

# THE BOWENIAN

The Bowen Island Eco-Alliance Association is a non-profit organisation dedicated to community service and preservation of Bowen Island's community and natural environments

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BOWEN ISLAND, B.C.

September 2004

## Wild West of the Lower Mainland

There is a deep current of discontent growing among many people on Bowen Island about the direction of our community. The recent surge of new building development combined with the apparent inability of local government to protect the Island's cherished quality of life is generating frustration and anger.

From traffic congestion in the Cove, to a widespread disregard of bylaws and regulations, and our threatened supply of clean drinking water, the local administration seems unable to deal with the compounding pressures.

The fact is that Bowen Island is falling behind both the other islands in the Islands Trust and many other municipalities when it comes to growth management and environmental protection. Our Island is becoming the "wild west" of the lower mainland: the fastest rate of development with little in return; no business licenses and the lowest business taxes in the region; single family dwellings but no enforcement over secondary suites; no development cost charges (DCC) for builders to pay for roads and sewage infrastructure; and civic plans for a 227 residential unit expansion for Snug Cove, but no plans to supply it with drinking water. While clear cutting at Cowan Point is destroying prime wintertime deer habitat, the Province has now opened our crown land for mining.

Those who profit from this development are not paying their fair share of the costs. Instead, the cost of development is being borne by the community, through a loss of social cohesion, and by the Island's environment, through diminished bio-diversity. Legally speaking, the Bowen Island municipality must "in all of its actions" uphold the Trust mandate to "preserve and protect" the Island's natural heritage as a provincial legacy for future generations. While it is true that over the last five years the municipality has had to grapple with setting up its own administration, to take responsibility for services including road maintenance, in the crucial area of land use planning there is developing a clear record of neglect and falling standards.

From 1974, when Bowen Island joined the Islands Trust, until we became a municipality in 1999, land use issues were the central concern of Island governance. For those 25 years, the land-use focus of local government, in support of the Trust mandate, inspired community activism and the passionate commitment of many individuals in the defense of nature. The result in 2004 is that Bowen Island is still the most desirable location in the lower mainland, due to its natural beauty. The Eco-Alliance sided with the 40% of islanders who voted against the form of municipal incorporation offered by the province in 1999 because we thought Bowen Island could do better. And now that Salt Spring has voted against incorporation last year, ours is still the only municipality among the Trust islands.

Perhaps because Bowen Island is the only municipality within the Trust, the 26 member Trust Council has seemed inhibited from working more closely with our municipal council to keep the environmental mandate at the center of local governance. The Trust executive after all, reviews and in many cases must approve Bowen's bylaws before they take effect. The Trust Council is an integral part of governance on this Island, and they also must take some responsibility for Bowen's deteriorating circumstances. Perhaps also, our two locally elected trustees to Trust Council are not doing their job. There is ample responsibility to go around for the community's problems, and our group does not seek to play the "blame game". The Eco-Alliance is committed to assisting both our local municipality and Trust Council to help Bowen Island achieve its full potential as an environmental leader in British Columbia.



In this edition of the Bowenian, we highlight some recent cases on the Island that illustrate a lack of proactive community planning in the face of land development pressure. And we point out examples of alternative, more enlightened approaches in other jurisdictions. A word is perhaps in order about the article on Cowan Point. The Eco-Alliance is not opposed to a "publicly owned and publicly operated nine hole golf course". This was the wording in the Official Community Plan (OCP) before the words "publicly owned" were dropped when the OCP was amended by the Cowan Point bylaw. The OCP now gives allowance for "a publicly operated nine hole golf course". We believe that the municipality should own the golf course so that it will be managed in the public interest. And we believe that the developer still intends to transfer the title, even though the municipal council failed to ensure that it be required.

We do not wish to imply that the Golf Association itself organized the poor behavior that occurred at the infamous Cowan Point public hearing. Rather, the passionate opinions of those on all sides of the issue created an atmosphere not conducive to respect for those who disagreed. The Golf Association clearly represents a significant number of Islanders that want recreational golf. They have been tireless advocates and committed workers to that cause. Once the course is up and running under public ownership, perhaps operated by the Golf Association, our hope is that they will then use their evident talent and energy to benefit other causes in the rest of the community.



