

## OFFICIAL COMMUNITY PLAN review: considerations applicable to Riley's Cidery

### Islands Trust POLICY - Preserve and Protect

1.3.1 **Vision Statement** : "Bowen Island is known and loved as a small, friendly, caring community characterized by: • A population diverse in income, age and lifestyles. ...

- Well-protected natural ecosystems and green spaces.
- A vibrant, resilient local economy that enhances social wellbeing while respecting local, regional and global environment limits.
- An ethic of self-reliance, which underpins decisions where conserving land, air, water and energy reduces Bowen's ecological footprint."

Goals ...

4. To minimize Bowen Island's contribution to global climate change.
5. To establish a land use pattern which places high priority on environmental and social factors.
6. To manage growth in a way that it is conditioned by the natural environment and respects social and economic diversity...
8. To ensure a "healthy community", with residents working together to improve the quality of life.
9. To ensure that a balance is maintained between community well-being and the rights of individual property owners.
10. To foster the creation and maintenance of local employment in island-based sustainable activities.

### 2.5 Climate Change Mitigation

**Policy 21** In reviewing applications for subdivision, zoning and building the Municipality may require an applicant to indicate how the proposal would be impacted by climate change, and whether mitigating factors have been taken into account.

**Objective 15** To establish the importance of climate change-related concepts of energy consumption, ..., GHG emissions, carbon cycling, and local food production in land and site planning, building and transportation.

**Policy 26** In pursuit of the foregoing objective, the Municipality: • supports initiatives ....will lessen the need for on-island transportation by encouraging future growth in Snug Cove.

**Objective 17** To reduce the dependence on private vehicle travel.

**Policy 31**... • support local food production as a factor in reducing food transportation costs and greenhouse gas emissions....

### Section 3: Land Use Management

**Principle 4** Development applications, which in the opinion of the Director of Planning, may have a significant negative impact on the existing lifestyle and environment of the Island, will be referred to Council for guidance.

**Objective 45** To minimize the likelihood of development activity that, in the opinion of the Director of Planning and Council, may have a significant negative effect on the existing lifestyle and environment of the Island

**Objective 53** To ensure that only compatible land uses are located in any given area to avoid conflict between these uses.

### **3.4 Residential Land Use Management**

**Objective 56** To maintain the rural character, environmental integrity and social diversity of Bowen Island when reviewing [residential development] proposals.

**Policy 105 Impact Assessment.** Proponents of new residential development proposals that require rezoning may be required to include an impact assessment in their rezoning submission at no cost to the Municipality. The impact assessment may require the proponent to describe and illustrate the potential impacts ... on: • socio/economic considerations; • the natural environment: • existing public services and infrastructure; • public costs; • other factors as may be determined; and • such impact assessments will be developed according to other policies of this OCP and may include recommendations with regard to how to mitigate impacts that are identified.

**Policy 112** Rural development proposals will only be considered by the Municipality if they contribute significant amenities that support identified community aspirations as set out in this OCP, and, as may further be identified by the Municipality.

### **3.4.2 Rural Reserve, Rural and Rural 1 Land Use Management**

**Objective 59** To provide lots of a size that helps maintain and enhance the rural resource values of the island and which provide for opportunity for the pursuit of rural lifestyles.

### **3.5 Commercial Land Use Management**

**Objective 70** To maintain Snug Cove as the primary commercial centre for Bowen Island.

**Objective 71** To encourage a mix of commercial uses required by Bowen Island residents and visitors, primarily within Snug Cove

**Objective 73** To serve the needs of residents and visitors while maintaining a scale, form and character of development that respects the established character of the island.

**Policy 173** Commercial development outside Snug Cove may include one or two geographically separate sites limited to facilities that serve the nearby neighbourhoods and reduce the need for vehicle use.

**Policy 174** In any review of potential sites for commercial development outside Snug Cove, consideration will be given to demand by residents that would be served, ease of non-vehicle accessibility from residential areas, the potential impacts on adjacent properties, and the means to mitigate any negative impacts.

### **3.5.2 Tourist and Retreat Commercial Land Use Management**

**Objective 75** To encourage commercial uses that attract visitors who do not need to bring a personal vehicle.

**Policy 186** In considering any application for Tourist Commercial, the Municipality may require an impact assessment as to the potential impacts of the proposed use on the natural environment.

### **3.6 Industrial Land Use Management**

**Objective 77** To encourage light industry activity serving the Bowen Island community provided it has a **minimal impact** on nearby uses. including noise, dust, glare and traffic, and is visually well screened from adjacent uses.

### **3.10 Temporary Use Permits**

**Objective 98** To give consideration to temporary land use permits for short term or seasonal uses.

**Policy 235** The Municipality may consider issuing temporary land use permits provided the use is short-term or seasonal in nature and will not create an unacceptable negative impact upon the natural environment or the character of the neighbourhood. Permits shall be issued in accordance with the Local Government Act.

**Policy 237** The Municipality may consider requiring development approval information for any Temporary Use Permit application through the adoption of a Development Approval Information Bylaw.

#### **SECTION 4: Transportation**

On-island, the predominant form of transportation is private vehicles, necessary to access on-island services and facilities, which are primarily located in or near Snug Cove Village. Travel on-island represents the island's **third largest source of GHG emissions**

**Policy 266** Safe transportation routes that do not invite excessive speed will be promoted through road design, maintenance, and appropriate speed limits

**Policy 268** Adequate off-street parking will be encouraged.

#### **5.4 Waste Management – Solid Waste**

**Objective 129** To achieve a significant reduction in off-island hauling of liquid waste, and solid waste, including garden waste, ....

#### **8.3 Social Well-Being**

**Policy 392** The Municipality acknowledges that the equestrian community contributes to Bowen's unique character and lifestyle and will: • take into account the needs of equestrians in future planning and regulations; • ensure that new trails and upgrades to existing trails consider equestrian use and, where possible, improve connectivity between trails; • plan for increased roadside trail safety; and • work with the equestrian community, including Bowen Island Horse Owners and Riders Association, to proactively secure island-wide trail corridors

#### **Section 10: Island Economy**

"Bowen hosts visitors who come here year-round to learn, to heal, to rejuvenate, to explore, and to escape. We have the location, natural beauty and the opportunity to become a model of soft tourism that is highly profitable to the community but very 'light on the land'..." – Tourism Bowen, October 2009

**Objective 173** To serve the needs of island residents and visitors while maintaining a scale, form and character of economic development that is in keeping with the objectives of the OCP.

**Objective 178** To minimize disruptive impacts of home based businesses on neighbours' peaceful enjoyment and on the natural environment.