

Resource Document Summary

Introduction

The Bowen Island OCP was first adopted in 1996. Since then, there have been dozens of initiatives, studies and projects undertaken on Bowen Island that have direct relevance to the Update of the OCP. This report provides a “high level” synopsis of 27 documents, divided into six categories.

Policy and Regulatory Framework

1. Local Government Act, Part 26, Revised Statutes of British Columbia, 1996
2. Islands Trust Act, Revised Statutes of British Columbia, 1996
3. Islands Trust Policy Statement, Islands Trust Council Bylaw No. 17, 1993 and Amendments
4. Bowen Island Official Community Plan, Bylaw No. 139, 1996 and Amendments
5. Bowen Island Municipality Land Use Bylaw No. 57, 2002

Affordable Housing

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

Ecosystems and Greenways Planning

9. Bowen Island Parks Master Plan, Schedule G, Bowen Island Official Community Plan
10. Bowen Island Greenways Strategy, Draft OCP Amendment Bylaw No. 215, 2008
11. Sensitive Ecosystems Inventory. Province of British Columbia, 2005.
12. Terrestrial Ecosystem Mapping in the Howe Sound. Islands Trust Fund, 2009

Energy & Sustainability Planning

13. Bowen Island Community Energy Use Profile. Pembina Institute, 2002
14. Bowen Island Community Energy Planning Options Report. Pembina Institute and Community Energy Association, 2003
15. Bowen Island Greenhouse Gas Action Plan. Pembina Institute, 2007
16. Sustainable Development Strategic Plan. Holland Barrs Planning Group, 2007
17. Sustainability Framework Working Group Final Report, 2007
18. Bowen Island 2020 Vision and Sustainability Framework. Sustainability Framework Working Group, 2008
19. Green Building Standards for Residential Rezoning. Policy #01-07, 2007

Snug Cove Planning

20. Snug Cove Design Guidelines, Schedule E, Bowen Island Municipality Land Use Bylaw
21. The Snug Cove Village Plan: A Plan to Guide Change in Snug Cove, OCP Amendment Bylaw No. 137, 2004
22. Snug Cove, Bowen Island, BC Biophysical Attributes and Environmentally Sensitive Areas. Dunster & Associates Environmental Consultants Ltd., 2001
23. Snug Cove Action Plan - Reshaping Snug Cove: A Framework for taking Action Bowen Island Municipality, 2006
24. Bowen's Sustainable Future: A Strategy for the Use and Disposition of Municipal Lands in Snug Cove. Surplus Lands Working Group, 2007
25. Snug Cove Master Plan. Hotson Bakker Boniface Haden Architects + Urbanistes, Recollective, Holland Barrs Planning Group Inc., EAB Beaird Consulting, Phillips Farevaag Smallenberg Planning Urban Design Landscape Architecture, 2008

Other Resources

26. Bowen Island Cultural Master Plan. OCP Amendment Bylaw No. 129, 2004
27. Ferry Marshalling Options for Snug Cove. Transportation Working Group, 2006

POLICY & REGULATORY FRAMEWORK

As an Island Municipality within the Province of British Columbia and Islands Trust, policies and regulations for planning and development activities on Bowen Island must be consistent with the legislative requirements of both government bodies.

1. Local Government Act, Part 26 Revised Statutes of British Columbia, 1996

Part 26, Division 2 of the *Local Government Act* sets out the purposes and requirements for Official Community Plans and corresponding adoption of such plans. In accordance with the *Act*:

“An official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.”

Official Community Plans are required to include statements and map designations respecting:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites; and
- other matters that may, in respect of any plan, be required or authorized by the minister.

Additionally, an official community plan must include:

- housing policies of the local government respecting affordable housing, rental housing and special needs housing; and
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

Official Community Plans may also include policy statements including:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the community plan, of how matters referred to in section 850 (2) (a) to (c), and other matters dealt with in the community plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan; and
- policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

2. Islands Trust Act Revised Statutes of British Columbia, 1996

The *Islands Trust Act* provides special legislation for preservation and protection of the Georgia Strait-Howe Sound geographic area and creates a conservation-oriented agency to work towards this objective. The *Islands Trust Act* provides the following definition of the purpose of the Islands Trust:

“to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

The *Act* established the Islands Trust as a unique land-use planning agency, acting for residents of both the Trust Area and the province generally, and having a special conservation-oriented responsibility — to preserve and protect the Trust Area and its unique amenities and environment.

