

# Island Plan

2018



BOWEN ISLAND  
Municipality



## **Vision Statement from the Official Community Plan**

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

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

## **Mission Statement**

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

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The Official Community Plan (OCP) is a legal document providing a long-range vision for the development of Bowen Island. The OCP provides a policy framework to guide and manage the following aspects of the Island's development: economic development, environment and natural resource use, housing, municipal services, parks and trail development and transportation. It is designed to balance the Island's current and future social, environmental and economic needs. It was adopted by Council in September 2011.



## Values as Our Moral Compass

At our Inaugural Council Meeting on December 1, 2014, we were reminded of the importance of understanding, stating and using the values we hold dear as a community.

We have now adopted a Values Statement that will inform how to approach all matters that come before us, and how to act with integrity in our leadership roles. In decision-making, these core values will act as our moral compass—guiding us to do the right thing.

Our Values Statement contains 10 core values:

1. Accountability – accepting responsibility for our actions
2. Appreciation – recognizing the quality, value and significance of people, places and the natural environment
3. Caring – showing respect, concern and empathy for others
4. Clear thinking – acting intelligently, with a focus on the realities
5. Courage – leading the community with confidence and resolution
6. Creativity – responding imaginatively to opportunities and challenges
7. Honesty – conducting ourselves in a fair and straightforward way
8. Inclusiveness – including, sharing with, and listening to people across the community
9. Moderation – doing and spending neither too much nor too little
10. Resilience – demonstrating the capacity to recover quickly from difficulties



## Welcome to Island Plan 2018

*Island Plan 2018* is the fourth in a series. As I look back over the earlier plans, I'm struck by one priority that we have already realized during our council term. At our first planning session in early 2015, we recognized that building relationships with outside organizations would be critical to fulfilling the commitments we made during the election campaign. And that has proven to be the case.

So before looking at how we plan to close out our term, I'd like to look back for a moment.

Before 2015, Vancouver Coastal Health had warned the council of the day that the Cove Bay Water System did not meet new guidelines. Unless we built a new water treatment plant, they might well stop approving any new development in Snug Cove. The calibre of our infrastructure – water and sewer – was hampering meeting our community needs. By working with MP Pamela Goldsmith-Jones, MLA Jordan Sturdy and provincial ministries, we were able to secure almost \$4 million in funding for the new plant, and in the past year, we confirmed through a pilot project that the proposed innovative technology will work for our island.

MP Goldsmith-Jones also helped secure a grant of \$253,599 from the Department of Canadian Heritage's Canada Cultural Spaces Fund, and MLA Sturdy assisted with funding the solar panels you see today atop the Cove Commons.

By placing an emphasis on planning for integrated and active transportation, and working closely with TransLink, we have been able to secure funding to improve road safety and have been chosen for a pilot project aimed at better utilizing our transit buses.

Through our meetings with BC Housing, we have been able to put together a major affordable housing initiative on our Community Lands. While necessary funding from the Province is still pending, we are cautiously optimistic.

I think it would be fair to say that the relationship between Bowen Island and BC Ferries has not always been amicable. Recently, BCF has engaged with our community with good results: the restoration of cut service and a new, more realistic schedule. Community consultation is now underway on the upgrade of Horseshoe Bay Terminal, and we are optimistic that a Snug Cove terminal upgrade will be included in the next BCF capital plan.

Throughout our term we have been working with Metro Vancouver to deal with the derelict cottages in Davies Orchard. While the outcome is not what some had hoped for, Metro Parks has budgeted over \$2 million for cottage restoration and grounds improvements.



Last summer we were shocked to learn about plans to log the Crown lands on Bowen. By taking a strong position and mobilizing exceptional community support, we were able to forestall plans for the next few years. We are now actively pursuing a long-term solution by working with the various provincial ministries and are confident that preservation of our forests for recreational, environmental and ecological reasons is an achievable goal.