## Islands Trust Council Meets on Bowen: Mining on Crown Land a Top Issue

The Trust Council is the central governing body of the 13 major islands, including Bowen, that make up the Islands Trust. The 26 locally elected representatives, two from each island, will convene on Bowen Island from September 15 -17 for their quarterly meeting to make decisions about overall policy for the Islands Trust, staff resources and budget.

Our Island's trustees, Doug Bowen and Alison Morse will attend. This will be Doug Bowen's last Trust Council meeting, as he has announced his resignation as both trustee and municipal councillor.

...continued on page 2

## Let This Be The Time

Let this be the summer when everyone realized that Bowen Island can not simply build without adequate planning or public benefit; that the cumulative effects of unconstrained private development are degrading the general quality of life; and that there exists an imminent risk of deforestation at Cape Roger Curtis and of the Island's watersheds on Crown lands.

The Eco-Alliance joins its voice with those of other concerned Island residents in urging to our local municipal council and to the Islands Trust Council:

- 1) an immediate moratorium on land development until the proper planning infrastructure to manage growth has been completed;
- 2) a comprehensive environmental protection bylaw as the fundamental basis of that necessary planning infrastructure.



### What's In This Issue?

Wild West of the Lower Mainland ... ..	1
Mining on Crown Land ... ..	1
Let This Be The Time ... ..	1
What Went Wrong at Cowan Point? ... ..	2
Protecting Bowen Island's Precious Places	3
Home Sweet Home ... ..	3

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## Mining on Bowen Island

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In March of this year, the BC Government, by Order in Council, rescinded a mineral and placer no-staking reserve that had applied to the Crown lands on Bowen Island since December 1969. Since the moratorium was lifted, two mining claims have been staked within the watershed area of the Blue Water Park water system.

The Islands Trust's official Policy Statement does not support extraction of minerals in the Trust Area, but this policy is not binding on the Ministry of Energy and Mines. The issue will be a hot topic at the Trust Council meeting here, and the Trust Executive will be meeting with the Minister of Energy and Mines regarding the subject in September. There will be another opportunity to follow up with the Minister at the Union of BC Municipalities (UBCM) meeting at the end of the month. Bowen's mayor and senior staff will likely also attend the UBCM meeting.

The Trust's Chief Administrative Officer, in an August 26 letter to the Bowen municipality assures that though two claims have been staked on the Island, there have been no applications to actually do any work. Claim stakers must apply for applicable permits to begin any work; and to undertake a mining operation of any scale, they would have to undergo an Environmental Assessment process, including public consultation. The larger issue remains however, whether anyone should be permitted to stake mining claims in the Trust Area.

## Eco-System Maps; A Regional Conservation Plan for the Trust Area

In March of this year, the Trust released the results of its two year project for Ecosystem Mapping of both natural and modified ecosystems across the entire landscape of the Islands Trust Area. This new resource will be used to create a regional conservation plan for the Trust Area. The resource will help as well for the Trust Executive to identify sensitive ecosystems that should receive enhanced protection when it reviews land developments on Bowen Island before they receive approval.

This year also, the Islands Trust celebrated its achievement of 50 Protected Places under Islands Trust Fund administration, totaling 600 hectares (1500 acres) of conservation lands. Bowen Island has contributed to this achievement. The Singing Woods Nature Reserve is a nine hectare parcel that was donated to the Islands Trust Fund as part of the Cates Hill development in 1999. Conservation covenants are also placed on portions of the riparian area along the salmon habitat of Terminal Creek. And Bowen's renown artist and environmentalist Betty McIntyre in her will entrusted a conservation covenant to the Islands Trust on her 1.2 hectare property near Collins Farm.