3. Islands Trust Policy Statement Islands Trust Council Bylaw No. 17, 1993 and Amendments

The purpose of the Policy Statement is to establish a vision for the future of the Islands Trust Area that reflects the values of residents of the Trust Area and of the Province generally. The Policy Statement provides a general strategy for land use planning which translates the broad goals of the Province and the Islands Trust into specific actions to preserve and protect the Trust Area. The Policy Statement clarifies the positions and policies of the Islands Trust and provides guidance for the formulation of bylaws, plans and policies. The Policy Statement is intended for use by:

- local trust committees and island municipalities when they are formulating local bylaws;
- the Executive Committee of Trust Council when it is reviewing plans and bylaws of local trust committees and island municipalities; and

- the Province and other agencies when they are reviewing their own plans and policies for compatibility with those of the Islands Trust.

The Islands Trust Policy Statement is comprised of Islands Trust Council Bylaw No. 17, and Parts I to V and Schedule 1 of that Bylaw.

- Part I of the document outlines the purpose of the Policy Statement and the means by which it will be implemented. The important roles of individuals, Trust Council, its Executive Committee, Trust Area communities and municipalities, the Islands Trust Fund Board, other government and non-government agencies, First Nations, property owners, residents and visitors, in implementation of the Policy Statement also clarified in Part I.
- Part II of the document defines the Islands Trust's legislated object, provides an interpretation of that object, and identifies principles by which the Islands Trust will be guided in fulfillment of its object.
- Parts III, IV, and V discuss Trust Council's vision for the future of the Trust Area in terms of goal and policies. Part III focuses on ecosystem preservation and protection, Part IV on stewardship of resources, and Part V on sustainable communities.
- Schedule 1 provides definitions for some of the terms used in the document.

4. Bowen Island Official Community Plan Bylaw No. 139, 1996 and Amendments

The consolidated Official Community Plan (OCP) has its origins in a plan adopted by the Islands Trust in 1996, before Bowen Island was incorporated as an island municipality in 1999. It has been amended 12 times since it was first adopted including two amendments by the Bowen Island Local Trust Committee pre-incorporation and ten amendments by the Bowen Island Municipal Council post-incorporation. All amendments have taken place through a public hearing process, as set out in the *Local Government Act*.

The OCP contains broad community objectives, and specific objectives and policies for eight types of land use, services and resources, together with maps and schedules. It also contains development permit requirements for specific areas, and designates certain areas for Temporary Commercial and Industrial Use Permits. Of note, the OCP incorporates the Bowen Island Parks Master Plan, the Bowen Island Cultural Master Plan and the Snug Cove Village Plan, which are described in more detail later.

5. Bowen Island Municipality Land Use Bylaw Land Use Bylaw No. 57, 2002

The purpose of the Land Use Bylaw is to operationalize the policies and objectives contained within the Official Community Plan. The Land Use Bylaw contains regulations, requirements and guidelines respecting the use of land, including the surface of water; the use, siting and size of building and structures; the provision of parking, landscaping and screening; and the subdivision of land within Bowen Island Municipality.

The Land Use Bylaw consists of six separate schedules.

- Schedule A (Land Use Bylaw text)
- Schedule B (Land Use Bylaw map)
- Schedule C (Comprehensive Development Zone 3 (CD 3) Map)
- Schedule D (Land Development Guidelines for the Protection of Aquatic Habitat)
- Schedule E (Design Guidelines, Snug Cove)
- Schedule F (Tourist Commercial (Accommodation) Development Permit Guidelines)

AFFORDABLE HOUSING

Bowen Island Municipality has taken steps to address housing affordability in the community. Through the efforts of the Affordable Housing Strategy Committee and later, the Affordable Housing Working Group, an Affordable Housing Strategy was completed. Recommendations of the Strategy led to the adoption of an Affordable Housing Policy and Secondary Suites Bylaw by Council.

