

**Bowen Visioning Questionnaire
Responses to Open Ended Questions**

Survey August 11 - August 31 2009

Results Compiled by CitySpaces: September 2009

Table of Contents

Responses to Open Ended Questions — Bowen Visioning Survey August 11-31, 2009

Question 2:

Please identify three characteristics about Bowen Island that you feel are most important to you.

Page 3

Question 4:

Are there any other topics that you feel are important to be discussed during the Update of the OCP?

Page 26

Question 6:

Are there any additional broad objectives that you feel should be taken into account in the Update of the Bowen Island OCP?

Page 34

Question 7:

Imagine the year 2050. What does Bowen Island look like in a successful and sustainable future?

Page 47

Question 10:

Do you have any further comments regarding a Vision Statement for Bowen Island?

Page 70

Question 16:

The OCP Update Steering Committee sincerely welcomes further comments you would like to make regarding the content of the OCP Update.

Page 80

Question 2:

Please identify three characteristics about Bowen Island that you feel are most important to you.

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1. strong sense of community
2. proximity to the mainland
3. safety

supportive community, open forest, slow pace

-
1. Rural character with easy access to Vancouver.
 2. Excellent facilities & sense of community.
 3. Reduced housing costs

nature
small community
unique place

peaceful and rural
artistic
eclectic

eco system, culture, community

lots of green space/natural environment, small community, comfortably close AND distant from Vancouver

community
nature
safety

Nature's beauty
community and friendliness
safety (no need to lock doors)

small rural character
sense of community
public greenspace

-
1. rural scale
 2. 'arms length' from urbanization (although rapidly shortening arms!)
 3. reduced need of 'amenities'

1. Island ambience, 2. coastal trees, 3. historically rural

1. community

- 2. safety
- 3. support for each other

the marine oriented rural/island atmosphere
Green spaces, rural road standards
A cap on population growth.

quiet
natural forest setting
interesting arts and cultural events

(1) the predominance of (and protection of) uninhabited and undeveloped Crown Land, (2) the sense of community and (3) the generally high level of interest in protecting the environment.

Caring community
proximity to the city
environmental/ecological awareness

rural, no street lights, privacy
small town feel, accessibility to nature, close to mainland

natural temperate rain forest and coastline
rural characteristics of our community
availability of privacy and quiet solitude

more and better community facilities

It's safe.
Small community.
Beautiful.

Retaining and building on community character (to be defined). Avoiding the ubiquitous community factor -- development that makes Bowen a generic tourist/business community.

Determining what amenities are actually Needed vs. simply a desire to replicate amenities and conveniences more suited to urban landscapes -- making sure approved amenities/facilities suit the definition of our community character and preserve our unique cultural and natural assets.

Given our finite land footprint and resources -- discussion about how many people/how much development can be allowed given that a set amount (to be determined) of natural and undeveloped land MUST be retained and kept free of or restricted to human use. This natural land (for conservation and protection of both resources such as water and other species) must be considered sacred (and preserved by strong regulations). Otherwise it will inevitably be chipped away at until it is no longer viable as natural areas. Although I have others, these are my top 3 concerns. Thank you,

Bowen's forests, parks and supportive community

Question 2 - Three characteristics

green space availability including trails, beaches; a caring and sharing community; viable businesses including restaurants and groceries

quiet, friendly, safe

rural lifestyle, protection and preservation of natural lands, flora and fauna in perpetuity,

wildlife, large green areas, supportive community

- 1) Sense of safety for children, mine and others. You can't beat a three-mile wide moat!
 - 2) Surrounded by Nature
 - 3) A very definite sense of neighborhood. If you live on the rock, you are one of us, rich or poor, green or orange.
-

Natural beauty, rural character, lots of green space

natural beauty and environment
small community
recreation opportunities

safety, accessible and affordable products, fitness opportunities

- 1) Away from the world feel with lots of open space / public land
 - 2) Sparse / low population with strong sense of community
 - 3) Peaceful/quiet environment surrounded by natural beauty
-

Nature, being respectful, conscious and intentional in our relationship to our natural environment, making choices that consider 7 generations into the future.

Beauty: being wise to the natural esthetic of this island home, and making our gestures harmonious with that beauty.

Spirit: recognizing that this island has a life-force. Honouring that foundational energy through wise participation and choice is essential for harmonious and beautiful evolution for all life-forms.

dense forests
small neighborhoods
slow pace

transparency,
total culpability
pace

- (1) huge amount of undeveloped Crown Land
- (2) sense of community
- (3) access to amenities only a large city can offer, but with enough isolation to avoid the accompanying stresses

A community diverse in age/soci-economic levels/family types;
A safe community; Affordable housing/property taxes and transportation

Huge area of undeveloped Crown Land. Sense of community. Access to amenities available only in a large city, but with enough isolation to avoid the accompanying problems.
quiet, civility, small-townness

diversity of population
natural environment
safety for children

* rural
* quiet
* non-commercial

clean green safe

Natural, wildlife, rural

rural atmosphere
sense of safety
sense of community

Rural character, free access to trails and beaches, SMALL community

rural lifestyle
abundance of untouched wild-space
joyful celebration of community

rural community
green space
slow evolution

The feeling of community
Our beautiful and scenic trails
Our forests

rural, residential, community feel

Rural character, small warm community, natural environment.

arts, culture, nature

Safe, community oriented, access to nature.

Greenspace, Rural community, environmentally green environment

Community involvement, natural environment, separateness from mainland (island)

Peace and Quiet

People who have more time to for you than the city.

Slower pace of life (or it would be if I didn't have to spend so much time working to protect the Cape!)

Quiet

Small

Unique

Creative people

Open Space

Character of Snug Cove

Limit development

Keep Rodger curtis undeveloped

keep water supply floride free

nature, wonderful people fostering a strong sense of community, no franchise businesses

peacefullness

community

safety

a place of retreat, a place of natural wonder, a place of simple pleasures

pristine nature, a caring community, and escape from the city

community, environmental protection, careful planning

peace, quiet, nature

vibrant arts community

warm and welcoming community; people are very connected here

rural character of the island

Diversity of population

Good mix of open spaces, water access and housing

Community that pulls together to make the Island vibrant

connected community

access to greenspace/water

proximity to Vancouver

nature
community
diversity

walking trails, access to the sea, dark nights
nature, peaceful. rural
maintaining environment, small community, safety

Close community
affordability
growth

safety, location, unpretentious community with strong values that support life of all kinds near but not in Vancouver

- natural environment
- vibrancy of the arts community
- strong sense of community

community
nature
safe

Spectacular setting, small-town feel, caring community.

slow pace
no street lights
not urban

- 1) Trails and parks
- 2) Small population
- 3) Common faces and places

proximity to Vancouver
rural character
fewer by-laws and rules

Surrounded by nature
Truly necessary amenities nearby
Slow pace of development

family gets to be near nature
community of friends

uniqueness of community

Natural, Artistic, Wildlife

Rural and small town aspects, Dog friendly, Relatively easy and accessible walking trails

natural environment, safety/security, sense of community

- the rural feel, no stop lights, not too many street lights, not too much development
 - the safety, both for children and adults, less crime and more caring for your neighbours than in the city
-

- the beautiful natural areas on the island and its surroundings
- sense of community
family friendly
community resources
-

community
nature
local culture

Peaceful/safe
Green spaces
Responsible community

child friendly environment
diverse artist and diverse community
trails and parks, for many users

Friendly caring nature of residents
Safe and secure environment
Rural nature

trees and the ocean; locally-owned businesses; safety/security

- safety
- quality of life (knowing neighbours, being sense of a community, etc.)
- rural geography (forests, being connected with nature)

access to waterfront and parks
commercial operations:shop on Bowen

rural feel
safe for kids
green spaces
diverse community
local recreation for all ages

environmental protection

peaceful, neighbourly, safe

Quiet, dark, forest.

Rural environment
Friendly community
Golf course

Beauty and peace
A small community, which has the potential, although as yet unrealized, to be a model of flexible and fair decision making
The potential for innovative cooperation

natural beauty (land & water)
active & engaged community
family orientation

easy access to Vancouver, rural peaceful living, wonderful water and nature views
PEACEFUL AMBIENCE; QUASIRURAL ATMOSPHERE; CORDIALITY OF RESIDENTS

friends, work, trees

Nature
Proximity to Vancouver
Small Community

nature, security, community

small intimate community, rural feel, diversity of residents
Proximity to Vancouver
Ocean views
Rural character

friends, golf course, low traffic volumes

1. Rural community with close access to all the amenities which Vancouver offers.
 2. Combination of natural beauty with community living.
 3. Multi-dimensional friendships (i.e. developed at the store, arts events, playground, work, venues of shared interest) versus single-dimensional friendships in larger neighbourhoods where you only meet the friend in a particular setting (e.g. work, playground, etc).
-

sensible government

rural characteristics
smorgasboard of residents

rural, no residential sprawl, nature is accessible

Peaceful surroundings.
Many local services.
Easy access from the city.

serenity community ocean

Peaceful
Beautiful
Unspoilt

sense of green
sense of quiet
sense of community

1. Balance between environmental issues and economic/business issues.
 2. Respectful dialogue between people of different viewpoints.
 3. Recognition that trade-offs and compromises are essential.
-

quiet, ways connect with neighbours, diversity

beauty
community
safety

Preservation of an accessible and diversely representational natural environment
An intimately connected, caring, and involved social milieu
A community ethos that is circumspect, innovative, and not blindered by the forces of urbanization

1. Bowen's unspoiled natural beauty
 2. the easy access to Vancouver
 3. the high degree of support for the arts and the artistic community, which greatly influences Bowen's quality of life.
-

Rural setting, village in the cove, slow traffic
our rural feel, our lack of fast food outlets and there detritus, our sense of community

1. Trees and rural environment.
 2. Contrast from city - no street lights, traffic lights etc.
 3. Small population. Still has a semblance of a village ambiance.
-

sense of community

Its beauty, the supportive environment and its separateness from the city

Rural Character
Lack of Amenities
Divided Community

1. a physical environment that blends lots of wilderness (as much as is possible) with tight communities of homes, services,probably eventually another Snug Cove like development on the west side of the island;
 2. real commitment to development PLANNING... with regard for the Big System, how does it all fit together, how does it all fit with our vision of the island...what IS our vision (is it shared, is it communicated, is it enforced?)
 3. a deliberate intention to NOT be a suburb of West Van... a choice to be more rural, less developed, fewer facilities and amenities, something more rustic, less sophisticated, more casual, more eccentric perhaps, different...true to itself rather than trying to be something else.
-

Rural, small population, nature

Community Spirit
Safety
Green Space

Community
Nature
Recreation

nature
our culture (including all the different people and personalities)
it's a safe place to raise children

Community
Nature
The Cove

ecological awareness, community spirit, artistic life

community
green space
arts

rural, quiet, freedom from government interference

safe, quiet, rural

ruralness

closeness to the Salish sea
Community

quiet, simple, rural

-community: incredible friendliness and welcoming atmosphere
-proximity to nature: woodland trails everywhere,
NO STREETLIGHTS!!!

Water, Roads, Ferry

peaceful
safe
community-minded

beaches, forests, small community

beauty; security; community

Rural feeling
No municipality
No more building; golf courses etc

1 - small community
2 - safe for children
3 - surrounding nature

Community
Environment
Safety

country spaces
clean environment
community

small town feeling, less rules than big cities,privacy.

Rural, Marine, Suburb of West Vancouver

nature
sense of community
safety and trust

rural atmosphere

community spirit
an island

quietness
not much crime
proximity to Vancouver

Community, Environment, Affordability

Access to nature
Sense of community
Cultural -- arts and music

'community'
diversity
rural

- 1) Love the small island friendliness
 - 2) winding country roads surrounded by trees
 - 3) small Bowen based and owned businesses - no starbucks or Safeways.
-

maintaining rural character
enjoying safe environment
supporting Bowen businesses

1. Treed, rural environment
 2. Caring neighbours
 3. Supportive of artists and residents
-

a feel of rural living, a sense of close community, the extensive arts community

Community
Arts
Ecology

Rural aspect
Sense of Community
Safety

nature, community, unique character

trees, deer, trails

Question 2 - Three characteristics

People who know each other
Safe environment
Clean Air

local shopping
keeping it unique and not just a bedroom community, environmentally responsible
rural friendly small population

quiet
spacious
accessible

Safety, lack of noise and no big city amenities

community diversity, quiet living, access to water

In no particular order:
A sense of community.
A population diverse in culture, education, and interest.

community, safety, quiet

privacy
safety
peace and quiet

a safe, healthy environment.....a thriving arts community.....
community spirit

natural
unique
strong community

Safety, friendliness, peaceful

its not 'there'
mixing the environmental concerns with business; open to new business ventures with little political
red tape; closeness of the residence to business

Safe
Friendly
Location(!)

Small/close/caring community

Rural/natural surroundings
Leisurely pace of life

Isolation
Rural nature
Nature of the residents

quiet
close to city but not urban
community spirit

Quiet Community, Community Business, Close to Vancouver

Wild forest land with protected wildlife
Lots of walking and biking trails with easy access to the cove from anywhere on the island
High density housing near the cove

small, close-knit community
green spaces and parks
arts very important

rural character
un-spoilt/un-developed swaths of natural areas
accepting community of diverse values

beautiful natural places; friendly community; sense of thankfulness people feel for what we have here
Rural, isolated, neighborhoods which are not mature (no sidewalks, street lights etc.)

the island beauty, the community potential, realizing the profound opportunities that can make the island a vibrant and economically successful place to live and enjoy

tourist friendly, the golf course, trails

- Close proximity to Vancouver
 - Natural beauty - the forest, trails, beaches...
 - Artisan community feel (From the Ruddy Potato cafe to the chocolate shop - these all have a non-city, rustic, charming atmosphere).
-

Natural beauty, small community, proximity to the city

- 1) Proximity to Vancouver.
 - 2) Community spirit
 - 3) Desire to develop growth strategies
-

My friends
Surrounded by water
Lots of green space

ample green space, rural character, slow growth

Natural environment; ocean and land

Quiet(Low traffic pollution) apart from the parking lot and strip mall ie Snug cove.
Safe For kids and families.

quiet, community,sanctuary from the city

Safe, green space, community-minded

1-the sense of community, neighbors helping neighbors.
2-mix of wilderness, rural and cluster developments.
3-Bowen's natural beauty

-clean country life style living
-the feeling of being safe
-being isolated from the city

natural environment
face to face supportive community
rural character

safety
scenery
life style

Slower pace of life
Beautiful scenery
Close to Vancouver

the deer
no traffic lights
country living

that is is rural with a flair of city
that it represents a special life style
that if you want to you can still be alone or and disappear

It is an island separate from the mainland.
Small community with a very divers population, with a mix of people from all socio-economic levels.
It is still more rural than suburban.

rural atmosphere
caring, supportive, multi-generational community
natural, unpolluted beauty

It is a place of renewal & healing, it is rural in nature and it has many spaces where one can connect with nature in a way that is not possible in an urban centre.

