

March 27, 2014

Shawn Fitzsimons
Natural Resource Specialist
Front Counter BC - South Coast Regional Office
Ministry of Forests, Lands and Natural Resource Operations
200 – 10428 153 Street
Surrey, BC V3R 1E1

Re: Application by the Seymour Bay Foundation regarding a lease to permit a Wharf at Seymour Bay (Bowen Island)

Dear Mr. Fitzsimons:

Bowen Island Municipality is in receipt of correspondence between the Seymour Bay Foundation and your office regarding the proposed use of Crown Land covered by water for a wharf for use by the public. According to correspondence on behalf of the Foundation dated February 18, 2014, the proposed wharf at Seymour Bay would be used for use by “scheduled or unscheduled water taxi, small craft or occasional float plane” and “limited and temporary moorage for pleasure craft”. The lease would be in the general location of an historic dock at the end of Beach Drive.

The Foundation has requested a letter of support from Bowen Island Municipality in support of its application.

By way of this letter I can confirm that Objective 107 of the Bowen Island Official Community Plan states as follows: *“To encourage public transit, including the future option for a passenger ferry to the mainland from Seymour Bay.”* Policy 239 goes on to say: *“Passenger-only ferry service is encouraged, provided parking and on-island transportation needs are addressed.”*

The land covered by water extending 300 metres from the natural high water mark in the area of Seymour Bay is zoned “Water General (Coastal) – WG1 in the Bowen Island Land Use Bylaw. This zone provides for private and group moorage facilities for landing or wharfing space for pleasure craft, and community (public) docks. However the use of wharves for water taxi and float plane use is provided for in the “Water Commercial (Marina) 1 – WC1” zone or through specific use exceptions to the WG1 zone. It is our opinion that an amendment to the zoning would be required for this proposed use.

At its meeting of March 24, 2014, Bowen Island Council resolved as follows:

*“That Council recommend to the Seymour Bay Foundation that an application to rezone the water area for a dock for public use be submitted; and
That Council direct staff to advise the Ministry of Forests, Lands and Natural Resource Operations that Policy 239 and Objective 107 of the OCP supports the development of a public dock in Seymour Bay; and
That a rezoning would be required and Council would entertain a rezoning application to allow a dock for public use”.*

Any application for rezoning would be subject to detailed review in conjunction with upland access and associated facilities. A public hearing process would be required.

Please be in touch with Kathy Lalonde, CAO or Judy McLeod, Planning Consultant at Bowen Island Municipality, 604-947-4255 if you have any further questions in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jack Adelaar', with a large, stylized initial 'J'.

Mayor Jack Adelaar
Bowen Island Municipality