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

The Affordable Housing Strategy Committee was created by Bowen Island Municipal Council and tasked with creating an Affordable Housing Strategy. The Housing Strategy provides a framework for achieving a vision for Bowen as a socially and economically diverse community, entailing: creating a mixed income community; maintaining a vibrant arts community; ensuring residents can afford to work and live on Bowen; providing opportunities for young people to grow up on Bowen and remain in the community into adulthood; helping special needs populations to live affordably; securing suitable housing for empty nesters and seniors; and allowing businesses to attract and maintain employees.

The Housing Strategy, received as information by Council in September 2007, recommends nine actions including: the formation of a housing corporation; seeking partnerships to create affordable rental housing; facilitating an OCP amendment to strengthen municipal support for affordable housing; introducing innovative building forms and techniques and ensuring the construction of housing built to the best standards; and raising public awareness of affordable housing needs and solutions. The Strategy also recommends immediate action to: leverage affordable housing through development and rezoning processes; enact a bylaw to legalize secondary suites; proceed with legalization of accessory buildings for residential use; and committing to an affordable housing agenda.

7. Affordable Housing Policy Policy #08-03, 2008

The Affordable Housing Policy, developed by Housing Consultant, Tim Wake, and the Affordable Housing Working Group, was adopted by BIM Council on June 9, 2008, as a means of implementing the recommendations of the Affordable Housing Strategy. The policy's intent is:

- to guide Council and staff in their deliberations with development proponents on affordable housing in new development or redevelopment projects;
- to provide objectives and targets for delivering affordable housing;
- to create an equitable means of obtaining affordable housing; and
- to create a mix of affordable rental and ownership housing on Bowen Island.

The policy encourages new development to include: a mix of housing types and sizes; housing within walking distance of amenities, transit and services; housing that is compact, accessible and meets the municipality's green building standards; and at least 15% of gross floor area as affordable housing. The policy further articulates that affordable housing should be integrated with market housing, that the majority of affordable housing units should be within walking distance to Snug Cove and that other units be close to transit. Direction is provided as to considering relaxing parking requirements and encouraging car sharing. It is also stated that development proponents should be encouraged to provide a mix of unit types. Both rental and ownership units are needed in sizes varying from studio to three bedroom units, with a mixture of types including mostly apartments and townhouse units and also some semi-detached and single detached units.

8. Secondary Suites Bylaw

Land Use Bylaw Amendment Bylaw No. 194, 2006

The secondary suites bylaw — adopted by Bowen Island Municipal Council January 14, 2008 — permits secondary suites as an accessory use in residential and comprehensive development zones outside of Snug Cove as long as the following conditions are met:

- Not more than one secondary suite is permitted in a dwelling;
- A secondary suite is not permitted on a lot with an existing accessory residential use;
- A bed and breakfast may not be operated within a single family residential building containing a secondary suite;
- One off-street parking space is required for use by the tenant(s) of a secondary suite;
- Secondary suites shall not be bigger than 90 m² and shall not occupy more than 40% of the habitable floor space of a building;
- Secondary suites may not be stratified; and
- Secondary suites must satisfy BC building code requirements.

ENERGY & SUSTAINABILITY PLANNING

Shortly after its incorporation as an island municipality in 1999, Bowen Island became a signatory of the Federation of Canadian Municipalities, Partners for Climate Protection (PCP) program. Following this initiative, Bowen Island Municipal Council created the Bowen Island Sustainable Community Advisory Committee to explore ways to reduce greenhouse gases (GHGs), waste production, water consumption and further community sustainability. The Sustainability Framework Working Group was subsequently created to explore ways for the Bowen Island community to become more sustainable.