1. Rural atmosphere (dark nights, not many lights)
 2. The diversity of the population
 3. The pristine beauty
-

sense of community, a good balance between nature and development, access to clean water
Quality of life, physical beauty of Bowen and associated flora /fauna, friendly people.

It is an island
It is a small diverse society
It's rural character

friendly, picturesque, rural

Rural nature, safe, community-minded

view, community, nature

-people living respectfully and lovingly with each other in community; NOT letting issues (however important) become more important than loving our neighbours
-small town feel
-lots of green space

1. Close, but away from the city
 2. Spectacular natural environment
 3. Quiet
-

a tight-knit community that's not too large; in a rural environment
local business
community
safety

1. Caring Community
 2. Pace of life - no traffic lights, etc.
 3. Safety
-

community
privacy/seclusion
natural environment

Question 2 - Three characteristics

Safety for children, outdoor recreation, diverse societal cross section of people

The island feel (slower than vancouver)
the friendly people

Rural nature
Peace and solitude
lack of development

Natural environment; fun and friendly for kids; varied community inhabitants, safe

quiet and secluded
traditional values
safe and clean

1-Feeling of community
2- The arts
3-Local business

rural feeling
quiet places
safety for kids

RUAL Atmosphere
small population
no street lights

nature
relatively small number of residents
small commercial centre

Small community
Environment is a high priority
Work together to raise children

proximity to trees, clean ocean, informal atmosphere.

Rural, small community, Green

safe, quiet, beautiful

natural beauty & clean air, relative safety, strong sense of community

Question 2 - Three characteristics

1. The finest sense of community that I have experienced in 52 years
2. Relatively small population
3. Unspoilt countryside (no Starbucks, no need to lock your house, low crime, little major development)

Many creative groups, much temperate rainforest, many cooperative, civilized citizens

Sense of community

Clean natural areas (beaches and forests)

rural character (not slick looking/local businesses/character in homes/trees etc)

Community volunteerism, green space, quiet

natural environment (trees, protected ecosystems, animals, waterfront--accessible and protected where needed)

people who care about each other, know each other, and care more about preserving social capital than about advancing their individual interests, values or points of view

human AND bio AND economic diversity and sustainability

1. semi-rural quality (I'd like to keep it)

2. it's NOT the city (that's important; and I don't want the 'conveniences' of the city, thank you. What we have already is plenty.)

3. dog-friendly and relaxed about it (at least we used to be and I'd like to get back to that, please)

The small town feeling; friendly community; beautiful, green scenery.

local country living and control

environment, community, history

Green spaces

Rural character

Village in the Cove

Rural, quiet and secure

SMALL TOWN

SLOW PACE

NEIGHBOURHOOD

rural nature, home, social diversity

Spirit of community

Lots of trees

Rural life style

Question 2 - Three characteristics

1. the community
2. the natural environment

wilderness, silence, life sustaining

Rural small town feeling
Forests

Safe environment
Rural atmosphere
A vibrant business sector

extensive healthy natural green space and ocean

caring community
low population rural look and feel

It is not immediately accessible from the mainland, it has lots of park trails, it is safe.

caring, open, green

low population, rural environment, lots of trees

Bowen is not easily accessible this protecting it from too much traffic. It is still fairly wild and rural. There are areas that remain untouched by development or commercial activity.

closeness to nature, small/close community, accessibility to vancouver

community, live/work opportunities, night stars

community; slow growth; diversity of people

tight community, natural look of the island, allow local businesses the option to grow

lack of affordable housing, lack of seniors and mixed housing lack of safe cycle/pedestrian trails

Friends, community, arts and entertainment

clean water, nature, community

access to undeveloped land, affordable marina, access to Cape Roger Curtis lands

rural, nature, big dense development not important

peacefulness, nature, community

Rural
Community
Peaceful

sense of community (belongingness), rural enjoyment (safety), social diversity

Peacefulness, security, natural environment.

Sense of closeness to nature, safety, friendly atmosphere of the community.

Developing sense of community and connectedness. Protect environment, decrease greenhouse gases.

Community, rural lifestyle.

Rural character, community sense, proximity to - yet removal from - Vancouver.

Clean, safe, natural.

Great Community. Safe. Lots of natural environment, especially waterfront.

Need for less government; thriving core business (Snug Cove); local economy providing local employment

People, place, people

Natural beauty; rural character; strong community

small, caring community; green and quiet; self-sufficient

sense of community; rural atmosphere; green space

rural lifestyle; small community; safe

Green space, knowing other Islanders, small-town amenities and lack of amenities (creates opportunities for creative problem solving).

Caring/open community, village/rural feel, creative community (volunteers).

Community, culture, nature.

Close to nature, safe for kids, friendly.

Question 2 - Three characteristics

People/environment/culture.

Natural beauty, dark nights, slower pace.

Green spaces, supportive community for those in need, opportunities to contribute to the community.

Unsullied beauty of the location; the semi-rural lifestyle that encourages self-sufficiency; small town, slow pace of life where faces are familiar.

Nature, community, no big box or food chain stores.

Nature. No development. Clean water.

small rural community, not overtaken by commercial or residential development that would threaten our natural resources and quiet enjoyment of our homes and surrounding environment.
living on an island and still being close to a metropolitan area; mostly educated, informed, participatory and diverse community without domineering special interest groups; a share value system under which artistic, educational and cultural qualities rank higher than the display of wealth
rural atmosphere, parks, island lifestyle

forests, beaches, friendly community

It's not part of the urban mainland!

The beauty and serenity of the natural world, the close and friendly community, rural character.

Natural environment, diversity, cultural heritage.

Maintaining character of Island. Improve - make a sustainable - economy. Focus on the basics - roads, sewers, water etc. Avoid taking issues or problems one at a time - they are xx.

natural areas, Snug Cove, historic character

The sense of community (vibrant), the power of the vast forest, agricultural opportunity.

Question 4:

Are there any other topics that you feel are important to be discussed during the Update of the OCP?

Question 4: Are there any other topics that you feel are important to be discussed during the Update of the OCP?

Second ferry terminal + far better marshaling

infrastructure(sewer,decent roads, safe sidewalks)

Developing governance that eliminates politics

Ensuring places for active indoor play

a means for stronger more creative dialogs w BCFer

Our forested Crippen Park entrance to Bowen Island

NON TOURISM COMMERCIAL SITES, OFFICES, LIGHT INDUS

Zoning for light industrial/office complexes

Non-improved public roadways upgrading

acquiring waterfront, how growth can be managed

Sustainability - not being dependent on the mainland

building more community facilities

People realizing Island communities ARE different

On Island composting facility

electric-powered vehicles and transport system

lot size, population cap

creating bylaws to ensure enviro protection

The linkage between tourism and employment

preserving the night sky, safe trans-island trail

public waterfront ownership

increasing public ownership of waterfront

diversity of housing types

governmental process

cohousing, density equivalency not units per acre

The importance of a wildlife corridor

Encouraging love of our natural/rural surroundings

ferry lineup

teen activities to prevent drug/alcohol use

Contain the growing # of noxious invasive plants.

Curb on development size

Defining Urban Growth Boundary for Snug Cove.

water ozonation to reduce poisonous chlorine

poor survey design to reverse polarity in 3 & 5

consider Roberts Creek model - perm OCP Committee

BC Ferries responsibilities to Bowen

statements under #5 largely motherhood

transparency in matters of council

green building strategies, water conservation

Learning to respect & nurture diversity

reduce need for daily commuting to the mainland

marine health, public spaces agora ,nondivisive

promote community

improving Snug Cove appearance and parking, transpo

Preventing unforgivable MISTAKES like A T field

Wildlife Habitat, Ecosystems, Clean Water,

Senior care+facilities to remain on island

What is the current inventory of unimproved lots?

on-island access to social service support options

Missing vision; prioritizing core values

Surplus Lands densification

potable water management, winter power outages

supportive environment for volunteer driven groups

being able to withstand rising energy prices

failure to recognize previous studies by locals

Ensure hiking/walking/biking trails are expanded

Governance with a broad overview perspective

growth management & OCP implementation tools

ALTERNATIVE FERRY Marshaling

What are our values?

resist development pressures from mainland

government engages community in ongoing decisions

Wind Power for the Islands

blackmailing private property owners

Address pending developments

barking and at loose dogs

This box doesn't allow enough room for comment

curtailing growth until infrastructure improves

Strongly believe no franchises should be allowed.

Population cap should be flexible.

water needs to be specifically addressed

Facilities for sports, swimming pool

Low Income Housing for Families

Affordable Housing & Seniors Housing

water conservation and availability

increased density in snug cove

frequency of update, engagement methods, process

community centre!!

How to support private business on Bowen

Affordable housing

trading zoning concessions for land sucks!

A proper 'town centre'; Support for local business
a circular rather than linear Snug Cove

Apartment buildings in/near the cove! Yes...

Community events that will draw Tourists to the BI

Permaculture Design for local sustainability.

How all of the above things are accomplished ...

permit/encourage alt. const (cob/straw bale/etc)

Sewage

balance of tax revenues with wants and needs

dependency on ferry

density direction for lower priced housing

reviewing the current infrastructure (sewage, water)

Maintenance of infrastructure (roads, sewers).

ferry marshaling

TRANSPORTATION TO AND FROM Bowen ISLAND.

consider a cap on population and therefore determi

managing impact of home-based business; protect ALR

I don't want to see increased property taxes

Creating an Island Economy

composting or some sort of waste energy production

How create wealth to afford public space/buildings

Can we own the waters of Deep Bay?

resisting the development model of planning

lower the cost of serviced lands for young families

water use and sustainability of fragile resources

Maintaining existing rights of property owners

subdividing in the ALR

density, viable salmon streams, climate change

Roads designed to maintain rural character

deal with the traffic problem in the cove

Rate of growth. Limit development to 25 housing st

support for local arts, community meeting place

The finite nature of island resources

Keeping the island 'dark' at night.

seymour landing

municipality should sponsor use of rain barrels

Control rate of growth

ferry marshaling and Snug Cove Plan

Restrictions on subdividing into smaller lots

later ferry service as on the other gulf islands

growing/promoting local business on/off island

maintaining marine biodiversity in littoral waters

Increasing the overall density on Bowen

Capping the population at 6000 or so as per OCP

Increasing overall density of Bowen Island

alignment between OCP guidelines and rezoning rules

why our planners are paid by developers

method of discouraging single occupant cars on ferry

pedestrian safety

stay rural. not expect amenities of a suburb

community arts centre-need a proper venue

Supporting a diverse Bowen population in terms of

impact of development on traffic. water quality

Municipal land bank to fund infrastructure

need to talk about HOW we communicate

community centre; ferry fares; water

control the rate of housing starts

NEIGHBORHOOD DEVELOPMENT

Docking facilities at Seymour Bay, transit to Golf

Unified water management

realization not sustainability but survivability

Develop a biking/walking trail island wide

Enhance the marine atmosphere in Snug Cove

identifying location of key green infrastructure

none

economic development beyond tourism

A real village centre in the cove/indus-work place

community gardens/composting; accessory dwellings

skate park, theatre, rec centre, more jobs/events

Cape Roger Curtis lands; walking/hiking networks
hard goals and measures, not soft words as her
Noise bylaws - no machine noise on Sunday /peace
using a computer model such as communityviz.com
social environment with all income levels

Safety, low density regions.

Reduce municipal overhead.

Granting development permits VS gaining amenities.

Snug Cove, Affordable Housing, Light Commercial

Population cap

relation of incr. ferry service & growth capacity

putting limits on population and lot size
Secondary suites, community venues, wild spaces,

aff. hsg/respect of private prop/increase tax base
Snug Cove Plan! Finish it after 30+ years.

Effect pop. cap will have on housing prices.

effective monitoring of existing/future covenants
Transportation services

No more plastic turf!
noise pollution; protect marine life/coastal water
discrepancy btw vision & implementation / action

control live-aboards; comm gathering; commgardens

The responsibility we have to all residents of BC

Transportation, carrying capacity, water, sewer, services, infrastructure, sustainable economy,
Snug Cove Plan initiation.

type of development rather than rate of

Question 6:

Are there any additional broad objectives that you feel should be taken into account in the Update of the Bowen Island OCP?

Question 6: Are there any additional broad objectives that you feel should be taken into account in the Update of the Bowen Island OCP?

Proper emergency planning including a second ferry terminal and a robust fire station. Consider what might happen if the island caught fire

We need to address the issue that our seniors(the cultural memory of our island) and our young people (the future of our island) are leaving in droves because there are few housing options that they can access.

more consideration for those who cannot walk far, ride a bicycle nor on a bus route.

To undertake a natural and social resource inventory so we can measure our growth and decisions. To create a decision making matrix based on sustainable principles that can be cross referenced to our inventory.

Good governance practices

Ensuring the financial health of the municipality so that necessary services and infrastructure can be maintained.

Keep Bowen Real, with real residents; limit the second home/ vacation home scenario where ever-wealthier people own properties they seldom use. This eats out the heart of a community.

Municipal-sponsored education forums on the environment with the stress on the Islands Trust Mandate.

A recognition that our population is aging and there will be a need for expanded medical services and housing to accommodate the needs for seniors and the disabled.

Maintenance of our uniqueness in a community of islands under the jurisdiction of the Islands Trust and its policy statement.
Regulate the allowable amount of forest removal on residential properties

over managing and controlling places a burden of responsibility to police on the municipality which might otherwise be the responsibility of the individual.

To acquire some amenities that by the average Bowen income, we should be affording!!

The finite land/footprint nature of islands. Typical human/expansion model does not work. Human vs. natural ares with limited or no human use must be clearly defined and worked within (for example.

Question 6 - Other Broad Objectives?

40% of Bowen lands are off-limits to human development/use)for foreseeable future. Human growth must stay within its defined footprint and housing/amenities must be applied creatively up to a defined population Cap (to be determined). Unlimited growth without will destroy all the island communities given time. My opinion.

The objectives, as stated, are too nebulous to be useful, IMO. Also, some of the objectives stated are better served by elected officials, I think

affordable housing should be spread across the island and not be limited to apartments or townhouses. There needs to be 1/2 to 1 acre properties that could be used for chickens or goats as well as orchards and produce gardens.

Do not allow an increase in current population cap.

We keep hearing this build out number (I think it's called) of 7000 people. Is this really a part of the OCP? If so, it's too many people for the island and needs to be set much lower. It's simply too many people from our perspective.

that recreation budget be reduced and difference allocated to maintaining infrastructure (roads, water, sewage treatment)... Having a council of wise elders to guide our community's evolution (older than 70!!)

well, for one, why don't you edit your survey questions - good on you for asking something this time, but this survey is moronic - btw - my favorite color is green

gaining a sophisticated understanding of managing growth instead of relying on the just say no approach used to date.

diversity in housing types

I see nothing about the preservation of other island species. We are losing snakes, lizards, frogs, deer, etc at an alarming rate because of habitat destruction. Hardly a 'green' or an environmentally friendly community if we allow island 'extinction' because of negligent development. Develop that natural corridor and enforce bylaws already in place about loose dogs (they have become really out of control within the last year and no one seems to do much about it).