In looking at our other priorities, we see several started in 2015 that remain on our list. We started out with a desire to create a Parks Master Plan. This year it will be implemented. Our Integrated Transportation Plan is also nearing completion. Both plans look at multi-use paths and trails. The two can now move forward together to combine active transportation with recreational improvements.

Several other priorities have also merged together as individual projects have progressed. Building a fire hall, dealing with commuter parking, improving Snug Cove, creating diverse housing and working towards a community centre have all informed our decisions on how best to utilize our Community Lands and which lands to offer for sale.

I don't believe that when we started that planning session three years ago we realized that we, as a Council, had a collective vision for our council term, but as I see our priorities becoming realized, I believe our term will be remembered for our ability to trust and work with outside agencies as well as working with diverse priorities within our community to create and advance an agenda that has benefited all of us.

So please peruse this year's *Island Plan* and let us know what you think. We believe that by completing the projects we have undertaken, we will leave a firm foundation for the next Council and allow them to move forward with the vision they in turn bring to their strategic planning session for 2019.



Mayor Murray Skeels  
March 2018



# Introducing the strategic pillars and our priorities for 2018

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| <b>STRATEGIC PILLAR A – WELL-PROTECTED ECOSYSTEMS AND GREEN SPACES</b>   | <ol style="list-style-type: none"><li><b>1. Adopt and implement the Parks Plan</b></li><li><b>2. Develop a Site Alteration Bylaw</b></li><li><b>3. Protect the shoreline</b></li></ol>  |
| This pillar covers the work we do to protect, preserve and enhance our unique mix of natural ecosystems and natural spaces for the benefit of Bowen Island residents and visitors. It includes developing environmental stewardship strategies affecting parks, greenways, trails and beaches; and our commitment to manage growth in a way that is conditioned by the natural environment.                      |   |
| <b>STRATEGIC PILLAR B – ENGAGED, ACCOUNTABLE &amp; EFFECTIVE GOVERNMENT</b>  | <ol style="list-style-type: none"><li><b>1. Sell some Community Lands</b></li><li><b>2. Continue to improve municipal procedures and policies</b></li></ol>   |
| This pillar covers the work we do to maintain open, accountable and effective municipal operations focused on improving the economic, environmental and social well-being of present and future generations of Bowen Island residents. It includes fostering community involvement in municipal affairs and engaging with other levels of government and non-governmental organizations to accomplish our goals. |   |
| <b>STRATEGIC PILLAR C – VIBRANT COMMUNITY</b>  | <ol style="list-style-type: none"><li><b>1. Continue working towards building the Community Centre and new Municipal Offices</b></li><li><b>2. Build our main Fire Hall and a new Emergency Operations Centre</b></li><li><b>3. Enable and support community-driven initiatives</b></li><li><b>4. Improve Snug Cove</b></li></ol> |
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| <b>STRATEGIC PILLAR D – DIVERSE POPULATION</b>  | <b>1. Actively support diverse housing</b>               |
| This pillar covers the work we do to welcome and support a population diverse in income, age and lifestyle. Our work here reflects our commitment to manage growth in a way that respects social and economic diversity, and to ensure varied and affordable housing options.                                       |  |
| <b>STRATEGIC PILLAR E – WISELY MANAGED ECOLOGICAL FOOTPRINT</b>   | <b>1. Develop our Climate Action Program</b>             |
| This pillar reflects the work we do to conserve land, air, water and energy to reduce Bowen Island's ecological footprint, minimize our contribution to global climate change, and help to maintain our ethic of self-reliance. It includes our work to preserve a marine-oriented community and island atmosphere. |  |
| <b>STRATEGIC PILLAR F – ROBUST AND RESILIENT LOCAL ECONOMY</b>  | <b>1. Continue to improve our transportation options</b> |
| This pillar reflects our work to foster a robust and resilient local economy that enhances social well-being while respecting local, regional and global environment limits. It includes our work to help create and maintain local jobs in sustainable Bowen Island-based activities.                              |  |