More recently, Bowen Island Municipality became a signatory to the BC Climate Action Charter. As a signatory, the Municipality has committed to: becoming carbon neutral in respect of their operations by 2012; measuring and reporting on the community's GHG emissions profile; and

“creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)”

9. Bowen Island Community Energy Use Profile Pembina Institute, 2002

Under the direction of the Bowen Island Sustainable Community Advisory Committee, the Pembina Institute was contracted to prepare a baseline of energy use and emissions as a first step in community energy planning for Bowen Island. The Bowen Island Community Energy use Profile report includes: energy consumption of island residents, GHGs, other air emissions which can affect air quality and human health and approximate energy expenditures of island residents. The baseline, primarily based on data from 1996 to 2000, is used to project 2010 energy consumption and emissions based on levels of energy use and population growth rate in effect when the baseline was created. The baseline considers five sectors of activity including: residential, commercial/municipal/institutional, industrial, transportation and landfills. The report concluded that:

- the largest sources of energy consumption and GHG emissions and largest personal cost to island residents are attributable to the off-island operation of vehicles;
- electricity is the second largest source of energy consumption and largest cost to the residential and commercial/municipal/institutional sectors;
- ferry operation is the second largest source of GHG emissions and the third largest energy consumer;
- the on-island operation of vehicles is the third largest source of GHG emissions.

The report recommends that a Community Energy Plan (CEP) be developed with next steps including:

- discuss and priority CEP objectives with the community;
- establish targets for energy and emissions management;
- identify options for reaching the established targets;
- perform a technical and financial assessment of potential energy/emission reduction options;
- establish an action plan and budget for the implementation of options;
- implement energy/emission reduction activities; and
- monitor and report on results.

10. Bowen Island Community Energy Planning Options Report Pembina Institute and Community Energy Association, 2003

A collaborative effort of the Bowen Island Sustainable Community Advisory Committee, Community Energy Association and Pembina Institute, the Bowen Island Community Energy Planning Options Report is a product of a community energy planning process on Bowen, intended to engage local

government and citizens in the management of energy supply and use. The Report includes a GHG inventory and forecast, and provides direction regarding emissions management and sustainable energy options, targets for emissions management, policy options for implementing targets (i.e. building standards, land use planning, density bonuses, non-motorized movement, green procurement and strategic investments, policy statements, and leadership to support alternative transportation) and three optional scenarios for a community energy plan. Suggested next steps from the report include: obtain funding for the CEP, select the preferred CEP approach, implement the CEP and monitor performance of the CEP.

11. Bowen Island Greenhouse Gas Action Plan Pembina Institute, 2007

The purpose of the Bowen Island Greenhouse Gas Action Plan is to provide tools to reduce GHGs in the short, medium, and long-term. Building on the earlier Community Energy Planning Options Report (2003), the Action Plan offers enabling actions and greenhouse gas reducing actions for Bowen Island in the areas of on-and off-island transportation, buildings and ferry transportation.

Enabling actions include:

adopting targets for 2020 and 2050 consistent with global efforts to minimize the risk of dangerous climate change;

- developing a communications strategy;
- committing resources for GHG reduction efforts;
- setting end-use specific targets; developing a monitoring and evaluation strategy; and
- preparing an annual report to assess performance to date on the action plan.

Potential GHGs reducing actions for on and off-island transportation and ferry transportation include:

- developing option to increase the viability of transit, carpooling, walking and cycling on-island;
- developing options to increase the viability of transit and carpooling for residents travelling to the mainland;
- continuing to study transportation patterns;
- coordinating with external partners (i.e. BC Ferries, Translink) regarding targets for GHG emissions to achieve plan consistency;
- exploring the feasibility of assured loading to encourage more efficient vehicles and carpooling on the ferry;

Potential GHG reducing actions for buildings include:

- communicating to the BC Government Bowen Island's interest in a new BC Green Building Code including strong standards for energy efficiency and renewable energy;
- conducting a study to compare and contrast economic and environmental costs and benefits of various renewable energy options; and
- developing a job description and detailed budget for an energy-efficient homes coordinator.

12. Sustainability Framework Working Group Final Report Sustainability Framework Working Group, 2007

The Working Group, consisting of Bowen community members, Councilors, and staff, was created to draft a sustainability framework as a decision making tool for Bowen Council, staff and the community supporting Bowen Island's Mission Statement. Objectives of the Terms of Reference included:

- reviewing the vision for Bowen Island as implied through core documents such as the OCP and Municipality's Mission Statement and with regard to 21st century challenges including climate change, peak oil, general degradation of ecosystems and housing affordability (the latter added by the Working Group);
- setting action priorities to achieve the vision;
- setting goals to achieve the priorities;
- developing strategies to achieve the goals;
- suggesting early actions to meet strategic goals and build energy and support for the process;
- developing indicators to monitor progress; and
- building an accountability report card to monitor community progress and adjust plans as needed.

