



Executive Committee Addendum

Date: Wednesday, October 10, 2018
Time: 8:45 am
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

Pages

5. BYLAWS FOR APPROVAL CONSIDERATION

5.8 *Bowen Island Municipality Bylaw No. 432 - RFD*

2 - 18

THAT the Islands Trust Executive Committee approve Bylaw 432, cited as “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 Amendment Bylaw No. 432, 2017” pursuant to Section 38 of the Islands Trust Act.



REQUEST FOR DECISION

ISLAND MUNICIPALITY BYLAW SUBMISSION

File No.: 08-3020-20-01 BL432

DATE OF MEETING: October 10, 2018
 TO: Islands Trust Executive Committee
 FROM: David Marlor, Director of Local Planning Services
 SUBJECT: Bowen Island Municipality – Bylaw No. 432 for Approval under S.38 of the *Islands Trust Act*

RECOMMENDATION

- 1. THAT the Islands Trust Executive Committee approve Bylaw 432, cited as “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 Amendment Bylaw No. 432, 2017” pursuant to Section 38 of the Islands Trust Act.**

PURPOSE

Bowen Island Municipality Bylaw No. 432 (Attachment 1) is intended to amend the Bowen Island Official Community Plan to allow development of Lot 1 of the Community Lands. Bowen Island Municipality has referred Bylaw 432 to the Executive Committee for approval under Section 38 of the Islands Trust Act.

BACKGROUND

Bylaw 432 amends the Official Community Plan for Lot 1 of the Community Lands (legally known as portion of District Lot 491, Group 1, NWD, except part in Plan 12372 and part in Plan 21385). This is a property that Bowen Island Municipality purchased from Metro Vancouver Parks in 2005. The land was deemed surplus to Crippen Park.

In November 2017 Bowen Island Municipality council passed the following motion:

That council provides direction regarding the planning and development of Community Land Lot 1, and specifically direct staff to bring forward, for Council’s consideration to a future Committee of the Whole, a further report with bylaws to amend the Official Community Plan and Land Use Bylaw to rezone the area on the north side of Guild Creek to Tourist Commercial (TC1) or Retreat Commercial (RC) with up to eight rooms for tourist accommodation, and to submit an application to subdivide this proportion from the remainder of Lot 1.

In December 2017 Bowen Island Municipality planning staff referred draft bylaws 432 and 433 to Island Trust planning staff under s.3.12 of the Protocol Agreement. The purpose of this referral was early comments by staff to identify issues in relation to the Islands Trust Policy Statement. Islands Trust staff provided a response by email on December 14, 2017.

Following receipt of responses from agencies, advisory groups and Islands Trust planning staff, Bowen Island Municipality amended the bylaws before giving them First Reading. These changes addressed concerns regarding

non-farm use of land in the Agricultural Land Reserve, protection of fish bearing creeks, adjustment to uses and density provisions.

On February 20, 2018, Bowen Island Municipality referred Bylaw No. 432 and 433 to the Executive Committee before Public Hearing under Section 14.3 and Section 15 of the municipality's letters patent. The Executive Committee advised Bowen Island Municipality that Bylaw 432 and 433 were not contrary to or at variance with the Islands Trust Policy Statement.

On September 24, 2018 Bowen Island Municipality gave Bylaw 432 Third Reading and referred it to the Executive Committee for approval. Bowen Island Municipality Staff requested that the bylaw be considered by the Executive Committee on October 10, 2018 if possible, so the current council could consider adoption before the end of their term.

In summary, Bylaw No. 432 would amend the OCP by amending policies and map designation to allow Lot 1 of the Common Lands to be divided into areas of light industrial and residential. The intent is to provide a mixed use area on the periphery of the Snug Cove village.

Issues Relating To First Nation Interest

Bowen Island Municipality staff has indicated that there is currently no plan for First Nations engagement with this development application. The Islands Trust Policy Statement does not contain directive policies with regards to First Nations.

Public Comments

As of the date of this Request for Decision, no public comments have been received at the Islands Trust office.

Staff Comments

The purpose of the staff report is to advise if the proposed bylaws are or are not, contrary to or at variance with the Islands Trust Policy Statement. Bowen Island Municipality has considered the Islands Trust Policy Statement Directives Policies Checklist (Attachment 2) and has previously indicated how the Municipality has addressed relevant policies. Staff is satisfied that the issues raised in the early consultation with Islands Trust planning staff have been adequately addressed.

Based on a review of Bylaw No. 432, Bowen Island staff reports, and the ITPS Checklist, Islands Trust staff concludes that the Bylaw No. 432 is not contrary to or at variance with the Islands Trust Policy Statement.

