



Executive Committee Addendum

Date: Wednesday, August 2, 2023
Time: 9:15 am
Location: Electronic meeting, Public venue
Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8

Pages

6. BYLAWS FOR APPROVAL CONSIDERATION

6.1 Bowen Island Municipality (BIM) OCP Amendment Bylaw No. 608 & LUB amendment Bylaw No. 609

6.1.1 *Correspondence re: Bowen Island Municipality (BIM) OCP Amendment Bylaw No. 608 & LUB amendment Bylaw No. 609*

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1. Julie Vic email dated August 1, 2023
2. Michelle Taylor email dated August 1, 2023
3. Liz Ian email dated August 1, 2023
4. Chris Arnold-Forster email dated August 2, 2023

10. CORRESPONDENCE (for information unless raised for action)

10.2 *Responses received re: Islands Trust Media Release - Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands*

10 - 14

From: Julie <[REDACTED]>
Date: August 1, 2023 at 1:58:50 PM PDT
To: Tobi Elliott <telliott@islandstrust.bc.ca>, Peter Luckham <pluckham@islandstrust.bc.ca>, David Maude <dmaude@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>
Subject: Executive Committee meeting for August 2, 2023

Dear representatives of the Islands Trust Executive Committee

I received a copy of the agenda for tomorrow's meeting yesterday evening and notice that Bowen Island's zoning 608-2023 and 609-2023 are up for consideration/approval.

I was a bit panicked as our council has indicated that this consideration by you would not be made until after 3rd reading, if we get that far.

Also I would like to know why so many of Section 5, the policies pertaining to sustainable communities, are Not Applicable (N/A).

Finally, our Mayor and relevant committees have been clear with us that the transportation report and environmental report among others are incomplete/insufficient.

I ask you to please hold off making any decisions at this point. I fear that by pre-emptively approving the OCP and LUB changes, the path towards overnight camping at Cape Roger Curtis becomes more inevitable, despite a majority of Bowenians being passionately against this planned development.

Thank you,
Julie Vik

From: Michelle Taylor <[REDACTED]>
Date: August 1, 2023 at 3:02:44 PM PDT
To: Tobi Elliott <telliott@islandstrust.bc.ca>, Peter Luckham <pluckham@islandstrust.bc.ca>, David Maude <dmaude@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>, Stefan Cermak <scermak@islandstrust.bc.ca>
Subject: POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Hello Executive Committee,

I am writing today after reading the agenda for your upcoming meeting. I want to ask for clarification with regard to the Policies for Sustainable Communities section of your Directives checklist, attached, with regard to the rezoning application presented by Metro Vancouver for the property at Cape Roger Curtis, on Bowen Island .

I am deeply concerned that section 5.2.4 has been deemed Not Applicable.

"Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address
any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation
and protection of the environment, natural amenities, resources and community character"

How can this not be applicable? For most of the island's residents this is one of the most important considerations possible. Our entire community character is at stake. Lives and livelihoods are at stake. If this proposal goes through the community feels it will lose its identity, over 1580 eligible voters have signed a petition against this campground development, that is over 81% of the people that voted in our last election and nearly 50% of the entire voting population, this is a staggering level of engagement and indicates that the community as a whole do not want this development to happen. There are also hundreds more that are not eligible to vote on Bowen but would be affected by this proposal that have put their names forward in protest as well. Many people would be forced to leave the island as commuting to work would become too unpredictable to rely on. Property values will drop and years of community building will be lost.

Adding several hundred thousand more visitors annually to a community of 4000 is too much. We are already at breaking point trying to deal with the volumes of tourists coming over. Metro has no plans to mitigate even the specific new traffic their proposal will bring to Bowen, nothing, no plans for emergency services help, no plans for foot passenger ferry help, no plans for bike path help. Our community is too small to absorb this development as the application stands. Please do not support this rezoning application. It does not meet the necessary guidelines.

This is not like any typical rezoning/subdivision we have ever seen in the past. Typically, a rezoning/subdivision would maybe affect a few properties or a specific neighbourhood, but this is a massive development that will affect the entire Island. This is also not a typical rezoning application because if it gets approved there are no further checks and balances as we would normally see. Typically, after a rezoning/subdivision approval there would be a next level of oversight through the issue of development and or building permits, checks and balances built into the system. This step is

missing with this rezoning process, when it's done it's done and there is no further control or input from the community. We can leave no room for error or discretion on Metro's part as they have already shown little interest in the effects this development will have on our community character or infrastructure on Bowen Island.