The Working Group derived the following Vision Statement:

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

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

The Working Group also reviewed the Municipality's Mission Statement and proposed an additional clause (in italics):

"In carrying out its mandate, Bowen Island Municipality will work towards conducting operations in a way that:

- *Improves the economic, environmental and social well-being for present and future generations;*
- *Encourages and fosters community involvement;*
- *Enhances the small, friendly, caring character of the community;*
- *Maintains an open, accountable and effective operation; and*
- *Preserves and enhances the unique mix of natural ecosystems and green spaces that Bowen Island possesses; and*
- *Minimizes the ecological footprint of life on Bowen and the export of waste and pollution."*

13. Sustainable Development Strategic Plan Holland Barrs Planning Group, 2007

Supporting the work of the Sustainability Framework Working Group, the Sustainable Development Strategic Plan identifies key opportunities for sustainable development within the Bowen Island community and offers strategies for long-term planning and sustainable development. The Plan is based on nine core principles of sustainability, and goals that relate to each principle. These provide a definition of community sustainability, and a framework for measuring success. Eight strategic directions are identified, corresponding to primary areas of municipal and community-level action and responsibility. Each strategic direction includes strategic goals and directions for action.

The Draft Sustainable Development Strategic Plan was received by Council on September 10, 2007. Council's motion directed the Sustainability Framework Working Group to utilize the Draft Plan for Bowen Island Municipality as the core document for completing their work; and that the Plan be considered a living document to be refined and further developed and implemented over many years.

14. Bowen Island 2020 Vision and Sustainability Framework Sustainability Framework Working Group, 2008

Responding to the objectives within the committee's Terms of Reference and, the Sustainability Framework Working Group developed a Sustainability Framework. The Framework is based on the earlier work (2007 Sustainable Development Strategic Plan). The Framework consists of the eight strategic directions taken from the 2007 work and provides corresponding strategic and measurable goals, key actions and success indicators, intended to be specifically tailored to Bowen Island. The vision begins with a Bowen Island 2020 Story and follows with the strategic directions, including:

- Maintain Natural Island Character, Focusing Growth in Snug Cove Village
- Support Efficient, Effective, and Innovative Transportation
- Adopt Green Building and Development Best Practices
- Protect and Enhance Ecosystems, and Support Climate Change Mitigation and Adaptation Strategies
- Design Infrastructure to be Efficient, Effective, and Restorative
- Build a Strong and Resilient Community
- Encourage a Diverse and Vibrant Economy
- Apply Progressive and Integrated Management

On October 20, 2008, the Committee of the Whole recommended that Council: receive the Bowen Island 2020 Vision and Sustainability Framework as information; refer the report to the Advisory Planning Commission as a reference document for the Official Community Plan review; and refer the report, including draft Vision Statement and revised Mission Statement, to staff to present to Council as a foundation document for strategic planning and to consider how to engage the community in this endeavour.

15. Green Building Standards for Residential Rezoning Policy #01-07, 2007

The Green Building Standards Policy was approved by Bowen Island Municipal Council March 26, 2007. The policy sets out municipal objectives regarding energy efficiency and green building standards for residential rezoning applications; provides a mechanism to evaluate residential rezoning applications; and encourages energy efficient and green building practices to be incorporated in new residential development. Minimum standards for residential development include

Built Green™ Gold and EnerGuide 80, which are achieved through registration with Built Green™ BC, attainment of the EnerGuide rating label and Built Green™ seal, and legally secured through development agreements and restrictive covenants. Council may also consider other creative mechanisms consistent with the intent of the policy.

ECOSYSTEMS & GREENWAYS PLANNING

Recognizing the ecological, social and economic benefits of greenways, Bowen Island Municipality has encouraged the conservation and development of greenways on Bowen Island through public policy. Additionally, recent mapping projects seek to identify important ecosystems and offer guidance in land-use planning and development activities.

