

SEYMOUR LANDING

AMENDMENT APPLICATION

LAND USE BYLAW (NO.57, 2002)

MAY 2025



Bowen Island Properties LP

COVER LETTER

Bowen Island Properties (BIP) is proud to present this application for amendment to Bowen Island's Land Use Bylaw, seeking permission to proceed with development planning and design for a relatively small mixed-use and walkable neighbourhood in Seymour Landing.

As an island-based developer, BIP – now in its second generation – has had the goal of creating neighbourhoods where people love to live.

We see an immediate opportunity at Seymour Landing, in no small part due to available capacity in potable water and sanitary infrastructure. While stewarding our cherished natural setting, we seek to make room for more housing diversity, local economic and job opportunities, and the 'in-between' places where we connect in community.

In the spirit of moving in that right direction, this application seeks minor bylaw amendments – pertaining to the increase of residential density and expansion of permitted uses in alignment with the Official Community Plan – to better address immediate community needs, including:

- a range of compact housing options, including independent/supportive living,
- small scale hospitality uses for Islanders' families, friends and visitors
- a small mix of neighbourhood-serving retail spaces and live/work units, and
- places for social gathering.

Our pre-application open houses – held at Collins Hall in September 2024 – helped to confirm our understanding of immediate and ongoing community needs (specifically related to housing diversity and opportunities to age-in-place). The ideas presented were, broadly speaking, met with interest and excitement by attendees; a recurring sentiment shared was: "when can we move in?". The engagement summary is included in Appendix E and the input shared helped further define opportunities and shape this application.

Since that time, we have focused our efforts on "fit testing" (i.e. site planning to confirm capacity of the study area to accommodate the proposed program) and refine technical investigations confirming infrastructure capacity, specifically related to potable water and sanitary systems and local road network.

The proposed bylaw amendments governing use permissions and siting/location are straightforward: adhering to the structure, logic and direction of the existing Comprehensive Development Zone (CD6 - Cowan Point), the application proposes the addition of subarea "9D" and "9E" to simply/neatly contain the proposed development vision and associated permissions within the same overall administrative boundary.

This opportunity does not preclude the longer-term vision of a waterfront village at Seymour Landing, where much remains to be resolved including the potential for an electric passenger ferry terminal. More importantly, it does not require that those issues be addressed prior to implementation of this, more immediate opportunity that can help address current needs.

In closing, we believe that BIP – through this amendment application – is uniquely suited to make tangible and timely improvements that address community needs at the existing, well-positioned and serviced lands at Seymour Landing. These early ideas – to support housing diversity and local serving commercial uses – require bylaw amendments but are otherwise relatively straightforward and implementable.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. D.', written over a horizontal line.

Bowen Island Properties

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PROJECT OVERVIEW

Building on a legacy of developing neighbourhoods on Bowen, BIP seeks to demonstrate the same commitment – including sensitivity to place and quality of built form – as has been created in neighbourhoods at Cates Hill and Cowan Point.

Situated on a portion of lands at Seymour Landing, this amendment application aims to address a spectrum of community needs that are currently “under-served” on Bowen.

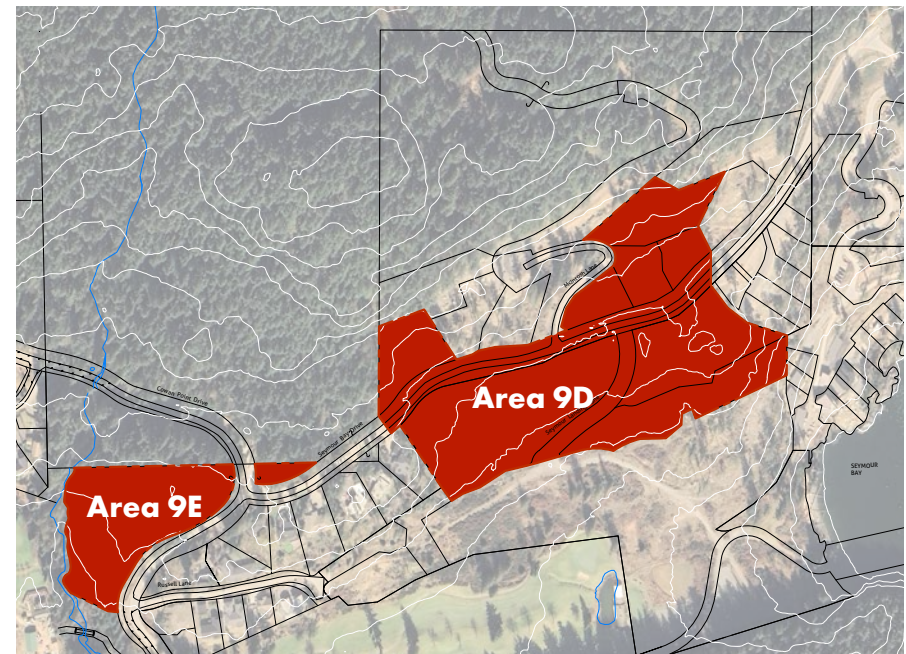
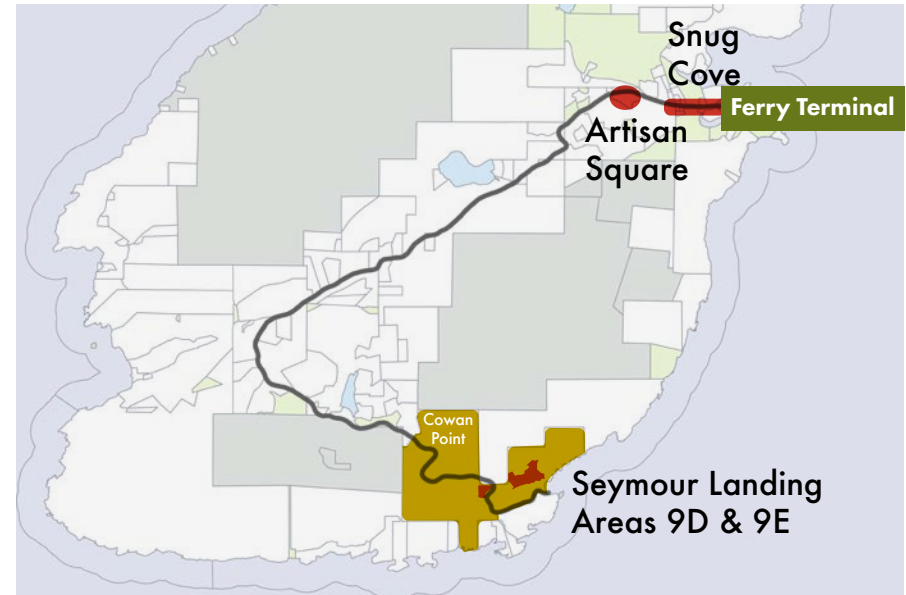
CONTEXT

For context, Seymour Landing is set within the Cowan Point Lands, which encompass approximately 200 hectares (~500 acres) of diverse landscape types that include forested hillsides and creek ravines, level benches and rocky shorelines around Seymour Bay.

A Comprehensive Development Area for Cowan Point was adopted within Bowen’s Official Community Plan in 2003, outlining the phased-development vision for the area that included a range of uses including: a nine-hole golf course and single-family homes. The plan set aside space for a waterfront park at Seymour Bay, recreational amenities such as an athletic field, and a school site at Athletic Road. In addition, the plan prioritized the creation of a trail network, environmental conservation areas, and provisions for small-scale residential, service, and guest-related commercial uses in a village-like setting.

THE WHY: “HERE” AND “NOW”

This amendment application seeks to permit additional compact housing to enable aging-in-place and to provide commercial and tourist accommodation uses to better address community needs... while preserving the future opportunities for the remaining areas of Seymour Landing, including, the necessary infrastructure and land uses required for the potential passenger ferry to Vancouver. Maintaining alignment with the original vision for Cowan Point, this amendment seeks minor adjustments to address current needs and immediate implementation opportunities.



VISION

...taking another step towards a more diverse community at Seymour Landing.

Descending from the high point of Josephine Lake, Cowan Point Drive arrives at the intersection with Seymour Bay Drive. Turning eastward and climbing a gentle rise, homes front the neighbourhood street as the roadway flattens... and views open to the water.

Nestled alongside this accessible stretch of road and taking advantage of this unique site – with a sun-drenched southern aspect, dramatic views to the water and mid-slope elevation within an easy neighbourhood walk –the project envisions housing options to support diverse living arrangements and life-stages.

Beyond its residential offering, the project also envisions neighbourhood-serving retail spaces, small-scale hospitality uses, and thoughtfully designed indoor and outdoor areas for social gatherings that foster a sense of community.



SITE + PROGRAM = CONCEPT

This amendment application is predicated on an understanding of the site's physical constraints and opportunities. A careful understanding of landform features – including hillsides and terraces, significant elevational relationships and orientation to views and sun – gives direction to the organization of development areas, including open space relationships and building siting.

By introducing compact, ground-oriented housing types—such as townhomes, multiplexes, and low-rise apartments—this concept facilitates a more efficient use of serviced land while broadening the spectrum of housing options. A more resilient and walkable neighborhood is supported through the permission of a mix of uses, including local-serving commercial uses, independent/supportive living services and small-scale tourist accommodation.

Finally, open space and recreational uses are further prescribed within the study area to ensure that community amenities evolve in alignment with anticipated residential growth: as population increases, access to and enhancement of recreational amenities is essential to sustaining a high quality of life, reinforcing social cohesion and the objectives set out by the OCP.

The resulting Concept Plan integrates both housing and essential community assets in a manner that is functional, accessible, and responsive to long-term community needs. Individual areas within the Concept Plan are described in the following list – defined by topographical features and anticipated programmatic opportunities – as a means to better understand the range and rationale for permitted uses as proposed within the CD Zone amendment. As a point of reference for scale, the apartment building in Snug Cove has 26 residential units.