## STRATEGIC PILLAR A – WELL-PROTECTED ECOSYSTEMS AND GREEN SPACES

### Priority A1

### Adopt and implement the Parks Plan

**What is contemplated, exactly** Adopt the Parks Plan in spring 2018 and begin its implementation.

**Steps to be taken**

1. Create a work plan for 2018 and beyond based on the Parks Plan with input from the Parks, Trails and Greenways Advisory Committee.
2. Continue collaborating on selected projects with partners including local groups, Howe Sound communities, Metro Vancouver and the Province.

**Key contact for this priority**

Councillor Sue Ellen Fast

**The outcome: how it looks on November 1, 2018**

The Parks Plan has been adopted by Council. The Parks, Trails and Greenways Advisory Committee is completing projects outlined in its work plan.

### Priority A2

### Develop a Site Alteration Bylaw

**What is contemplated, exactly**

Develop a Site Alteration Bylaw that includes development permit guidelines requiring a project impact report prepared by a qualified professional before any alteration of steep or hazardous slopes.

**Steps to be taken**

1. Review topographical mapping.
2. Review similar bylaws in other communities.
3. Present completed research to Council.
4. Draft bylaw.

**Key contact for this priority**

Mayor Murray Skeels

**The outcome: how it looks on November 1, 2018**

The Site Alteration Bylaw is adopted.



## STRATEGIC PILLAR A – WELL-PROTECTED ECOSYSTEMS AND GREEN SPACES

### Priority A3

### Protect the shoreline

**What is contemplated, exactly**

Continue work related to shoreline protection. This priority will include the Mannion Bay (Deep Bay) Management Strategy and further work on dock regulation.

**Steps to be taken**

1. Continue with the implementation of the Mannion Bay Management Strategy:
  - a) deciding on bylaw enforcement strategies
  - b) identifying social planning options
  - c) determining the scope of environmental assessment (e.g., identify source of pollution)
2. Continue work on dock regulation by drafting a bylaw that maps where docks are permitted.

**Key contacts for this priority**

For Mannion Bay, Councillor Alison Morse

For dock regulation, Mayor Murray Skeels

**The outcome: how it looks on November 1, 2018**

Sandy Beach is being enjoyed by residents and visitors, with fewer problems arising in the evening. The number of boats anchoring in Mannion Bay (Deep Bay) remains stable.

Bylaws have been updated to reflect greater protection for public beaches and the recreational foreshore.



## STRATEGIC PILLAR B – ENGAGED, ACCOUNTABLE AND EFFECTIVE GOVERNMENT

### Priority B1

### Sell some Community Lands

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| <b>What is contemplated, exactly</b>                 | Identify additional portions of the Community Lands that are surplus to municipal needs, and sell chosen parcels. Sale proceeds will pay down our Community Lands debt and provide funds for capital projects.   |
| <b>Steps to be taken</b>                             | <ol style="list-style-type: none"><li>1. Complete the sale of Lot 2, Area 1.</li><li>2. Identify and rezone, as appropriate, other Community Lands for possible sale including:<ol style="list-style-type: none"><li>a) proceed with community consultation to inform an OCP amendment and rezoning of Lot 1</li><li>b) decide on subdivision and marketing strategies if areas of Lot 1 are to be sold</li></ol></li><li>3. Update priorities and planning for the remaining Community Lands, including comprehensive planning for Lot 2.</li></ol> |
| <b>Key contacts for this priority</b>                | Mayor Murray Skeels, Councillor Gary Ander, Councillor Maureen Nicholson   |
| <b>The outcome: how it looks on November 1, 2018</b> | Lot 2, Area 1 has sold. The debt incurred to buy the Community Lands has been paid off. Other Community Lands may have been identified to be sold. Any required rezoning is initiated, with a plan in place to market those lands.   |