In other Trust initiatives, the results were published of the Measuring Our Progress Indicators, which compares the social, economic and environmental characteristics of each of the major Trust island communities. And the Natural Area Protection Tax Exemption Program (NAPTEP), which issues tax reductions in return for conservation covenants, will be extended beyond the Gambier / Keats islands area in 2004, to now include those Trust islands within the Capital Regional District.



# What Went Wrong at Cowan Point?

The Cowan Point land development has become a case study of inadequate pro-active planning by the municipality, a lack of supervision in the public interest after approval was granted, and negligent management of contractors by the developer. But responsibility for these multiple failures must reside foremost with the island's first municipal council and their reliance on a newly established local administrative structure that was not yet equipped to handle the biggest land development that had ever occurred on Bowen Island.

## The 1999 Development Plan

Proposals for developing the Cowan Point lands go back almost 20 years. Bowen's first municipal council was elected in November, 1999. In that year, the Cowan Point lands were in receivership and the major creditor, the Engineers Pension Fund had decided to withdraw from any development plans. Soon after the election, Bowen Island Properties Ltd. developer Wolfgang Duntz presented to council a revised rezoning proposal. The new plan called for a higher building density than any previous proposal - 204 dwellings over 310 acres - but also more public amenities than offered before. Besides the nine hole golf course, 18% of the land outside of residential clusters was to be deeded to public title as conservation lands.

The higher density was controversial; it contained twice as much residential housing as permitted in the island's Official Community Plan (OCP). Council was under pressure to give priority to the development, while others urged passage first of the Land Use Bylaw (LUB), which would establish island wide land use regulations to implement the OCP. When council in September 2000 in a split vote gave first reading of the Cowan Point bylaw before it had received any legal review - and over the objection of the municipality's own Chief Administrative Officer - the controversy blew up. In a flurry of finger pointing and counter charges, the developer withdrew the proposal that October.

## The 2002 Final Version

Over the next year and a half, various parcels of the land changed ownership as Duntz reconfigured a new development package. In 2002 he revealed the latest incarnation: 162 lots over 464 acres at a density consistent with the OCP. The golf course was still there, but crucially the plan lacked the one positive environmental feature of the previous proposal. There was no natural "open space" deeded to the public as conservation land. It was a conventional golf course subdivision with the risk that prime south facing winter habitat for the island's deer would be literally fenced off by lot owners, offering no migration corridors or escape from the influx of new homeowners' dogs. The bylaw required that the rare coastal bluff ecosystem, one eagle's nest and one for a hawk, and the minimum provincial requirements for watercourse setbacks were to be covenanted, but the extensive terrestrial habitat features that previous biophysical inventories had revealed were left out from any protection. These studies now form a rich archive of the ecological values that will likely be lost as land development proceeds. Old growth cedars and firs identified as important perching trees for eagles and other raptors, as well as dead standing wildlife trees indicated as habitat for birds and small mammals will now survive only at the discretion of lot owners, or may even be destroyed in the land preparation phase of development.

The consequences of municipal council's failure to require that land clearing only take place around the building footprint are now becoming apparent on the subdivision first phase. Even before they have been sold, the potential lots are being extensively denuded of vegetation. The new fragmented forests will increasingly attract aggressive bird species such as crows that will rob the nests of remaining songbirds; the denuded landscape will encourage new homeowners to plant non-indigenous, high water consuming lawn and shrubs; and the earlier forested rural character that epitomizes island life will be lost.

## Black Day in July 2002

Throughout the planning process for Cowan Point, environmental considerations were generally shunted aside under intense pressure from the developer to proceed as quickly as possible. Municipal council had insisted that the coastal bluffs be included within a development permit zone, but the permit guidelines in the actual bylaw omitted any requirement for a security bond against permit violation, or crucially as it turned

