

Hi, David:

I read through the existing OCP, which I had a copy of as a former member of the APC. I generally agree with the content and think the group of people that put the plan together and provided subsequent amendments did an excellent job. The Land Use Bylaw went a long way to achieving many of the OCP Policies and Goals. Members of the APC, in 1996, reviewed sections of the existing OCP and the minutes of the Advisory Planning Commission, June 28, 2006, reflect areas of the OCP where members felt possible review was needed. If you need these I can FAX the minutes to you.

I strongly agree with the present Land Transportation Pedestrian Policies and feel that we need to encourage more connected walking trails and paved cycling trails along main roadways. I do not agree with a ferry marshalling area, but that Government Road should, as the present OCP states, continue to be used for ferry marshalling, local traffic and commercial parking. Period. There may be value in some additional commercial infill with residential on two floors above on presently vacant lots, both private and municipally owned, on both sides of Government Road, to encourage more pedestrian activity and to strengthen the arts and crafts heritage theme of the Cove. Encouragement for Metro Vancouver to establish creative uses for the remaining Davies Heritage Orchard cottages, and to restore them to useful occupancy would do much to integrate them back into a Snug Cove Heritage precinct.

Water resources have received some attention since the drafting of the present OCP; however I believe the wording needs to be strengthened with respect to continuous summer flows (all summer creek flows) and restoration of and/or enhancement of degraded watershed habitats. The present OCP refers to Tree Cutting Plans; I believe that a municipal Tree Cutting Bylaw should also be added.

Energy Resources Objectives could suggest some specific clean energy resources, such as solar, high-efficiency heat pumps and community heating systems. Wood pellet stoves are another alternative that burn very cleanly and utilize recycled wood waste.

The present OCP, under Heritage Resource Policies, recommended a heritage advisory group or a Community Heritage Commission should be formed. The Bowen Island Heritage Preservation Association and Bowen Island Historians are already performing much of this work, in my view.

I hope these brief comments are of assistance. Thank you for your hard work on this important OCP Update.

Bill Granger