## STRATEGIC PILLAR B – ENGAGED, ACCOUNTABLE AND EFFECTIVE GOVERNMENT

### Priority B2

### Continue to improve municipal procedures and policies

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| <b>What is contemplated, exactly</b>                 | Continue work on several operational priorities.   |
| <b>Steps to be taken</b>                             | <ol style="list-style-type: none"><li>1. Finish updating the Emergency Management Plan and programs.</li><li>2. Improve financial sustainability through the development of an Asset Management Plan.</li><li>3. Update planning-related bylaws.</li><li>4. Implement business licensing.</li></ol>    |
| <b>Key contacts for this priority</b>                | <p>For Emergency Management Plan, Councillor Sue Ellen Fast</p> <p>For Asset Management Plan, Councillor Alison Morse</p> <p>For planning-related bylaws, Councillor Sue Ellen Fast, Councillor Alison Morse</p> <p>For Business Licensing, Councillor Michael Kaile, Councillor Maureen Nicholson</p> |
| <b>The outcome: how it looks on November 1, 2018</b> | Council has adopted the Subdivision and Servicing Bylaw as well as a Business Licensing Bylaw. Work continues on other planning-related bylaws.  |



## STRATEGIC PILLAR C – VIBRANT COMMUNITY

### Priority C1

#### Continue working towards building the Community Centre and new Municipal Offices

**What is contemplated, exactly** Work towards building the Community Centre, including municipal offices.

**Steps to be taken**

1. Validate project costs at Design Development.
2. Develop and implement a financial strategy including a capital fundraising campaign.
3. Design and implement a communications strategy for fundraising and engaging the community.
4. Prepare a referendum borrowing bylaw for the October 2018 election.

**Key contacts for this priority**

Councillor Gary Ander, Councillor Melanie Mason, Councillor Alison Morse

**The outcome: how it looks on November 1, 2018**

The community has spoken through the referendum process. If supported, the Community Centre will proceed to the construction phase.

### Priority C2

#### Build our main Fire Hall and new Emergency Operations Centre

**What is contemplated, exactly**

Relocate and replace the current main Fire Hall, including an Emergency Operations Centre.

**Steps to be taken**

1. Investigate sustainability and self-sufficiency options.
2. Engage a project manager.
3. Build the Fire Hall:
  - a) hire architect to prepare working drawings
  - b) approve contract
  - c) obtain building permit
  - d) commence construction



## STRATEGIC PILLAR C – VIBRANT COMMUNITY

**Key contacts for this priority** Councillor Gary Ander, Councillor Alison Morse

**The outcome: how it looks on November 1, 2018** Construction of the Fire Hall and Emergency Operations Centre is well underway.

### Priority C3

### Enable and support community-driven initiatives

**What is contemplated, exactly** Using the Collaborative Projects Policy, enable and support community-driven initiatives. As appropriate, provide guidance on municipal procedures and policies, funding options, access to staff expertise and/or proposal development. As needed, form working groups or task forces.

**Steps to be taken** As resources permit, continue to enable and support new initiatives.

**Key contacts for this priority** Councillor Melanie Mason, Councillor Michael Kaile, Councillor Maureen Nicholson

**The outcome: how it looks on November 1, 2018** Innovative ideas are encouraged by Council. Community members have a better understanding of the processes and policies involved to gain Council's support. The policy has borne fruit.



## STRATEGIC PILLAR C – VIBRANT COMMUNITY

### Priority C4

### Improve Snug Cove

**What is contemplated, exactly** Initiate, coordinate and support Snug Cove improvement projects.

**Steps to be taken**

1. Continue to enable and support initiatives, including those in progress (e.g., heritage orchard revitalization).
2. Work to improve the safety and functionality of Cardena corner for pedestrians and vehicles. See Priority F1.
3. Improve the aesthetics of the lock block concrete wall and the artificial rock face across from Lot 2, Area 1.
4. Improve parking for vehicles, scooters and bicycles. See Priority F1.
5. Through the Snug Cove Improvements Working Group, continue with small steps to improve the experience of Snug Cove users.