I feel strongly that business interests have far too much influence and that new business licenses should only be granted to businesses that can demonstrate to a reasonable degree that they are serving an existing market. Too many businesses are being established, then scrambling to get more people on island, either as daytrippers and/or residential developments. I view Bowen as a residential suburb where the bulk of the working people commute off island or have home based businesses. I DO NOT believe Bowen should strive to become an economically sustainable community. It cannot retain its rural island character and be economically self sufficient. A decision must be made on what type of community we want - and you now know where I sit on this issue.

To enhance economic opportunities that support self-sufficiency.

Economic survival for local business, encourage home based business (do not introduce business licenses which is another tax), less focus on environment and sustainability issues that we have no control over; less obsession with the wealthy, more priority on the low income segment of Bowen; diversify the on-island economy; encourage land use other than residential.

Preservation of flora and fauna and development impact on marine and shoreline ecosystems.

To keep business chains or any type out of here, with the exception of the building centre, which I understand is individually owned. To re-educate and prevent people from driving on Crown lands with off-road vehicles.

Curb developments.

Fending off future CRC's and the polarized and ultra right and left arguments that divides the Island There should be a huge effort for community gardens also and effort to have a local Bowen Currency that can be only used with merchants and services on Bowen.

maintaining natural environment needs to be top priority, for our children and our grandchildren and all future generations

food security, restorative values - incl. lower carbon footprint, respectful dialog

The public interest, as defined in relation to the CRC lands, should govern ant development application that is received by the Municipality.

The broad objectives are too broad. Differences of opinion regarding diversity of housing forms, clustered housing and smaller lots are simply not addressed.

avoiding turning Bowen into a boring sterilized suburb. ensuring nature is a priority over economy

we need to support the development of a self sustaining economy.

On-island waste management (not relying on taking our garbage off island). Implementation of smart & renewable energy resources. Nurturing diversity (incomes, age groups, etc.).

aging in place, Bowen is made of interdependent neighborhoods and social groups who value interdependence as well as personal autonomy.

The island can and should embrace smart growth planning principles. We must manage our growth responsibly and reduce per-capital GhG emissions by adding density and services to the cove, reducing lot size and allowing a greater variety of housing forms. We must also do much more than simply encouraging cycling and walking - we need to actually build a robust active transportation network. There is more than one way to preserve and protect this island, and saying no to everything that comes along isn't a productive response.

Define Preserve and Protect; discuss successes and failures.

Conservation of the environment and all large, intact natural spaces with an emphasis on small or low impact on the land base and also emphasizing a cap on island population and an emphasis on limitations on size of future residential and commercial developments.

I don't think your survey properly address's some of my bigger concerns. I believe Snug Cove should remain the core commercial centre of Bowen however there is no reason why a secondary centre could not develop on the west side of the island. Currently a number of one-off commercial developments are been allowed. If this continues there will be a haphazard arrangement to all future commercial developments outside of the cove. This is poor planning and shouldn't be encouraged. I feel strongly that a private seniors complex as proposed by the CRC developers should be encouraged. Facilities and staff of such a facility would supplement any secondary public facilities as proposed for Snug Cove and the current BowCourt. Currently most seniors are forced to leave the island the minute they are unable to take care of themselves unless of course they can afford private in-home help. This is not a practical or sensible solution for most of our residents.

I am in favour of a community center/recreational complex been developed in the Cove however until traffic patterns and ferry marshaling can be properly addressed this should be delayed. Traffic patterns + ferry marshaling should thus be a priority. Its not complicated providing decisions can be made.

Funding for a community centre/rec complex will not be an issue once a sensible site (pedestrian and vehicle access) has been selected and a non-partisan committee is charged with fund raising and development. Non-partisan means getting rid of any current council members and those with council aspirations who seem to want to control this project. I know of at least one potentially large donor/ fund raiser who refuses to finance any public venture where certain members of our current council are involved or have control (Hooper, Pool and Turner since you wanted to know!)

community centre, safe road shoulders for strollers, bicycles and pedestrians

Reduce our full-cost ecological footprint.
Reverse the gentrification trend.
Increase ratio of resident ownership.
Increase self-sufficiency.
Adopt best-practice per capita GHG reduction targets.

Establishment of an economic development plan

infrastructure and housing outside of snug cove needs to be more closely examined as it does not make sense to only concentrate on Snug Cove as the epicentre of Bowen when many live on the west side of the island. more provision/thought put into families and how the community can support families/young people coming to the island to live but also supporting them in being able to stay

ferry traffic parking

opportunities for agencies and governments to team for the well being of youth and young adults the broad objectives are fine. the problem is current policies will not achieve those objectives.

I have lived on the Island for 15 years and feel very proud and possessive over our special utopia. I am also very ashamed of the looks of Snug Cove and our road maintenance. Other than the outstanding forethought, design, and maintenance of the Snug Cove Marina, the Cove looks like a derelict yard of a part time resident. There seems to be no pride to keep the place clean and maintained.

Over the years we have been involved with community discussions and workshops and the questions were stated in such a way that your own views were impossible to bring forward. There has been so many committees that have given hours of their time to help direct our council only to have their consensus put on a shelf never to be read again.

We deserve a leadership who will realize that we can't turn back the clock by putting off potential buyers i.e. by trying to re-instate the old ferry in 1999 and refusing the offer of the BC Gov't to resurface the roads before we became a municipality. The rejection of the CRC plan after 5 years of negotiations and when all criteria was met. We need our council to plan the future in such a way that benefits the community as a whole. We don't need them to re-invent small community planning. There are fantastic reports done that would be very compatible to our way of living. The criteria for the CRC development promoted by the previous council is one way to bring our community together.

As my mother said... Why should you expect to get more if you can't look after what you got! Let's clean up our Cove, the road system and ditches. Let us bring a clear guide for the council to follow to bring our community together.

If acreage is being developed, consideration should be given to allowing increased density such as townhouses, duplexes, half/quarter acre lots clustered together allowing the remaining acreage to remain undeveloped with public access and trails. This is important for the development of public transportation. 10 acre lots are not an option. These are likely to be subdivided at a later date and potential parkland will be lost as well as the opportunity to development viable neighbourhoods. Creating a vibrant and flexible framework with room for population and economic growth within a clean atmosphere while respecting individual and property rights.

greenways strategy, more focus on foreshore & marine environments

CONSIDERATION OF REROUTING THE FERRY Marshaling OFF THE MAIN STREET

To identify an organizational structure that will support these objectives.
To define ByLaws that are enforceable in meeting these objectives.

maintaining rural feel, lots of protected greenspace, local sustainability in food, water and energy, ability of residents to work on island i.e. reduced commuting, efficient local transportation

respecting property owners rights

Address any pending development (e.g. last OCP addressed Cates Hill and Cape Roger Curtis developments).

gradual change

The OCP has higher densities than the LUB for some areas of the Island. I am told this is to encourage amenities to be built when the developer is offered higher density. This concept has not worked very well as there has been lots of development in the last 5 years but no amenities.

The island should consider finding a way to make the island more affordable for a broader base of young and seniors. Take a look at the local transportation, consider more bus routes, more walk on ferries to other parts of the island and a taxi service on the island.

Limiting population, which can be done only via subdivision limitations and building restrictions on existing subdivisions

No. Too broad already

It seems to me that there are two pivotal issues for the future of this island:

- total population loading
- the rate of change

The first is critical in so far as we have limited inherent resources. The idea of supplementing these from the mainland any more than we currently do would compromise the defining virtues of our island character. A line must surely be drawn - not meaning to exclude but simply to recognize that islands are special cases with conspicuous limitations by their very nature.

The second point begs recognition of the fact that rapid change invariably confounds even the best laid plans. Our only urgency should be to realize the importance of evolving at a pace that can fully appreciate the emerging implications of any proposed changes as (and perhaps even before) they're tabled.

focus on the easiest most streamlined way to move people and vehicles on and off the island with the least impact on the charm of the cove.

Other areas of the island could easily support restaurants, bars, groceries, etc. such as Bowen Bay, Tunsatall, etc. This should be considered.

It is in keeping with the island mentality, but residents and visitors would not have to necessarily venture all the way to the cove for provisions.

I repeat: please do not allow franchises in. Bermuda made this a law decades ago and preserved its original and unique feeling.

Furthermore, neon signs should not be allowed. (this used to be in the OCP.) Signage is the eye candy of the village. Avoid neon!! (which is sadly already here.)

Maintain social diversity. Sustainable economic activities. Lower housing cost.

cap on population at 7000

Question 6 - Other Broad Objectives?

Ensure the OCP is a Document that is adaptable workable for all Bowen islanders and not be anti in any way shape or form

I have no idea what the last statement means. I believe all those statements are true....I think the challenge is how to live them!! especially as they inherently contain contradiction and paradox.

Adapt to the new 'less hippy' residents. Designate green parks but Provide sports etc facilities for all or the culture of drinking/drugs will continue.

that was a good list!

developers should have to pay for more infrastructure as they develop lands.
developers should assist in the development of snug cove in exchange for their development projects

limit property sizes, limit house spread and size. if development should happen, it will happen on smaller scale, with big intervals in between.

Artisan Square is also a commercial area and should be promoted

In the survey, to quantify an answer we need to identifying places where additional housing density could be considered. This should only be considered if affordable housing is included as part of the package

guidelines that provide for business and industry on Bowen

Recognize that dense housing in/near the cove,(apartments & townhouses) are the FOUNDATION of many of the other objectives, and should be a top priority.

supporting a building theme for Snug Cove that creates a charming waterfront village getaway for guests and island locals.

Permaculture based sustainably designed systems for local food production. Community gardens, community seed saving program.

My question would be: do we want this island to be an extension of mainland communities or do we want to preserve our typical ISLAND community? Do we really want swimming pools, street lights, 5 story buildings, huge parking lots etc. How do we attract a population that likes to live in a rural area and do not want to transplant all the comforts of the city to this island. In Europe they actually close villages to new people. You go on a waiting list and wait till there is space.

Working towards setting up a technocracy where everyone has a vote. Setting up areas for rain catchment's. Upgrading the sewage system in the Cove. Unbundled ourselves from the Island's Trust.

Encourage a wider ethnic diversity.

Question 6 - Other Broad Objectives?

Support for tourism- this might allow more to live and work on island.

move toward removing ferry traffic from the main street and make it a pedestrian friendly village

An objective to encourage and promote all of the resident of Bowen Island to provide opinions and ideas.

Improve / maintain infrastructure wrt - Water availability generally, Sewage availability in the snug area

Road maintenance and cost reduction through axle weight restrictions (or similar)

Affordability is a key issue - I have rented on Bowen for 28 years. My daughter & her family now rent here, paying three times the rent that I do. I would not still be here if not for my affordable long-term rental situation & I fear that my daughter & her family will not be able to stay at the rates they must pay.

sewerage upgrade then affordable housing

Yes, what is the price tag associated with all of those motherhood statement questions on the previous page ? The intent of those questions seems to me to be asking how many ways can the the municipality intrude on the lives of residents.

Loop roads where possible to take the load off adams rd. Say seymour bay to valhalla, hd. point to mt. gardner. Everywhere you go to on this island you come to a dead end, This makes no sense at all. Very frustrating for visitors and locals i feel. We should have a couple more destination points to visit that would be like artisan sq.

Where is the wealth going to come from to pay for all enviro stuff?
Should we have an economic plan?
What have we achieved from the last OCP(15 years is long enough)

How do we provide the amenities and benefits of a modern society while maximizing the natural benefits of our environment without making a deity of either.

slow slow slow slow growth, resist development

A commercial area on west side for basic food items. We have to drive over 20k for bread, milk, newspaper etc. This is not good for the Bowen environment!!

TO ENSURE THAT THE DESIRES OF CURRENT RESIDENTS AND ATMOSPHERE ARE MAINTAINED

-before any big sub-divisions are approved, my concerns are the amount of traffic that will be on our roads and the lack of traffic control by the local rcmp. speeding and driving infractions are out of control as it is now.

Question 6 - Other Broad Objectives?

affordability for young families and seniors, sustainable marine and forest environment, emphasis on rural character, expansion of public transportation

deal with the traffic problem at the 7:30am ferry comes in and people have no place to drop off passengers.

Keep max population to 7000 in order to maintain a small unified community. Control rate of growth to 25+/- new housing starts per year. No one is denied the right to develop only to wait in line.

I feel we need to recognize now that we can't be all things to all people and concentrate on what is realistic given our finite resources. If we grow too much we will lose the essence of what we are now - a place of connection to nature & to one another. A place of healing & spirituality. We must preserve that.

policies and goals related to accessible clean water

emphasis on water conservation, cisterns, rain barrels, catchments.. use of gray water for gardening etc. ensure the boat people of Deep Bay are not a theft/drug problem, hypodermic syringes floating in Deep Bay etc.

Ensure that the population does not exceed 7000.

Control rate of growth by limiting new housing starts to 25+/- per annum.
Maintain rural not suburban nature of our community.

Restrictions on future subdividing of lots into smaller and smaller parcels.

increase density sensibly, taking into consideration modern service methods. ie sewage treatment
-encouraging long-term renters/land owners rather than those who want to buy a property and flip it for a profit

There seems to be a ton of talk about the cove, what about the business outside of the cove?
Streamline the Municipality and make it more efficient and fiscally responsible. Consideration should be given to the idea of having the waters around Bowen declared a marine protected area

Before the majority voted for Municipality, Islands Trust was 1 vote out of 3 on major developments. The other 2 votes were elected Bowen Island representatives. The original Cowans Point Development was defeated because of the one Island Trust vote by the elected official from Maine Island, I believe. The problem with the system today is that every vote is by an locally elected representative and it is very difficult for some to vote against their neighbours and friends. Maybe Roger Curtis would not have gone the way it did if 33% of the vote was made by an elected representative from another Gulf Island in the Islands Trust as was the case in the Cowans Point vote. This sounds arhaic, but it removes the politics somewhat.

Question 6 - Other Broad Objectives?

To make sure that you look into developing other commercial areas other than snug cove therefore saving fuel costs and green house gases.(seymour bay--- Bowen bay) for those of us that do not live in the snug cover or surrounding area

To protect the environment and create ways for residents to enjoy the environment (trails, etc) less political interference in legitimate rezoning applications

that the gov't isn't expected to manage all issues, but makes allowance for natural market economy, supply and demand, constituents entrepreneurial and creative spirit leading the way. (ie-tourism will continue to grow without gov't time and money.)

community built like the ferry shelter

There should be some fiscal objectives, and discussion of governance issues related to council

Include support /encouragement for our local radio and newspaper.