Please stand up for us, as you have in the past, and do not add your support to the application at this time. Please consider how an under supported and heavily marketed 100 site campground might affect your own community.

Thank you for your time and consideration.

Michelle Taylor (and 1580 Bowen residents)

From: LIZ IAN <[REDACTED]>
Date: August 1, 2023 at 3:34:06 PM PDT
To: Tobi Elliott <telliott@islandstrust.bc.ca>, Peter Luckham <pluckham@islandstrust.bc.ca>, David Maude <dmaude@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>
Cc: julie <[REDACTED]>
Subject: Bowen Island Bylaw Changes: for your review prior to Aug.2 Executive Committee Mtg.

Good afternoon,

In advance of your meeting scheduled for Aug. 2, 2023, we have taken the liberty of providing you with material to review regarding the proposed bylaw changes for Bowen Island.

You'll find that we have summarized pertinent aspects of the Islands Trust Policy Statement and presented corresponding information, data and concerns regarding Camping on Bowen Island. We hope this information provides a helpful context for your discussion.

Islands Trust Policy Statement Excerpts and Concerns regarding proposed Bowen Island Zoning Changes

(underline added in some parts for the purposes of this document)

II: Guiding Principles excerpts:

- Placing priority on preserving and protecting the integrity of the environment and amenities
- Rate and scale of growth and development must be carefully managed and may require limitation

III: Ecosystem Preservation and Protection excerpts:

- Promoting an understanding of sustainable use and stewardship by all landowners
- Sustainability definition: capable of being maintained indefinitely; capable of meeting the environmental, economic and social needs to current generations without compromising the ability of future generations to meet their needs.

IV: Stewardship of Resources excerpts:

- Development of natural resources can threaten the island lifestyle and environments that are valued by the people who live and visit the area.
- The aesthetic value of forest land should be protected.

- • Development should be directed to sites away from areas of environmental sensitivity.

V: Sustainable Communities excerpts:

- • The health of a community is influenced by numerous factors such as economic security, education, social support systems, the cleanliness and safety of the environment, and the availability of such necessities as educational and social services, transportation, affordable food and housing.
- • Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management in a way that ensures that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.

Concerns regarding proposed Bylaw and OCP changes to allow camping on Bowen Island:

- Camping on Bowen Island has never been approved and for good reason;
- Campsites, by their nature, are not amenities that preserve and protect the integrity of the environment; pristine forests of Douglas Fir, Western Hemlock and Arbutus would be logged, developed and human-made structures (platforms, parking lots, etc.) would be erected. The aesthetic value of forest land should be protected;
- We appeal to the Islands Trust to carefully consider the principles of sustainability. Human activities (camping, water usage, public toilets/showers, vehicle traffic) put the environment at risk. Surely the ecological integrity of this ecologically sensitive area of Cape Roger Curtis would be better preserved and protected without camping;
- Cape Roger Curtis is one of the driest, most at-risk areas on Bowen Island. The nearly constant on-shore wind is a particular worry for forest fire. Water resources at Metro Vancouver's holding at Cape Roger Curtis have been anecdotally reported to be very low. Metro Vancouver is relying on water data from April 2014 when the wells were first placed. April is the month when the most water would have been available. These wells need must be retested to gauge accurate and current ground water availability. High levels of arsenic were present in the 2014 tests;
- Cape Roger Curtis (CRC) is geographically removed from the commercial hub of Bowen Island, Snug Cove, by a 15 minute drive by car, a 40 minute bike-ride or a 1 ½ hr walk. Currently there is no walking or biking path across the island. A multi-use path is being considered but the costs of this are mainly prohibitive. Access to CRC for both day use and overnight use has NOT been adequately considered by Metro Vancouver. Currently all traffic flows through the adjacent high-density neighbourhood of Tunstall Bay (over 80 homes on a very narrow road). Metro Vancouver estimates 83,000 day and overnight visitors per year to this proposed park. This

places undue access stress on this neighbourhood and the planning to date also does not adequately allow for emergency egress in the event of fire or other emergency;

- The scale of growth and development proposed by Metro Vancouver for CRC would affect the whole island's transportation infrastructure – our aging roads and the already over-crowded ferry system would be further challenged, very possibly beyond capacity. Bowen Island's transportation system is a resource that is at risk. Camping requires equipment, equipment requires vehicles, vehicles burden our fragile transportation system. BC Ferries is not in a position to increase capacity at its Horseshoe Bay Terminal, on the Queen of Capilano ferry or in its holding area in Snug Cove at any time in the near future.
- The Islands Trust recognizes the importance of local knowledge in decision-making. Please note that camping on Bowen Island is not an amenity that most islanders want – 1,581 signatures (and growing) saying NO to camping represents a substantial portion of the voting public. It is not an island initiative. It is the mandate of Metro Vancouver to expand its camping opportunities for all Metro Vancouverites, and in doing so, undue stress and burden is placed on Bowen Island's ecological, social and natural ecosystems and infrastructure.