out later, any monitoring of compliance. In July, the developer held his own information meetings to give his perspective on the plan. The municipality however, in a practice that had never occurred under Islands Trust administration, decided to conduct on the same evening their only information meeting to explain the development proposal, and then the final public hearing, after which the public is legally denied any further input. The information meeting / public hearing was held on July 18, 2002. It was a hot summer evening with about 300 people packed into the BICS gym. The municipal planning consultant droned on, but few were listening. Late into the evening, the mayor finally took the microphone to begin the public hearing. Tempers flared as it became clear that a boisterous pro golf course faction would not tolerate any criticism of the development; any middle ground to address improvements to the bylaw was shouted down. The mayor seemed taken aback. Intimidated, she began to enforce the dictates of the crowd, telling authorized speakers to abruptly finish their remarks whenever the

yelling grew too loud. As the new municipal council's first big test, it was a sad fiasco that likely did not meet the minimum legal standards for due public process. The most unfortunate result however is that the current federal and

***"The consequences of municipal council's failure to require that land clearing only take place around the building footprint are now becoming apparent..."***

provincial investigations of possible environmental violations by the development could have been prevented if many of the suggestions that evening had not been drowned out by demagoguery.

## How We Purchased a Golf Course: The Central Controversy

So much of the controversy about Cowan Point centers around the golf course. The OCP, before the Cowan Point bylaw was passed, allowed a "publicly owned and publicly operated nine hole golf course." The Cowan Point bylaw that amended the OCP now refers only to a "publicly operated nine hole golf course." The new bylaw indicates that the developer will deed the golf course to the municipality; but failure to do so only requires him to slightly decrease the otherwise permitted building density. If the golf course becomes publicly owned by the municipality, the total land dedicated to public purposes equals 19.9% of the development lands. If the golf course is not deeded to the municipality then the bylaw acknowledges that land dedication to the public equals less than the provincially required minimum of 5% of the development.

The fact is that the Bowen community has already paid a significant price to acquire the golf course, and yet it may never become a publicly owned asset. The process by which the community paid for the golf course is contained in the OCP itself, known as "amenity bonusing."

Essentially, a developer is permitted to build only a set density on any given piece of land. The OCP designates a higher conditional density that the elected authorities can grant in return for needed amenities, such as parks, affordable housing, enhanced environmental protection etc. This trade off of density for amenities is in recognition that private land developments have significant social costs and impacts that affect the whole community. At Cowan Point, the real "zoning density" for the land is only about one half of the 162 lots that were finally permitted by municipal council. The difference between the initial lower density and the eventual higher permitted density is how the municipal council purchased the golf course, even if they did not insist that it become publicly owned.

Public ownership and control however, is crucial for managing the golf course in the public interest once it comes into operation. There are huge ecological and economic viability issues involving the golf course that the Bowen community has not yet properly addressed. The Golf Association has stated that only about 20% of the expected golf patrons will be from off-island. But who will manage promotion of the course in a way that ensures both that it is economically viable, and yet causes only minimum congestion? The bylaw allows that portions of the course may be used for in-ground sewage disposal. Will taxpayers be liable if the system fails? Issues about water consumption and possible pesticide use will require a degree of planning

...continued on page 4

# Protecting Bowen Island's Precious Places



Killarney Lake in Crippen Park is protected as part of the GVRD Parks system

Bowen Island urgently needs a comprehensive environmental bylaw to replace the island's tattered patchwork of varying and inadequate environmental standards. The municipality's new Superintendent of Public Works in May of this year recommended to council that such a reform be undertaken. The mayor agreed and initiated a motion. But in a split vote of two against three, the proposal was defeated. We need to look no further however than North Vancouver District, which since 1993 has had just such a bylaw. It could be a model for Bowen Island. If Bowen's

first municipal council when dealing with the Cowan Point development had applied the same levels of environmental protection as those found in North Vancouver, the current investigation of the project by provincial and federal authorities would likely never have occurred. Bowen Island instead would be an environmental leader adhering to best management practices for nature conservation.

In North Vancouver a permit is required to cut down any tree that has a diameter of 75 cm (30 inches) when measured at 1 metre above the natural grade. This

regulation aims "to preserve the forested character of the district" by protecting approximately 82% of all the trees in the municipality. In addition, a permit is required to do any work, including vegetation removal, within a stream corridor, waterfront or on a wetland:

- within 30 metres of the top of a bank of a fish-bearing stream
- within 30 metres of the high water mark of foreshore areas
- within 30 metres of freshwater marshes and wetland areas
- within 15 metres of a non-fish bearing stream.