1 | The Upper Hillside | ~3 acres

- residential parcel perched above Seymour Bay Drive with water views...
- hillside house-plexes & townhomes accommodating ~40 units (e.g. 8 fourplexes & 4 duplexes)

2 | Mid Elevation Terrace | ~2 acres

- centrally-located terrace, accommodating commercial, hospitality and compact residential uses
- pedestrian-oriented, shared amenities accommodating ~20 units (e.g. apartments & live-work units) ~30 guest units

3 | The Lower Ridge | ~2 acres

- residential parcel (tucked along the southern edge of the 'terrace') perched above Seymour Landing
- ridgeline house-plexes & townhomes accommodating ~20 units (e.g. 4 triplexes & 4 duplexes)

4 | Mid Elevation Hillside | ~ 4 acres

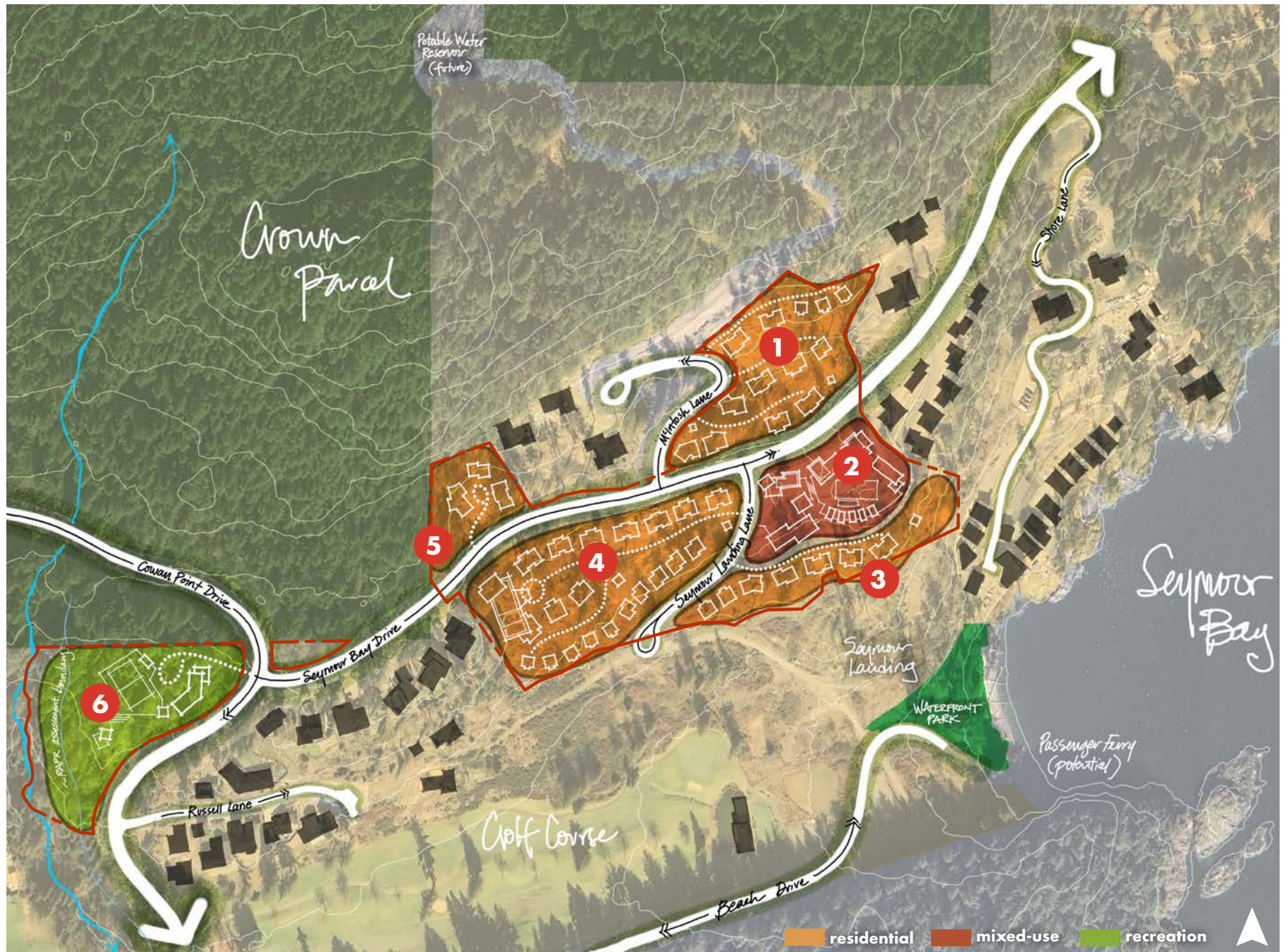
- large, flexible residential parcel located below Seymour Bay Drive and above Seymour Landing Lane
- hillside house-plexes & townhomes; apartment; potential for cohousing and/or "campus of care" accommodating ~70 units (e.g. multiple terraced townhouse clusters)

5 | Upper Hillside Continued | ~ 1 acre

- small residential parcel located above Seymour Bay Drive and adjacent Crown Parcel
- hillside house-plexes ; potential for cohousing and/or staff housing accommodating ~10 units (e.g. 2 fourplexes & 1 duplex)

6 | Creekside | ~ 3 acres

- recreational parcel located off Cowan Point Dr
- riparian area protection and interpretive trails; indoor/outdoor recreation amenity



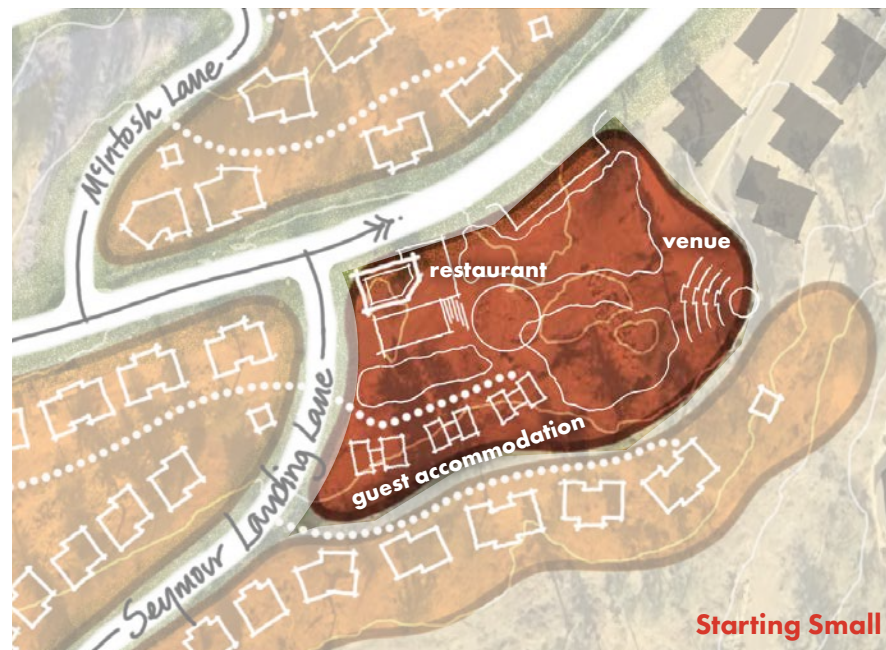
ACCOMMODATING A MIX OF USES

The opportunity of “mixed-use” is demonstrated through several illustrative site plans. **Options presented here reflect the intended flexibility of permitted uses sought through this application.** These sketches depict how permitted uses could be accommodated on site based on a number of different influencing factors such as phasing and development partnerships.

Phase 1: Starting Small | introduces commercial activity as part of early-phase development, including a small restaurant, modest guest accommodation, and a formal open space for special events, oriented to dramatic water views.

Phase 2: Incremental Growth | expands on the initial concept, adding more multi-unit cabins and enhancing community amenities; a reception space and expanded commercial spaces frame community gathering spaces and integrate into site’s natural grade to take advantage of views.

Or: Exploring Partnerships | explores consolidation of guest accommodations within a larger building - requiring more significant capital investment, long-term operational capacity and ongoing market demand.



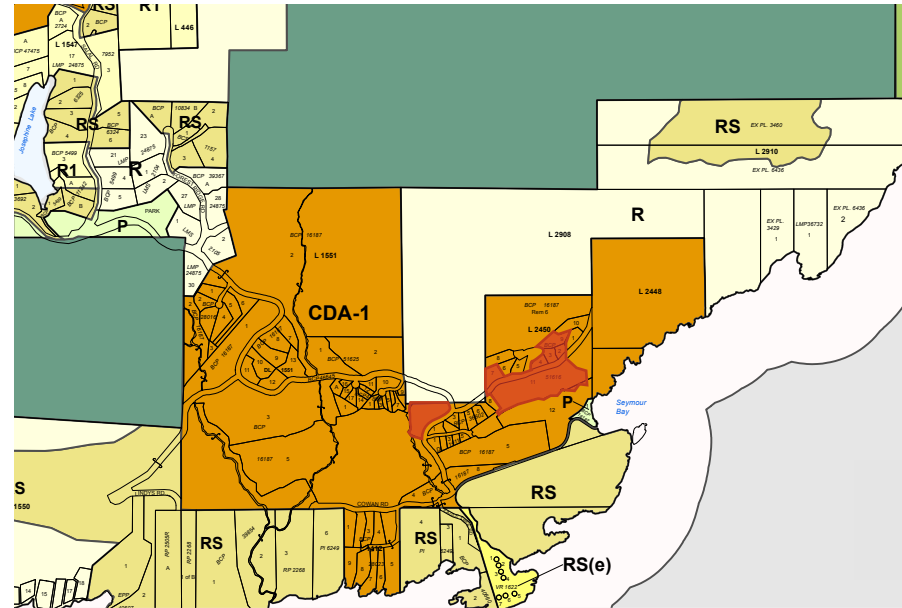


Rendered above is the intersection of Seymour Bay Dr and Seymour Landing Lane, where a modest building anchors the intersection and greets neighbours and guests, defining a sense of arrival to the area. **This building remains a consistent element across all concept plans, framing a public plaza and establishing an active frontage that supports a pedestrian-oriented streetscape.**

POLICY CONTEXT

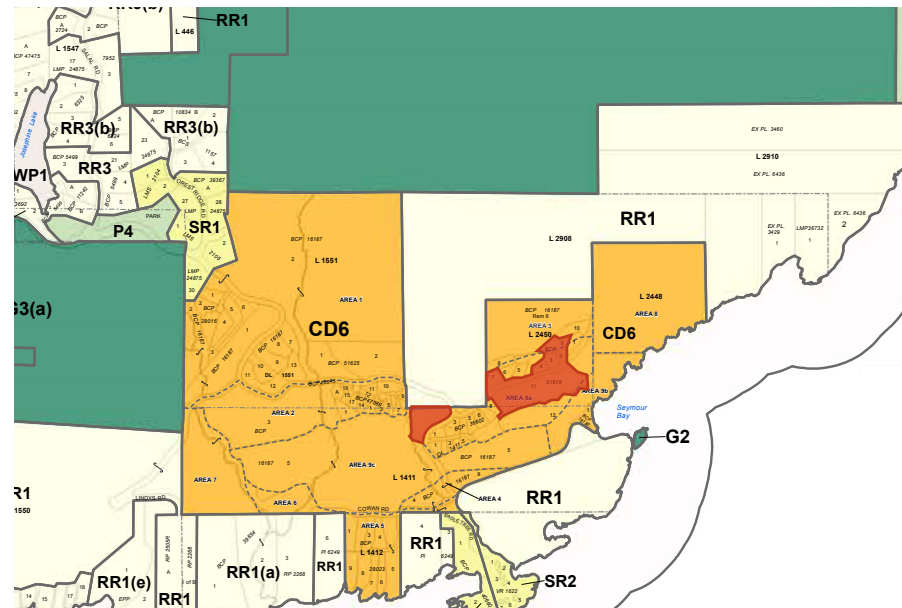
OFFICIAL COMMUNITY PLAN (OCP) 2010

Bowen Island's OCP (Bylaw No. 282) is a community-driven blueprint aimed at fostering an environmentally, economically, and socially sustainable future. It envisions a rural island community that promotes diverse housing forms, local employment opportunities, and the protection of the island's unique natural environment; including its forests, shorelines, and wildlife. It ensures that decisions across various municipal departments (e.g., planning, parks and recreation, infrastructure) are coordinated to achieve a shared vision for a vibrant, self-sufficient, and sustainable Bowen Island. This project lies within Cowan Point Comprehensive Development Area (CDA-1).