We urge you to consider that our island's character, infrastructure and natural systems would be forever negatively impacted if camping on Bowen Island is approved.

Sincerely,

Liz Watson and Julie Vik

W.

From: Chris Arnold-Forster

Date: August 2, 2023 at 7:58:30 AM PDT

To: Tobi Elliott <telliott@islandstrust.bc.ca>, Peter Luckham <pluckham@islandstrust.bc.ca>, David Maude <dmaude@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>

Cc: Judith Gedye <jgedye@bimbc.ca>, Sue Ellen Fast <sefast@bimbc.ca>

Subject: Bowen Island Agenda Item

Dear Islands Trust,

I hope you are able to read this before your meeting this morning. I am also copying my representative at Islands Trust

I have been made aware this morning that there is a motion on the table to indicate that Bowen Island Municipality bylaws 608,2023 and 609,2023 are not contrary to or at variance with the Islands Trust Policy Statement. While I am not fully in the know of administrative process in the Islands Trust I do have concerns. Perhaps this agenda item could be deferred

I believe that it is premature to jump to this conclusion since

- The accepted process is that approval of bylaw amendments would typically occur after 3rd reading. While advice is not approval, it may be construed as tacit approval at this stage, increasing pressure on Bowen Island Municipality to accept the current inadequacies and omissions of the proposal.
- The proposal is not complete, is partially based on inadequate studies, and likely has some omissions at this point since Metro Vancouver Parks is still consulting with the Public, and the Municipality has not even had the second reading.

Further, I believe that the current Metro Vancouver Park proposal is, when considered in detail, at variance with the Islands Trust Policy. So again I would submit that providing an indication that the proposed rezoning and variance amendments are provided prematurely as they will likely (I hope change).

While the bylaws may not be at variance on the surface, due to their generality, they do allow for proceeding with a proposed development that is.

Variances in the proposal:

“Protect and Connect” does not equate to “Protect and Preserve”

In particular I refer to the Islands Trust guiding principle that *“to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation”*.

I would submit that the scale of the camping proposed would exceed the capacity of the land and community to sustainably absorb while maintaining the character of the Island community. While the object of Metro Vancouver Parks is laudable in that it wants to Protect and **Connect** natural areas for the 4 million residents of GVRD, connecting 4 million residents does not equate

to the Object of Islands Trust to Protect and **Preserve** . Connection does not preserve without appropriate scaling and considerable forethought. Neither of which has happened.

The public has not been fully consulted

Under section 5.8.1 “*Trust council holds that public participation should be part of the decision making processes of all levels of government*”

Metro Vancouver is currently holding public sessions and Bowen Island Municipality has not held public consultations. So the consultation process has not been completed. The community is mostly opposed to camping as evidenced by the petition that you have received previously.

To date I have not been provided confirmation that the indigenous community has participated in the consultation (an omission).

Water and sewerage

The subject area of the bylaw is a dry coastal bluff and yet the proposed bylaw and variances do not address this.

While the proponent for the project has performed a water assessment, the assessment did not consider the dry months of summer, but rather relied on dated well information and information obtained during heavier rainfall months. This assessment does not validate the seasonal availability so I am not convinced that the proposed use is not at variance with Island Trust Policy 4.4.2 where “*existing, anticipated and seasonal demands for water are considered and allowed for*”

Downstream from the provision of water, I recognize that under Islands Trust Policy 5.4.5 “*Trust Council encourages government agencies, corporations, property owners and residents to use innovative and safe alternatives for the disposal of sewage effluent*”. The current underlying proposal contemplates only the use of vaults for effluents as I understand it. While this might be tried and tested it is at variance since it is neither innovative, nor safe should a vault break.

There is probably more that I could say with regards to variance but in the hopes of having this read and considered, I am sending it now. I realize

Kind regards,
Chris Arnold-Forster
Bowen Island

BRIEFING

To: Executive Committee **For the Meeting of:** August 2, 2023
From: Executive Coordinator **Date Prepared:** August 1, 2023
SUBJECT: Replies received re: Media release: Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands

PURPOSE: To provide Executive Committee with replies received regarding this [local update emailed July 26, 2023, to subscribers](#) in the Mayne, Galiano, Saturna, North and South Pender Island local trust areas.