The bylaw also protects trees on slopes greater than 30%; wildlife trees (standing or dying trees that do not present a safety hazard; as well as a range of heritage trees (significant examples of non-native trees planted by the municipality's forefathers).

## Watershed and Streamside Protection

Bowen Island also uses development permits (DP) to regulate "land alteration" to protect the Grafton Lake watershed and riparian areas around streams. The permit guidelines, now contained in the Land Use Bylaw (LUB) however were written in 1995; they do not reflect the broadened authority for DPs that has since been written into the Local Government Act, nor the clear authority over tree retention now granted to municipalities in the Community Charter. Instead, we have a varying setback regulations and preventative measures oriented toward subdivision and construction, often after ecological damage has already been done.

The LUB permit guidelines that apply to most properties on the Island do contain measures for a security bond against possible permit violation, but they do not give municipal representatives authority to order work stoppages as part of environmental monitoring. Significantly however, the environmental permit guidelines that were specifically written for the Cowan Point development omit any reference to the need for a security bond. Also, the guidelines do not contain any mention that conservation covenants

...continued on page 4

## Home Sweet Home

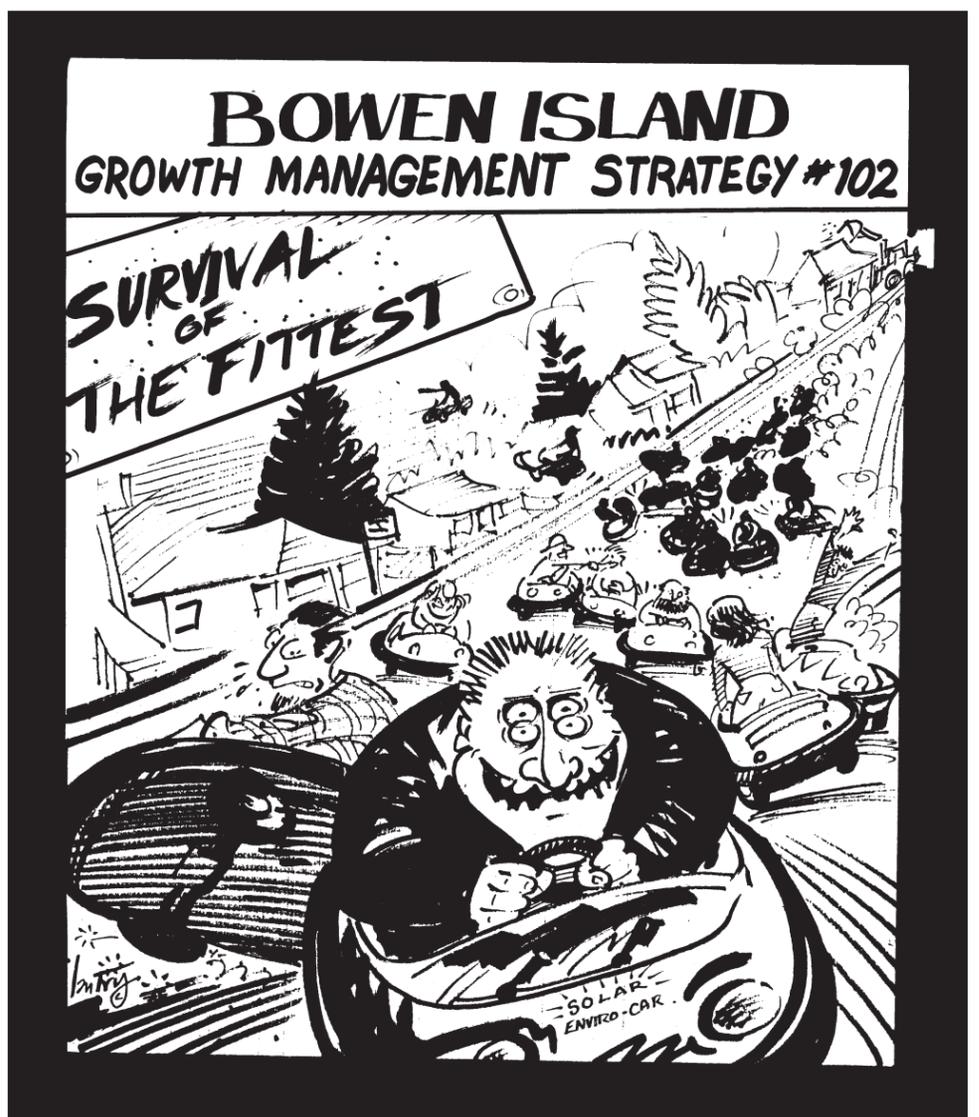
People spend their lives looking for a place to call home. In our ever changing, jet speeding times of instant information and drive thrus, the need to be nourished by roots in a community has only grown. How often have we heard friends or family members speak with nostalgia of quieter and gentler times? Many among us might still remember when people knew their neighbors and "sense of community" was not simply a matter of choice but a necessity by virtue of being on the same part of earth together. Change is part of the human condition, for better or worse. The world had become faster and things will continue to change. The need for connection and a sense of belonging has not changed. We are in this world at this moment in time together.

