

**APPENDIX 1**

**BOWEN ISLAND MUNICIPALITY**

**BYLAW NO. 215, 2008**

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A Bylaw to amend the Official Community Plan Bylaw No. 139, 1995

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**WHEREAS**, "Bowen Island Official Community Plan Bylaw No. 139, 1995" establishes policies for the for land use on Bowen Island; and

**WHEREAS**, Council wishes to amend "Bowen Island Official Community Plan Bylaw No. 139, 1995" in order to establish the Bowen Island *Greenways* Strategy as outlined in Schedule 1 of this Bylaw;

**THEREFORE** be it resolved that the Council for Bowen Island Municipality in an open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as the "Bowen Island Official Community Plan Bylaw No. 139, 1995, Amendment Bylaw No. 215, 2008."
2. Bowen Island Official Community Plan Bylaw No. 139, 1995 is amended by adding the *Greenways* Strategy as outlined in Schedule 1 of this Bylaw. The *Greenways* Strategy shall be inserted into Section 5.1 ENVIRONMENTAL RESOURCES.
3. Bowen Island Official Community Plan Bylaw No. 139, 1995 is amended by adding the following Definitions as outlined in Schedule 2 of this Bylaw. The Definitions shall be inserted into Section 1.6 ADMINISTRATION/IMPLEMENTATION.

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_, 2008

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2008

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2008

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2008

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this \_\_\_\_ day of \_\_\_\_\_, 2008

RECONSIDERED AND FINALLY ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2008

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Bob Turner  
Mayor

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Kathy Lalonde  
Corporate Officer

Certified to be a true and correct copy of  
Bylaw No. 215, 2008 cited as "Bowen Island  
Official Community Plan Bylaw No. 139,  
1995, Amendment Bylaw No. 215, 2008",  
this \_\_\_\_\_ day of \_\_\_\_\_, 2008

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Kathy Lalonde  
Corporate Officer

**BOWEN ISLAND MUNICIPALITY  
BYLAW NO. 215, 2008  
SCHEDULE 1**

Bowen Island Official Community Plan Bylaw No. 139, 1995 is amended by adding the following:

**“5.4 GREENWAYS STRATEGY**

**Background**

Bowen Island is blessed with a magnificent natural environment, abundant wildlife habitat, clean waters, and ample outdoor recreation opportunities for its residents and visitors. The *Greenways* Strategy is a vision of co-operative stewardship that brings people together to work towards conserving Bowen’s natural assets. *Greenways* help connect wildlife habitats to each other, human communities to other human communities, and people to nature. The *Greenways* Strategy covers the entire island. It is a means for developing an extensive, interconnected network of protected natural lands that will be managed for environmental conservation and protection, recreation and eco-tourism, as well as community health and wellness purposes.

*Greenways* vary greatly in scale, from ribbons of green several meters wide that run through residential areas to wide corridors hundred of meters wide and many kilometers in length that incorporate diverse natural systems, coastline areas, and scenic viewpoints. Some *Greenway* areas function almost exclusively for environmental conservation and are not designed for human interactions. Environmental conservation areas are lands intended for the protection of the natural environment and should be retained in perpetuity where there are natural features worthy of public education and awareness. Environmental conservation areas are not publicly accessible. Other *Greenway* areas have integrated *trails* that accommodate a variety of uses such as hiking, biking, or equestrian use.

*Greenways* serve a variety of functions and benefits. *Greenways* support the biodiversity of native species, secure the capacity and resilience of natural ecological processes such as sustaining air and water resources, as well as sequestering greenhouse gases. The *Greenways* Strategy helps conserve and protect Bowen Island's natural resources, sensitive ecosystems, watersheds, coastline areas, unique landscape areas, cultural landscapes, wildlife habitats, wildlife migration routes, and other natural areas that have significant environmental assets. In addition, *trails* within the *Greenways* systems provide recreation and sustainable non-motorized transportation opportunities. By promoting environmental conservation and public *trail* development on Bowen Island, the local economy can also benefit from the spin off eco-tourism opportunities, as many visitors come to experience Bowen’s natural setting. *Greenways* also help foster community health and wellness by fostering community pride, civic involvement, active living, and community identity.

Currently, Bowen Island has an extensive connective informal island-wide *Greenways* system that includes private and public lands and *trails*. Public lands include Municipal, Regional, and Crown Land. Bowen Island has several significant green corridors which include significant green areas such as Crippen Regional Park, Mt. Gardner, Collins Ridge, Headwaters and Quarry Parks, Fairy Fen Nature Reserve, the Ecological Reserve and lands in the Cape Roger Curtis. Many of these areas have an interconnected network of *trails*, various road rights-of-ways, public beach and shore access areas, and linear parks along creeks. Collectively, these components make up part of the informal island-wide *Greenways* system on Bowen.

Modified landscapes, including agricultural land, golf courses, natural spaces that are adjacent to various road rights-of-ways, sport fields, and local neighbourhood parks, often play a supporting role in *Greenways* by providing a *buffer* between development and *Greenway* areas.

The *Greenways* Strategy will help secure Bowen Island's natural assets to ensure that the natural environment remains intact and that public *trails* are well integrated into community and public lands. By securing Bowen Island's natural assets, the inherent tranquil wilderness character of Bowen Island and the quality of life will be retained for future generations.

### **Greenways Objectives**

#### **Environmental Conservation and Protection**

- 1) Protect the natural water quality and supply by preserving native vegetation, *riparian zones*, *streams*, *watercourses*, and *wetlands* areas.
- 2) Secure the capacity and resilience of ecological systems by protecting natural landscapes, especially those rich in biomass to maintain air and water quality, so that they can continue to sequester carbon dioxide (CO<sub>2</sub>) and help mitigate the impacts of climate change and storm events.
- 3) Maintain and enhance natural connectivity in *Greenway* corridors for the movement of *biota* and ecological processes.
- 4) Preserve and maintain biodiversity which includes wildlife habitats and native vegetation in their natural state. Special consideration will be given to wildlife, plants, and ecosystems that are considered endangered, threatened, or of special concern.
- 5) Maintain and/or restore the integrity of ecological systems.
- 6) Ensure that all new developments respect and encompass the intent of the *Greenways* Strategy so that the pattern of development respects the natural landscape and local ecology of the area.

#### **Recreation and Eco-tourism**

- 7) Develop and maintain public access in selected natural areas, parks, beaches, and viewpoints for recreational and educational purposes which support community health and wellness and low impact eco-tourism development opportunities.
- 8) Promote local neighbourhood *Greenways* development in new and existing neighbourhoods to help link up the island-wide *Greenways* system.
- 9) Support the development of sustainable non-motorized transportation by providing *trails* for bicycles, pedestrians, and horses.

## Community Health and Wellness

- 10) Maintain Bowen Island's unique community identity and sense of place by ensuring that the island's natural landscape and ecosystems are protected.
- 11) Support stronger social ties and increased sense of community through providing places where neighbours can meet and recreate together.

## Greenways Policies

### General

- 5.4.1 The Municipality will in appropriate circumstances secure and protect lands for *Greenways*. A variety of administrative and regulatory methods may be considered including Municipal purchasing or designating of significant natural spaces where possible, promoting private dedications and donations, creating supportive bylaw regulations and policies, securing environmental or *green space* conservation covenants, negotiating statutory right-of-ways and easements, encouraging rezoning amenity contributions that encompass significant *Greenways* in association with zoning, exploring density transfer mechanisms, creating special permits or review processes for environmental sensitive areas, establishing stewardship partnerships, supporting community *Greenways* initiatives, and by other means.
- 5.4.2 The Municipality will provide leadership and continue to build and strengthen *Greenway* initiatives. It may consider informal and formal partnerships to promote *Greenways* development on Bowen Island through municipal diplomacy, education, information sharing, public outreach activities, and by other means.
- 5.4.3 The Municipality will collaborate and co-ordinate with other levels of government, non-governmental organizations, and community members in identifying, inventorying, mapping, setting priorities, and managing *Greenway* areas. The Islands Trust's Regional Conservation Plan and Metro Vancouver's Parks and *Greenways* Plans will be used to help guide Bowen Island's *Greenway* development.

### Environmental Conservation and Protection

- 5.4.4 The Municipality encourages *Greenway* community partners to support it in monitoring, maintaining, and managing *Greenway* areas including any public structures and *trails* and helping to ensure that natural areas, including *waterways* are restored and enhanced if intentionally disturbed or damaged.
- 5.4.5 The Municipality encourages the preservation of indigenous vegetation, wildlife habitats, *riparian zones*, *streams*, *waterways*, *wetlands*, and trees to be left in their natural state wherever possible.
- 5.4.6 The Municipality encourages and promotes the planting of native vegetation on public and private lands and manages invasive species in *Greenway* areas.

- 5.4.7 In order to maintain natural connectivity, the Municipality discourages barriers such as fences, lawns, roads, or other modified or non-native vegetation in *Greenway* areas to promote unrestricted movement of *biota*. Barrier means an artificially constructed diversion structure that acts as a physical obstruction to physically prevent biota from moving across an otherwise permeable area.
- 5.4.8 The Municipality may create and apply specific protection mechanisms in particular *Greenway* areas that are deemed environmentally sensitive. These areas include coastlines, *streams*, watershed and *wetland* areas, hazardous slope areas, older forests and mature trees, critical wildlife corridors and habitats, and other identified special bio-diversity areas. Environmentally sensitive lands are encouraged to remain free of development and structures, restrict human usage, and access to the maximum extent possible; where disturbance is necessary, mitigating measures will be identified and carried out.
- 5.4.9 The Municipality will work towards enhancing the environmental security of identified *Greenway* lands which have lower levels of protection.
- 5.4.10 The Municipality encourages the consolidation of parkland dedications in order to achieve larger parcels of parkland and *Greenway* areas.
- 5.4.11 The Municipality encourages development applicants to design their development proposals in accordance with the *Greenways* concept and demonstrate a commitment to the *Greenway* concept.
- 5.4.12 The Municipality encourages cluster forms of development and the design buildings that leave a smaller impact on the landscape. This will essentially help reduce the amount of land affected by development and prevent fragmentation of the natural habitat or 'bottlenecks' in smaller *Greenway* areas.
- 5.4.13 The Municipality encourages new development to provide appropriate *buffering* between *Greenway* areas and development.

### **Recreation and Eco-Tourism**

- 5.4.14 The Municipality will work toward the development of non-motorized *trails* in selected *Greenway* areas which support local recreation, alternative transportation options, and eco-tourism development opportunities.
- 5.4.15 The Municipality will manage and maintain public *trails*.

## Community Health and Wellness

- 5.4.16 The Municipality encourages private property owners and other parties interested in leaving a green legacy by encouraging them to make voluntary *Greenway* contributions or donations.
- 5.4.17 The Municipality encourages community members and developers to collaborate and work with *Greenway* community partners in volunteer land stewardship initiatives such as wildlife habitat enhancement initiatives, invasion species management, heron monitoring, *trail* monitoring, and education outreach activities.
- 5.4.18 The Municipality encourages the creation of small-scale *Greenways* within new and existing neighbourhoods. Neighbourhood *Greenways* could incorporate elements such as natural micro habitats, community outdoor gathering spaces, as well as pedestrian, equestrian, and biking *trails*. Neighbourhood *Greenways* will also be encouraged to incorporate *green infrastructure* features such as natural storm water management systems, wildlife habitats, and environmentally friendly landscaping elements.”

**BOWEN ISLAND MUNICIPALITY**  
**BYLAW NO. 215, 2008**  
**SCHEDULE 2**

*Bowen Island Official Community Plan Bylaw No. 139, 1995* is amended at Section 1.6 by adding the following definitions:

**“Biota”** means the total collection of all organisms within a geographic region, including but not limited to wildlife, spores, seeds and microscopic life.

**“Buffer/Buffering”** means an established transition zone between one or more land uses that is comprised of land containing native vegetation such as mature trees, and grass fields as well as modified natural landscapes such as active parks, agricultural land, or golf courses.

**“Greenway”** means an interconnected network of natural and scenic landscapes that generally may include *waterways*, wetlands, woodlands, wildlife habitats, and other natural areas; and that may incorporate cultural or historic features and outdoor recreational amenities that do not substantially affect or disrupt the natural environment, such as pedestrian, equestrian, and bicycle trails.

**“Green Infrastructure”** means an interconnected network of open spaces and natural areas, such as *greenways*, wetlands, parks, forest preserves and native plant vegetation, that naturally manages stormwater, reduces flooding risk and improves water quantity and quality, and that may help moderate the effects of wind, solar exposure, sound, and pollution.

**“Trail”** means a path or way intended for non-vehicular travel by the public within an identified corridor, that may be various in width and construction method, and that may include a wilderness footpath, a multiple pedestrian path, a bicycle or an equestrian path, or any combination of those.

**“Waterway”** A waterway is any navigable body of water. These include rivers, lakes, coastal areas, and canals.”