16. Bowen Island Parks Master Plan

Schedule G, Bowen Island Official Community Plan Bylaw No. 139

The Bowen Island Parks Master Plan, Schedule G of the OCP, documents a shortfall in supply of 538 acres of local parkland and open space to meet the needs of local residents in the long term. The shortfall is distributed among seven park types: neighbourhood park (36 acres), athletic park (40 acres), natural park (400 acres), passive park (60 acres), trails and linkages, landscaped gardens (2 acres) and special purpose areas. The Plan specifies the need for: neighbourhood parks, at least five acres in size, in at least seven neighbourhoods; two large athletic parks, one at each end of the island; 400 acres of natural park to protect special features which could otherwise be developed; a large passive park at the south end of the island; additional public areas to support existing beaches; trails and special purpose areas to be identified and acquired prior to being subject to development; and landscaped gardens in the Snug Cove area and other high profile areas on the island. The Parks Plan suggests that land can be acquired through subdivision and development processes (dedication or development cost charges), transferred by the Crown to local control, acquired through gifts or bequests from property owners, purchased, or negotiated as through other legal instruments (i.e. covenants, easements or rights-of-ways).

17. Bowen Island Greenways Strategy OCP Amendment Bylaw No. 215, 2008 (draft)

The Greenways Strategy, a draft bylaw to amend the Bowen Island Official Community Plan, is intended to guide the development of an extensive, interconnected network of protected natural lands through policies and objectives for environmental conservation and protection, recreation and eco-tourism, as well as community health and wellness purposes. According to the strategy, where appropriate, the municipality will secure and protect lands for greenways using a variety of administrative and regulatory methods. These may include: the purchasing or designating of significant natural spaces; promoting private dedications and donations; creating supportive bylaw regulations and policies; securing environmental or green space conservation covenants; negotiating statutory right-of-ways and easements; encouraging rezoning amenity contributions that encompass significant greenways; exploring density transfer mechanisms; creating special permits or review processes for environmental sensitive areas; establishing stewardship partnerships; and supporting community greenways initiatives.

18. Sensitive Ecosystem Inventory (SEI) Province of British Columbia, 2005

In 2005, a Sensitive Ecosystem Inventory (SEI) was completed for the Sunshine Coast, which included the Gambier Local Trust Area and Bowen Island, with the purpose of identifying remnants of rare and fragile terrestrial ecosystems to be used as a land-use planning and decision making tool to ensure the continued integrity of these ecosystems. The SEI, based on aerial photography taken between 1994 and 1999 and field inspections, identifies rare and fragile ecosystems on Bowen Island. Recommendations of the SEI project include: delineating buffers around sensitive ecosystems; avoiding direct and indirect impacts; and carefully developing so as to not adversely affect the functions and values of core ecosystems.

19. Terrestrial Ecosystem Mapping in the Howe Sound Islands Trust Fund (January - November, 2009)

The Islands Trust Fund is in the process of developing Terrestrial Ecosystem Mapping (TEM) for the Howe Sound Islands. TEM will provide baseline information on human and natural ecosystems in an integrated database, to be used for developing a 2010 - 2015 Regional Conservation Plan for the Islands Trust Area. TEM is also intended for use by local and regional governments to develop land-use planning tools and strategies such as: development permit areas; amenity zoning and amenity density bonus provisions; pre-designating or prioritizing areas for parkland dedication; rezoning sensitive ecosystem areas; revising setback provisions to zoning regulations to distance development from sensitive ecosystems; and permitting lot averaging during subdivision where clustering development will allow sensitive ecosystems to remain intact.

Community consultation related to TEM is planned for October and November, 2009. This will include information sessions for local governments, community agencies and the public.

SNUG COVE PLANNING

Snug Cove is the gateway to Bowen Island and location for the majority of the island's commercial activities, community facilities and services. A number of policies and plans have been created to address planning for Snug Cove.