KEY ISSUES/CONCEPTS

- Referral of OCP Bylaw No. 432 is under s.38 of the *Islands Trust Act*
- Written response to Bowen Island Municipality required by October 25, 2018 (one month after date of receipt of the referral on September 24 2018).
- Bowen request for earlier response so that Bowen Council can consider the bylaw before the end of the current term of office.
- Consideration of the Executive Committee limited to whether or not Bylaw No. 432 is contrary to or at variance with the Islands Trust Policy Statement.
- Staff considers that Bylaw No. 432 is not contrary to or at variance with the ITPS.

IMPLICATIONS OF RECOMMENDATION

Organizational - None

Financial - None

Policy - None

Implementation/Communications - Communication to Bowen Island Municipality regarding the Executive Committee decision will be undertaken immediately after the Executive Committee meeting.

Other - None

RELEVANT POLICY

- Islands Trust Policy Statement Directive Policies
- Islands Trust Policy 1.3.i [Policy Statement Implementation Policy]

ALTERNATIVE

1. Determine that the bylaw(s) is/are contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Bowen Island Municipality in writing that the Executive Committee considers that Bylaw No. 432 cited as “Bowen Island Municipality Official Community Plan Amendment Bylaw No. 432, 2017” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], triggering meeting between Bowen Island Municipality and the Islands Trust Executive Committee.

Submitted By:	David Marlor, Director of Local Planning Services	October 5, 2018
Concurrence:		Select Date.

ATTACHMENTS

1. Proposed Bylaw No. 432
2. BIM ITPS Directives Only Checklist with comments

Bowen Island Municipality

BYLAW NO. 432, 2017

**A Bylaw to amend Bowen Island Municipality
Official Community Plan Bylaw No. 282, 2010**

The Council for Bowen Island Municipality in open meeting assembled enacts as follows:

1. That the map legend of Schedule C - Present and Proposed Land Use Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the designation Ind-L – Light Industrial following the Ind – Industrial designation in the legend.
2. That the map legend of Schedule C - Present and Proposed Land Use Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the designation VP – Village Periphery following the VR – Village Residential designation in the legend.
3. That the portion of Schedule C -Present and Proposed Land Uses Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled "Ind-L" on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Light Industrial – Ind-L

- Part of BCP 20429
PID: 026-506-076

4. That the portion of Schedule C -Present and Proposed Land Uses Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled "VP" on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Village Periphery – VP

- Part of BCP 20429
PID: 026-506-076

5. That the portion of Schedule C -Present and Proposed Land Uses Designations of "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled "TC" on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Rural Residential – RS(e)

- Part of BCP 20429
PID: 026-506-076

6. That the portion of Schedule C -Present and Proposed Land Uses Designations of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black and labelled “RS” on the plan attached hereto as Schedule A is hereby amended as follows:

From Rural - R to Rural Residential - RS

- Part of BCP 20429
PID: 026-506-076

7. That the portion of Schedule B – 6: Village Periphery Development Permit Areas of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 as shown outlined in black on the plan attached hereto as Schedule B is hereby amended to include:

- Part of BCP 20429
PID: 026-506-076

8. That “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by inserting Schedule B – 7: Light Industrial Development Permit Area including the area outlined in black on the plan attached hereto as Schedule C is hereby amended to include:

- Part of BCP 20429
PID: 026-506-076

9. That Policy 199 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010” be amended by adding the clause “for categories of industrial use, including Commercial Industrial, Medium and Light Industrial zones” and by adding the second paragraph so that it reads as follows:

Policy 199

Industrial and Light Industrial uses are acceptable in various locations based upon the type of activity and potential impact of the activity on surrounding land uses and the environmental characteristics of the area. Specific requirements are set out in the Land Use Bylaw for categories of light industrial use, including Commercial Industrial, Medium and Light Industrial zones.

In addition to industrial and artisan uses, land in the Light Industrial designation may be zoned to provide for live/work units and residential use.

10. That Policy 95 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the clause “and lands within the Village Periphery designation” be added to Policy 95, so that it reads as follows:

The lands at the periphery of the village centre (within 1 kilometre radius of the Miller Road / Bowen Island Trunk Road intersection) and lands within the Village Periphery designation need to be carefully managed in order to avoid the creation of a disjointed and sprawled village centre. Being at the periphery of the village centre, appropriate land uses and densities would be at a lesser scale and intensity than land situated within the village centre. As well, it would be desirable to avoid the development of commercial and community / civic facilities at the periphery of the village centre, except in cases where it can be demonstrated that a proposed commercial use cannot be accommodated within the village centre and all options within the village centre have been exhausted. The intent is to provide a seamless transition between the land within the village centre and the rural land that is outside of the village centre.

