

## POTABLE WATER AT SEYMOUR LANDING

Water supply is a clear and long-standing concern on Bowen Island. In a changing climate, with increasingly dry summers and existing Island servicing constraints, it is reasonable—indeed responsible—to ask: how does the proposed development service and sustain itself? For Bowen Island Properties (BIP), potable water – quality and quantity – has been treated as a **foundational consideration** for planning: the Seymour Landing OCP and Land Use Bylaw amendment applications are built upon conservative standards and measured data.

Cowan Point Utility draws its **source water from Josephine Lake** and – as a result – is not connected to (and therefore independent from) municipal water systems that serve Snug Cove or other parts of the Island. Accordingly: constraints to existing municipal systems do not reflect the operational capacity of Cowan Point Utility. The amount of water the Utility may withdraw from the lake is governed by its water license issued by the province. In addition, rainfall is the only apparent source of water for Josephine Lake, meaning that the lake is not fed by a watershed larger than the catchment area, and that use of water from the lake does not impact nearby properties that are served by wells.

Cowan Point Utility is regulated by the **provincial Comptroller of Water Rights**. The Utility cannot serve any properties (including any new subdivisions by BIP) without authorization by the Comptroller. That authorization requires review and signoff by the Comptroller’s engineer, which includes a review of water supply capacity including enough for fire fighting flow for any additional properties, review of the drawings for the proposed extension to the system, and review of the Utility’s finances including building up reserves for capital replacement.

As a matter of critical asset management and corporate responsibility, water supply at Cowan Point has been the **subject of professional review since 1977** (almost 50 years). Most recently, BIP commissioned a Josephine Lake Water Capacity Analysis by Water Street Engineering (2025), building on the baseline system analysis (completed by Kerr Wood Leidal in 2010 after the dam was constructed) that reflected: 48 years of historic lake level data; considerations for climate variability; full accounting for downstream licensed water users and maintenance of minimum environmental base flows.

The updated analysis concluded: **The Utility’s licensed withdrawal from Josephine Lake is sufficient to support full build-out of the proposed infill at Seymour Landing.** In practical terms, this means that even under conservative assumptions—including dry-year scenarios and existing licensed withdrawals—the future demand (associated with full build-out of the proposed land uses) remains within the lake’s sustainable yield and operational capacity. Perhaps most importantly, this conclusion does not rely on speculative supply or major infrastructure expansion other than an additional steel water reservoir; its confidence is based on the existing system as it operates today.

## PROJECT SUMMARY

Bowen Island Properties (BIP) has submitted an application to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to increase the residential density and permit diverse attached dwellings within a small portion of the already designated development area at Seymour Landing. In addition, the application includes added open space and commercial areas to support a thriving community.



## QUANTITY ASSURANCE

This assurance about quantity is not theoretical. It is supported by a utility framework that includes:

- **Water conservation covenants** in favour of the Municipality, which have been registered on title to all properties developed by BIP since 2007. These covenants establish clear expectations around no outdoor use and water-efficient plumbing fixtures as recommended by the 2010 analysis by Kerr Wood Leidal.
- **Metered water rates** which include escalating charges for amounts of water above the base amount each quarter.
- **Ongoing oversight** by the Comptroller of Water Rights as described on the previous page.
- **Municipal requirement** of adequate water supply for each subdivision. The current covenant in favour of the Municipality for the Cowan Point lands permits the Municipality to require confirmation that the assumptions in the water study continue to be true—every time a series of subdivision plans creates 50 or more residential lots. We propose the same be required for this rezoning proposal.
- **Active monitoring for, and repairs of, leaks/unaccounted-for water.** (For example, in late 2024 and in 2025 the Utility found and repaired leaks so the unaccounted-for-water in 2025 ended up 45% less than in 2024.)

With source and system capacity proven again through technical expertise and evidence, **we trust that Municipal Council and the public will agree with us that the Utility's currently unallocated capacity at Josephine Lake would be better allocated to diverse and affordable housing and island-scale hospitality and commercial uses, rather than to nine single-family homes.**

**In simplest terms, our discussion can proceed with confidence from: "can we...?" to "how should we..." think about community building?**

As a business and as residents of Bowen Island, BIP recognizes the importance of transparency and accountability when it comes to our precious water resources. Beyond sharing the technical reports cited above, we remain available to answer questions, share understanding, and engage in respectful dialogue with Council, staff, and the community as our application progresses.

## PROCESS TIMELINE

### MAY 2025

**Submitted Land Use Bylaw Amendment application.**

### JULY 2025

**Council Meeting** where staff introduced the application and OCP Policy 147 to Council.

### SEPTEMBER 2025

**Committee of the Whole Meeting** to seek clarity on OCP Policy 147.

**Council Direction** to require OCP Amendment in addition to Land Use Bylaw Amendment.

### NOVEMBER 2025

**Submitted OCP Amendment Application**

### JANUARY 2026

**Application review process**

### FUTURE STEPS

Public Hearing

Decision by Council - Yes or No?

If yes, then:

- Subdivision
- Financing
- Development Permitting
- Construction