20. Snug Cove Design Guidelines

Schedule E, Bowen Island Municipality Land Use Bylaw No. 57, 2002

The Snug Cove Design Guidelines comprise Schedule E of the Bowen Island Municipality Land Use Bylaw. The Snug Cove Design Guidelines provide a framework for the development of Snug Cove, respecting the Cove's role in accommodating a range of uses and providing services and amenities to a range of users. The Design Guidelines strive for an effective mixture of commercial, vehicular and residential/pedestrian use in order to maintain Bowen's rural character and sense of community. The Design Guidelines include provisions for vehicular traffic, pedestrian traffic, Village Centre character, view corridors, scale and massing, aesthetic elements based on the "Arts and Crafts" style, signage and landscaping.

21. The Snug Cove Village Plan: A Plan to Guide Change in Snug Cove OCP Amendment Bylaw No. 137, 2004

The Snug Cove Village Plan — a formal component of the existing OCP — is a land use strategy to guide Council in its decision making processes regarding the Snug Cove Village area. It contemplates a *village within the park* involving the integration of transportation and land use planning, building and site design, environmental, social and economic development considerations. The Village Plan intends for ferry marshalling to continue along Government Road, for Crippen Regional Park to remain largely natural, for commercial development to be focused in three nodes including the lower Cove (ferry terminal), mid Cove (Government Road/Miller Road) and upper Cove (Artisan Square), higher density housing in attached dwellings or mixed use buildings; and community facilities such as the municipal hall, library, multi-use community centre, elementary schools, a performing arts centre and museums to be located in the Village.

The Plan incorporates an implementation strategy with strategic actions including: reviewing the land use bylaw; preparing development permit guidelines; housing dialogue; continuing dialogue with BC Ferry Service Inc. regarding traffic and management; liaising with community groups; and plan review.

22. Snug Cove, Bowen Island, BC Biophysical Attributes and Environmentally Sensitive Areas. Dunster & Associates Environmental Consultants Ltd., 2001

The report, Appendix A to the Snug Cove Village Plan (2005), identifies the biophysical attributes within the OCP Snug Cove planning area, as well as those areas which are deemed to be environmentally sensitive. The report provides a baseline of information about the Snug Cove planning area, for use in planning and development activities. The report further includes guidelines for the conservation of riparian ecosystems, shoreline ecosystems, and sparsely vegetated ecosystems. Davies Creek and heron nesting sites are identified as important biophysical features. Recommendations include a wider forested setback along Davies Creek and retention of habitat for heron nesting activities and expansion of the foredune ecosystem along the shoreline in Snug Cove. to restore habitat for shorebirds.

23. Snug Cove Action Plan - Reshaping Snug Cove: A Framework for taking Action, Bowen Island Municipality, 2006

The development of a Snug Cove Action Plan was identified as a key initiative within Council's 2006 Strategic Plan, following the Snug Cove planning process and acquisition of 38 acres of "Surplus Lands" from the Greater Vancouver Regional District. The Action Plan provides direction around three issue areas including: the delivery of civic facilities, the resolution of ferry marshalling and related issues, and the allocation and cost recovery related to the Surplus Lands. The Action Plan also provides direction to form three corresponding working groups and associated objectives and actions for those groups.

24. Bowen's Sustainable Future: A Strategy for the Use and Disposition of Municipal Lands in Snug Cove, Surplus Lands Working Group, 2007

In 2005, the Municipality acquired approximately 39 acres of land (on six separate sites) in the Snug Cove area, referred to as the Surplus Lands. A Surplus Lands Working Group was appointed by Council with a mandate to provide recommendations to Council regarding the preferred uses for the Surplus Lands, and a corresponding strategy for land disposal, with respect to achieving cost recovery of the surplus lands debt, debt servicing costs, and Snug Cove planning costs.

The Surplus Lands Working Group undertook a process to develop recommendations for Council regarding the lands. This involved: examining existing appraisals; consulting with the Civic Facilities Working Group, municipal staff, Bowen Island Community Housing Association and other community members; assessing community needs for affordable housing, and commercial and light industrial uses to determine land use priorities for the Surplus Lands.