BOWEN ISLAND LAND USE BYLAW (LUB) 2002

Uses within the Cowan Point Lands are regulated by Comprehensive Development 6 (CD 6) Zone, which outlines specific permitted uses for the area, including: single detached and multi-unit residential housing, recreational uses (e.g. golf course), local and guest commercial services and a retreat.



PROJECT ALIGNMENT

The following pages describe how this LUB amendment application aligns with and advances the vision and objectives set out by the OCP. This amendment application is directed by and in keeping with Policy 147 of CDA-1 which makes clear that innovative development proposals may be considered that exceed the maximum number of dwelling units permitted where there is a demonstrated community benefit. In which case, an OCP amendment would not be required, only a rezoning application.

The following sections outline how the project aligns with OCP policies and objectives specifically related to: housing, community, transportation, infrastructure, economy, and the environment. ***Translating into a clear community benefit. Specifically, the provision of housing diversity, small commercial uses and community gathering spaces, supported by established infrastructure and servicing.*** It further explains how the vision for this development will help foster a more sustainable, diverse, and connected Bowen Island.

Policy 147 (OCP 3.5.4 Cowan Point CDA)



Council may consider innovative development proposals that exceed the maximum number of dwelling units, the minimum lot size, or the floor space levels for a particular area as established in the Zoning Bylaw or within a restrictive covenant, in cases where there is a demonstrated benefit accruing to the community. While such proposals need not require an amendment to the Official Community Plan if consistent with the objectives outlined above, rezoning will be required. Council encourages proposals to be submitted that provide for community amenities.

HOUSING

The OCP outlines the need for diverse, attainable housing options that accommodate residents of all ages, household sizes, and income levels. It emphasizes the importance of housing types that allow people to downsize, age in place, or find sustainable, affordable homes that suit various life stages and needs.

The Bowen Island Housing Needs Report (2020) identifies persistent gaps in the local housing market, particularly the lack of smaller, ground-oriented units suited to, for example seniors and single-person households. These groups are increasing in number, yet the island's housing stock remains dominated by single detached dwellings. To meet emerging needs, the report highlights a range of suitable typologies, including ground-oriented or elevated apartments, townhouses/rowhouses, and 'plex' housing.

This LUB amendment application proposes more compact housing options to better address community need for smaller, more attainable units.

Further, increased density and diversity of housing types and tenure can better support aging-in-place in conjunction with other adjacent uses and services—including independent/supportive living with accessible units and seniors-oriented services. ***The Affordable Housing Policy has been considered and will be satisfied as part of discussions with the municipality.*** By fostering a range of housing types and tenures, the project contributes to a more inclusive community and greater diversity of living options, supporting residents who choose to remain on Bowen as they move through different life stages.

Objective 65 (OCP 3.5.4 Cowan Point CDA)



To comprehensively plan and implement the Cowan Point phased development in a manner that fosters a sense of community through a clustered settlement pattern with diverse housing types that are located on lots of assorted size.

COMMUNITY

A strong sense of community is a critical objective of the OCP, created through spaces where residents can connect, engage, and build relationships. It speaks to the value of public gathering spaces, cultural and recreational opportunities, and inclusive amenities that enhance social cohesion and support well-being. Further direction is given to create community spaces that support residents as they age.

This LUB amendment application supports the introduction of a mix of uses – and quality shared spaces – designed to bring people together.

Outdoor areas such as plazas and open spaces will create opportunities for casual interactions, recreation, and community events. In Area 9D the potential for indoor spaces, like a learning center or facilities for arts and culture, provide opportunities for gathering and cultural expression while indoor/outdoor recreation facilities in Area 9E offer venues for active living. By incorporating modest, local-serving retail and hospitality uses, the development will also support daily interactions and strengthen neighbourhood ties, creating a vibrant and inclusive community hub.

TRANSPORTATION

The OCP emphasizes the importance of a sustainable and efficient transportation system that reduces reliance on private vehicles, promotes active transportation, and integrates with the Island’s natural and rural character. Key objectives include encouraging walkable neighborhoods, supporting public transit and ride-sharing initiatives, and ensuring safe and convenient connections between residential areas, community amenities, and local services.

This LUB amendment application proposes a compact, mixed-use neighbourhood that prioritizes walkability and reduces the need for cross-Island trips.

The integration of housing, local-serving commercial spaces, and community amenities within close proximity allows residents to meet their daily needs on foot with a walker or wheelchair, or by bike or golf cart. Furthermore, the site planning explores strategies to minimize the amount of space consumed by parking and uses efficient site planning for road design and layout. These measures contribute to a more sustainable, accessible, and pedestrian-oriented transportation system. In addition, most of the occupants of the independent/supportive living units will not form a part of the demographic group that commute to work and would therefore not pose stress on the existing transportation system.

Objective 66 (OCP 3.5.4 Cowan Point CDA)



To support the provision of land for community / institutional uses that respond to the needs of the broader Bowen Island community.

Objective 113 (OCP 4.4 Land Transportation)



To promote multi-modal forms of transportation across the island linking neighbourhoods with each other, to local parks and beaches, and to Snug Cove.

INFRASTRUCTURE & SERVICING

Efficient and sustainable infrastructure is essential to supporting existing and future growth on Bowen Island. The OCP emphasizes the need for high-quality water and wastewater systems, the integration of renewable energy solutions, and the provision of services that minimize environmental impacts while enhancing community resilience. Servicing strategies should respect the Island's rural character and prioritize long-term sustainability.

This LUB amendment application is predicated on Bowen Island Properties' unique position to deliver community housing given the existing surplus capacity of serviced lands at Seymour Landing.

BIP has invested in the development and maintenance of independent utilities that provide potable water and sanitary sewer services to the area with ample capacity to accommodate additional growth (while increasing system efficiency, avoiding operational burden to municipal services and taxation to Islanders). In fact, the proposed increase in dwelling units will increase the amount of property taxes that the Municipality will receive, providing a net financial benefit to Islanders. The water and sewer utilities will also benefit from the increased number of customers sharing the costs. By using these existing utilities and exploring opportunities for further sustainable servicing solutions, this development ensures responsible infrastructure delivery in alignment with the OCP's objectives.

ECONOMY

A diverse and resilient economy is a central focus of the OCP. It encourages local economic development that supports small businesses, enhances employment opportunities, and reduces the reliance on off-Island commuting. The OCP also highlights the importance of fostering economic activity that aligns with the Island's rural character, provides community services, and strengthens the local tourism sector.

This LUB amendment application accommodates modest, local-serving commercial spaces, designed to meet the daily needs of residents and support small-scale entrepreneurship.

Proposed uses, such as a café, a general store, or a satellite medical office, would create jobs, strengthen the local economy, and provide vital services within the community. Additionally, small-scale hospitality options integrated into the development offer opportunities to expand guest accommodation and generate economic activity in addition to independent/supportive living (such as meal service, housekeeping, laundry, activity planning, shuttle bus service, and assistance with shopping to support independent/supportive living), all while maintaining the Island's unique character.

Objective 124 (OCP 5.2 Water Supply)

To protect and maintain the quantity and quality of water used for domestic purposes.



Objective 128 (OCP 5.3 Waste Management)

To encourage on-island management and treatment of liquid waste.

Objective 176 (OCP 10.2 Overall Economy)

To serve the needs of island residents and visitors while maintaining a scale, form and character of economic development that is in keeping with the objectives of the OCP.



ENVIRONMENT

Protecting and enhancing Bowen Island's natural environment is a central focus of the OCP. The plan encourages sustainable land-use practices that preserve ecosystems, protect sensitive habitats, and ensure responsible development. Key objectives include conserving the Island's forests, shorelines, and wildlife, promoting energy-efficient building practices, and maintaining the ecological integrity of the land through careful site planning and development design.

This LUB amendment application proposes a more efficient use of existing development lands in support of environmentally conscious design principles and a minimized ecological footprint.

The comprehensive plan for Cowan Point already included environmental protection measures for the Cowan Point lands, including vegetation covenants for riparian areas along creeks, covenants to protect raptor trees, wetlands, and coastal bluffs. In addition, sensitive site planning protects key natural features and riparian zones, while open space design connects residents to green spaces and nature throughout the development. Energy-efficient building design and low-impact development practices will be employed to reduce environmental footprints. Additionally, sustainable infrastructure, including efficient water management and conservation systems, will be incorporated to reduce environmental impacts in line with existing BIP neighbourhoods.

Objective 67 (OCP 3.5.4 Cowan Point CDA)



To protect environmentally sensitive areas and minimize environmental impact through encouraging the retention of natural vegetation, the construction of narrower roads, and by avoiding development in environmentally sensitive, steep slope and coastal bluff areas.



COMPREHENSIVE DEVELOPMENT ZONE 6 | AREAS 9D & 9E

For the purposes of this application the format of the current CD Zone has been replicated below with proposed additions highlighted in blue and amendments to existing language/figures shown with the original text struck through. We hope this approach adds clarity between the current bylaw and the proposed changes.

INFORMATION NOTE:

The purpose of the CD 6 Zone is to recognize a comprehensively planned area called Cowan Point which includes residential areas, a golf course, parks and trails, nature conservation lands, local and tourist commercial services, and a retreat. Covenants have been registered on the lands to further guide the development of the area.

The regulations in the tables in this Section apply to land in the Comprehensive Development 6 (Cowan Point) Zone, as indicated by the column headings. For purposes of regulation the area within the boundary of the CD 6 Zone is divided into nine (9) separate areas labeled as Area 1 through Area 9 inclusive and the location of each separate area is on Schedule "A" to this Bylaw. Each area boundary within the CD 6 Zone shall be considered a zone boundary for the purposes of this Bylaw and separate regulations shall apply to each area as contained in this Section. Minor adjustments to the establishment of the area boundaries will be permitted based upon more detailed site investigations that will be undertaken during the subdivision approval stage.

ADDED DEFINITIONS:

INDEPENDENT/SUPPORTIVE LIVING means a building or group of buildings, detached or attached, that may contain dwellings ranging in size from small studios to multiple-room suites, townhomes, or single-family style residences for rent, lease, life lease, or private ownership. A range of supportive services may be provided, including but not limited to meals, housekeeping, laundry, regularly planned activities, access to recreational and educational and wellness facilities, shuttle bus service, and assistance with shopping, and trips on and off the island.



PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

1. In addition to the uses permitted in Section 3.2 of this Bylaw, the following uses, buildings and structures and no others are permitted in the CD-6 Zone:

Principal Uses of Land, Buildings and Structures	Areas 1-8	Area 9
Dwelling	◆	◆
Retail (See Section 4.19.1(2))		◆
Golf Course		◆
Guest House		◆
Assembly		◆
General Services (See Section 4.19.3(3))		◆
Restaurant		◆
Pub		◆
Parking Area		◆
Retreat Centre	◆	
Daycare		◆
Independent/Supportive Living		◆
Outdoor Recreation Facility		◆
Indoor Entertainment Facility		◆
Columbarium		◆
Live/Work Unit		◆
Accessory Uses of Land, Buildings and Structures		
Accessory Residential Use	◆	◆
Uses accessory to principal uses	◆	◆
Home Occupation use, subject to 3.34	◆	◆
Residential Guest Accommodation	◆	

Permitted Buildings and Structures	Areas 1-8	Area 9
Dwelling, Detached	◆	◆
Dwelling, Attached		◆
Buildings and Structures accessory to permitted uses	◆	◆
Retail (See Section 4.19.1(2))		◆
Golf Course		◆
Guest House		◆
Assembly		◆
General Services (See Section 4.19.3(3))		◆
Restaurant		◆
Pub		◆
Retreat Centre	◆	
Daycare		◆
Independent/Supportive Living		◆
Outdoor Recreation Facility		◆
Indoor Entertainment Facility		◆
Columbarium		◆
Live/Work Unit		◆

2. Notwithstanding the Permitted Buildings and Structures outlined in Section 4.19.1, the following additional regulations shall apply:
 - a. A retail use shall be restricted to a convenience store.
 - b. A retreat centre use shall be restricted to Area 8.
3. Notwithstanding the Definition of "general service", a general service use within this zone shall not include a bank and financial institution.

4. Notwithstanding the uses permitted in Area 9, the uses shall be restricted to particular locations as follows:

Principal Uses of Land, Buildings and Structures	Area 9A	Area 9B	Area 9C	Area 9D	Area 9E
Dwelling, Detached	◆	◆		◆	
Dwelling, Attached	◆	◆		◆	
Retail		◆		◆	
Golf Course			◆		
Golf Course Club House		◆	◆		
Guest House		◆		◆	
Assembly		◆		◆	
General Services		◆		◆	
Restaurant		◆		◆	
Pub		◆		◆	
Daycare				◆	
Independent/Supportive Living				◆	
Outdoor Recreation Facility				◆	◆
Indoor Entertainment Facility				◆	◆
Columbarium				◆	
Live/Work Unit				◆	
Accessory Uses of Land, Buildings and Structures					
Uses accessory to principal uses	◆	◆		◆	◆
Accessory Residential Use	◆	◆		◆	
Home Occupation use, subject to 3.34	◆	◆		◆	

4.19.2 DENSITY OF PERMITTED USES, BUILDINGS AND STRUCTURES

1. Subject to Part 3, uses, buildings and structures in the CD6 Zone must comply with the following regulations regarding size, siting and density:

	Areas 1, 3-8	Area 2	Area 9
Lot Coverage			
Maximum lot coverage	10%	30%	40%
Floor Space Ratio			
Maximum floor space ratio (FSR) for detached dwelling		0.3	0.3
Maximum floor space ratio (FSR) for attached dwelling			0.75
Maximum floor space ratio (FSR) for Independent/Supportive Living			1
Floor Space			
Maximum floor space for Retail			250m ² 500m ²
Maximum floor space for Guest House			2250m ² 5200m ²
Maximum floor space for Assembly			250m ² 1000m ²
Maximum floor space for General Services			600m ² 1200m ²
Maximum floor space for Restaurant			300m ² 600m ²
Maximum floor space for Pub			300m ² 600m ²
Maximum floor space for Daycare			150m ²
Maximum floor space of a residential component of Live/Work Unit			90m ²
Maximum floor space for Outdoor Recreation Facility			1500m ²
Maximum floor space for Indoor Entertainment Facility			1500m ²
Maximum floor space for Columbarium			100m ²
Maximum floor space for Golf Clubhouse			300m ²
Maximum floor space for Retreat Centre	1500m ²		

Number of Dwelling Units			
Maximum number of <i>primary dwelling units</i> in CD-6 zone	90 89	23	48 200 (see Appendix B for details on development to date)
Maximum number of <i>primary dwelling units</i> per lot	1	1	4 N/A
Height			
Maximum <i>height</i> of a building or structure (metres)	9	9	12
Maximum <i>height</i> of an <i>Independent/Supportive Living</i> building (metres)			15
Setbacks			
Minimum <i>setback</i> from front or rear lot line (metres)	7.5	4.5	1.5
Minimum <i>setback</i> from front or side lot line (metres)	3	3	1.5
Minimum <i>setback</i> for a building from any lot line that abuts a highway (metres)	4.6		
Minimum <i>setback</i> from the sea (metres)	15	15	15
Conditions of Use			
No <i>dwelling unit</i> may be occupied unless it is connected to a <i>community water system</i> and a <i>community sewer system</i>		◆	◆
A Guest House shall not have more than 20 30 guest bedrooms			◆

- The maximum number of *attached dwelling units* within Area 9 shall not exceed 10. No dwelling units shall be permitted in Area 9C.
- Notwithstanding the maximum amount of floorspace for a restaurant and pub permitted in Section 4.19.2, the total combined amount of floor space for a restaurant and pub shall not exceed 300 600 square metres.

- Notwithstanding the maximum amount of floor space established for particular commercial uses in Section 4.19.2, the following additional requirements shall apply:
 - retail, general service, office, restaurant, and pub use shall not exceed a combined floor space of 550 1200 square metres; and
 - assembly and golf clubhouse use shall not exceed a combined floor space of 550 1000 square metres.
- Notwithstanding the maximum number of guest bedrooms permitted in Section 4.19.2, the total number of guest bedrooms in Area 9B shall not exceed 20.

4.19.3 SUBDIVISION AND SERVICING REQUIREMENTS

- The regulations in this Subsection apply to the subdivision of land under Land Title Act or Strata Property Act for the CD 6 Zone:

Area	Maximum No. of Lots	Minimum Lot Size
Area 1	57	0.4 ha
Area 2	23	670 m ²
Area 3	6 5	0.4 ha
Area 4	2	0.4 ha
Area 5	9	0.4 ha
Area 6	1	1.5 ha
Area 7	1	4 ha
Area 8	15	0.4 ha
Area 9 A-B	48	325 m ²
Area 9C	1	N/A
Area 9D	N/A	N/A
Area 9E	N/A	N/A

- No lot within Area 2 or Area 9 shall be created unless it is connected to a community water system and community sewer system.
- No lot within Area 1 and Areas 3-8 shall be created unless it satisfies the water supply and sewage disposal requirements of this Bylaw.
- Not more than 14 residential lots shall be created within Area 8.

APPENDIX

APPENDIX A: BIM LAND USE BYLAW AMENDMENT APPLICATION FORM

APPENDIX B: TABLE OF UNITS PERMITTED UNDER CURRENT ZONING

APPENDIX C: TECHNICAL REPORTS

APPENDIX D: ENGAGEMENT SUMMARY

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APPENDIX A:

BIM LAND USE BYLAW AMENDMENT APPLICATION FORM

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BOWEN ISLAND Municipality

Planning Department - Bowen Island Municipality
981 Artisan Lane, Bowen Island, BC, V0N 1G2
Phone: 604-947-4255 ext. 6 Fax: 604-947-0193
Email: planning@bimbc.ca

LAND USE BYLAW AMENDMENT (REZONING) APPLICATION

Please review the Land Use Bylaw (Rezoning) Guide before filling out and submitting this application form. Email or deliver copies of this application form, plans and supporting documentation to the Planning Department and make your fee payable to Bowen Island Municipality.

SECTION 1: APPLICATION TYPE		FEE
<input checked="" type="checkbox"/>	Land Use Bylaw Amendment	\$4000.00
<input type="checkbox"/>	OCP Amendment in combination with a consistent application for a Land Use Bylaw Amendment	\$4500.00

SECTION 1: PROPERTY OWNER(S) INFORMATION				List all owners on Certificate of Title - attach additional page(s) if more than 2 owners	
Name	Bowen Island Properties Ltd.	Name			
Address	Suite 201 - 475 Bowen Island Trunk Road	Address			
City	Bowen Island	City			
Province	BC	Province			
Postal Code	V0N 1G0	Postal Code			
Phone	604-947-0099, extension 101	Phone			
Email	admin@bowenislandproperties.ca	Email			

SECTION 3: APPLICANT CONTACT INFORMATION to act as agent (if different than property owner)			
Name			
Address			
City		Postal Code	
Phone			
Email			

Freedom of Information and Protection of Privacy

Personal information contained in this form is collected under the *Municipal Act* for the purposes of processing this application, or for purposes directly connected with this application. Information on your application form is available to the public on request under the Freedom of Information legislation. Please contact the Administration Department and the Deputy Corporate Officer at Bowen Island Municipality if you have questions regarding the collection of personal information included on this form.

SECTION 4: DESCRIPTION OF PROPERTY

Lot/Parcel	<u>See Schedule 1</u>	Plan	<u></u>	Block	<u></u>
District Lot/ Section	<u></u>	Range	<u></u>		
Other Description	<u></u>				
Civic Address	<u></u>				
Jurisdiction & Folio Number	<u></u>	(From property tax assessment/ Tax Notice)			
Parcel Identifier (PID)	<u></u>	(From Certificate of Title)			

SECTION 5: BYLAW AMENDMENT(S) REQUESTED

1. I/ we hereby apply to change the zoning of the above noted property on the Land Use Bylaw Map (Schedule B) within the Land Use Bylaw No. 57, 2002

From Comprehensive Development Zone 6, Area 3/9A (current LUB designation)

To Comprehensive Development Zone 6, 9D & 9E (proposed LUB designation)

Purpose (in brief):	(more detail included in the proposal summary)
---------------------	--

To simplify the amendment and additional permissions sought through this application, two new subareas are proposed. See application package for full details.

2. Proposed Amendment

We propose a subarea boundary adjustment to create areas 9D and 9E. See application package for full details.

SECTION 6: PROPERTY DETAILS

1. Property size (m² or ha) 9D: **5.35 ha** (13.22ac) 9E: **1.39ha** (3.43ac)

2. Describe the current use(s) of the land and buildings on the property.

Beyond road access, much of this land is undeveloped. See application package for more details.

3. Describe the proposed use(s) of the land and buildings and show on your site plan the location of any proposed buildings or structures.

This amendment application seeks to permit additional compact housing to enable aging-in-place and to provide commercial and tourist accommodation uses to better address community needs. See application package for more details.

SECTION 7: EXISTING AND PROPOSED SERVICES

Services	Currently Existing?		Proposed
	Yes	No	
Road Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All properties will be served with water by Cowan Point Utility Company Ltd.
Well Water Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Connection to Community Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Onsite Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All properties will be served with sanitary disposal by Cowan Point Sewage Treatment Inc.
Connection to Snug Cove Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hydro*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Telephone*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fibrotic*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We understand "Fibrotic" to refer to Rogers Cable service, which is installed at Seymour Bay Drive, and readily available.
*Preferred installation is underground			

SECTION 8: APPLICATION CHECKLIST

Applicants are responsible for ensuring that all the required information listed below is included or addressed in their application. Staff will not begin processing incomplete applications

<input checked="" type="checkbox"/>	Completed Application Form	Signed by all registered owners of the property & if applicable, the agent acting on the owner's behalf
<input checked="" type="checkbox"/>	Current Property Information	Includes: <ul style="list-style-type: none"> - Certificate of Title dated within the last 90 days prior to application submission - Copy of all building schemes, easements & covenants registered on Title 1 <i>*BIM can obtain copies for a fee</i>
<input checked="" type="checkbox"/>	Payment	Payment of the appropriate application fee
<input checked="" type="checkbox"/>	Site Disclosure Statement	Contaminated Sites Regulation Form 2
<input checked="" type="checkbox"/>	Site Plan	See below for site plan requirements
<input checked="" type="checkbox"/>	Proposal Summary	Includes: <ul style="list-style-type: none"> - Justification and support letter
<input checked="" type="checkbox"/>	Technical Report or Studies	Copies of any reports or studies relevant to the application

SECTION 8 CONTINUED: SITE PLAN REQUIREMENTS

A site plan should include the following (where applicable):

- Dimensions of the property and property lines
- Existing and proposed roads, trails & driveways
- Location & dimensions of existing and proposed buildings (including setbacks)
- Location of any water courses or Development Permit Areas
- Any easements, covenants or statutory rights-of-way

Additional information may be required during the review of the application.