We are blessed on Bowen to still live in a part of the world where people know each other, even if only to wave or smile as they walk by. Because we are not huge in numbers yet, it is still possible to wander around the Cove and feel like you know a lot of people and that you are part of something. By virtue of this place being an island, (even though the boat ride is only twenty minutes on good days) there is a sense of needing to rely on one another, not only during power outages and winter storms, but in the management of our precious resources like water and air. How inspiring it was last Spring to witness a group of concerned citizens on Bowen initiate at a grass roots level increased awareness of the need to turn off cars while waiting for the ferry. How incredible it has been to witness people coming together to express their love and concern for Cape Roger Curtis and its future. When Bowen became incorporated as a municipality, it happened from a grass roots level. There was a sense among many people that Bowen was ready to become "maitres chez-nous" to quote an old Quebec expression, masters of our own home. At the time there was a feeling in the air that the people of Bowen were ready to take care of their island and guide it carefully into the future. Becoming a municipality meant we could actually preserve and protect our resources better than if we were not incorporated.

How well are we doing so far? We only need to look around and see the growing concerns about water and excessive development and uncontrolled growth. These days there seems to be the feeling among residents of Bowen that we are not guiding our island very well at all. Rather, there appears to be very little leadership or visioning and if we continue in this lack-of-direction

way, many of the things we hold dear about our island community will be lost. With environmental degradation we will no doubt also see an erosion in the unique island lifestyle that Bowen offers. This lifestyle includes a sense of volunteerism, creativity, and a feeling of caring for one's neighbors and a willingness to lend a helping hand wherever possible. Choosing to live on an island implies a willingness to live closer to nature and to have access to forests, mountain trails, beaches, and ocean vistas. Living here means you've chosen to wander off the main roads and into a quieter, gentler existence still surrounded by green splendor where the stars can be seen at night and the birds and crickets heard. Such a "home" is no longer commonplace. Travel the world and you will not find many communities with such proximity to natural beauty, biodiversity, and a lively and interesting group of diverse people living together.

We have all come to Bowen because something called us here. Let us work together to protect what it is that we love about being here and let our developments be carefully planned and leave a soft ecological footprint on our natural landscapes. This is our home. Now is the time to take care of it.



### What Went Wrong?

Continued from Page 2...

and management that the municipality has so far not shown to be capable of.

