environment, its ecosystems and biological diversity and for the establishment of objectives and the provision of guidelines for the form and character of Tourist Commercial (Accommodation) Development.

Justification

The special conditions and objectives that justify the designation of the Tourist Commercial (Accommodation) Development Permit Area are:

Special Conditions

The intent of policies 3.7.8 through 3.7.20 of the Bowen Island Official Community Plan is to integrate Tourist Commercial (Accommodation) uses into areas already designated for other uses in the OCP. 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. To achieve this objective, these 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.

Objectives

The Official Community Plan has established the Tourist Commercial (Accommodation) Development Permit Guidelines to permit the development of Tourist Commercial (Accommodation) facilities in the form of guest houses and small inns on Bowen Island.

Development Permit Exemptions

Development permits are not required:

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

Guidelines

The special conditions and objectives set out above will be addressed through the Tourist Commercial (Accommodation) Development Permit Guidelines set out in Schedule "J" to this Plan."

SECTION 7 TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMITS

BACKGROUND

A community plan may designate areas where temporary commercial and industrial uses may be permitted and may specify general conditions regarding the issue of such permits. The permit may, notwithstanding a zoning bylaw, allow any commercial or industrial use and permit the construction or use of buildings and structures to accommodate persons who work at the enterprise and may specify conditions under which the use may be carried on. Public notification shall be required in accordance with provincial legislation. The applicant may be required to provide an undertaking to restore the land and may further be required to provide a security to guarantee the performance of the terms of the permit. The owner will have the right to use the land in accordance with the terms of the permit until the date the permit expires or two years after issue, whichever first occurs. Permits may be renewed only once.

7.1 PERMIT AREA 1

Designated Area

Temporary use permit Area 1 includes all areas designated Rural (R) on Schedule B(Map Designations)

General Conditions for Issue of Permit

The general conditions for the issue of temporary use permits in permit area 1 are:

These areas shall be eligible for use for temporary campground purposes to accommodate people who hike in on foot or arrive on bicycles. The campground developments shall not be accessible by highway. Private road access from a highway for purposes of servicing the site and for emergency purposes shall be permitted provided that it is blocked from other vehicle use. Access to the campground by public trail shall be required.

Matters to be considered when reviewing these permit applications for temporary campground purposes shall include the impact of the proposal on the natural environment including the potential impact of campfires, location and access, impact on adjacent properties, and compliance with any Campground Regulations. Permits may not be issued if any negative impacts arise from consideration of these matters.

7.2 PERMIT AREA 2

Designated Area

Temporary use permit Area 2 applies to all areas covered by this Plan.

General Conditions for Issue of Permit

The general conditions for the issue of temporary use permits in permit area 2 are when:

- such use was lawfully established for a minimum of six months as a home occupation and because of growth in the home occupation activity, such use now exceeds the limitations of permitted use imposed by bylaw for home occupations. The purpose of the temporary permit is to grant a reasonable time,

- not to exceed one year, for the operator of the business to secure permanent lawful means to continue the business or to decide to discontinue the use; or
- in the absence of performance standards, a special event (excluding garage sales) or short term (two month maximum) retail market is proposed; or
- a portable sawmill is required at a site and the site is not zoned for industrial purposes that allows for sawmills; or

Matters to be considered when reviewing these permit applications shall include the impact of the use on the natural environment, impact on adjacent properties and the options that are available to the operator to lawfully establish or continue the use. Permits may not be issued for short term retail markets if the majority of the products sold are available from existing businesses or home occupations on Bowen Island. Permits may not be issued if any negative impacts arise from consideration of these matters.

SECTION 8 HERITAGE ALTERATION PERMITS

BACKGROUND

A community plan may designate areas as a heritage conservation area and describe the special features or characteristics that justify the designation, state the objectives of the designation, and specify guidelines respecting the manner by which the objectives are to be achieved. The plan may also specify conditions when permits are not required, identify features or characteristics that contribute to the heritage value or heritage character of the area and include a schedule listing buildings, structures, land or features within the area that are to be protected heritage property.

A person must not 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 within a designated area unless exempted by a condition of the plan

Objective

The objective of this section is:

- 1) to identify areas that merit consideration as heritage conservation areas.

Policies

- 8.1 Heritage conservation areas should be identified as a future amendment to this Plan.

SECTION 9. DEVELOPMENT APPROVAL INFORMATION

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Areas designated under Section 6.5 of this Bylaw are also designated as areas for which development approval information may be required under s.920.1 of the *Municipal Act*. The special conditions or objectives that justify that designations are that the development of Tourist Commercial (Accommodation) uses is supported by this Plan only to the extent that they do not detract from the natural amenities of Bowen Island; information on the extent to which particular Tourist Commercial (Accommodation) facilities can be accommodated without unduly impairing the natural environment is therefore relevant to any decision as to whether such uses ought to be permitted in particular locations and under what conditions they ought to be permitted."

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