1 Copies already on file with Planning Department. Copies of specific charges can be supplied upon request.

2 Site Profile was submitted to the Municipal Planning Department on June 30, 2014.

SECTION 9: OWNER CONSENT & AUTHORIZATION

In order to process this application, the signature of all registered owners is required.
For additional owners, including Strata Corporations or Companies, please attach a separate sheet.

As the registered owner of the property, I/we hereby authorize this application.
I/ We hereby certify that the above information is true, to the best of my/ our knowledge.

BOWEN ISLAND PROPERTIES LTD.

Property Owner (Full Name, Please Print)

Property Owner (Full Name, Please Print)

May 8th, 2025

Date

Date

 DARON TEASDALE

Authorization Signature

Authorization Signature

SECTION 10: AGENT AUTHORIZATION & SIGNATURE

By signing the above, I/ We as the registered owners authorize the applicant listed in Section 3 to act as the agent to represent this application on the owners' behalf.

I/ We also agree to notify the Planning Department in the event the agent acting on behalf of the owner(s) changes at any time during the application process.

Agent Name (Full Name, Please Print)

Date

Agent Signature

SCHEDULE 1 : LEGAL PROPERTY DESCRIPTIONS

AREA 9D

- Lot 11, District Lot 1411 & 2450, Plan BCP51616 except EPP55409 and EPP125993, Group 1, NWD
PID: 028-962-206
Folio: 08-45-321-03795.011
- Lot 1, District Lot 2450, Plan EPP125993, Group 1, NWD
PID: 032-108-826
Folio: 08-45-321-03795.015
Civic Address: 801 Seymour Bay Drive
- Lot 2, District Lot 2450, Plan EPP125993, Group 1, NWD
PID: 032-108-834
Folio: 08-45-321-03750.625
Civic Address: 795 Seymour Bay Drive
- Lot 2, District Lot 2450, Plan BCP51616, Group 1, NWD
PID: 028-962-117
Folio: 08-45-321-03795.110
Civic Address: 802 McIntosh Lane
- Lot 3, District Lot 2450, Plan BCP51616, Group 1, NWD
PID: 028-962-125
Folio: 08-45-321-03795.111
Civic Address: 806 McIntosh Lane
- Lot 4, District Lot 2450, Plan BCP51616, Group 1, NWD
PID: 028-962-133
Folio: 08-45-321-03795.112
Civic Address: 810 McIntosh Lane
- Lot 9, District Lot 2450, Plan BCP51616, Group 1, NWD
PID: 028-962-168
Folio: 08-45-321-03795.117
Civic Address: 807 McIntosh Lane
- Lot 7, District Lot 2450, Plan BCP51616, Group 1, NWD
PID: 028-962-192
Folio: 08-45-321-03795.115
Civic Address: 826 Seymour Bay Drive

AREA 9E

- Lot 9, District Lot 1411, Plan BCP36602, Group 1, NWD
PID: 027-558-681
Folio: 08-45-321-03795.108
Civic Address: N/A

TITLE SEARCH PRINT

2025-05-06, 12:14:47

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB998108 BB4100896
Application Received	2023-10-31
Application Entered	2023-12-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474 PO BOX 228 BOWEN ISLAND, BC V0N 1G0
Taxation Authority	Bowen Island, Municipality
Description of Land Parcel Identifier: Legal Description:	032-108-826 LOT 1 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP125993

Legal Notations

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1196132 OVER LOT 5
PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB1220546

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB1466120

TITLE SEARCH PRINT

File Reference:

2025-05-06, 12:14:47

Requestor: Larry Adams

HERETO IS ANNEXED EASEMENT A17515 OVER PORTIONS OF
FIRSTLY: PARCEL 1 (REFERENCE PLAN 2505 OF PARCEL B
(REFERENCE PLAN 2268) DISTRICT LOT 1412
SECONDLY: DISTRICT LOT 1550 EXCEPT: PARCEL A (REFERENCE PLAN 2505)
THIRDLY: PARCEL A (REFERENCE PLAN 2505) DISTRICT LOT 1550 GROUP 1
FOURTHLY: DISTRICT LOT 1551 INCLUDED IN REFERENCE PALN 11719
PARTIAL RELEASES BX117487 AND BX117488 2005.03.03. AS TO DISTRICT
LOT 1551 GROUP 1 EXCEPT PORTIONS IN PLANS 18015 AND LMP24875
PARTIAL RELEASE BB1743624 (2011.02.22 @ 09:37) AS TO
-LOT 3 PLAN BCP16187 EXCEPT PLANS BCP36606 AND BCP46645
-DISTRICT LOT 1411 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT:
PORTIONS IN PLANS 6372, 18015, REFERENCE PLAN 3514,
STATUTORY RIGHT OF WAY PLAN 15104, BCP16179, BCP16182, BCP16186,
BCP16187 AND BCP23955
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990312 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990314 OVER THAT
PART OF LOT 6 PLAN BCP36602 INCLUDED IN PLAN BCP49314
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED EASEMENT BB1990315 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2852072 OVER
LOT 8 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

HERETO IS ANNEXED EASEMENT CB998178 OVER LOT 2 PLAN EPP125993

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA3189128
Registration Date and Time:	2013-06-20 11:29
Registered Owner:	BIP MANAGEMENT CORPORATION INCORPORATION NO. 0901268
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:47

File Reference:

Requestor: Larry Adams

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3189129
Registration Date and Time: 2013-06-20 11:29
Registered Owner: BIP MANAGEMENT CORPORATION
INCORPORATION NO. 0901268
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CA6928865
Registration Date and Time: 2018-07-12 18:22
Remarks: INTER ALIA
APPURTENANT TO LOT 4 PLAN BCP36612

Nature: EASEMENT
Registration Number: CA6928866
Registration Date and Time: 2018-07-12 18:22
Remarks: INTER ALIA
APPURTENANT TO LOT 4 PLAN BCP36612

Nature: MORTGAGE
Registration Number: CA9584559
Registration Date and Time: 2021-12-15 11:52
Registered Owner: FIRST CREDIT UNION
INCORPORATION NO. FI 43
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9584560
Registration Date and Time: 2021-12-15 11:52
Registered Owner: FIRST CREDIT UNION
INCORPORATION NO. FI 43
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA9584767
Registration Date and Time: 2021-12-15 12:09
Remarks: INTER ALIA
GRANTING CA9584559 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CA9584768
Registration Date and Time: 2021-12-15 12:09
Remarks: INTER ALIA
GRANTING CA9584560 PRIORITY OVER CA3189128 AND
CA3189129

TITLE SEARCH PRINT

2025-05-06, 12:14:47

File Reference:

Requestor: Larry Adams

Nature: RENT CHARGE
Registration Number: CB998129
Registration Date and Time: 2023-10-31 15:31
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. BC0445879
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998130
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998129 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998131
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998129 PRIORITY OVER CA9584559 AND
CA9584560

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998132
Registration Date and Time: 2023-10-31 15:31
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998133
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998132 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998134
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998132 PRIORITY OVER CA9584559 AND
CA9584560

Nature: COVENANT
Registration Number: CB998135
Registration Date and Time: 2023-10-31 15:31
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:47

File Reference:

Requestor: Larry Adams

Nature: PRIORITY AGREEMENT
Registration Number: CB998136
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998135 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998137
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998135 PRIORITY OVER CA9584559 AND
CA9584560

Nature: RENT CHARGE
Registration Number: CB998138
Registration Date and Time: 2023-10-31 15:31
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. 0757367
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998139
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998138 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998140
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998138 PRIORITY OVER CA9584559 AND
CA9584560

Nature: RESTRICTIVE COVENANT
Registration Number: CB998156
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

TITLE SEARCH PRINT

2025-05-06, 12:14:47

File Reference:

Requestor: Larry Adams

Nature: PRIORITY AGREEMENT
Registration Number: CB998157
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998156 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998158
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998156 PRIORITY OVER CA9584559 AND
CA9584560

Nature: RESTRICTIVE COVENANT
Registration Number: CB998159
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

Nature: PRIORITY AGREEMENT
Registration Number: CB998160
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998159 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998161
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998159 PRIORITY OVER CA9584559 AND
CA9584560

Nature: STATUTORY BUILDING SCHEME
Registration Number: CB998162
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB998163
Registration Date and Time: 2023-10-31 15:31
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:47

File Reference:

Requestor: Larry Adams

Nature: PRIORITY AGREEMENT
Registration Number: CB998164
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998163 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998165
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998163 PRIORITY OVER CA9584559 AND
CA9584560

Nature: RESTRICTIVE COVENANT
Registration Number: CB998180
Registration Date and Time: 2023-10-31 15:31
Remarks: APPURTENANT TO LOT 2 PLAN EPP125993

Nature: PRIORITY AGREEMENT
Registration Number: CB998181
Registration Date and Time: 2023-10-31 15:31
Remarks: GRANTING CB998180 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998182
Registration Date and Time: 2023-10-31 15:31
Remarks: GRANTING CB998180 PRIORITY OVER CA9584559 AND
CA9584560

Nature: EASEMENT
Registration Number: CB998183
Registration Date and Time: 2023-10-31 15:31
Remarks: APPURTENANT TO LOT 2 PLAN EPP125993

Nature: PRIORITY AGREEMENT
Registration Number: CB998184
Registration Date and Time: 2023-10-31 15:31
Remarks: GRANTING CB998183 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998185
Registration Date and Time: 2023-10-31 15:31
Remarks: GRANTING CB998183 PRIORITY OVER CA9584559 AND
CA9584560

TITLE SEARCH PRINT

2025-05-06, 12:14:47

File Reference:

Requestor: Larry Adams

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998195
Registration Date and Time: 2023-10-31 15:31
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998196
Registration Date and Time: 2023-10-31 15:31
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998197
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998195 PRIORITY OVER CA3189128,
CA3189129, CA9584559 AND CA9584560

Nature: PRIORITY AGREEMENT
Registration Number: CB998198
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998196 PRIORITY OVER CA3189128,
CA3189129, CA9584559 AND CA9584560

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998199
Registration Date and Time: 2023-10-31 15:31
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0111495
Remarks: INTER ALIA
PART IN PLAN EPP126265

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

VANCOUVER

Land Title Office

VANCOUVER

Title Number

BB2023307

From Title Number

BX117531

Application Received

2012-11-14

Application Entered

2012-11-29

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474
485 BOWEN ISLAND TRUNK ROAD
BOX 228
BOWEN ISLAND, BC
V0N 1G0

Taxation Authority

Bowen Island, Municipality

Description of Land

Parcel Identifier:

028-962-117

Legal Description:

LOT 2 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN BCP51616

Legal Notations

HERETO IS ANNEXED EASEMENT BB2023351 OVER THAT PART OF LOT 3,
PLAN BCP51616 INCLDUE IN PLAN BCP51622

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

BB2023325

Registration Date and Time:

2012-11-14 13:48

Registered Owner:

BOWEN ISLAND MUNICIPALITY

Remarks:

INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:48
Requestor: Larry Adams

File Reference:

Nature: COVENANT
Registration Number: BB2023327
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023329
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023331
Registration Date and Time: 2012-11-14 13:49
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023332
Registration Date and Time: 2012-11-14 13:49
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023336
Registration Date and Time: 2012-11-14 13:49
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA
PART IN PLAN BCP51618

Nature: EASEMENT
Registration Number: BB2023350
Registration Date and Time: 2012-11-14 13:52
Remarks: PART IN PLAN BCP51622
APPURTENANT TO LOT 1 PLAN BCP51616

Nature: COVENANT
Registration Number: BB2023353
Registration Date and Time: 2012-11-14 13:52
Registered Owner: BOWEN ISLAND MUNICIPALITY

Nature: STATUTORY BUILDING SCHEME
Registration Number: BB2023365
Registration Date and Time: 2012-11-14 13:53
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

Nature: RENT CHARGE
Registration Number: BB2023366
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: BB2023368
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. BC0757367
Remarks: INTER ALIA

Nature: CROWN LIEN
Registration Number: CA6305319
Registration Date and Time: 2017-09-18 12:24
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CB1200161
Registration Date and Time: 2024-03-07 14:25
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CB998109 BB4100896
Application Received	2023-10-31
Application Entered	2023-12-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474 PO BOX 228 BOWEN ISLAND, BC V0N 1G0
Taxation Authority	Bowen Island, Municipality
Description of Land Parcel Identifier: Legal Description:	032-108-834 LOT 2 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP125993

Legal Notations

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1196132 OVER LOT 5
PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB1220546

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB1466120

TITLE SEARCH PRINT

File Reference:

2025-05-06, 12:14:48

Requestor: Larry Adams

HERETO IS ANNEXED EASEMENT A17515 OVER PORTIONS OF
FIRSTLY: PARCEL 1 (REFERENCE PLAN 2505 OF PARCEL B
(REFERENCE PLAN 2268) DISTRICT LOT 1412
SECONDLY: DISTRICT LOT 1550 EXCEPT: PARCEL A (REFERENCE PLAN 2505)
THIRDLY: PARCEL A (REFERENCE PLAN 2505) DISTRICT LOT 1550 GROUP 1
FOURTHLY: DISTRICT LOT 1551 INCLUDED IN REFERENCE PALN 11719
PARTIAL RELEASES BX117487 AND BX117488 2005.03.03. AS TO DISTRICT
LOT 1551 GROUP 1 EXCEPT PORTIONS IN PLANS 18015 AND LMP24875
PARTIAL RELEASE BB1743624 (2011.02.22 @ 09:37) AS TO
-LOT 3 PLAN BCP16187 EXCEPT PLANS BCP36606 AND BCP46645
-DISTRICT LOT 1411 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT:
PORTIONS IN PLANS 6372, 18015, REFERENCE PLAN 3514,
STATUTORY RIGHT OF WAY PLAN 15104, BCP16179, BCP16182, BCP16186,
BCP16187 AND BCP23955
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990312 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990314 OVER THAT
PART OF LOT 6 PLAN BCP36602 INCLUDED IN PLAN BCP49314
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED EASEMENT BB1990315 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2852072 OVER
LOT 8 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

HERETO IS ANNEXED RESTRICTIVE COVENANT CB998180 OVER LOT 1 PLAN
EPP125993

HERETO IS ANNEXED EASEMENT CB998183 OVER LOT 1 PLAN EPP125993

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA340891
Registration Date and Time: 2006-12-05 12:56
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: MORTGAGE
Registration Number: CA3189128
Registration Date and Time: 2013-06-20 11:29
Registered Owner: BIP MANAGEMENT CORPORATION
INCORPORATION NO. 0901268
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3189129
Registration Date and Time: 2013-06-20 11:29
Registered Owner: BIP MANAGEMENT CORPORATION
INCORPORATION NO. 0901268
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CA6928865
Registration Date and Time: 2018-07-12 18:22
Remarks: INTER ALIA
APPURTENANT TO LOT 4 PLAN BCP36612

Nature: EASEMENT
Registration Number: CA6928866
Registration Date and Time: 2018-07-12 18:22
Remarks: INTER ALIA
APPURTENANT TO LOT 4 PLAN BCP36612

Nature: MORTGAGE
Registration Number: CA9584559
Registration Date and Time: 2021-12-15 11:52
Registered Owner: FIRST CREDIT UNION
INCORPORATION NO. FI 43
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9584560
Registration Date and Time: 2021-12-15 11:52
Registered Owner: FIRST CREDIT UNION
INCORPORATION NO. FI 43
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA9584767
Registration Date and Time: 2021-12-15 12:09
Remarks: INTER ALIA
GRANTING CA9584559 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CA9584768
Registration Date and Time: 2021-12-15 12:09
Remarks: INTER ALIA
GRANTING CA9584560 PRIORITY OVER CA3189128 AND
CA3189129

Nature: RENT CHARGE
Registration Number: CB998129
Registration Date and Time: 2023-10-31 15:31
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. BC0445879
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998130
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998129 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998131
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998129 PRIORITY OVER CA9584559 AND
CA9584560

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998132
Registration Date and Time: 2023-10-31 15:31
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

Nature: PRIORITY AGREEMENT
Registration Number: CB998133
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998132 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998134
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998132 PRIORITY OVER CA9584559 AND
CA9584560

Nature: COVENANT
Registration Number: CB998135
Registration Date and Time: 2023-10-31 15:31
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998136
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998135 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998137
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998135 PRIORITY OVER CA9584559 AND
CA9584560

Nature: RENT CHARGE
Registration Number: CB998138
Registration Date and Time: 2023-10-31 15:31
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. 0757367
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998139
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998138 PRIORITY OVER CA3189128 AND
CA3189129

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

Nature: PRIORITY AGREEMENT
Registration Number: CB998140
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998138 PRIORITY OVER CA9584559 AND
CA9584560

Nature: RESTRICTIVE COVENANT
Registration Number: CB998156
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

Nature: PRIORITY AGREEMENT
Registration Number: CB998157
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998156 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998158
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998156 PRIORITY OVER CA9584559 AND
CA9584560

Nature: RESTRICTIVE COVENANT
Registration Number: CB998159
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

Nature: PRIORITY AGREEMENT
Registration Number: CB998160
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998159 PRIORITY OVER CA3189128 AND
CA3189129

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

Nature: PRIORITY AGREEMENT
Registration Number: CB998161
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998159 PRIORITY OVER CA9584559 AND
CA9584560

Nature: STATUTORY BUILDING SCHEME
Registration Number: CB998162
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CB998163
Registration Date and Time: 2023-10-31 15:31
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998164
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998163 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CB998165
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998163 PRIORITY OVER CA9584559 AND
CA9584560

Nature: EASEMENT
Registration Number: CB998178
Registration Date and Time: 2023-10-31 15:31
Remarks: APPURTENANT TO LOT 1 PLAN EPP125993

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998195
Registration Date and Time: 2023-10-31 15:31
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:48

File Reference:

Requestor: Larry Adams

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998196
Registration Date and Time: 2023-10-31 15:31
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB998197
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998195 PRIORITY OVER CA3189128,
CA3189129, CA9584559 AND CA9584560

Nature: PRIORITY AGREEMENT
Registration Number: CB998198
Registration Date and Time: 2023-10-31 15:31
Remarks: INTER ALIA
GRANTING CB998196 PRIORITY OVER CA3189128,
CA3189129, CA9584559 AND CA9584560

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB998199
Registration Date and Time: 2023-10-31 15:31
Registered Owner: SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0111495
Remarks: INTER ALIA
PART IN PLAN EPP126265

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:49

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

BB2023308

BX117531

Application Received

2012-11-14

Application Entered

2012-11-29

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474
485 BOWEN ISLAND TRUNK ROAD
BOX 228
BOWEN ISLAND, BC
V0N 1G0

Taxation Authority

Bowen Island, Municipality

Description of Land

Parcel Identifier:

028-962-125

Legal Description:

LOT 3 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN BCP51616

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

BB2023325

Registration Date and Time:

2012-11-14 13:48

Registered Owner:

BOWEN ISLAND MUNICIPALITY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

BB2023327

Registration Date and Time:

2012-11-14 13:48

Registered Owner:

BOWEN ISLAND MUNICIPALITY

Remarks:

INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:49

File Reference:

Requestor: Larry Adams

Nature: COVENANT
Registration Number: BB2023329
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023331
Registration Date and Time: 2012-11-14 13:49
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023332
Registration Date and Time: 2012-11-14 13:49
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023338
Registration Date and Time: 2012-11-14 13:50
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023344
Registration Date and Time: 2012-11-14 13:51
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: PART IN PLAN BCP51620

Nature: EASEMENT
Registration Number: BB2023351
Registration Date and Time: 2012-11-14 13:52
Remarks: PART IN PLAN BCP51622
APPURTENANT TO LOTS 1 AND 2 PLAN BCP51616

Nature: STATUTORY BUILDING SCHEME
Registration Number: BB2023365
Registration Date and Time: 2012-11-14 13:53
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:49

File Reference:

Requestor: Larry Adams

Nature: RENT CHARGE
Registration Number: BB2023366
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: BB2023368
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. BC0757367
Remarks: INTER ALIA

Nature: CROWN LIEN
Registration Number: CA6305319
Registration Date and Time: 2017-09-18 12:24
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CB1200161
Registration Date and Time: 2024-03-07 14:25
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:49

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

VANCOUVER

Land Title Office

VANCOUVER

Title Number

BB2023309

From Title Number

BX117531

Application Received

2012-11-14

Application Entered

2012-11-29

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474
485 BOWEN ISLAND TRUNK ROAD
BOX 228
BOWEN ISLAND, BC
V0N 1G0

Taxation Authority

Bowen Island, Municipality

Description of Land

Parcel Identifier:

028-962-133

Legal Description:

LOT 4 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN BCP51616

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

BB2023325

Registration Date and Time:

2012-11-14 13:48

Registered Owner:

BOWEN ISLAND MUNICIPALITY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

BB2023327

Registration Date and Time:

2012-11-14 13:48

Registered Owner:

BOWEN ISLAND MUNICIPALITY

Remarks:

INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:49

File Reference:

Requestor: Larry Adams

Nature: COVENANT
Registration Number: BB2023329
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023331
Registration Date and Time: 2012-11-14 13:49
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023332
Registration Date and Time: 2012-11-14 13:49
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023338
Registration Date and Time: 2012-11-14 13:50
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME
Registration Number: BB2023365
Registration Date and Time: 2012-11-14 13:53
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: BB2023366
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: BB2023368
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. BC0757367
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:49

File Reference:

Requestor: Larry Adams

Nature: CROWN LIEN
Registration Number: CA6305319
Registration Date and Time: 2017-09-18 12:24
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CB1200161
Registration Date and Time: 2024-03-07 14:25
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:51

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

BB2023312

BB875695

BX117531

Application Received

2012-11-14

Application Entered

2012-11-29

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474

485 BOWEN ISLAND TRUNK ROAD

BOX 228

BOWEN ISLAND, BC

V0N 1G0

Taxation Authority

Bowen Island, Municipality

Description of Land

Parcel Identifier:

028-962-192

Legal Description:

LOT 7 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT

PLAN BCP51616

Legal Notations

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1196132 OVER LOT 5

PLAN BCP36602

PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB1220546THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB1466120

TITLE SEARCH PRINT

2025-05-06, 12:14:51

File Reference:

Requestor: Larry Adams

HERETO IS ANNEXED EASEMENT A17515 OVER PORTIONS OF
FIRSTLY: PARCEL 1 (REFERENCE PLAN 2505 OF PARCEL B
(REFERENCE PLAN 2268) DISTRICT LOT 1412
SECONDLY: DISTRICT LOT 1550 EXCEPT: PARCEL A (REFERENCE PLAN 2505)
THIRDLY: PARCEL A (REFERENCE PLAN 2505) DISTRICT LOT 1550 GROUP 1
FOURTHLY: DISTRICT LOT 1551 INCLUDED IN REFERENCE PALN 11719
PARTIAL RELEASES BX117487 AND BX117488 2005.03.03. AS TO DISTRICT
LOT 1551 GROUP 1 EXCEPT PORTIONS IN PLANS 18015 AND LMP24875
PARTIAL RELEASE BB1743624 (2011.02.22 @ 09:37) AS TO
-LOT 3 PLAN BCP16187 EXCEPT PLANS BCP36606 AND BCP46645
-DISTRICT LOT 1411 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT:
PORTIONS IN PLANS 6372, 18015, REFERENCE PLAN 3514,
STATUTORY RIGHT OF WAY PLAN 15104, BCP16179, BCP16182, BCP16186,
BCP16187 AND BCP23955
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990312 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990314 OVER THAT
PART OF LOT 6 PLAN BCP36602 INCLUDED IN PLAN BCP49314
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED EASEMENT BB1990315 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2852072 OVER
LOT 8 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BA340891
Registration Date and Time:	2006-12-05 12:56
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

TITLE SEARCH PRINT

2025-05-06, 12:14:51

File Reference:

Requestor: Larry Adams

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA340892
Registration Date and Time: 2006-12-05 12:56
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218
Transfer Number: CA6347478
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB393643
Registration Date and Time: 2007-05-02 10:57
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: COVENANT
Registration Number: BB2023325
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023327
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023329
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023331
Registration Date and Time: 2012-11-14 13:49
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:51

File Reference:

Requestor: Larry Adams

Nature: COVENANT
Registration Number: BB2023332
Registration Date and Time: 2012-11-14 13:49
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023347
Registration Date and Time: 2012-11-14 13:51
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. BC0757367
Remarks: PART IN PLAN BCP51621

Nature: STATUTORY BUILDING SCHEME
Registration Number: BB2023365
Registration Date and Time: 2012-11-14 13:53
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: BB2023366
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: BB2023368
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. BC0757367
Remarks: INTER ALIA

Nature: CROWN LIEN
Registration Number: CA6305319
Registration Date and Time: 2017-09-18 12:24
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CB1200161
Registration Date and Time: 2024-03-07 14:25
Remarks: INTER ALIA
APPURTENANT TO LOT 12 PLAN BCP51616 EXCEPT PLAN
EPP55409

Duplicate Indefeasible Title

NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference:

2025-05-06, 12:14:51

Requestor: Larry Adams

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:50

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

VANCOUVER

Land Title Office

VANCOUVER

Title Number

BB2023314

From Title Number

BX117531

Application Received

2012-11-14

Application Entered

2012-11-29

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474
485 BOWEN ISLAND TRUNK ROAD
BOX 228
BOWEN ISLAND, BC
V0N 1G0

Taxation Authority

Bowen Island, Municipality

Description of Land

Parcel Identifier:

028-962-168

Legal Description:

LOT 9 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN BCP51616

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

BB2023325

Registration Date and Time:

2012-11-14 13:48

Registered Owner:

BOWEN ISLAND MUNICIPALITY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

BB2023327

Registration Date and Time:

2012-11-14 13:48

Registered Owner:

BOWEN ISLAND MUNICIPALITY

Remarks:

INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:50

File Reference:

Requestor: Larry Adams

Nature: COVENANT
Registration Number: BB2023329
Registration Date and Time: 2012-11-14 13:48
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023331
Registration Date and Time: 2012-11-14 13:49
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023332
Registration Date and Time: 2012-11-14 13:49
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023336
Registration Date and Time: 2012-11-14 13:49
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA
PART IN PLAN BCP51618

Nature: EASEMENT
Registration Number: BB2023358
Registration Date and Time: 2012-11-14 13:52
Remarks: PART IN PLAN BCP51622
APPURTENANT TO LOT 10 PLAN BCP51616

Nature: STATUTORY BUILDING SCHEME
Registration Number: BB2023365
Registration Date and Time: 2012-11-14 13:53
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: BB2023366
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:50

File Reference:

Requestor: Larry Adams

Nature: RENT CHARGE
Registration Number: BB2023368
Registration Date and Time: 2012-11-14 13:54
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. BC0757367
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB2023375
Registration Date and Time: 2012-11-14 13:56
Registered Owner: BOWEN ISLAND MUNICIPALITY

Nature: CROWN LIEN
Registration Number: CA6305319
Registration Date and Time: 2017-09-18 12:24
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:51

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BB866301 BX117532
Application Received	2008-06-05
Application Entered	2008-07-10
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474 P.O. BOX 228 BOWEN ISLAND, BC V0N 1G0
Taxation Authority	Bowen Island, Municipality
Description of Land Parcel Identifier: Legal Description:	027-558-681 LOT 9 DISTRICT LOT 1411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP36602

Legal Notations

HERETO IS ANNEXED EASEMENT A17515 OVER PORTIONS OF
FIRSTLY: PARCEL 1 (REFERENCE PLAN 2505 OF PARCEL B
(REFERENCE PLAN 2268) DISTRICT LOT 1412
SECONDLY: DISTRICT LOT 1550 EXCEPT: PARCEL A (REFERENCE PLAN 2505)
THIRDLY: PARCEL A (REFERENCE PLAN 2505) DISTRICT LOT 1550 GROUP 1
FOURTHLY: DISTRICT LOT 1551 INCLUDED IN REFERENCE PALN 11719
PARTIAL RELEASES BX117487 AND BX117488 2005.03.03. AS TO DISTRICT
LOT 1551 GROUP 1 EXCEPT PORTIONS IN PLANS 18015 AND LMP24875
PARTIAL RELEASE BB1743624 (2011.02.22 @ 09:37) AS TO
-LOT 3 PLAN BCP16187 EXCEPT PLANS BCP36606 AND BCP46645
-DISTRICT LOT 1411 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT:
PORTIONS IN PLANS 6372, 18015, REFERENCE PLAN 3514,
STATUTORY RIGHT OF WAY PLAN 15104, BCP16179, BCP16182, BCP16186,
BCP16187 AND BCP23955

TITLE SEARCH PRINT

File Reference:

2025-05-06, 12:14:51

Requestor: Larry Adams

Charges, Liens and Interests

Nature: COVENANT
Registration Number: BX117536
Registration Date and Time: 2005-03-03 10:41
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BX117541
Registration Date and Time: 2005-03-03 10:46
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA
PLAN BCP16188
MODIFIED BY BA515478

Nature: COVENANT
Registration Number: BX117543
Registration Date and Time: 2005-03-03 10:47
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BX117571
Registration Date and Time: 2005-03-03 11:02
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: MODIFICATION
Registration Number: BA515478
Registration Date and Time: 2006-06-09 14:40
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA
MODIFICATION OF BX117541

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA340891
Registration Date and Time: 2006-12-05 12:56
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA340892
Registration Date and Time: 2006-12-05 12:56
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218
Transfer Number: CA6347478
Remarks: INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:51

File Reference:

Requestor: Larry Adams

Nature: RENT CHARGE
Registration Number: BB353007
Registration Date and Time: 2007-01-16 13:23
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. 757367
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB353012
Registration Date and Time: 2007-01-16 13:24
Registered Owner: COWAN POINT UTILITY COMPANY LTD.
INCORPORATION NO. 445879
Remarks: INTER ALIA
PLAN BCP28032

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB393643
Registration Date and Time: 2007-05-02 10:57
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB866305
Registration Date and Time: 2008-06-05 14:33
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA3189128
Registration Date and Time: 2013-06-20 11:29
Registered Owner: BIP MANAGEMENT CORPORATION
INCORPORATION NO. 0901268
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3189129
Registration Date and Time: 2013-06-20 11:29
Registered Owner: BIP MANAGEMENT CORPORATION
INCORPORATION NO. 0901268
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2025-05-06, 12:14:46

File Reference:

Requestor: Larry Adams

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	JA4641 BB4100896
Application Received	2023-12-06
Application Entered	2023-12-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BOWEN ISLAND PROPERTIES LTD., INC.NO. 467474 485 BOWEN ISLAND TRUNK ROAD BOX 228 BOWEN ISLAND, BC V0N 1G0
Taxation Authority	Bowen Island, Municipality
Description of Land Parcel Identifier: Legal Description:	028-962-206 LOT 11 DISTRICT LOTS 1411 AND 2450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP51616 EXCEPT PLANS EPP55409 AND EPP125993
Legal Notations	HERETO IS ANNEXED RESTRICTIVE COVENANT BB1196132 OVER LOT 5 PLAN BCP36602 PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB1220546 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB1466120

TITLE SEARCH PRINT

2025-05-06, 12:14:46

File Reference:

Requestor: Larry Adams

HERETO IS ANNEXED EASEMENT A17515 OVER PORTIONS OF
FIRSTLY: PARCEL 1 (REFERENCE PLAN 2505 OF PARCEL B
(REFERENCE PLAN 2268) DISTRICT LOT 1412
SECONDLY: DISTRICT LOT 1550 EXCEPT: PARCEL A (REFERENCE PLAN 2505)
THIRDLY: PARCEL A (REFERENCE PLAN 2505) DISTRICT LOT 1550 GROUP 1
FOURTHLY: DISTRICT LOT 1551 INCLUDED IN REFERENCE PALN 11719
PARTIAL RELEASES BX117487 AND BX117488 2005.03.03. AS TO DISTRICT
LOT 1551 GROUP 1 EXCEPT PORTIONS IN PLANS 18015 AND LMP24875
PARTIAL RELEASE BB1743624 (2011.02.22 @ 09:37) AS TO
-LOT 3 PLAN BCP16187 EXCEPT PLANS BCP36606 AND BCP46645
-DISTRICT LOT 1411 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT:
PORTIONS IN PLANS 6372, 18015, REFERENCE PLAN 3514,
STATUTORY RIGHT OF WAY PLAN 15104, BCP16179, BCP16182, BCP16186,
BCP16187 AND BCP23955
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990312 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT BB1990314 OVER THAT
PART OF LOT 6 PLAN BCP36602 INCLUDED IN PLAN BCP49314
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED EASEMENT BB1990315 OVER
LOT 6 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2852072 OVER
LOT 8 PLAN BCP36602
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS BCP36602 AND BCP36612