BACKGROUND:

The Vancouver Fraser Port Authority (VFPA) issued this [media release on June 27, 2023](#) regarding its Active Vessel Traffic Management Program that beginning July 1, 2023, for a six month trial, the Vancouver Fraser Port Authority is requesting that ship operators prioritize arrivals and departures between 7:00 a.m. and 11:00 p.m. for vessels anchoring around the Southern Gulf Islands.

Forwarding the VFPA news to subscribers wishing to receive local updates in the Mayne, Galiano, Saturna, North and South Pender Island local trust areas, three replies were received and are attached for Executive Committee's information.

Islands Trust advocacy history on anchorages can be [found here](#).

ATTACHMENT(S):

1. B. McConchie email dated July 27, 2023
2. R. Cox email dated July 26, 2023
3. K. Stewart email dated July 26, 2023

FOLLOW-UP:

Prepared By: Executive Coordinator

Reviewed By/Date: August 1, 2023

From: BRUCE MCCONCHIE <[REDACTED]>

Sent: Thursday, July 27, 2023 9:38 PM

To: SouthInfo <SouthInfo@islandstrust.bc.ca>

Cc: Cheryl Ashlie <[REDACTED]>; Peter Holmes <[REDACTED]>; Peter Ommundsen

<[REDACTED]>; Mary Desprez <[REDACTED]>; Heather Dexter

<[REDACTED]>; Ted Fullerton <[REDACTED]>; Doug Fenton

<[REDACTED]>

Subject: Re: Media release: Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands

Hi Islands Trustees

This is part of a multi million dollar pr campaign by the Port of Vancouver to placate coastal residents. It does not address the continued significant negative environmental impacts of anchoring such as diesel exhaust emissions, anchor scouring, etc etc. and the risks to the Southern Resident Killer Whale foraging habitats.

The Port of Vancouver wants these anchorages to enable it to boast on its website how environmentally wonderful they are.

Do not be swayed by this insignificant step.

Bruce McConchie

on behalf of

the South Coast Ship Watch Alliance

google "no freighter anchorages" for more information

From: "Islands Trust" <southinfo@islandstrust.bc.ca>

To: "Bruce McConchie" <[REDACTED]>

Sent: Wednesday, July 26, 2023 4:51:13 PM

Subject: Media release: Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands

Media release: Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands

07/26/2023

Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands

Hello Subscriber,

Your Local Trust Committee wants to share this news release to keep you informed on matters that affect you.

Vancouver Fraser Port Authority has asked ship operators to prioritize arriving at or

departing from anchorages off the Southern Gulf Islands between 7:00 a.m. and 11:00 p.m. This will reduce noise from ships lowering anchors at night and aims to improve the quality of life for coastal communities.

The measure will be trialed for six months. Based on 2022 numbers, an estimated 75 nighttime ship arrivals and departures will be avoided over the course of the trial period.

Read the full news release from Port of Vancouver: [Click Here](#)

Please do not reply to this message. You may use the links below to contact us or change your subscriber settings.

From: Raymond Cox <

Sent: Wednesday, July 26, 2023 7:22 PM

To: SouthInfo <SouthInfo@islandstrust.bc.ca>

Subject: Re: Media release: Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands

To: Islands Trust

I appreciate these efforts which would improve the quality of life on the SGIs. However, a mere ask of the cargo ships may be inadequate to achieve the goal. An incentive, like lower fees for daytime operations, and/or disincentive like fines for night-time operations may work better.

Dr. Raymomd A. K. Cox

From: [REDACTED]

Sent: Wednesday, July 26, 2023 5:23 PM

To: SouthInfo <SouthInfo@islandstrust.bc.ca>

Subject: RE: Media release: Commercial ship operators to avoid nighttime anchorages around Southern Gulf Islands

Good afternoon,

This is a drop in the bucket.

Why can't the shipping industry act like the aviation industry and institute a maritime form of "FLOW CONTROL"? It has virtually eliminated "holding patterns" (which is what anchorages are, in aviation, and would work equally well in the shipping industry.

You're elected to serve us, not the shipping industry. Do something about this, for us.

Happy to discuss if you have the desire to hear from this voting citizen.

Keith Stewart
[REDACTED]