**Key contacts for this priority**

Mayor Murray Skeels, Councillor Michael Kaile, Councillor Melanie Mason, Councillor Maureen Nicholson

**The outcome: how it looks on November 1, 2018**

Cardena Road is being improved and the corner is safer. Work is underway in the Davies Orchard. Snug Cove is increasingly welcoming, attractive, vibrant and walkable.



## STRATEGIC PILLAR D – DIVERSE POPULATION

### Priority D1

### Actively support diverse housing

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| <b>What is contemplated, exactly</b>                 | Continue to work on making Bowen Island a welcoming, long-term home for people of varying income levels, lifestyles and age groups.  |
| <b>Steps to be taken</b>                             | <ol style="list-style-type: none"><li>1. Convene a Committee of the Whole to discuss prior housing research on Bowen Island and current conditions.</li><li>2. Establish the terms of reference for a Housing Advisory Committee.</li><li>3. Deliver a housing speaker program as part of community engagement on housing issues.</li><li>4. Develop the bylaw for an Affordable Housing Reserve Fund.</li><li>5. Continue to work with BC Housing on a Community Partnership Initiative (CPI) project for rental housing.</li><li>6. Encourage other diverse housing initiatives.</li></ol> |
| <b>Key contacts for this priority</b>                | Mayor Murray Skeels, Councillor Gary Ander, Councillor Maureen Nicholson   |
| <b>The outcome: how it looks on November 1, 2018</b> | The Bowen Island Municipality Housing Advisory Committee has been established. The bylaw for an Affordable Housing Reserve Fund has been adopted. Work with BC Housing has progressed. New housing options for Islanders are available or in sight.  |



## STRATEGIC PILLAR E – WISELY MANAGED ECOLOGICAL FOOTPRINT

### Priority E1

### Develop our Climate Action Program

#### What is contemplated, exactly

Ensure progress continues towards reducing Greenhouse Gas (GHG) emissions to mitigate the severity of climate change, as required by the BC Climate Action Charter and our community plan. Consider climate change impacts in municipal decision-making.

#### Steps to be taken

1. Establish an Environment and Climate Action Advisory Committee to support local environmental initiatives.
2. Continue work on our Community Energy and Emissions Plan, including adoption of the Energy Step Code.
3. Continue work on meeting targets for corporate carbon neutrality and report on progress through the provincial Climate Action Revenue Incentive Program.
4. Continue work on a drought management plan, especially water conservation measures, in part using a Natural Asset Management framework.
5. Continue to encourage alternative transportation options, on and off island, and with BC Ferries. See Priority F1.
6. Ensure a climate action lens is applied in all municipal initiatives (e.g., construction of new municipal buildings, selection of replacement fleet vehicles).
7. Make use of resources and programs offered through the Federation of Canadian Municipalities, the federal and provincial governments and Metro Vancouver (e.g., apply to the Smart Cities Challenge to improve island mobility and reduce community transportation greenhouse gas emissions).
8. Encourage and support community-based initiatives, as appropriate, related to climate action (e.g., Climate Conversation series).

#### Key contacts for this priority

Councillor Sue Ellen Fast, Councillor Maureen Nicholson



## STRATEGIC PILLAR E – WISELY MANAGED ECOLOGICAL FOOTPRINT

### The outcome: how it looks on November 1, 2018

Bowen continues on track for reducing its GHG emissions and addressing other climate change concerns. The new committee brings greater energy and focus to climate action on Bowen.