### Controversy leads to Quagmire: The Investigation Continues

The election in November 2002 ushered in a new set of municipal councilors, three of whom had passed the Cowan Point rezoning in the previous council. Together, they inherited the "downstream" effects of earlier inadequate decisions. In the summer of 2003, South Bowen residents began to notice that land clearing for the development was not in some cases adhering to the agreed natural buffer creek setbacks. A meeting with the developer failed to resolve the issue. In spring of this year, after some of the local residents had hired their own environmental consultant, a walkabout of the lands took place involving all parties, but for the first time including officials from the federal Dept. of Fisheries and Oceans and from the provincial Ministry of Water, Land and Air.

Thus began an investigation by both government agencies of possible environmental infractions, that is still on-going. What is clear is that the municipality has been negligent in allowing the island's largest ever land development to proceed without proper scrutiny. What is still at issue is whether the riparian setbacks required under the Cowan Point bylaw were adequate to protect stream ecosystems, including fish habitat. A biophysical assessment by Dunster and Associates Ltd. (1999) had recommended 20 metre setbacks for streams on the property. The final bylaw required varying setbacks averaging about 15 metres, but the generally accepted best management practice dictates that there be a 30 metre setback for fish bearing streams. An April 2004 report by Rainforest Applied Ecology Ltd., hired by the municipality to determine whether stream protection measures and construction management were sufficient, asserts that Lee Creek at least is a fish bearing stream.

Meanwhile, the Dept. of Fisheries and Oceans (DFO), in a July 21 letter to the developer advises that they must authorize any work that is likely to cause harmful alteration of fish habitat, under the Fisheries Act: "Before DFO can issue any Fisheries Act authorization for any future works or activities, DFO must conclude that there is not significant adverse environmental effect associated with the overall Cowen

Point Development project. This includes cumulative environmental effects and all aspects of the project, past and present".

### Is Cape Roger Curtis Next?

Ultimately, Bowen Island is likely to get a better final development after all investigations and reviews have been conducted. Certainly, there is much for all of us as a community to learn from the Cowan Point process and implementation. Perhaps, the foremost question we need to ask however, is whether we should risk a similar fate for the Island's last large intact forest at Cape Roger Curtis?



### Precious Places

Continued from page 3...

granted to the municipality should provide for additional covenant holders to monitor compliance. The Cowan Point regulations, lower than those required for other land owners, have contributed to a patchwork of varying environmental standards across the Island.

In addition, until the municipality passes a "ticketing bylaw" their only recourse against violations is through the courts. By way of contrast, the three North Shore municipalities have joined together to establish their own "bylaw court", now authorized under provincial regulations that allow municipalities to collect bylaw fines locally, to avoid clogging provincial courts.

Outside of the Grafton Lake watershed, DP designation protects the island's streams only to a width of 15 metres from the top of the stream bank, even if the stream in question is fish habitat. This appears to be part of the issue that has initiated a federal investigation at Cowan Point, by the Dept. of Fisheries and Oceans. While the North Vancouver's environmental bylaw protects fish bearing streams for 30 metres on each bank, it may turn out that Bowen's regulations, not enforced in any case, do not meet Fisheries Dept. standards for fish habitat.

The BC Government this past July has finally issued a new Streamside Protection Regulation that requires a detailed scientific assessment of any project built within 30 metres of a stream bank. The rule is designed to provide clear direction to local governments on the steps necessary to meet the requirements of the federal Fisheries Act, which prohibits activities that

harm fish habitat.

Recently, Bowen Island's Forest and Water Management Society, led by local resident Julian Dunster, has completed a two and half year project to map accurately all of the island's creeks and wetlands. This new GPS verified map should now be affixed to the OCP; the municipality could then re-establish the formerly existing Development Permit Task Force to recommend improvements to the environmental permit system. One such improvement would be to differentiate for greater protection, fish bearing streams from other local watercourses.

### Coastal Ecology Protection

The coastal bluffs that curve along the island's southern shore through Cowan Point, Fairweather and Cape Roger Curtis are a fragile ecosystem of provincial and international significance, according to the BC Government's Conservation Data Centre. This unique landscape, developed in dependence on both the inter-tidal zone and the ocean environment, provides precious habitat for rare wildflowers, moss, shrubs and for cormorant and other seabird nesting areas. It is likely also to be home to two globally rare butterfly species, according to the Conservation Data Centre.