11. That Policy 161 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the clause “Lot 1 of the Community Lands, on the south side of Carter Road” so that it reads as follows:

Policy 161 The following are considered possible locations for higher density housing:

- the upper floors of commercial buildings;
- lands designated Village Residential on Schedules C and C – 1A;
- the Abbeyfield site³⁰ on the west side of Miller Road;
- redevelopment of the lots on the west of Miller Road between Bowen Court and the Bowen Island Trunk Road intersection;
- the east side of Miller Road north of the civic facility precinct (RCMP station);
- the lands between Bowen Island Community School and Senior Road on the north side of Bowen Island Trunk Road;
- redevelopment of the lots in the Davies Road area; and
- Lot 1 of the Community Lands, on the south side of Carter Road.

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

12. That Policy 356 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding the clause “,Lot 1 of the Community Lands” so that it reads as follows:

Policy 356 Within the Belterra Lands, Lot 1 of the Community Lands, and the Seymour Bay area of the Cowan Point Comprehensive Development Area, consideration may be given to townhouse, multi-unit housing, including affordable housing, which meets the needs of island residents.

13. That Policy 357 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010” be amended by adding the clause “, Lot 1 of the Community Lands” so that it reads as follows:

Policy 357 Within Snug Cove Village, Lot 1 of the Community Lands, and the Belterra Lands, the following tenures are supported: freehold, rental, and various forms of shared ownership, including cooperatives and co-housing, as well as covenanted non-market and subsidized social housing.

14. That Policies 201, 202 and 203 of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010” be amended by changing the word “light industrial” to “industrial and light industrial”.

15. That Section 11.4 – Development Permit Areas of “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 be amended by adding a new sub-section 11.4.7 – Light Industrial Development Permit Areas to read as follows:

11.4.7 Light Industrial Development Permit Area

Purpose

The Light Industrial Development Permit Area is designated, pursuant to section 488 of the *Local Government Act*, for the purpose of the establishment of objectives and the provision of guidelines for the form and character of light industrial development. The objectives and guidelines provide for the compatible co-location of light industrial and artisan uses, with ancillary service and commercial uses and residential and live/work residential development.

Area

The area designated on Schedule B-7 as Light Industrial Development Permit Area.

Justification

The special conditions and objectives that justify the designation of the Light Industrial Development Permit Area are:

- Development in this area should respect and not have a negative impact on the adjacent park, recreational, institutional uses or any nearby residential uses;
- Development should respect the natural vegetation and landscape elements of the site;

- As development may take places in phases over time, guidelines will ensure a continuity of built form and design elements that will provide for the desired vision of an industrial and artisan’s village, and will protect the investments of the occupants; and
- The mix of light industrial, commercial and residential uses in this designation requires coordinated care and attention to ensure the compatible co-existence of these uses.

Objectives

The Objectives that justify the designation of this development permit area are to ensure that the form and character of the light industrial, commercial and residential uses are compatible with each other and with the surrounding area, and that the build-out of the area is consistent in built form and design principles.

Guidelines

The Guidelines are contained in the Land Use Bylaw.

16. That this bylaw be cited for all purposes as the “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 Amendment Bylaw No. 432, 2017”.