A clear mandate for architecturally appropriate design guidelines

The broad objectives described here are vague and poorly worded. I would be happy to help with the wording.

I feel that we are over-governed and that local government should re-locate in the hands of the islands Trust

all the natural visioning which has been submitted over the past 8 years at least for the maintenance of a rural wilderness community for health of all

Reduce, re-use, recycle, small footprints, simpler living.

To ensure the land owner is protected by having an equal say in what happens on their land by outside agencies or local committees.

Identify and maintain areas of green infrastructure that provide ecological goods and services (e.g., fresh water, clean air, carbon sequestering etc.)

That no single interest group,whether environmental, political or commercial be allowed to dictate the plan's framework and that every property owner have a voice regardless of how quiet.

we need controlled growth /increased tax base in order to enjoy a more healthy business environment for existing and future businesses on Bowen.

economic development

increased density not tied to maintaining current overall density. let's grow naturally

creating a complete community (work, live play)

To evolve with the rest of the world with keeping heritage and small town community feeling as well. (Evolving is not a bad thing)

The only thing a community controls is the zoning. It is important to understand now what current zoning is if fully used would mean to population and zoning might be required to meet future scenarios

OCP needs to ensure that it will be used forcefully and over a long period of time to ensure the objectives are not eroded quickly over time or dismissed in the planning process. It needs to be presented as a strategic plan which objectives must be satisfied before wasting important BIM and Council time with inappropriate proposals.

Ensuring that the Island stays as safe as possible.

Bowen could seek to become a model of sustainable development and provide incentives and opportunities for research and funding from interested and capable parties (from outside Bowen).

Protecting property rights

We generate at least 30% of our own power, we are small enough in population to still know each other, we dispose of our own waste on Island (other than recyclables), our demographics are diverse, we are not overly densified in our neighbourhoods but are closer to rural than urban.

Water supply and usage! (And managing supply/demand in a more strict manner than putting in meters that don't give readings or result in charges for usage.)

Affordable, accessible, alternative housing. Density transfer to cove.

Maximize use of 'surplus lands' that are now owned by the municipality. In implementing these broad objectives ensure the rights of property owners impact by proposed expansions are respected and upheld.

Cancel the municipal framework and return to pre-council times.

To establish a natural resources data bank that is a measuring tool to ensure development proposals/ desires are restricted so as to preserve/protect existing natural resources from being exhausted or compromised.

Yes, a very strongly worded commitment towards the local government to actually do what it takes to accomplish the broad objectives. So far, 15 years under the current OCP and 10 years under municipal governance have very little to show for.

Question 6 - Other Broad Objectives?

I attended the public meeting Aug 17th. The above reflects my own views and some of those of our group.

To promote a thankfulness for what we have.

Immediate implementation of the Snug Cove plan.

Mapping of lay environmental / land use values and areas to start. Focus on population growth and services and needs arising therefrom.

Question 7:

Imagine the year 2050. What does Bowen Island look like in a successful and sustainable future?

Question 7: Imagine the year 2050. What does Bowen Island look like in a successful and sustainable future?

A vibrant community where children, youth, families, adults, and seniors live. Snug Cove and the areas surrounding would be the community core where everyone could come to celebrate and visit with one another. There would be affordable housing and units that would be designed to fit within the island lifestyle yet still have close access to the mainland for those who commute. Recreational and Cultural amenities that would allow for members of the community to stay on island and not have to commute off.

Bowen's population reached 7,000 this year. Because the ferry only holds 100 cars most residents work on the island most of the time. Our schools are recognized for their dedication to high quality education. Our green collar workers telecommute to collaborate on projects around the world. No waste of any kind leaves the island. We are carbon neutral and actively increasing our value-added, sustainable forestry. The craftsmen drawn to our island over the decades create masterpieces from our local resources.

A more interesting place for both residents and tourists (e.g. the golf course is a wonderful facility), with small commercial centres around the island, and roads that are not in disrepair. Population about double what it is now. A new marina on the west side. A Cape Roger Curtis that has been developed imaginatively rather than as a series of 10 acre lots. Proper sewage treatment wherever possible (especially the Cove region). A new road around the NW side of the island, completing the ring. Support for a community TV station carried on the internet. A well planned area for extended senior housing. Some kind of assistance for cyclists to ascend Bowen Bay Hill (and perhaps other steep parts). Meals-on-wheels to help with assisted living. A taxi service and improved busses (using small vehicles in place of the monsters we currently use). A second electricity feed to the island from the supply on the Sunshine Coast (Port Mellon), plus electricity generated from tidal and wave effects. A community and arts centre in the Cove that also houses the municipality offices. Better pedestrian walk-ways all over the island, and especially in the Cove. Preservation of the North side park in the Cove. A marine gas station at the USS marina. Continuation of the recycling & Knick Knack Nook, or equivalent. Increased size of the various schools. Avoidance of box stores and the like. Establishment of a university (which one?) outstation on Bowen for providing local university courses. The restoration of farming in suitable places. I could go on.

given the significant and disparate forces which will affect Bowen, this question makes little sense - even 2020 is an unpredictable future

A vibrant, charming Snug Cove Village that we can be proud to call home.

A mix of rural and high density housing that meets the needs of ALL our citizens.

A diverse community with diverse opinions and the capacity to exchange ideas in a respectful manner. To continue to enjoy the natural beauty that is our island.

Probably much like it is today!

Bowen Island has been returned to the Squamish Nation with agreement on local governance to steward the island based on sustainable principles and it's residents knowing and understanding and respecting pre-colonial Squamish ways. A population cap has long been reached and there is a waiting list to reside on Bowen. Local agriculture and cottage industry is at hand for almost all our needs. A Long House operates in the Cove. The island flourishes as an intentional community.

Beautiful

We've managed to maintain the majority of our wildlands. The population has increased moderately, and residential areas are densified. There is easily accessed public transit and the roads are appropriate for walking & biking. More people work from home or on-island. We utilize alternative sources of energy in our homes and vehicles. We enjoy a community arts centre of some sort. Deer still ravage gardens. More of our young people and elders have the option of continuing to live on-island.

A vibrant cove area -shops on both sides - parking areas, pedestrian friendly, efficient, safe ferry marshaling, Rec center, Arts center, clusters of affordable housing, more public transit, more seniors housing.

Diverse residents of all ages and income groups. Affordable rentals for young people and young families; more Bowen Court type options for seniors.

Higher-density areas, even multi-family dwellings, along with large areas of greenspace and low density. And still lots of dog-friendly trails and beach access!!!

More local agriculture and small gardens.

More on-island recreation for teens.

Ferry and transit options that can support the larger population (for ex., more creative ferry arrangements like reduced pricing during slow periods; car co-ops; later ferry so teens are not cut off from even seeing a movie on the mainland.)

I fear that the island has lost many of the reasons of Why people moved here in the first place. (Yogi Berra's statement comes to mind 'Nobody goes there anymore, it's too crowded!) Also, 'sustainable' will be a long forgotten buzz word.

Hopefully, a class act of a beautifully preserved Gulf island paradise.

A community of approximately 7000 people living together in harmony with diverse accommodations (single family/condominiums/large land tracks) and diverse incomes.

One can only hope that the observance of #6 will have a positive effect on the future of Bowen.

Windmills for electricity. Cluster housing. West side village. Enhanced walking trails. Indoor public swimming pool, sauna and hot tub.

Much more sustainability; more support for local business's to ensure more people can live and work on the island. Much less reliance on cars, bikes and walking trails are substantially improved.

More people working on the island than leaving to work on the mainland; diversity of ages and income levels
very much like it does today. Large areas of forest, water ways and coast line enjoyed by those who guardian their own water, waste and lands.

The same - with a few more amenities, well placed that everyone needs. A proper rec centre/arts space, home for elderly, affordable housing and some things for the kids.

Creative housing/amenities with appropriate densities in suitable places and large green tracts of undeveloped or limited access/use areas to protect resources and other species in perpetuity.

Emphasis on defining character of Bowen community and all decisions are viewed through that lens. If it don't fit, it don't go! Tourists come to be able appreciate the rural, natural and art aspects of Bowen. And to get away from the crowded, noisy, sameness of the urbanized landscape they left. Don't destroy the very thing they come her to see and experience as do many residents).

Taking care of our own garbage (a move towards zero waste)

Municipality buys up agricultural land to growing our own food crops and in turn creating more jobs. Cleaner air, (sustainable energy) cheaper transit system (now it costs more to take the bus one way with a family of 3 than a car!!!)

Snug Cove is a pleasant and welcoming sight when you come off the ferry. The needs of residents are given priority over the needs of tourists. Local businesses prosper year-round. Local residents support local businesses year-round. Residents, business owners and developers consider themselves caretakers of Bowen Island and treat it with respect.

Lots of gardens(fenced), mix of housing, seniors living near a preschool, safe wildlife areas, lots of trails for people and deer, and a good transit system.

In how many words? I think that Bowen has an incredible opportunity to be a model of sustainability. To do so, we would need to prioritize agriculture, aggressively change our building code to mandate structures made of materials we can produce/ harvest here. Stop going to town for everything, (ha!) and buy things from our neighbors, recognizing that we will pay more for them, at least in the short run, than we would if we purchase in town at Costco and Walmart. We would need to recycle (and reuse and renew)even more than we do. This is the short version, and each of these few things is so much more difficult to do than to say...

I am hoping more like the Hamptons than a mini West Vancouver....

a densified and pedestrian snug cove community, with preserved and managed wild areas and outlying existing neighbourhoods with trails and parks

A vibrant artist community supported by a modest tourist trade. Perhaps the community has developed an infrastructure and events to focus on a particular medium in a world class fashion (see what Loveland Colorado has done with their foundries and sculpture show!). Light tourism around Bowen's natural beauty ... marine and terrestrial ... stimulated to some extent by improved access to public beaches, more marina facilities, better and interconnected hiking trails.

An inn oriented toward being a retreat facility for corporate off site meetings might bring a nice employment opportunity for the island. Density remains centered around the cove. The cove has been cleaned up but is not high end. Bowen retains a rural feel with very modest, multi-use facilities. Population might be 5000 tops.

The mix of commuters to non-commuters shifts significantly toward non-commuters. Public transportation more widely available. Safe driving (e.g. speed, drinking) more heavily enforced. Well-crafted, small homes surrounded by chicken coops, gardens and forests; beautiful gathering places; wonderful trail system for walking or small electric carts instead of cars, small farms producing wonderful local foods, wonderful businesses and services that cater to the needs of a community of folk conscientious of their lifestyle, environment and choices.

without you - how misleading!!!!

variety of housing (more clustered), more parks, trails & greenways, good public transportation, small neighbourhood hubs across Bowen.

Snug Cove has been revitalized to be more welcoming to visitors and residents; Ferry marshaling has been moved off the main street (see Snug Cove being revitalized); there are areas of high density housing on the island, and not necessarily all in or near the Cove, that are balanced by the many areas of low-density/semi-rural housing; economic diversity consists of home-based business, small businesses in high-density areas, and tourism-based businesses have been encouraged.

rural, not much more population

self sustaining, diverse population

If not under water, it will be smaller as the warmed-up oceans will have risen. Many view properties will now be waterfront, so, for one, it will be much more crowded.

However, with some INTELLIGENT and LOGICAL and FUTURE-THINKING people at the helm, Bowen could be a little better off. Growth MUST be limited. Water will play a HUGE problem in the world by 2050. Bowen does NOT have a limitless supply, so the WISDOM of Job is needed here. We did not get his land from our parents - we are borrowing it from our children. Let's not forget that.

- Population: less than 6000
 - more local farming, a few communal farms/co-ops
 - better transportation services
 - less BC Ferry service; more water taxi ridership
-

--more children raised in community, and with real community participation; more integration of the various schools and home/unschoolers. BICS once again a real community school without such great ties to West Vancouver. More opportunity for young people to discover and love their own community, as opposed to trying to create a city-environment for them, here.

No large developments, residential or commercial. Rural residential housing. Shops and businesses focusing primarily on the existing residents. But, I dream of what I would like my grandchildren to be able to experience - not reality.

Local food, sustainable resource based economic development, social mix of community, lots of spaces for gathering, convening and working together.

Slightly more dense but balanced with more amenities. Many people work on island and those that work in the city, carpool and have many car-less options to travel. Water catchment in winter season creates plentiful water for summer use. There continues to be a diverse demographic in our population and activities and housing to accommodate all. Energy use is augmented by some sort of progressive energy harnessing like windmills, solar collection etc. And farming/local food production is the norm so food coming from off island is not the sole source. A 50/50 split would be something to work towards. Using Saltspring as a model for agriculture. The municipality could sponsor (with grants) energy efficient/green construction. Our community could become a model community providing some unique qualities that are progressive and community inspired.

It has more businesses and facilities throughout the whole island not just in Snug Cove. It has more diverse land use not just residential

Green, natural, treed, rural with a vibrant town center in Snug cove which would include integrate low cost housing, seniors housing and community center. All within walking distance to shops and ferry. Diminishing the visual impact of vehicles waiting to board and offload the ferry.

All the existing large green areas are still untouched and the greenways endeavour is a success because so many of the residents have seen the light and are now willing to share slivers of their property for the good of the environment. A high proportion of people will have solar panels and windmills. However, windmills do concern me with respect to the safety of avian population. There will still be no swimming pool or large public facilities, with the exception of an arts or community centre. Cats and dogs will be licensed (I am willing to provide a good article on this) and there will be no riding of dirt bikes and all-terrain vehicles on Crown lands - education is needed here. Generally, there has to be a way of finding the money to enforce the laws we do have - that would provide additional on-island employment.

Small population, no internal combustion engines, hunting and fishing, many small water reservoirs, boater friendly.

Just like today, only greener

How can you imagine 40yrs from now

Go to google video and watch Endgame Blueprint for global enslavement and then try and ask that question.

Fewer autos than today, more flexible housing, especially for seniors and lower income

self sustaining in no-carbon energy production, self sustaining in food, small population, a caring community

The population has been capped at about 6,000.

The Community Hall is built, and theatre, music, and the arts finally has an adequate home on the island.

The Cove is vibrant and attractive, with a variety of businesses that can survive through the winter, serving locals and visitors, alike.

The CRC lands are substantially preserved for public access.

The new firehall accommodates all island emergency needs.

The water to the salmon-bearing creeks has been stabilized.

Affordable Housing is available in the area of the Cove for Seniors and young families.

More diverse forms of housing, a village in Snug Cove, less reliance on the automobile, smaller lots. not a whole lot different than now.

Thriving welcoming Cove entrance, transport options around the Island, clusters of housing in small community pods, community gardens, small light industrial area with working Bowen residents, Community Centre and Arts Centre within walking distance of the Ferry, one or more small Inns, health centre with basic services such as x-ray.

