

**SELECT RECOMMENDATIONS FROM SUBMISSION BY BOWEN ISLAND CONSERVANCY
TO OCP STEERING COMMITTEE (June 2025)**

COMMENTS CONCERNING CATEGORY 1:

Conservation as a key consideration in planning and development on the island. Municipal planning and decision-making should have high regard for conservation.

a) Enshrine a conservation development policy that “Nature needs half”

Goal: Protect biodiversity on Bowen Island.
Objective: Maintain at least half the area of any development property proposed for rezoning in its natural state as stated in BIM’s Conservation Development policy
OCP Action: Incorporate objectives in the OCP that promote a Conservation Development policy of “Nature needs half”.

1b) Utilize biodiversity values mapping in planning and development approvals

Goal: Protect biodiversity on Bowen Island.
Objective: Incorporate technical map data on biodiversity values on Bowen Island as a key element in planning and development approvals
OCP Action: Incorporate a biodiversity values map as a schedule in the OCP.

b) Establish a Freshwater Protection Strategy for Bowen Island

Goal: Protect freshwater supplies on Bowen Island
Objective: Incorporate a Freshwater Strategy for Bowen Island that protects groundwater recharge areas and surface water ‘green infrastructure’ to protect both the quantity and quality of freshwater for human and Nature’s use.
OCP Action: Include a comprehensive Fresh Water Protection Strategy framework for Bowen Island in OCP built around groundwater recharge protection, and surface water quality and quantity protection (See below, 3c1, 3c2, 3c3).

c) Utilize groundwater recharge potential mapping in planning and development approvals

Goal: Protect the supply of groundwater on Bowen Island
Objective: Incorporate groundwater recharge potential in planning and development approvals
OCP Action: Include the Bowen Island Groundwater Recharge Potential Map (2025) as a schedule in OCP.

d) Surface water quality management on Bowen

Goal: Protect water quality on Bowen Island
Objective: Manage water quality for the Grafton Lake Watershed, the most important water supply area on the island.
OCP Action: Include a map of the Grafton Lake water supply catchment area (all the lands that drain into Grafton Lake and therefore contribute to its waters) as a schedule in OCP, with strategic objectives in the OCP to protect water quality in the Grafton Lake watershed. Designation of the catchment area as a development permit area to manage water quality. Implement a water quality monitoring initiative that tracks priority pollutant trends in Grafton Lake, and informs solution-oriented opportunities in the watershed, and on the island. Identify key organizations and businesses that can add to the solutions agenda through education, best practices and stewardship. Deliver findings to key staff and tables at the Municipal level so as to e.g. inform engineering works (wastewater treatment, culverts, bridges, road design and maintenance and green infrastructure), bylaw enforcement, and septic tank performance (education, inspection and records).