READ A FIRST TIME this 13th day of February, 2018

READ A SECOND TIME this 25th day of June, 2018

PUBLIC HEARING this 30th day of July, 2018

SECOND PUBLIC HEARING this 4th day of September, 2018

READ A THIRD TIME this _____ day of _____ 2018

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this ____ day of _____ 2018

FINALLY PASSED AND ADOPTED this _____ day of _____ 2018

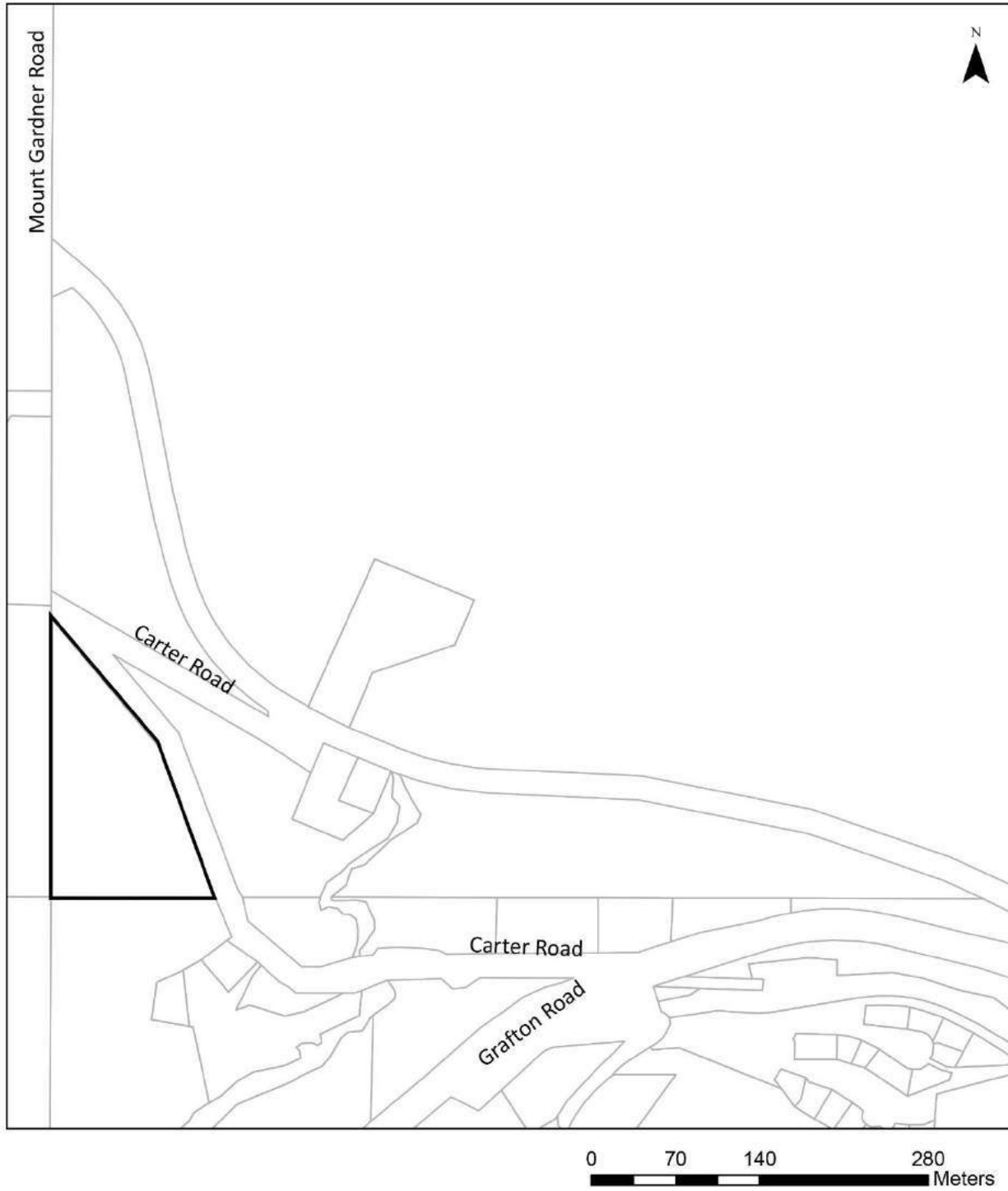
Murray Skeels
Mayor


Sophie Idsinga
Interim Deputy Corporate Officer

Schedule A

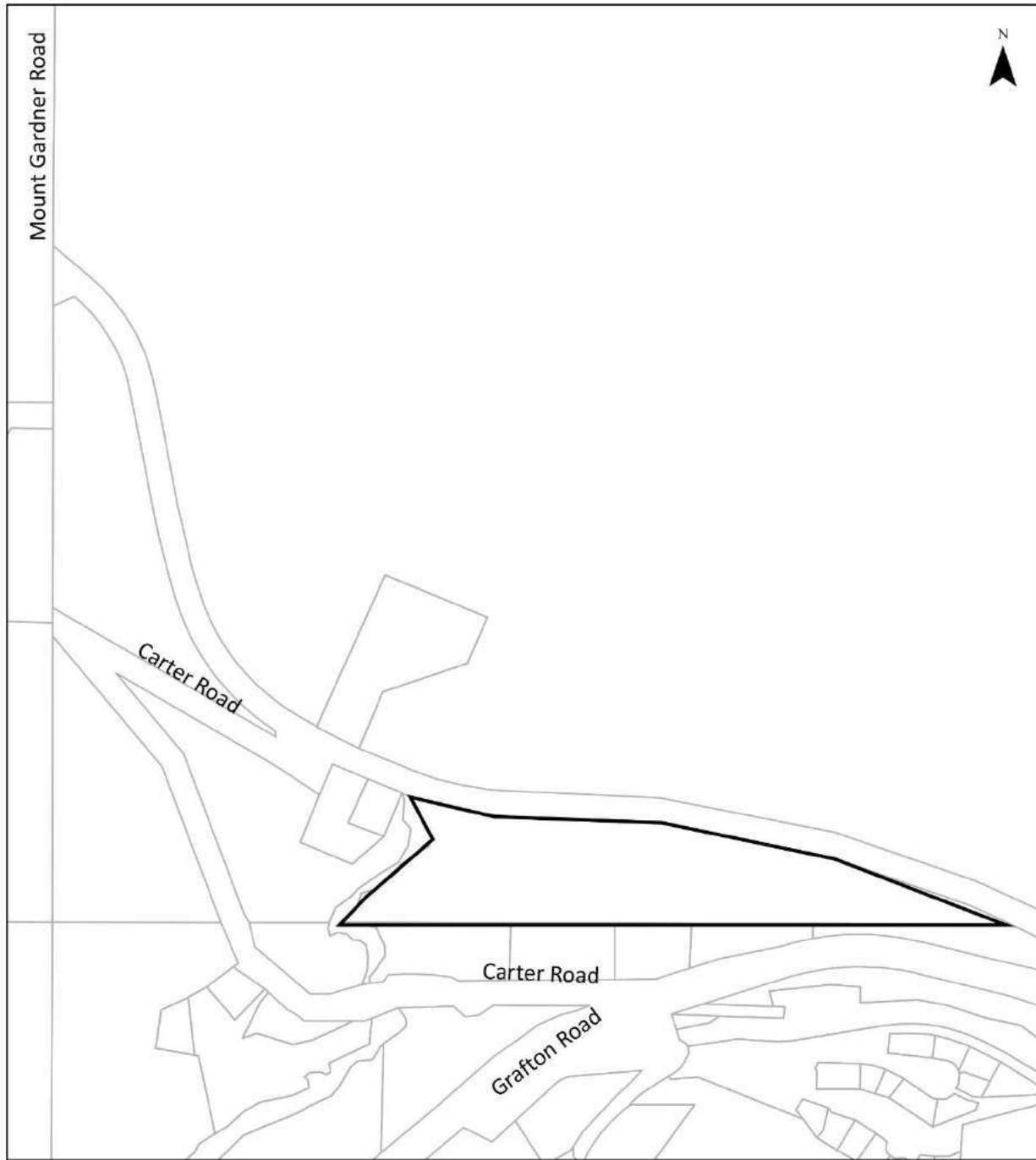


Schedule B



 B - 6: Village Periphery Development Permit Area

Schedule C



B - 7: Light Industrial Development Permit Area



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw No. 432 & 433, 2017 – File: Lot 1 Community Lands

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✘ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A** if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
		Two fish-bearing streams (Guild Creek and Terminal Creek) run through Lot 1, as identified by a biophysical report completed on the property in 2014. Both creeks and riparian area buffers are placed outside of the areas slated for development.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
		Two fish-bearing streams (Guild Creek and Terminal Creek) run through Lot 1, as identified by a biophysical report completed on the property in 2014. Both creeks and riparian area buffers are placed outside of the areas slated for development.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land

✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
		The BC Land Inventory <i>Agricultural Land Use Inventory Projects</i> identified the land slated for exclusion as having limited agricultural capability due to the slope, and as 'not available for farming'.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
		The BC Land Inventory <i>Agricultural Land Use Inventory Projects</i> identified the land slated for exclusion as having limited agricultural capability due to the slope, and as 'not available for farming'.