There is a vary of housing options located around Bowen Island, supported by public transit and local amenities to reduce the use of cars. Seniors have the choice to age in place, given a range of housing and care options. All ages and stages work and socialize together at the BI community centre/meeting place. Youth are excited by the range of things they have to do on Bowen.

Safe. Green. Pollution free. Resourceful. Sustained. Creative. Diverse. Talented.

collecting and storing rainwater, growing food. public nontoxic transportation to limit daily use of personal vehicles,community gatherings in non-commercial spaces, arts thriving, people safe

See Bowen 2020 Vision document prepared by Sustainable Framework Working Group and formally adopted by municipality.

no structures

Better space management on housing and road system development with a serious reduction in vehicles and ensuring services in place to support same. Take a look at Roche Harbour on San Juan Island and their new development at www.woodlandsatrocheharbor.com. Cars are parked in common

areas and access to homes are by golf cart. And if you purchased before Aug 1 2009, you received a free golf cart.

I imagine by then all our limitations on development will have been reached and the co-operation of all levels of government will be needed to preserve and protect the natural wonder of Bowen Island. Healthy skies, lots of play places for kiddies, Cape Roger developed but with beach access and a park. A better ferry system as well!

In the year 2050 Bowen will have changed very little. It will be a beautiful paradise catering to those individuals whose family has settled here many years ago and are solely concerned with maintaining an equilibrium with the local habitat and environment. Bowen will attract people who want to live in a place where the natural environment is protected at all costs and thus we will likely be one of the last local areas that has trees and natural green space available after every other land mass has been manipulated to fit into civilizations extravagant desires.

There will be large tracts of land left untouched, deer who wander in and out of the residential land, and local flora that fits into Bowen's unique ecosystem.

Kate's Hill will have recovered from the trauma of uncaring developers who have annihilated every living particle of green on the mountainside and there will NEVER be another development like that again.

The ocean water will be cleaner as boats will have to become much more responsible about their use of fuel and dumping of sewage. The seals will have recovered as well as the wild salmon that have been nearly extinguished due to human greed and consumption and use of fish farms to feed unyielding appetites.

Those who move here from West Vancouver with the agenda to reproduce the lifestyle they are used to will have to either conform to a simpler way of life or move back to the type of atmosphere and conveniences they are accustomed to.

Bowen will likely be largely a community of Vegetarian's as the consumption of animals is by far the greatest use of raw resources and contributor to pollution on our planet. A 2006 United Nations report found that the meat industry produces more greenhouse gases than all the SUVs, cars, trucks, planes, and ships in the world combined. <http://www.goveg.com/environment-globalWarming.asp> Because Bowen Island consists of many caring people there will be a large trend to move this way and there will never be farming of animals on this island.

Artists, Musicians, Writers, Sculptors, Poets, Painters, Filmmakers, Photographers and Potters will continue to make this place their home and it will be a place of great inspiration and a community of idealists who live a life of great moderation and compassion for the world we live in.

Probably a permanent population of greater than 10,000. Two residential/commercial centres with Snug Cove being the primary centre. At least three separate entry/exit points from the island (for foot passengers) including Snug Cove, Seymour Bay golf course area and perhaps CRC (assuming it gets developed in a sensible manner).

Primary community facilities in and around the Cove but not all.

Good interconnecting trails (pedestrians, bikes and Segway type vehicles) throughout the island.

Full facilities that allows persons of all ages to live and interact on the island. Including a Seniors complex with attached medical centre that provides state of the art medical services to all residents (private and public funding).

A second primary school. A high school perhaps, a full artificial turf (or year round) playing field with lights!)

One primary rec/community centre, perhaps called the Duntz Community Centre. The person who has and will continue to contribute more to this community than any other resident.

75% or more of the working residents of the island will be non-commuters. In other words, the Queen of Capilano is still in service but with a couple more sailings (of similar sized vessel) and sensible ferry marshaling/loading + unloading from Snug Cove.

Bus service expanded to all island, similar sized vehicles as current but more of them with expanded operating hours.

Good sustainable affordable housing for all of the employees providing the services which allows Bowen to be a home for non commuters and home office type workers.

Accessible waterfront parks on different parts of the island. No restrictions on dogs on beaches.

By Laws restricting swimmers, drunkards and partygoers from Grafton Lake are enforced.

CRC is developed as a core of secondary commercial centre or alternatively I own a ten acre lot, have my own well and harvest all of my own deadfall for providing home heating.

Restrictions on fences regardless of the size of property! Fenced areas only around immediate dwelling to keep kids in and not deer out.

Introduction of culling of deer or at least one type of predator (non human).

affordable and environmentally friendly housing
affordable local food
education to grade twelve
Bowen adhering to its carrying capacity
healthy eco system
keep its rural feel

not much different; more density, but within bounds. perhaps a high school, some light commerce.
A energy efficient round the island transportation system (monorail?)

A thriving, walkable and beautiful Snug Cove village meeting the majority of resident's commercial needs with a wide array of housing types to meeting the diverse population's needs.

Monitoring of indicators shows a shrinking ecological footprint, for example in the amount of waste exported, and the reduced demand for car traffic on the ferry.

Densely clustered residential developments have supported the growth of an efficient electric shuttle system and pioneered the introduction of low-impact energy, water and waste systems.

Tourism is well managed but not promoted; the local economy thrives without it.

A high ratio of undisturbed areas to areas deforested for building has resulted in increased and connected habitats.

There are fewer road KM per person, and instead there is an island-side trail for safe alternative transportation modes, and sheltered bus pick-up points where people can leave their scooters and bikes for efficient and convenient travel to the Cove and beyond.

Clean energy (independent from BC Hydro, etc.); improved public transport; pedestrian street in the Cove; electric cars only for island and commuting use; more local business (shop-local Bowen passports?); reasonable rental accommodation; more homes for first time buyers with young families; more ethnic diversity - Bowen is way too white and doesn't reflect the diversity of our Canadian culture

Bowen needs to do A LOT to be successful and sustainable. there is a very closed mindset on this island which prevents growth (which can be both sustainable and smart). this type of thinking is going to not allow Bowen to thrive.

there must be more services which allow all islanders to live ON ISLAND and not need to leave the island for basic services (dentist, groceries, children's clothing, etc.)

A place where my grandchildren can live and work

It looks better! The ferry marshaling will no longer be the dominant site during the morning and afternoons, The Snug Cove area will have rest areas and commercial developments beside new community buildings. Their will be successful partnerships in the area of community life/the arts/ physical activity opportunities.

far less reliant on commuting; a more self sustaining place with a diverse population (age and income), variety of jobs, varied housing forms and wide recreational and cultural opportunities

A unique Snug Cove following the design of the Marina. Ferry parking west of the library with a island of green between the parking and shops. Places to sit on the green to visit and wait. Park and ride outside of the shopping area.

Another shopping area away from the Cove for necessities possibly mid-island. A place where you can take your greens for chipping or compost. A better fire protection and water supply service. New neighbourhoods such as the CRC plan that would bring services to the island and provide much needed low income housing and senior living accommodation. It would also provide a better transport system.

It is very important to maintain and retain our parks and forest but not to the detriment of the health, safety, financial security of our own people.

We live in a democracy - but I am very disillusioned with our present municipal government. We need councillors and mayor who are willing to look forward and give their utmost to bring our island into a progressive and healthy environment.

That is too far out to plan, or even envision.

Density in clusters encouraging use of public transportation but not only in Snug Cove, but also elsewhere such as the westside. The aborted CRC Neighbourhood Plan is an ideal example of what could and hopefully will eventually be achieved. With increased density on the westside, a small commercial centre with a convenience store/coffee shop to avoid unnecessary trips across island to purchase newspapers and staples, such as milk and bread, and a place to meet neighbours for a coffee or snack. Affordable housing will be on some of the surplus lands in the Snug Cove as well as a seniors supportive housing on the Abbeyfield site. The Cove itself will be a pedestrian village with ferry marshaling either to the northside of the present road, or through Crippen Park. Also parking both for the village and commuters, possibly also on the north side of Govt. road/Bowen Trunk road. Bowen could be a place where a broad spectrum of people could live in harmony, acknowledging their similarities and differences, while they actively accept their individual responsibilities to cooperate in creating a vibrant and peaceful community. Snug Cove would be attractive, but other clusters of homes of all types, including commercial activities, would exist throughout the island. Mutual respect could obviate the perceived need for yet more layers of rules and regulations. A tax base of sufficient size would provide for community needs, overseen by a pared-down municipal government.

still a community, rather than a suburb

PROBABLY VERY LITTLE CHANGED FROM THE PRESENT FORMAT

same but with better roads for more busses, running more often and more walking/bicycle routes Bowen Island has emerged as a beautiful park where humans regard themselves as a part of the ecology, rather than the dominant force. Bowen is respected internationally for its efforts, which include all forms of renewable energy being shared by its citizens, community greenhouses where food is grown, and community action on emerging issues. As a result, Bowen has become a site for international symposia, bringing even bigger thinkers to the island, helping form our view of the future beyond 2050.

moderate growth, local sustainable energy and food source, majority of residents working on Bowen

An island where the population can live without having to commute to Vancouver every day for work, entertainment or supplies.

self sustainability is likely not a realistic objective, we are always going to be a suburb of Vancouver, let's be a unique part of Greater Van

A significant percentage of the population would be working here on island. People with various incomes are able to live here, so we can all enjoy contributions from a diverse community. Residents are able to age here until significant medical treatment is required. Snug Cove is an attractive and vibrant entrance to Bowen Island. A reasonable number of public beach areas, forested parks, and trails are available and maintained to enjoy walking and being in nature. The Municipality has matured so it is prudently offering reasonable services for a reasonable tax price -- and the Municipality is not spending a lot of money on services to benefit only a few.

if you avoid urban prescriptions and excesses and infatuation with success and sustainability it could be a pleasant oasis

The island would have affordable housing for all ages. Opportunities for work to keep the young on the island. More medical personnel and facilities, local transportation. Develop a stronger arts community for residents and visitors.

As much like it is at the moment as is possible

ambiguous. Do you mean:
- will look like or
- I think should look like

Snug Cove Plan 9 is underway

A quiet, rural, enclave that's gone its own way despite the impinging mainland ethos. Extensive wild lands, nodal commercial clusters and habitation generously linked by alternatives to the private automobile. An abiding ability to connect with the natural world that supports us.

Bowen has grown substantially in the areas of both commercial and residential density, but guidelines have been set out to preserve the sense and reality of the natural environment's health and beauty. This will require guidelines in the areas of aesthetics and urban planning.

I so hope that you have curtailed all this stupid development, which the community is so unable to support. We are an island, serviced by a ferry. Our roads won't support any more development - look at them, folks, they are barely passable. And, please do not send cyclists over here - not a good idea.

Oh, and hopefully, we have a council that can actually take action and move forward - no more plastic fields for Bowen (what in the hell were they thinking?)- like this really makes sense for a rural island. Couldn't our money and time and energy have been spent in a much more productive fashion. We have so many issues to address.

I would like to think it has less than 9000 population. That modest & middle income people can still live here. (doubtful) That city residents still see this as a quick trip to nature and beauty.

Vibrant community with diverse social mix. Enough population to provide a sustainable economy. Diverse housing mix. Enough amenities and care facilities for population of all ages.

green with no more than 7000 people and homes for low housing and the elderly

Probably with a maximum population level that has been determined by availability of water and not by statute

a cap on development, population, building, such that the community IS sustainable... water is a concern for me... traffic, roads, the whole infrastructure feels shaky and tested to the limits, and we keep on growing, building, seemingly without considering the wise objectives of the OCP... my sense is that the biggest change we will need to see is not in a new plan, but in a new process to continually assess ideas and options against the plan. To be working TOGETHER rather than at cross purposes (avoiding a We/They mentality).

Better ferry service. Lots of preserved useful parks/green space. Clean cute Snug Cove. Great buses. Rec centre with swimming pool. Local food. Community that supports each other....where are the Bowen Islanders supporting affordable housing at the Run for the Ferry?

Still Low Population Density. High Nature Reserves

no more sprawl than at present, good non-car transport, water management, a lot of wildlife and biological diversity.

Snug Cove is a true village with housing for all income levels. Bowen has a more efficient transportation system

better roads, better ferry service, still no streetlights. Restaurants, etc. on the west side of the island. Still no Macdonalds, etc.

One where real estate speculation is not a revenue generator. population exists in villages located at snug cove and major cross roads. Individual property holding is for local food production and economy. land squatting is taxed heavily so to deter it.

Development should be centered in the cove, rather than spread out-focus it in one area and thereby preserve the rest, and reduce driving! Bike trails should make biking actually possible. Young people can actually afford to live here.

less people, more natural habitat and biodiversity. big lots and houses would be outlawed.

Larger population, more amenities, partnerships & collaborations

Environmentally friendly, energy self sufficient close nit community that cares and DOES!

Whistler

it's still an island, (ie no bridge) it is more self-sufficient, it has a cohesive community, a well-functioning community centre and the plastic turf has been carefully dismantled, recycled, and replaced by a well-drained grass field.

Perhaps there is an option for children to continue their education throughout grade 12. It is a place many people are proud to call home, not just a place to sleep.

A reasonably sized community centre; a village that is inviting and foot friendly occupying both sides of the street; affordable housing including rental or coop housing; a large arts and music community and marketing for same; a public high school; production of food and other items on-island. A dense community centre in the cove, something like 200 rental units of varying size, 200 apartments/townhouses owned by residents only, and a small portion of rent-subsidized for disabled, seniors, etc. *numbers are guesses* The rest of the island supporting near the maximum projected sustainable by the island's precious resources, built to eco and preservation standards only, and 'rural' in density. Also a very SMALL 2nd commercial area near the intersections of Tunstall and Bowen Bay roads.

*The greater portion of the dense housing in the cove should be sold at market value, but ONLY owned by residents, employees, or business owners on island.

*Also, there SHOULD be at least a single INN near the centre, either ARTisan or cove.

The Snug Cove village has thriving businesses with apartment living above or nearby for workers. Bowen is a getaway for city people which is a major income creator for the island businesses. parking in the cove is organized so that businesses can be easily supported. Ferry marshaling is located in the center of the existing road with beautiful landscaping.

Large community gardens in the Snug Cove area, providing for local residents. Increased density and low income housing in Snug Cove. In 2050 Bowen Island has been and is continuing to be a model of sustainability for the rest of North America.

we would still be able to enjoy our beautiful natural environment,
we would have a age diverse population
we would be able to grow the majority of our food needs
we would still have a sense of community and be involved in the community
Our children would still have the possibility of playing safely on this island
we would restrict our developments to clusters and leave wide open spaces around
We would have a thriving and healthy artistic community and use our beautifully designed and built Arts Centre to the max
the cove would be the centre of our community where we'll meet our fellow islanders
our roads would be suitable for bikes

Greater emphasis on self-sustainability (affordable local food, greater resource sharing between residents), majority of green spaces preserved

Clusters of 1/4 acre lots around the island with Snug Cove as the central hub.