The Working Group's recommendations included:

- Amending the OCP and Land Use Bylaw for Site 1 to accommodate a mix of family lots, market townhouses and apartments, and affordable housing components;
- Establishing development conditions and marketing the property for sale to the development community;
- Consider rezoning Site 1 for a total density of 95 units;
- Consider setting aside land within Site 1 for 20 – 30 units of affordable housing;
- Pursue sewage treatment plant upgrades to accommodate the increased sewage capacity needed for the future development of Site 1;
- Retain Site 2 until the civic facility planning process is completed;
- Retain Site 3 until more information is available regarding the planning context in relation to ferry marshalling and linkages with the former gas station site, RCMP site and future civic facilities on Site 2;
- Retain the library lot adjacent to Carter Road in the short term;

Although not unanimous, additional suggestions included:

- Undertaking a new overview and vision of Snug Cove and its surroundings, incorporating the ferry marshalling concept (particularly the "Ekistics Plan"), the existing municipal policy framework OCP/Snug Cove Plan, the Island's interest in affordable housing, and the Surplus Lands Working Group and the other working groups;

- Consider locating the municipal hall and other community functions on the “gas station / RCMP / Site 3” corner in order to create a prominent civic presence with the possibility of a civic square; and
- Allocate 25% of the units on the Surplus Lands for affordable housing.

25. The Snug Cove Master Plan

Hotson Bakker Boniface Haden Architects + Urbanistes, Recollective, Holland Barrs Planning Group Inc., EAB Beaird Consulting, Phillips Farevaag Smallemberg Planning Urban Design Landscape Architecture, 2008

The Snug Cove Master Plan, commissioned by Bowen Island Municipal Council, contemplates future growth and a sustainable design vision for the Snug Cove Village area as an “Eco-Village in the Park”. The Plan identifies a series of goals and policies related to land use, transportation, infrastructure, buildings, open space, economic development, social development, and food systems. The Plan identifies actions to achieve its objectives and also, a number of strategies directed to: sustainable development; ferry marshalling and transit; parking; pedestrians; density; economic and social vitality; affordable housing; green buildings; sustainable infrastructure alternatives; civic facilities and community spaces; new public spaces; parks and green spaces. The Master Plan was received as information by Council in February 2008. Additionally, Council passed a motion directing municipal staff to prepare a resolution proposing that the Snug Cove Master Plan be utilized as a reference document regarding all decision-making pertaining to Snug Cove.

OTHER RESOURCES

26. Bowen Island Cultural Master Plan

OCP Amendment Bylaw No. 129, 2004

The Cultural Master Plan, embedded in the Bowen Island OCP, lays out an achievable framework to make arts and cultural expression a fundamental characteristic of Bowen Island life, in the individual lives of residents, in schools and learning centres, and in commercial and community life as well. A key objective is to encourage the development of a facility for the performing arts and multi-use facility for social and community services. The Surplus Lands are identified as the preferred location for an arts/cultural facility with alternatives including: municipal land on carter road (the library lot), school district property (the snake field), or private theatre development at Artisan Square.

27. Ferry Marshalling Options for Snug Cove

Transportation Working Group, 2006

Bowen Island Municipal Council formed the Transportation Working Group to work toward the resolution of ferry marshalling and related issues -- identified as one of the three issues to be pursued from the Snug Cove Action Plan - Reshaping Snug Cove (2006). The Transportation Working Group was tasked with two projects: Phase 1 - addressing ferry marshalling location options; and Phase 2 - examining ferry capacity issues such as the preferred size of a new vessel, improvements to transit service on Bowen Island to the ferry terminal and to and from the mainland, and transportation demand management initiatives.

The *Ferry Marshalling Options for Snug Cove* Report presents the results of the Phase 1 work. Three location options -- Government Road, Loop Road and South Side -- were evaluated as potential

options for redesigned ferry marshalling. As part of its process, the Transportation Early in the process, the South Side option was discounted due to its estimated cost being significantly greater than that of the other two options. In order to evaluate the remaining options - Government Road and Loop Road - the Transportation Working Group created an extensive two-part, policy and impact assessment matrix. The Transportation Working Group did not select a preferred option, choosing to let the assessment matrix stand on its own merits.

Concluding Comments

Although it does not contain a completely exhaustive list of reports, the Resource Document Summary cites many of the major studies and initiatives which have been undertaken by Bowen Island Municipality. These citations should help to provide a snapshot of the current policy, regulatory and planning framework that exists for Bowen Island, in order to guide the Update of the OCP.