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## STRATEGIC PILLAR F – ROBUST AND RESILIENT LOCAL ECONOMY

### Priority F1

### Continue to improve our transportation options

**What is contemplated, exactly**

Complete and adopt the Transportation Plan which focuses on active transportation and integrated transportation for Bowen Island and key points on the mainland. Continue to address Cardena Road safety concerns/Snug Cove ferry terminal and parking issues in the cove. Advocate for improvements that enhance the ferry connection between Bowen Island and Horseshoe Bay during the planning phase for BC Ferries Horseshoe Bay terminal redevelopment in 2021.

**Steps to be taken**

1. Complete and adopt the Transportation Plan.
2. Create a 2018 work plan (e.g., planning for school travel, applying to be added in the TransLink Major Road Network, developing road standards and active transportation design guidelines and policy, creating a speed reduction framework and policy).
3. Complete a Cross-Island Multi Use Path Feasibility Study.
4. Apply to BikeBC and other identified funding partners to help fund Phase 1 of the Cross-Island Multi Use Path.
5. Address Cardena Road/Snug Cove ferry terminal safety concerns and parking issues in the cove. See also Priority C4.
6. During the consultation phase for the BC Ferries Horseshoe Bay terminal upgrade, advocate for improved integrated and multi-modal transportation options and improvements that enhance the ferry connection between Bowen Island and Horseshoe Bay.

**Key contact for this priority**

Councillor Melanie Mason

**The outcome: how it looks on November 1, 2018**

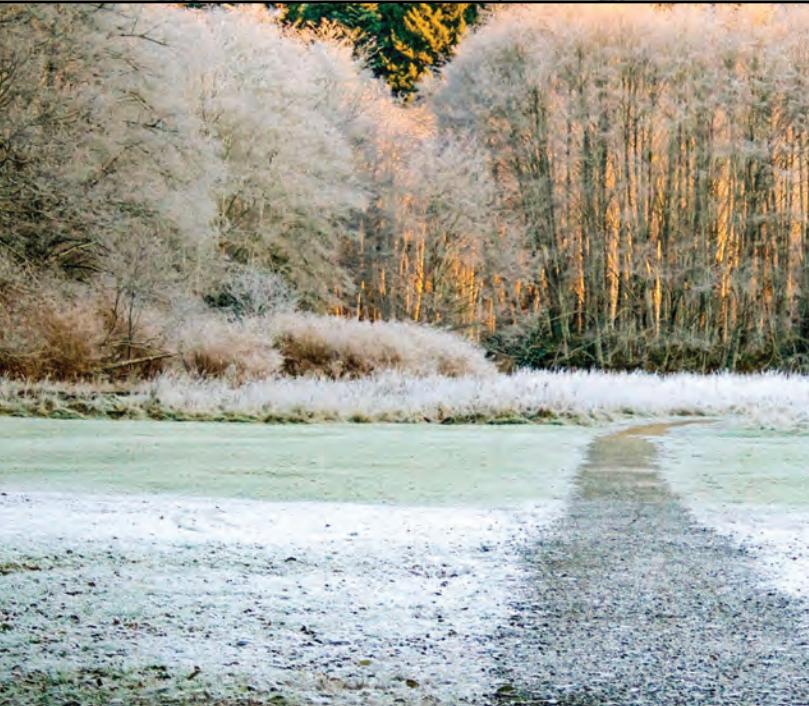
The Transportation Plan is adopted and implemented starting in 2018. Pedestrian and bike safety are being addressed as well as improvements to transit. Bowen Island has played an active role in the BC Ferries Horseshoe Bay redevelopment consultation process. Bowen Islanders are seeing transportation issues being addressed and a long-term transportation vision for Bowen Island has been established.



## The 12 Fundamental Goals of the Official Community Plan

The following goals are considered fundamental to our island life, present and future.

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



# BOWEN ISLAND Municipality

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Photography courtesy of the Bowen Agricultural Alliance, Stephanie Hackett, Leah Darling, Sophie Idsinga, Alison (Mia) Isto, Raf Izdebski, Shauna Jennings, and Janice Skeels