Increased local food production, Wind power, people of all ages and varied ethnic diversity

A gated West Vancouver, without dependency on the ferry for play and work.

Population of 10,000, developed village centre, ferry traffic out of village, high school, more home based employment

I wish it looks like today, well perhaps with few changes... I guess it's not possible.

Updated and in keeping with the times, rec centre (swimming pool) more reasons to want to live here.

Less run down.

a better mixture of long term businesses with more housing of varying types; upgrading infrastructures to sustain the increase of business and residence

Approximately 6 km wide by 12 km long, 5,260 hectares in size, 37 kilometers of coastline and 719 meters high.

A more welcoming and less scruffy - but NOT glitzy Snug as the ferry arrives, an integrated and mixed community that offers something for everyone.

Bowen Island has eliminated its municipal government and returned to its previous status as a part of the Islands Trust, thereby eliminating the intrusive and authoritarian policies of municipal government, as well as ending the vast financial waste which characterized it.

A community of similar size with limited growth but affordable to all

community gardens, fruit trees, vineyards, affordable housing in cove, and other areas across the island. Bicycles, electric and hybrid cars. Businesses employing Bowen people with full time employment

Hopefully not too different than today! More bicycle & ped friendly routes around island, more frequent carbon neutral (or close) transit options, true social diversity

A self-supporting community that caters to all levels of income and demographics through an established island economy that can support it's citizens, is light on the land and becomes the beacon for other communities to aspire to

Pretty much the way it looks today

As self sufficient as a community can be.

I would like to see a healthy community that does what it talks of doing. Healthy community encompasses sustainable and transformational planning, It is where we want to go, n'est pas? Comfortable in its proximity and valuing the distance to the city.

I would like to see an island that manifests something as a plan and not by mistake

I would like to see a community that's actions are congruent with its talk. I would like to see 79.5% work on Bowen, 30% of food grown on Bowen, 50% of energy locally sourced, 90% waste handled on Bowen, good medical facilities, seniors living out their lives on their homes, A full range of house types available to house all.

A community that has kept pace with the needs of the people, young and old, and that has sensitively developed its natural resources.

Ferry service has not expanded and there are still plenty of undeveloped lots on the island depressing prices while encouraging modest, small holder growth undertaken by local residents not off island speculators. A community centre has been built that provides an adequate but not sumptuous gathering place for events. Existing green space had been maintained and a quality path network is in place to encourage residents to walk or bike around the island. Artisan style or online businesses have flourished providing local employment. The housing stock is varied so that young and old can find a place. The Bowen of today is still recognizable in the shape of community, the golf course is still nine holes and all of those who want to strike it rich, cash in and move in are long gone.]

A 'theme' entrance to Bowen, done on a classic design. No VISIBLE parking for the ferry and no strip mall!

Basically, what the Broad Objectives identify.

the people that will be living here will know and remember why they came here. i think a lot of people here now have lost sight of this as they just want to pick up the city and bring it with them. it defeats the whole purpose of being here.

continuous green spaces across the island with wildlife corridors and park land, mixed community with all age groups and income levels, local garden market economy, expanded farmers market seasonally, bike trails and public sidewalks paralleling roadways, mixed housing, public transportation, community hall, arts center, public parking near cove to accommodate walk-on ferry service

A vibrant community of 7000. Small carbon footprint. Good schools. Local food production.

Not too much different that it does right now. We would have a modest sized community centre for the arts & other shared use. Higher density housing in the Cove (townhouses but nothing higher than 3 stories). Big nature reserve at CRC. Interconnected hiking trail across the island. Campground for visitors who wish to camp. Continued community events such as Bowfest. Home-owners with chickens in the yard. No light pollution.

1. Bowen is a self-sustaining eco-system (economically, environmentally, and socially)
 2. Bowen is a globally recognized 'demonstration project' to highlight the 'how to' of sustainable communities
-

Minimal development of Roger Curtis, mandatory park set aside, conservation of existing ecologically important areas of Bowen, mixed housing for economic groups, include garbage pick up in municipal taxes rather than separate decal, improve emergency medical service availability .. a clinic on Bowen. If you permit more people to reside, you'd best have an infrastructure to handle emergencies scaled up. Add a midnight ferry to bring kids back from school events on mainland???

Small diverse community of no more than 7000 residents, comprising old, young, rich, and poor with lots of children.

Have a fully developed entrance to the island - ferry marshaling complete and a Snug Cove plan that does not just sit on a shelf!!!. Enough population to sustain a degree of amenities (eg movie theatre, more than one full sized athletic field, gym space for gymnastics club, swimming pool) and maintain infrastructure (eg. roads)

Rural character has been maintained with more areas allowed for higher density housing in certain areas, subject to adequate environmental safeguards (eg. water, septic etc.) and infrastructure(roads, sewer, police, etc.).

busy but still rural

-thriving local community with sustainable small business that serve each other and the wider community; locals buying and bartering from each other; whole spectrum of ages living happily on the island; good cross-section of financial spectrum present

more farming, less commuting, responsible use of resources

Affordable housing, local business growth and support year round. Lots of park land.

We have a flourishing village - resplendent with flowers and trees, prosperous shops and no unsightly power lines. The ferry marshaling is in place so the approach to the island, when first viewed from the ferry, is not a parking lot. We have sidewalks on which the elderly and children can safely walk. We have a reservoir which is no longer being used as a swimming-hole. A home where our elderly citizens can be cared for without leaving the island and a Community Hall, which can be used for functions, including performances.

-vibrant & diverse community (thanks to affordable and seniors' housing initiatives) with sufficient geographic concentration to keep at least 60% of the island in its natural state
-strong local economy founded on creative small businesses whose start-up has been encouraged through municipal tax breaks or other incentives; tourism is a non-essential sideline
-local self sufficiency is maximized through policies that encourage, for example, community gardens, rainwater catchment & greywater recycling, energy conservation and so on. Farms are recognized and encouraged through community support.
-ferry marshaling is resolved, either by shifting it away from Trunk Road or by shifting the Snug Cove Centre itself, perhaps to the surplus lands. Snug Cove Centre is now a pleasant village area not unlike that found in Whistler (though not with the fake feeling!) that encourages walking and has plenty of area to expand.

-creative and performing arts flourish, thanks in part to the new community and performing arts centre.

Snug Cove is cleaned up and looking presentable, the vibrant gateway to the rest of the Island.

Increased density is concentrated around The Cove and the other rural areas of the Island are still rural and not broken up into small acreage lots everywhere. Two benefits occur - public transport is not hugely important above what we have now as new development concentrated in The Cove will give easy access to transportation to the Mainland and large landowners are not taxed out of existence since their assessments remain low because the land will not support large subdivisions which create high assessment values. The increased tax base would come from new development in Snug Cove. I was on the last OCP review and this is what we asked for then. We all agreed that it would have been better to have Snug Cove revitalized vs splitting up commercial activity between Snug Cove and Cates Hill. Seniors facilities, rental housing, townhouses, etc should be centered around Snug Cove. enough population to provide a tax base to supply the necessary funds to provide the resources needed to provide for all age groups.

More self sufficient, a lot of green space, community ventures, really good restaurants. I didn't see anywhere to put that we should support the local restaurants.

sort of like Salt Spring does now

creative, intelligent, broad-thinking people continue to work together and continue to address real vs perceived needs and wants, and appropriate gov't intervention

Most residents walking on to the ferry, less reliance on cars; more bus service; no street lights; rural nature of island preserved

Families are still the focus of the island

Just like it is now managing on its own natural resources.

Maybe the ferry lands elsewhere and Snug Cove is the main commercial hub, pleasant to be in and used efficiently

A small community (not too much larger than at present) with low crime, diversity, recognition of the reasons people live here, and little or no growth in carbon emissions.

Probably 10,000 residents

Cove area that is a buzz and center of community connecting. More parks and fields. Beaches are clean and accessible - have garbage cans and toilets but not too slick. Transportation on island and to the mainland that doesn't always require a car - a beautiful arts/community center for performance, exhibition, dances and gatherings; Housing for seniors; more housing for mid/low income; some interesting mixed housing clusters that fit in the landscape and have shared food gardens - available to local low income families to have own house; more food grown on island;

It will have lots of green condominium dwellings and no sprawling single family dwelling communities

We have dirt. we grow our own food. we use solar powered bikes. we work together as a community and no one ever says someone should... we take responsibility for ourselves. homes are clustered, small, and land is shared communally (everyone has access to shared gardens) air and water are clean and abundant. we collect our rain water and purify it ourselves. governance is we not us and them. waterfront and forest habitat is diverse and healthy

healthy, diverse community, good schools, art, public transit, much of island still forested, old roads, public beaches and coastal trail around Cape Roger Curtis park

Lots of facilities independent of the main land, diverse population

Real Estate development is no longer the number one industry on Bowen Island.

Bowen will have a diverse population (age and economic). The population will live in a variety of housing options including single family and multi-unit with no high rises. Housing will be clustered with lots of green spaces and the opportunity to walk to small convenience stores and meeting spaces. There will be mass transit on-island with frequent passenger only ferries to and from the mainland which connect to mass transit options on the mainland.

no more development. there is no more land being made. this is it!!

Electric bikes towing kids in trailers zooming along bike lanes next to the road.

The Provincially held lands are still in place a Crippen and Apodaca Parks are protected. Designated parks are increased. There is a vibrant commercial area around Snug Cove with affordable housing for staff. Snug Point is zoned commercial. Elderly can remain on the Island. Cove Bay Water has more storage capacity. Sewer systems in the Cove are finished. Apartment buildings are allowed in the Cove. The rural areas are maintained. Snug Cove plan is in place and the parking in the Cove is sorted out. Wildlife is protected. Water catchment systems are mandatory. Gas & diesel engines are replaced.

no loss of plant and animal species and/or habitats
healthy natural communities enjoyed and valued by residents and visitors
no new invasive species
a happy, healthy, diverse, sustainable human community with a small ecological footprint

Similar to what it looks like now.

A functional, caring, tight community that has preserved its natural beauty

low population, rural atmosphere, protected environment

Fewer sailings. Medical facilities. Wild salmon on Fridays at the Ruddy, two dozen hybrid ford 250s at the fireball Friday afternoon, BIRD violators do community service and no one buys apples imported from New Zealand. Bike paths are prevalent and dog walkers make \$55 an hour. volunteers at the b

easy transit throughout the island and new links (ie:seymour bay ferry)to the mainland. The reality is that most of our residents will be employed off island.

Vital economy with most of citizens living and working on island. Affordable housing and compact communities spread around the island. Ban on bring cars on to the island. 50% of island protected for reserve and low impact recreation. Activities and facilities for children and teens.

10,000 people; 2,000 jobs; 1,000,000 visitors per year

We have to slow down the amount of development on island. It can only handle so much / Do not want another city

it looks like West Van, too over-populated

Neighbourhoods built around thriving community gardens and community gathering places (like Collins Hall, Tunstall Clubhouse, etc.), all connected by walking/cycling trails. Ferry marshaling off the main street. Mixed housing and retail outlets around the Snug Cove Ball Field.

Well New Zealand is the best place to live but the Costa Ricans are the happiest people, so let's have a place with more things to do and take a relaxed, laid back attitude. (No more complaining)

Better transportation (buses, etc.), low income housing, some condo development, more walking paths in woods and other natural areas. Paved (brick) areas for walking chaired wheelers in Cove – extra commercial (shops) street off main highway

Clean, natural, growing our own food, 2 or 3 commercial areas, older and younger people living together, thriving arts.

Growth has not exceeded and been less than Vancouver region

All forms of affordable housing that have energy efficient designs, natural landscapes, performing arts centre, thriving self-employment and Bowen-based businesses, creative social gatherings
This question is the reason we need to adopt a sophisticated modeling system such as communtyviz (or other similar) in order to be able to vision and plan for this sort of timeline and provide BIM and Council with the opportunity to observe the long term affects of short term decision. I would like to see Bowen remain as a Rural enclave - much different to the communities across the water - which does not attempt to provide more housing for the Lower Mainland beyond what is sustainable in a rural setting but rather which provides an oasis or rural living for mainlanders to visit and for those people who wish that lifestyle - not simply seeking a cheaper place to live. The OCP policies must ensure that there will be a tolerance for rural agrarian activities including sufficient available water, sufficient space where there will not be neighbour complaints. The OCP claims to promote a rural lifestyle but many recently proposed changes would practically squeeze out rural activities whether

because of pressure on resources or removing negative rural externalities which have traditionally kept land prices low enough here for at least some agricultural activity. with BIM being undisciplined about zoning has brought speculative price increases of large holdings which squeezes out the activities that those holdings were intended for. The Bowen of the Future should be very similar to a very strong vision established today. Look to countries such as Switzerland, England and even in the Far East such as Japan where rural lands have resisted enormous profit potential and created an Oasis for nearby Urban dwellers that is the vision of Bowen in 2050 as a place for respite and healing.

A high-tech community that showcases our ability to live within nature without destroying it. To have urbanism harmony with that of nature.

Salt Spring Island.

It could look like a successful model of a sustainable community that would be recognized as such by the larger society.

Successful and sustainable?

Much like it is today with more people

Environmentally responsible; not overly crowded - population managed in such a way to preserve heritage and natural beauty. More affordable housing and social diversity.

In improved image of the past where all can afford to live here.

Snug Cove is an attractive and busy village with higher density of small houses, apartments - extensive transit system throughout the island so fewer cars on the roads - mix of cluster developments and larger lots with interconnecting greenways - mix of income groups and facilities for all ages. Very similar - bus routes added to Mount Gardner, Cowan's Pt. and Valhalla. Still lots of undeveloped green space (other than parks), continuous cross-island trail (not on road shoulder) multi-purpose community and recreation areas (parks, grass fields not skate parks etc. that are single use).

A well balanced community living within its means, inclusive and thoughtful.

Snug Cove Village is vibrant walking community , many low rent apartments. Full transit to all neighbourhoods. New development clustered.

Energy efficient, self sufficient in terms of resources, vibrant community, natural resources.

My children will be able to live and work on the island if they choose. Reliance on fossil fuel will be greatly reduced. There will still be an abundance of forest and wildlife.

Vibrant Snug Cove with an Inn and multi-family units.

A population with a diverse range of interests and incomes together with a much greater percentage of the population (than at present) able to live and work on Bowen.

I see a closer connection to the mainland with Bowen being a bedroom community of West Van. Already our educational, social, recreational needs are being met by West Vana, to a large extent, and, as much as we would like to be self-sustainable, it is too easy to rely on existing services 15 minutes away.

Looks more run down.

Cape Roger Curtis is still undeveloped! No subdivisions.

An environmentally sensitive community that has measures in place to preserve / protect our marine life/coastal waters and flora, fauna and overall environment. Cottage based small farms and businesses and/or residential areas that can produce / grow their own produce etc. For personal use or sale locally. Developmental growth that is limited / measured by our natural resource, water, etc. not being compromised or depleted.