A task force, appointed by the first municipal council, had recommended that a new development permit system be established to protect the coastal bluff eco-system. But the current municipal council in each year of its term so far has dropped the allocated expenditure for this project from the municipality's annual budget.

While the Cowan Point development was required to apply a conservation covenant on the coastal bluff system within their land, the first municipal council also allowed a relaxation of the setback for shoreline construction, to 15 metres, half the distance established for other properties on the island.

The existing 30 metre setback from the high water mark has never been a sufficient measure to protect the ecological integrity of the coastal zone. It merely regulates building setbacks but offers little protection for the fragile natural processes along the coast line. The preferred option is that the 30 metre ocean setback area be transformed into a comprehensive development permit zone that clarifies terms for variance, such as voluntary covenants to retain trees, or wildflower and seabird nesting areas.



## What is the Eco-Alliance?

Are you drawn to Bowen Island's natural beauty, abundant forests and island-community lifestyle? Would you be interested in preserving what you love about Bowen so your children's children may also enjoy this tranquil haven?

We are the Bowen Island Eco-Alliance, Bowen's oldest community service and environmental group. We are ordinary citizens, families, artists, writers and seniors who are deeply concerned about the rate of development and density on the island and wish to work toward greater protection and preservation of our natural landscapes.

Our organization has existed on Bowen Island for over fifty-six years. As times have changed so has our name and the issues we face. In the early years, we worked to get safe reliable ferry service, roads and schools. Since 1974, when locals requested that Bowen Island be included in the newly established Islands Trust, we have consistently supported the mandate of the Islands

Trust

In 1992, we became a registered non-profit society in Victoria, known as the Bowen Island Alliance. Our members, along with hundreds of others in the community contributed to the formation of Bowen Island's latest Official Community Plan (OCP), which was formally adopted in 1996.

After Bowen Island became an island municipality within the Islands Trust, we have attempted to ensure that this new model of local government adheres to its unique responsibility to "preserve and protect" the island's natural environment for future generations.

At the Annual General Meeting in February, 2002, the Bowen Island Alliance membership voted to modify the organization's name to more clearly indicate the group's activist environmental goals. The Bowen Island Eco-Alliance was chosen as the new name.

Members take pride in their involvement that year

in bringing the community's attention to major environmentally destructive changes to the OCP that the municipal council intended at the last minute to include as part of Bowen's most important regulatory document, the Land Use Bylaw (LUB). We also spoke up at public meetings and in the Undercurrent when the developer for Cowan Point first proposed to build at densities almost twice those allowed in the OCP. After the developer backed down from that position, we remained publicly involved, recommending beneficial changes in the proposed bylaws for the land, up to and at the final Public Hearing in July, 2002.

By adapting itself to changing needs over the years, the Bowen Island Eco-Alliance has remained committed to the island's environment and serving the community. We seek to ensure that development on Bowen is consistent with the guiding principles of the OCP: maintenance of the intrinsic attraction, rural identity and sense of serenity of our island.

We ask you to join us. Become a member and help keep Bowen Island beautiful.



## Membership

Become involved with Bowen's oldest community group dedicated to the preservation and protection of Bowen's unique natural and social setting. Membership benefits include informative speakers, opportunities to meet and network with like-minded Bowen Islanders, and a chance to become informed of and active in Bowen's evolving community.

1. Are you a new member of the Eco-Alliance?  
YES NO

2. Are you renewing your membership with the Eco-Alliance?  
YES NO

3. Would you like to help with specific projects? Which issues?  
\_\_\_\_\_

4. Do you have any other comments or suggestions you would like to make regarding the Eco-Alliance?  
\_\_\_\_\_

**Name** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Address** \_\_\_\_\_

**Membership Fee:** \_\_\_\_\_

Single \$10      Family \$15

Please attach your cheque a return to: Bowen Island Eco-Alliance, Box A11, Bowen Island, BC V0N 1G0