

# SEYMOUR LANDING

## *The Decision Before Council*

At its upcoming Committee of the Whole meeting (to be held on Monday, September 15), Bowen Island Municipal Council will continue its consideration of the Seymour Landing Land Use Bylaw amendment application, submitted by Bowen Island Properties (BIP) in May.

Understandably, our keen and shared interests compel us to dive deep into the details of the application, consider its merits and explore community concerns. We welcome that next step.

Less clear, however, is precisely how we proceed. Accordingly, this Committee meeting is focused on a critical procedural question that defines our immediate next step: **Will Council direct Staff, in their interpretation of Policy 147, to proceed with a Land Use Bylaw amendment without an OCP amendment?\***

**If the answer is yes**, we will proceed to consider and negotiate more tangible refinements to the application, including: specific permissions related to the type, size, shape, and scale of future housing; types and quality of amenities; and the specific staging of development.

**If the answer is no**—and Council directs Staff to require an OCP amendment—this will move the application into a wider, policy-level discussion that asks: is this the “right idea” in the “right place” for Bowen? Already informed by the principles of Bowen’s OCP, we will find ourselves “right back where we started,” having paid a price: time lost! The delay will have direct, measurable costs and risks, especially to the community members that need this type of housing. To read more, go to: [rezoning.bowenislandproperties.ca](https://rezoning.bowenislandproperties.ca)

## *Public Engagement*

To the point of our commitment to ongoing engagement – and as part of the Land Use Bylaw amendment process – the community will have multiple opportunities to provide feedback on the application through events like open houses and group dialogue sessions. Beyond our conversations to date, we are keen to continue this dialogue: your feedback benefits everyone—from political leadership to public servant, the developer and future residents—by making sure what gets built will meet the needs of the community it is intended to serve.

## *Servicing & Infrastructure*

To address a foundational community need, specifically related to the sustainable supply of potable water, we offer not opinion but rigorous, professional investigation. The team of industry leaders and experts at Water Street Engineering assessed Josephine Lake water capacity based on historic reservoir data (48 year period), climate change, water usage of other license holders, maintaining base flow for fish habitat as regulated by the Ministry of Environment and Parks and found that **the development proposed is within the capacity of the lake.**

Bowen Island Properties’ decades-long planning and management of, and investment in this backbone of civil infrastructure – including potable water, sanitary treatment, fire protection—have been **carefully planned, effectively managed and continuously improved**. Further, the Cowan Point Utility is not only regulated by the Comptroller of Water Rights in Victoria but also by standing covenants with the Bowen Island Municipality, which provide additional safeguards to ensure growth is **monitored, managed and sustainable**.



# clarifying the next step

We are excited to be seeking land use permissions for a scale and type of neighbourhood infill development that is backed by systems that are already in place. As an added benefit to this proposal for “infill” development, the addition of ‘users’ to the existing utility will **avoid any tax burden to the wider Bowen community...** while lowering the per-capita maintenance burden to existing users. Some call that a ‘win-win.’

With these critical foundations in place, our conversation hopes to focus more on **how this proposal can support Bowen Island, not whether the lands can be serviced.**

For these reasons – and so many more – we hope Council will direct Staff to proceed with a Land Use Bylaw amendment and that we can deep dive into the very details we are all keen to explore. The formal Land Use Bylaw amendment process already provides the mechanisms to further detail, negotiate and secure community benefits – including housing, servicing, and amenities – in collaboration with Council, staff and the Bowen Island community. Deferring to an OCP amendment would only delay the opportunity to engage in the more detailed negotiations that everyone agrees need to happen.

*BIP is ready and able to start delivering diverse housing options, including supportive housing, and island-scale economic opportunities for the island’s residences. The site today is project-ready, and the water and sewer systems have the capacity to serve this project. We hope that Council will now take the next step to move this application forward so that the details of the application can be further explored, refined and negotiated through the formal municipal Land Use Amendment process.*



visit <https://rezoning.bowenislandproperties.ca>