A vibrant community centered around an energetic assembly of various artistic, cultural and educational enterprises and institutions. A strong support system of privately owned small businesses to provide the necessary guest and hospitality services. A limited number of small-medium inns and guesthouses. Some small-medium size medical facilities for restorative and preventative treatments. Very few commuters, most residents are either employed on island, work from home, are independent or retired. A healthy supply of rental and affordable housing for singles and families of modest means. Most housing is clustered with adequate support services for all age groups, especially for young families and seniors. No private cars, plenty of bicycles and good public transportation through energy-efficient, non-polluting multi-passenger vehicles. All that does not require a time horizon of 40 years. 20-25 years towards a mid-point is realistically achievable.

Not too different. I am for change when it's useful to most people involved - not change for the sake of change. Some low cost housing, in areas already slated for development, would be ideal. Another grocery store, perhaps in the XX Bird area.

Still a primarily green island where development is in harmony with the natural world. An on-island economy of islanders providing products and services for islanders.

Rural, sustainable agriculture, culled and marketed deer herds.

Compact growth to maintain open areas - also less expensive and efficient.

A walkable, cyclable community centered around a restored Davies Heritage Orchard community in Sung Cove, connected by walkways to Collins Farm (in full productivity) and the meadows (also active farms).

Fewer cars, more people, more walking / biking, more vibrant and complete Snug Cove, less commuting, more people living and working on Bowen, much more local food production.

Question 10:

Do you have any further comments regarding a
Vision Statement for Bowen Island?

Question 10: Do you have any further comments regarding a Vision Statement for Bowen Island?

The vision needs to include some statement relating to population safety in the event of natural disaster.

the statement above is lacking the soul of the island - a lot of nice statements that will certainly conflict when interpreted by different people. I note that this vision was used by members of that committee to justify the suburban proposal for CRC, which was found desirable by those who sought a more urban/suburban community as well as those who believed that the development would somehow change the forces of human nature and economics to have people out of cars, etc. Note that the majority of islanders who spoke out on the issue of the crc plan were firmly opposed/ This group of citizens worked very hard to capture the essence of a healthy community. Although there may be some modifications, they have done an excellent job capturing a Vision I could agree with.

An island where politics have been eliminated by use of good governance standards.

could add local economy that enhances social and physical well-being...

not sure what the last one means exactly

I don't understand what the last two paragraphs -- a vibrant etc, and an ethic of -- are getting at or what the purpose is.

Jettison the SFWG Vision Statement. It's full of vacuous platitudes that mean nothing to a thinking individual. Give the statement some character. Define Bowen rather than skirting around the issue with vapid tripe.

The evolution of the Island renders meaningless an altruistic vision statement.

a vibrant and resilient local economy?? who are you kidding?

Words are empty if municipal decisions tell another tale - our Municipal Reports have a similar Mission Statement, yet we now have a distinctively anti-environment, synthetic soccer turf field on our community school grounds.

TO MANY MOTHER HOOD STATEMENTS

We are presently a municipality with NO economic plan and an unwillingness to accept the fact that we are an ideal tourism destination and that tourism is about our only economic generator that will benefit all business' on the island, present and future.

Inclusion our uniqueness as community of islands guided by the Islands Trust policies

Question 10 - Other comments about Vision?

Needs to reflect the opinions of ALL Bowen residents, not just a small percentage of the population.

If the OPC is a document which defines our community, it must include protection for the unmanaged forest, shoreline and water ways. Green space doesn't necessarily mean natural space. Our beaches have been stripped and Bowen's fresh water systems are threatened by overuse.

A community that recognizes its lack of and need for more amenities.

Too general and motherhood. Needs more detail to be meaningful and clear in intent.

green spaces need to be connected and we are a long way from affordable accommodation for everyone.

far too many...

Look up the Code of the West online. I think too often people move here because one of them falls in love with it but they ultimately want it to change (I love you just the way you are, now change!). Perhaps our vision needs to be more direct: if you want something that isn't here, go elsewhere! I.e. love it or leave it.

decisions must be in keeping with the Spirit of the Land. Get coaching about this from the First Nations.

our limited resources should be considered at every step

Nice (for once) to see some recognition of the work done by one of the volunteer committees....too bad about all the others.

The final point (An ethic ...) is incomprehensible.

Trying to live in harmony with nature.

I think that we need to actively foster an appreciation and love of our natural surroundings, and that somehow this could be added to the Vision Statement. I would like to see the community more aware of our indigenous plants and animals, geology and ecology. With only a few people becoming educated in this regard, and more activities/initiatives founded with an eye toward connecting people with their environment, we could make this connection more widespread and permanent, and I believe it would benefit our population forever.

This actually describes Bowen as it is through optimistic eyes.

That statement simply says what we are, it doesn't anticipate what we could be. I'd like to see a vision statement challenge us to become a leader as a transition community or towards self-sufficiency and livability.

Question 10 - Other comments about Vision?

I'm not familiar with how varied and affordable housing is on Bowen, hence I chose yes with some modification in line 9.

Make it realistic, not another dream with no solid basis for action not at this time

It should be framed in a single paragraph of perhaps two sentences, for clarity and ease of understanding.

Again, the vision statement is motherhood and apple pie.....easy to support, but doesn't really deal with the tough choices ahead.

yes, if you have a vision statement, then follow it. plastic fields at schools which cost money to use and need chemicals for cleaning do not match this vision at all.

point #1 include ethnicity

- not sure about global environmental limits

Interdependence is a value as well as self reliance. Bowen is a living system, like a cell, and needs for a vision of the whole is more than the sum of it's parts.

Since the Vision Statement was written we have had struggles with each and every point on the list. We must remain vigilant and not let these noble goals slip away on our watch.

Every decision should be of minimum impact to environment, habitat, ecosystem and wildlife with complete reverence to the original life that was here before human development.

no, this has been thoroughly thought out.

The development of a vision statement with the active participation of a wide cross-section of the population, combined with the articulation of core values, is the most important part of this OCP process.

we should strive also for ethnic diversity, as this would enrich the community

the above is a strong statement that i support wholeheartedly

we need a definite balance between our financial stability with our need for environmental control.

Ensure that the vision doesn't contain contradictions or contrary pulls that will result in deadlock or fights.

At this time, the word is in the first line should read strives to be.

Question 10 - Other comments about Vision?

it needs a more realistic and accurate reflection of the economic leg of sustainability stool (ie most of our economic wealth comes from off-island economies)

URGENT NEED FOR GAINFUL EMPLOYMENT OPPORTUNITIES FOR RESIDENTS PERMITTING AN ELEMENT OF RELATIVE COMMERCIALIZATION

There needs to be the notions of creativity and leading edge thinking added - to encompass all aspects of life, not only the arts.

The last bulleted item should be qualified with some reference to private landholder's rights and with some qualifier such as reasonable decisions.... I think environmental issues need to be balanced with others -- I think the wording of the vision statement does not reflect such a balance as well as it could. Otherwise it's a good vision statement.

Vision statements can be spurious and deceptive-pray for a community with vision we should have more control over the rate of development

commitment to arts

Meaningless bs.

Only as previously noted

I feel that council must be very careful to protect what brought us all here in the first place, not to be bullied by various interest parties. It is important for council to realize that the people who live on Bowen do so for a reason - we love it here and we are very adverse to change for no good reason. Every new development erodes our quality of life eg. we have to be at the ferry earlier. Council feels the need to impose greater and greater restrictions on our freedoms. We moved here because we like the easy quiet, the space between neighbours, the neighbourliness, the sense of community, the quirkiness of it all - please, don't let us lose this in your all seeing sense of the future.

Not sure if I have a chance to say this later, so will say it now. The design of this test is poor. Initially, it rates 1 to 5 from left to right - then suddenly, switches 5 to 1 from left to right? Duh? I hope everyone got this! It initially fooled me, then made me wonder if others were getting this and taking the later part of the multiple choice correctly. As a result it gave me less faith in the outcome of this survey. Very surprised others did not see this as a possible impediment initially. (?)

These motherhood statements are vague and meaningless. At time they can be in conflict with each others in reality.

It must be broader in scope than the one above

I think, somehow, even more important than the words, which are fine, and could be finetuned, is the embrace of the vision, the implementation of it...what does small mean, what does resilient local economy mean... I believe our biggest challenge is at that level...coming to a shared understanding of the vision..and probably continually revisiting it, not to change it, but to recommit to it.

Question 10 - Other comments about Vision?

Don't allow sub divisions on very steep slopes with very limited unusable land designated to the community. Have strong, knowledgeable municipal staff.

At this moment there is no varied and affordable housing and it should not be included until there is varied and affordable housing

Community engagement will be an increasing priority where decision making is held in the open with little to no barrier to entry.

A vision statement should contain the words i.e. We will work towards or it is our vision to provide. The existing Vision wording just states some nice things about Bowen and its people. You can use similar wording but add something like: The OCP recognizes that Bowen Island is known as a small, friendly, caring community. It is our vision to where ever possible to provide for a population diverse in income, age and lifestyles, varied and affordable housing options etc.

needs to take into consideration tourism. I.e. A place where visitors can come to partake in a unique island experience.

GET ON WITH IT AND STOP DITHERING!

The island lacks a centre. Cluster housing, community hall and businesses in Snug Cove and bring people together to re-energize the community. We need critical mass -- it feels kind of desolate in the village when all the sidewalks are rolled up by 9 at night! Imagine people strolling up and down the main street, where there are more sidewalk cafes, open shops and galleries, performances... Better to increase density in one place and preserve the rural nature of the island otherwise.

I think it is critical to recognize how far we have slid AWAY from the above vision in some ways...
1. There is nothing for sale on Bowen under \$300,000, which is where anyone of the mod to lower income bracket will be able to afford. I make over \$60,000 taxable a year and have lost hope of buying anything on Bowen. How about a \$250,000 apartment? This 'frozen cove' and the anti-densification voices on Bowen are bleeding many of the artists, and families I have known in my 8 years on Bowen. Many have given up and left, to be replaced by successful, higher income folks.

The community life point should be revised to emphasize more that we are a tight-knit community

Which matter more? The first 3 statements or the last 3? Please give a priority number to each point and decide once and for all what you are going to do!

I think Bowen needs some more small living spaces in a more densely populated area close to the Cove - reasonable rents.

Lose the 2nd point

try to foster a feeling of cooperation and understanding among residents. More real facts and less assumptions and fear

Question 10 - Other comments about Vision?

As the statement is very neutral and agreeable, I feel the statement does not provide a vision that is decisive enough for the residence of Bowen, I also believe the statement is to easily manipulated by statistics.

transit should be in there somewhere

What is the point in having a vision statement when nothing is every accomplished by council

We need measurable specific deliverables. We need time lines and costs both capital and operating. We need how can we do this?

The recognition that change must be gradual and evolutionary ie. slow would be an excellent addition. We need to find a mechanism to assert control in this area rather than constantly reacting to bloated dreams of developers. One of the drawbacks of the municipal model is that when planners are hired they are most likely to be educated in and hence responsive to the development model as we have recently seen when our planning staff was so enamored of the Cape Roger Curtis so called neighbourhood plan. We need planners that understand that this is a gulf island not the outskirts of West Vancouver or Langley.

Walk the talk, but MUCH faster.

Politically we try to be so correct we are in a constant state of paralysis.

as a property owner, i am the one who has the final say about decisions regarding my property. extremely well protected natural ecosystems and greens spaces that accommodate wildlife both marine and terrestrial

Small is beautiful. Look for growth from within the community. Do not depend on visitors from the Mainland.

I would like to see something in there about Bowen as a place of renewal, a refuge from the urbanism of the Lower Mainland, a recognition of its rurality & a statement about preserving that rurality.

Make this statement a model/template which can be used by other islands to protect their interests from uncontrolled well financed developers. So far I don't see the Islands Trust having been asked for action on Roger Curtis? To me the greatest risk to Bowen is the economic power of developers who can buy the board over time and ensure their profits at the expense of the individual residents of Bowen. Roger Curtis is a prime example of this. Its HongCouver all over again.

Any vision statement must have more than just wishful thoughts... where are the teeth in such a document which can be actually used to achieve the wishes/goals in the vision statement?

Let's get cracking! I agree we need a little visioning, but it can be a huge waste of time and energy as nothing practical gets done while we're forever debating

Question 10 - Other comments about Vision?

no mention of local business, which will employ many and help keep Bowen self sufficient to a point.

Again, it seems to me critical to remember the marine environment that surrounds us and its importance to the quality of our island lifestyle. Why not add something regarding a long term goal of protection of Bowen's marine environment?

Affordable housing, affordable housing, affordable housing

somewhere it should mention to develop areas of commercial development not just snug cove

not sure we need one; did fine till now without one.

i am skeptical about vision statements

I think they're good goals but not necessarily true at the moment. Diversity is suffering as low income people are being driven off by high housing costs and the economy is probably only vibrant in the summer.

The vision statement needs wording that seeks to Maintain a small amount of growth actively

This is a creative community in both solving science and business problems for the future, but mainly in allowing people to live fully through creating &/or enjoying all forms of artistry: dance, music, word, film, etc.

adding something about a rural atmosphere - keeping farming areas, not having 'chains' - ie starbucks, keeping a population limit, shared access to natural spaces

It doesn't address funding realities- i.e mobilizes its natural capital to sustain and facilitate growth and change

I love the sustainability working groups vision statement. Bravo! Good work! Well worded!
Not right now.

remember we are stewards of this island for future generations

humans have huge responsibility to ensure the wellbeing of all species. we are in post sustainability phase and are in fact in survivability phase from a global perspective. if you care at all for the wellbeing of anyone other than this current generation we have all the housing all the development and more than we need. remember that we have the smallest population and use the greatest portion of the world's natural resources. no one else on the planet is living as reckless and ego-self-centred as we are. let's stop the madness.

How can we have affordable housing for people working for minimum wages without allowing cluster housing or an apartment building within walking distance to their work? Plan for the future now.

Question 10 - Other comments about Vision?

must include ' respects the Islands Trust mandate to preserve and protect '

The vision statement is brilliant but ambiguous. The trust has abused it's power in countless incidents and it's vision is narrow and provincial. Look at salt spring. The trust has ruined the island. Keep vision but syonara to the outdated and anachronistic organization that has made hay from politically correct.

The above vision statement does not reflect reality, we don't have for instance varied and affordable housing options. Pie in the Sky!!

OCP currently prevents all but 1, 2, 3 and 5 from happening. OCP has to be written to allow rather than prevent.

Needs to reference completeness

add to the population / a thriving arts community

You have obviously worked hard to see the future and to help make wise choices.

Very broad, needs substance and explanation to be meaningful

While statement is motherhood and apple pie, a balance between point 5 and the fact that we are so close to Vancouver means it does not need a 100% self-sufficient community.

Adding something about environmental energy efficient systems in houses and community (such as wind energy, community gardens, etc.)

Affordable housing on Bowen can only come by maintaining some of the negative rural inconveniences which made Bowen less attractive to the masses of the Lower Mainland and attracted mainly those who appreciated, or were at least willing to endure, some of the inconveniences such as power failures and ferries. As we rush for amenities and invite high density proposals we are raising land prices to approach those across the water which will irrevocably alter the rural nature of this island. We must strongly resist the moment to normal types of urban development and strongly entrench an OCP which must not easily changed only to satisfy pressures to develop. This was the benefit of Islands Trust which has created a legacy of slowly developed parcels. The OCP is critical and must be given sufficient strength and respect as a Vision Statement as we move ahead - and we must be able to accurately measure where we are now and where we will be given any form of development so that we can accurately predict consequences - currently development of parcels on Bowen is a Shell game and no-one, not even BIM, knows what our buildout would be now given the existing undeveloped parcels if they are allowed the same density being handed out to developers currently. We need all the cards on the table with a modelling system that the whole community can access and understand.

It is a great vision, but the community's social and economic diversity is deteriorating

Should include more mass that guides to preserve what Bowen represents today.

Question 10 - Other comments about Vision?

I like it.

Emphasis on Bowen as a consciously imagined and deliberately guided sustainable community! The vision will only be realized with commitment and forethought.'

Vision Statements usually don't work by committee.

I support this vision statement but we have to work hard to make it a reality. Much of it is untrue at the moment.

Add something: regarding arts/culture/music; about unmanaged (wild) greenspace and maintaining it as accessible and permanent; the education level, ability and desire to be involved in the community in many volunteer positions.

It accurately reflects my views.

Vision statement does not reflect reality e.g., Bowen does not have 'varied and affordable housing options' or a 'vibrant local economy'. Where is the industrial land on Bowen?
If we have the OCP stating its broad objectives would not a Vision Statement be redundant? Is the OCP, essentially, a vision statement?

No more development. Water is not mentioned. Clean drinking water. Produce our own food.

My belief in vision statements on Bowen Island has evaporated. Why not just instead, have a realistic time frame and action plan towards the implementation of the referenced points under Question 9 included as an attachment to the new OCP. That actually would be a vision statement I would love.

removed known and loved as

We cannot be all things to all people. My strong preference would be a vision statement that captures the preserve and protect mandate of the Islands Trust.

Question 16:

The OCP Update Steering Committee sincerely welcomes further comments you would like to make regarding the content of the OCP Update.

Question 16: The OCP Update Steering Committee sincerely welcomes further comments you would like to make regarding the content of the OCP Update.

Reasonable development is necessary and desirable. People need to realize that this is why Bowen is preferable to Gambier (for example).

Thanks for doing this important work!

good luck

Environmental updates are critical to the preservation of the ecology of this island treasure. Studies that enabled the GVRD to declare some 38 acres of protected parkland as surplus do not meet current environmental standards. I believe a vibrant future for Bowen Island requires an holistic approach melding the natural beauty with the economic draw, and in acknowledging residential pride and the heretofore caring soul of this unique island. The base line however, lies in respect for our natural environment.

Although I am sympathetic to the need for affordable housing, I am not sure it is the role of the OPC to provide low cost housing, employment on Bowen and amenities for comfort as are found in the city. Bowen's rural characteristics demand some self reliance and independence which are the heart of it's appeal for many. Over managing may lead to the appearance of promises and expectations that change this core facet of our community. (i.e. If my well goes dry, it's my responsibility to solve the problem or face the same dilemma again.)

Thanks for your efforts. We'll look forward to what you come up with.

I hope the committee is not dominated by the angriest and loudest member(s), so that all input/viewpoints can be considered on issues.

The survey needs to be proofread and some of the double-barrelled elements need to be disentangled.

You should tell people at the outset how many questions are involved and how long the survey is likely to take.

-
- include a special zoning for cohousing
 - use density equivalency as a opposed to units per acre
 - address village periphery boundaries transitioning and allowable densities

Stop trying to cater to businesses! This is one of the problems. We now have a group whose soul purpose is to bring more people on island to selfishly sustain their BUSINESSES. This is how places become overly-urbanized and eventually destroys all that was so loved by those who moved here for the very things that have been destroyed by the money-mongers.

It is wrong that there are no developer interest or experience in the committee

I'm troubled by questions 3 & 5--you reversed the polarity--one has agree on the right and the other has agree on the left--responses to #5 less reliable (yes, I used to do this sort of thing for a living)

Good that this is being done now, and important that it meets it's objective in the time allotted.

Cabin fever gets real in the winter. Us and them mentality is replacing a sense of community for all. How can the OCP support human habitat? and transmit and sustain lived sense of Bowen's values? It is not just about zoning.

My concern is not with motherhood statements that form the OCP's broad objectives. Those are all good, but unfortunately we are not meeting them now. We are losing our population diversity, we are the largest CO2 emitters in Metro Vancouver so it could hardly be said we are protecting the environment. There is little rigor or measurement in assessing how well we are meeting the OCP's objectives. Instead, statements about protecting the environment or strict adherence to the OCP density cap are used as the rationale to oppose many initiatives that would actually help us meet the objectives (e.g. expanded on-island recreation for youth on the turf field, multi-family housing in the Cove, or a new village form with clustered, diverse, and green housing and land protected in parks at CRC). As a result, we make none of the changes needed to achieve the objectives we all happily claim we stand for.

So, to update the OCP we need a careful assessment of how well we are actually doing, and how well the policies in our OCP are helping us meet those important objectives. We need to remove the the elements which hinder innovation, and develop policies which will help us address the three serious challenges we now face: housing that has become too expensive for all but the wealthy (or those lucky and old enough to have built-up equity), a future with wildly fluctuating but upward trending energy prices that will threaten our island's economy and lifestyle because of our dependence on cheap transportation, and the need to address global warming and the consequent requirement to dramatically reduce our use of fossil fuels.

If the OCP update doesn't measure our success at meeting our stated objectives, and doesn't lead to policies that help us meet those goals while addressing the challenges above, then we will have wasted the community's time, and we will continue move away from the goals we cherish.

I APPRECIATE THE EFFORT OF THE COMMITTEE, BUT DOUBT THE ABILITY OF THE COUNCIL TO SENSIBLY IMPLEMENT ANY RECOMMENDATIONS

I feel very strongly that the current OCP was not developed for our community as it is today, and therefore is not practical. It may have been years ago, but can no longer be considered as such. Simple things like not defining, for current density, the types of businesses that can or cannot go on within a neighbourhood. Bowen is no longer rural, even though it can hardly be described as urban. This dichotomy needs to be addressed in the vision. I wonder what Bainbridge Island did years ago, and can we learn anything from its experience?

It would have been helpful to have a way to print out the survey so I could have a record of what I submitted (I didn't realize I should have written my comments out ahead of time so I could have a record of what I entered on the survey).

I reiterate: to preserve the unique appearance of Bowen - do not allow franchises in (aside from what is already here - i.e. the Building Centre.) So many small towns all look alike now! Be reluctant to introduce urban amenities like street lights and sidewalks. If people want city trimmings let them live in the city. This is a paradise - a mere breath away from a big metropolis. It is very fragile!

A clause should put to ENSURE that Council has the OCP reviewed and updated or amended to suit the current situation on a regular basis ie 3,4 04 5 yearly basis. The current rewrite took far, far too long to be implemented. In other words the OCP must be a living document.

Thank you so much to the committee and all the volunteers who care so much about our community and contribute to helping it live its vision, by working on this challenging project!!

Need to keep the children busy, too many on Bowen turn to partying, drugs and alcohol because it is too hard to go to town for positive active sports teams. Some summer residents think they own the beaches. Protect green space...but provide recreational facilities. You can have both. Raise the bar at BICS or you will continue to lose some more able children and families. Control dogs. Good things about Bowen, safe, (not quiet due to building and dogs barking), caring community, lots of free entertainment - walks beaches, great clubs - choir etc. Tunstall Bay Club - swimming and tennis. Bowfest Parade, Run for the Ferry, BICS mural at ferry dock, deer, ocean and boating, sea life, Cape Roger Curtis, Kilarney Lake trail and meadow for running. Diverse population.

it still seems that the community needs to come to the committee instead of the committee coming to the community... I do see evidence of this improving. You need greater transparency. notes from discussions and meetings should be more frequently published.

Please do not turn this into a artists and ecowarriors haven. there are a lot of just regular hard working people that just want to enjoy their private land without restrictions.

You have to see that dense housing in the cove is the key to much of the rest! Healthy supporters of the cove area businesses, more affordable apartments, even at market value, diversity without destroying the rest of the island character...

Don't find this online survey that useful

We must generate wealth to afford all the desires above. This is the over riding issue. It is more important than the OCP update. The Mayor Bob Turner told me that \$120,000 was being spent on the OCP update/review, we should get something out of that for an economic plan. We have not. The OCP review chair states it has nothing to do with the ocp review. The OCP review is. Without wealth creation there can be no progress.

This survey leaves too much to the reader to interpret. Manage growth satisfies every view. This survey appears to seek support and promotes the environment over all else. The logical conclusion is for us all to leave Bowen. The enviro lobby want to stay. Please distinguish between small conservative/NIMBY/ selfishness from real stewardship seeking preservation and growth.

I would love this OCP update to bring Bowen closer to a congruent vision for Bowen. Presently we describe our selves with a village in the heart of a rural community. Great words. My reality is very few

Question 16 - Other other comments?

people live in the village, most live in suburbia. The greatest wealth created on Bowen is from the commuter to the mainland not by on island work.

This survey is skewed.

It is my view this survey is strongly in favour of enviro concerns to the detriment of business and the economy. I will finish with the opening question of the survey. There are five boxes to describe the present situation. There is no place for a business owner who resides on the island. Worse still there is no place for an employee on Bowen Island who also resides on Bowen Island.

This is question one. It is the start of a survey that is ignoring business and wealth creation. Or I am I to read into this survey we want employees and business owners to live off island?

This is an exercise in motherhood and apple pie, with little real deliverables for the community.

There is no place for a full time resident on Bowen who lives on Bowen to mark. This to me indicates a

I would like to add that I appreciate the effort and energy that all of the members of the committee bring to this task and trust that each has the best interest of the community and it's island at heart whatever position they may take

The only thing we can control is the rate of growth. In today's world progress and growth are synonymous. We must figure out how to have progress without growth.

I don't see how we can do an informed update without having an inventory of our existing resources (ie - environmental rarities in terms of flora & fauna, water availability, ecosystem rarity such as coastal bluffs etc. Once we have that, we need to plan where development can be best situated around that. We need to be prepared to say no sometimes - the OCP needs to recognize that. Things like affordable housing are a good idea, but only on a very modest scale. We will never be all things to all people - the cost of what some want (ie - swimming pool) is simply too high).

do not increase density around Snug Cove by decreasing the possibility of increase density in other areas of Bowen. If you want to increase the density close to Snug cove do so ;by increasing the total density on the Island. Do not take the property owners right of a possible density increase away just to increase those property owner around snug. How would you compensate the owners of the out lying areas if you take away their opportunity for possible subdivision in the future even if its only for family members. Also some of your questions in 13 broad objectives are much to large and wordy for a survey the whole surveys seems to be a project to increase Snug cove as the only commercial area on Bowen. That is very wrong for those of us how don't to drive that long distance especially in the winter bad weather months

Preserving quiet is very important as well. Noise regulations should be reviewed and strengthened.

Too many motherhood platitudes

Good work everybody. I wish you well in collecting and collating the hopes and dreams of Bowen residents. Thank you for listening.

we must protect our island for future generations

I see the OCP as a document that will guide our future development. We must be cognizant of our proximity to a large metropolitan area and how we are going to grow. Growth is inevitable so we must be prepared to manage it. The attraction of Bowen is the community and its diversity. Somehow Bowen needs to avoid becoming an enclave of the wealthy and the young professionals.

The OPC has to be purged of all those amendments and specifics designed to prevent the objectives from being pursued. Needed to be a review and rewrite rather than just an update.

The OCP should be put to a referendum vote to be passed at a 60% yes vote.

I am concerned that changes occurring on Bowen will reflect what has happened to the Agricultural Land Freeze in the Fraser Valley. There will be huge pressure to use all available land, water, sewage capacity, arable land to create more urban sprawl. We on Bowen have no obligation whatsoever to provide more housing for the Lower Mainland. We can provide a much greater service to the Lower Mainland but maintaining a community which fosters a rural lifestyle including some areas of high density housing. My concern is that the high density models are being created without taking away density from other undeveloped properties which will eventually argue for the same privileges. We also need to have an amenities budget created so that we have a realistic picture of which amenities are required and affordable and ensure that the developer concessions are directed towards our strategic plan for amenities rather than whatever goodies they dream up. The developers are calling the shots because we as a community have not created a priority list and a budget of what we are going to need by the time we reach buildout. That should also be part of the modelling system - so that we can anticipate demand for amenities and budget them accordingly. We are using a very unprofessional approach at this time and from the outside and talking to councillors it appears they have very little information to hand regarding aggregate figures in order to make the kinds of decisions they are being asked to make. CRC represented an increase of our current population by 50 pct. We have recently increased density by over 2000 persons due to secondary suites. there are potentially thousands of potential residents if we develop the existing properties with existing density. Nowhere have I seen a public accounting of where we are now for buildout despite I have asked. It appears to me we have already reached initial OCP recommended levels of about 7000 persons and heading with some of the projects well over 10k. The impact of these populations on rural living including agriculture is very important to examine. Soon livestock may be prohibited due to sewage issues - already it is difficult to have horses in some areas.

We need to create an excess of affordable rental housing to stimulate business and social diversity, volunteerism, the arts and all form of local prosperity.

Thank you for your work.

Waste of time.

Question 16 - Other other comments?

Secondary suites (if not now allowed) should be. I think multi-use community and public spaces should be prioritized over single or limited use spaces(skate parks, bike parks, half-size turf fields - too late now, etc).

The sooner an update can be completed the sooner we can get going on building a Bowen the community loves.

That the Steering Committee not feel unduly pressured / influenced by commercial / developmental groups lobbying for a more liberal OCP that would allow overdevelopment / encroachment or individual property owners rights to quiet enjoyment of their property (by allowing overdevelopment and or commercial encroachment into an established residential neighbourhood.

Pending rezoning applications are currently on hold until conclusion of the OCP review. It would make good sense for the OCP Steering Committee to make itself familiar with such applications in order to form and express an option thereto. Otherwise the new OCP would not provide much guidance to Council unless the new OCP is to much different than the old one. If that would be the case it would be hard for me to understand the rationale for the current OCP review. Or am I missing something here?

There is much contained in the Islands Trust Policy Statement (April 2003) under Directive Policies that should be incorporated into an OCP. We also need to initiate revisions to the Land Use Bylaw to ensure compatibility between the LUB and OCP.

Some informing the community (and even the Council) about the purpose of the OCP - to guide growth, not to stop growth.