✓	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
		Bylaw No. 433 contains a 30.0 setback from ALR land, as called for by the ALC.
CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.

		Following a successful rezoning, Lot 1 is slated to be served by the Cove Bay Water System. This would be confirmed by a Council decision to expand the Water System boundary to be considered by Council at a future date.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
✓	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.
		The BC Land Inventory <i>Agricultural Land Use Inventory Projects</i> identified the land slated for exclusion as having limited agricultural capability due to the slope, and as 'not available for farming'.

PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
		Two Development Permit Areas are proposed to govern Area 1 and Area 2 to ensure aesthetics of development. Proposed Affordable Housing requirement aims to provide a means to regulate any social impacts of development. Existing Development Permit Area governs development in Watersheds and Riparian Areas.
✓	5.2.4	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.
		Two Development Permit Areas are proposed to govern Area 1 and Area 2 to ensure aesthetics of development. Proposed Affordable Housing requirement aims to provide a means to regulate any social impacts of development. Existing Development Permit Area governs development in Watersheds and Riparian Areas.

✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
		Allowing additional residential development in proximity to Snug Cove and the BC Ferry terminal provides an efficient use of Bowen Island's land base. Due to several large developments taking place below density limits defined in the OCP, Bowen Island development remains below density limits.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address

		the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons: