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January 10, 2010

**TO: The OCP Update Steering Committee**

Although I may be expressing my thoughts too late in the Update process, I will send them off in the hope that they may be considered.

It occurred to me recently that in some ways, Bowen is coming to its senses and reaching back in a not yet perfected way, to a rural way of life in which I was privileged to grow up.

- \* Some of our citizens are now electing to live and work on island. (Granted, several of them are a younger and more original thinking group than earlier):

However, I believe that as we go toward with this more “enlightened” approach to living, we need to consider the limits of this island in terms of accommodating un-managed growth. We do not actually know what the population is now. The current population numbers need to be considered in any new development and subdivision plans which threaten our island’s eco-system capacity.

- \* We are making use of and enjoying our natural resources: Our parks are used daily, our cultural events (many locally produced) and sporting events are well attended:

Our aim should be to preserve as much as possible of our green space for livability and carbon capture.

Cape Roger Curtis has been a good example of the need to have environmental protection through more precise by-laws before any developments are considered or accepted (e.g. Hazardous slopes, wildlife habitat, Environmentally sensitive areas and archeologically important sites) As well, there is need for trails and green spaces to connect with the Greenways Commission's mandate

The visual impact and the lack of access caused by even more development close to the shoreline all around the island, is something to which a small island needs to pay attention. Set backs should be increased to ensure this.

We badly need a community arts centre in order to accommodate our talented people and the audiences to enjoy them.

- \* We are striving to reduce the need and use of automobiles:

Live/work on island, along with the water transport to Vancouver, as we enjoyed in the “old” days, is reducing some use of cars. We should continue to discourage a larger car ferry.

- \* There is an awakening to the fact that we need to become more self sufficient (e.g. grow our own food, reduce our energy and water consumption).

The Bowen Agriculture Alliance has tapped into a desire by some to make use of agricultural lands. The Municipality should ensure that land now in the Agricultural Land Reserve is retained.

Availability of water and sewage disposal needs to be kept at the forefront. Wetlands and watercourses need to be protected.

- \* One feature of the “old days” was that there was no restriction on the building of small liveable units.

I would very much like to see the present dwelling unit size of less than 6 metres removed from the existing plan and that you consider replacing it with limits to an upper allowable size. This would hopefully add to the availability of more affordable dwellings on island.

In all deliberations, the Steering Committee should keep in mind that we are an Island Municipality, under the umbrella of the Islands Trust Mandate and its Policy Statement. I hope to see the very important Principals set out in our existing Plan in the Up-date version. I feel very strongly regarding the principal : “that land should be respected as one of the requirements of life rather than simply a commodity”.

Sincerely yours,

Marion Moore