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB872849

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	BV201744
Registration Date and Time:	2003-06-02 11:53
Registered Owner:	BOWEN ISLAND MUNICIPALITY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BX117536
Registration Date and Time:	2005-03-03 10:41
Registered Owner:	BOWEN ISLAND MUNICIPALITY
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2025-05-06, 12:14:46

File Reference:

Requestor: Larry Adams

Nature: STATUTORY RIGHT OF WAY
Registration Number: BX117571
Registration Date and Time: 2005-03-03 11:02
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA340891
Registration Date and Time: 2006-12-05 12:56
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: STATUTORY RIGHT OF WAY
Registration Number: BA340892
Registration Date and Time: 2006-12-05 12:56
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218
Transfer Number: CA6347478
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: RENT CHARGE
Registration Number: BB353007
Registration Date and Time: 2007-01-16 13:23
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. 757367
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB393643
Registration Date and Time: 2007-05-02 10:57
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB866308
Registration Date and Time: 2008-06-05 14:33
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: PART IN PLAN BCP36603

TITLE SEARCH PRINT

2025-05-06, 12:14:46

File Reference:

Requestor: Larry Adams

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB866325
Registration Date and Time: 2008-06-05 14:35
Registered Owner: COWAN POINT SEWAGE TREATMENT INC.
INCORPORATION NO. 0757367
Remarks: INTER ALIA
PART FORMERLY LOT 7 PLAN BCP16187 EXCEPT PLANS
BCP36602 AND BCP36612

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB2023370
Registration Date and Time: 2012-11-14 13:55
Registered Owner: BOWEN ISLAND MUNICIPALITY
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA3189128
Registration Date and Time: 2013-06-20 11:29
Registered Owner: BIP MANAGEMENT CORPORATION
INCORPORATION NO. 0901268
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3189129
Registration Date and Time: 2013-06-20 11:29
Registered Owner: BIP MANAGEMENT CORPORATION
INCORPORATION NO. 0901268
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CA6928865
Registration Date and Time: 2018-07-12 18:22
Remarks: INTER ALIA
APPURTENANT TO LOT 4 PLAN BCP36612

Nature: EASEMENT
Registration Number: CA6928866
Registration Date and Time: 2018-07-12 18:22
Remarks: INTER ALIA
APPURTENANT TO LOT 4 PLAN BCP36612

Nature: RESTRICTIVE COVENANT
Registration Number: CA6928867
Registration Date and Time: 2018-07-12 18:22
Remarks: APPURTENANT TO LOT 5 PLAN BCP36612

TITLE SEARCH PRINT

2025-05-06, 12:14:46

File Reference:

Requestor: Larry Adams

Nature: EASEMENT
Registration Number: CA6928868
Registration Date and Time: 2018-07-12 18:22
Remarks: APPURTENANT TO LOT 5 PLAN BCP36612

Nature: MORTGAGE
Registration Number: CA9584559
Registration Date and Time: 2021-12-15 11:52
Registered Owner: FIRST CREDIT UNION
INCORPORATION NO. FI 43
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA9584560
Registration Date and Time: 2021-12-15 11:52
Registered Owner: FIRST CREDIT UNION
INCORPORATION NO. FI 43
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA9584767
Registration Date and Time: 2021-12-15 12:09
Remarks: INTER ALIA
GRANTING CA9584559 PRIORITY OVER CA3189128 AND
CA3189129

Nature: PRIORITY AGREEMENT
Registration Number: CA9584768
Registration Date and Time: 2021-12-15 12:09
Remarks: INTER ALIA
GRANTING CA9584560 PRIORITY OVER CA3189128 AND
CA3189129

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

APPENDIX B:

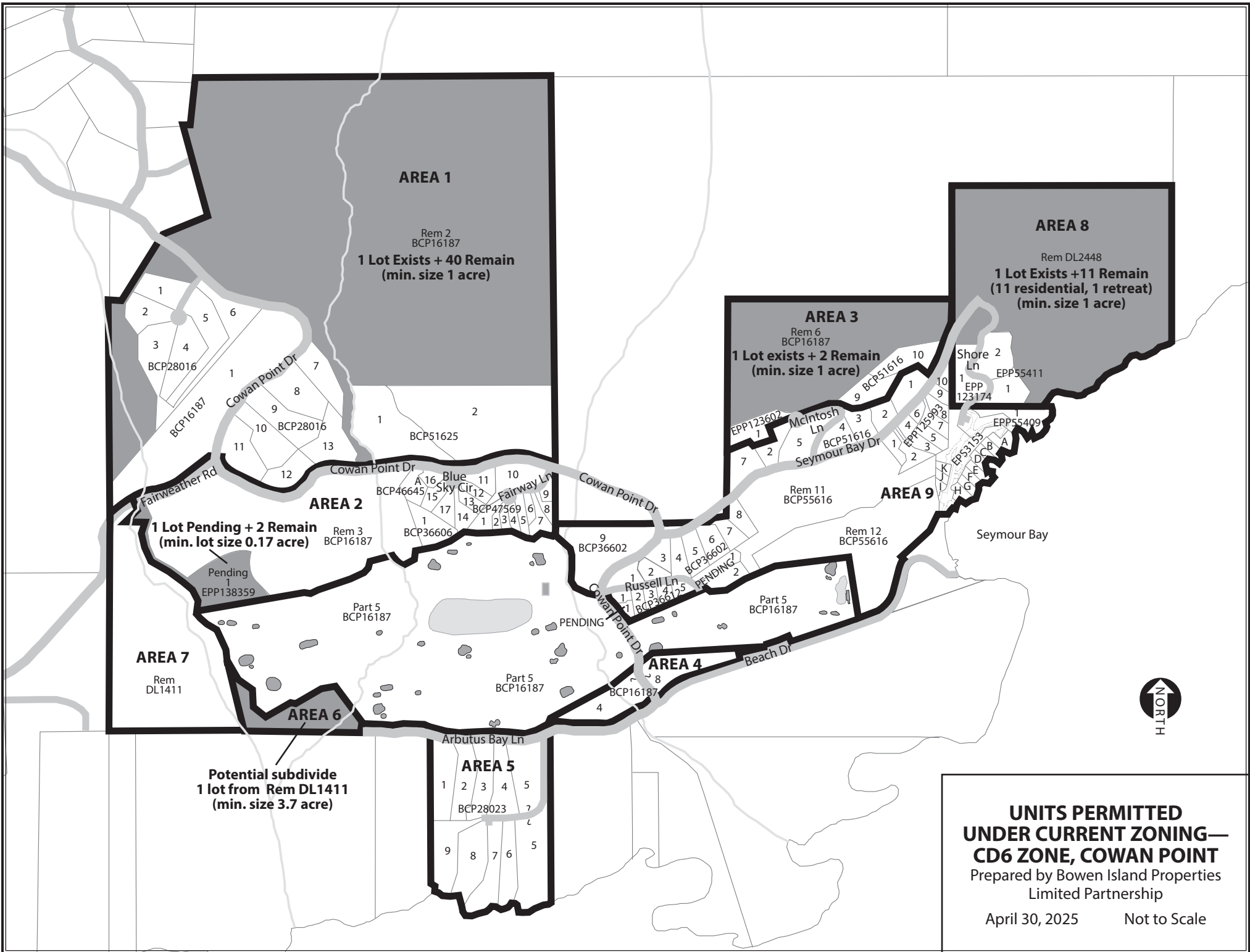
TABLE OF UNITS PERMITTED UNDER CURRENT ZONING

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TABLE OF UNITS UNDER CURRENT ZONING FOR CD-6 ZONE (COWAN POINT)

Updated April 30, 2025

	Maximum Permitted	Subdivided	Remaining	Notes
Area 1				
Lot 1 (BCP16187)		(1)		
Lots 1-13 (BCP28016)		(13)		
Lots 1-2 (BCP51625)		(2)		
Remainder Lot 2 (BCP16187)		(1)		
Lots permitted in Area 1	57	<u>(17)</u>	40	
Area 2				
Lot 1 (BCP36606)		(1)		
Lot A (BCP46645)		(1)		
Lots 1-17 (BCP47569)		(17)		
Pending Lot 1 (EPP138359)		(1)		Pending subdivision of Rem Lot 3 (BCP16187) to create 1 fee simple lot (BIM File No. SUB-02-2020)
Remainder Lot 3 (BCP16187)		(1)		
Lots permitted in Area 2	23	<u>(21)</u>	2	Potential subdivision of pending Lot 1 (EPP138359)
Area 3				
Lots 9-10 (BCP51616) + Lot 1 (EPP123602)		(3)		
Remainder Lot 6 (BCP16187)		(1)		
Lots permitted in Area 3	6	<u>(4)</u>	2	
Area 4				
Lot 4 (BCP16187)		(1)		
Lot 8 (BCP16187)		(1)		
Lots permitted in Area 4	2	<u>(2)</u>	-	
Area 5				
Lots 1-9 (BCP28023)		(9)		
Lots permitted in Area 5	9	<u>(9)</u>	-	
Area 6				
Lots permitted in Area 6	1		1	Potential subdivision of part of Remainder DL1411
Area 7				
Remainder of DL1411		(1)		
Lots permitted in Area 7	1	<u>(1)</u>	-	
Area 8				
Lots 1-2 (EPP55411)		(2)		
Lot 1 (EPP123174)		(1)		
Remainder District Lot 2448		(1)		Retreat centre
Lots permitted in Area 8	15	<u>(4)</u>	11	Residential lots
Area 9				
Lots 1-9 (BCP36602)		(9)		
Lots 1-5 (BCP36612)		(5)		
Lots 1-5,7 (BCP51616) + Lot 2 (EPP123602)		(7)		
Lot 1 (EPP55409) + Strata Lots A-K (EPS3153)		(12)		
Lots 1-10 (EPP125993)		(10)		
Pending subdivision of part Rem Lot 11 (BCP51616)		(2)		Pending subdivision to create 2 lots at Russell Lane (BIM File No. SUB-2022-0050)
Pending subdivision of part of Lot 1 (BCP36612)		(1)		Pending subdivision to create 1 lot at Russell Lane (BIM File No. SUB-2924-0188)
Remainder Lot 11 (BCP51616)		(1)		
Remainder Lot 12 (BCP51616)		(1)		
Lots permitted in Area 9	48	<u>(48)</u>	-	
Total	162	(106)	56	



APPENDIX C:

TECHNICAL REPORTS

Josephine Lake Capacity Analysis
Geotechnical Review
Transportation Study (pending)

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TECHNICAL MEMORANDUM

Subject	Josephine Lake Capacity Analysis		
Project	Cowan Point Utility Company Ltd. Josephine Lake Water Supply		
To	Larry Adams Cowan Point Utility Company Ltd.	From	Laura Christensen, PEng and Allan Bronsro, PE, PEng
Date	21 Feb 2025	File ref	Water Street File # 460.300
Version	0	Status	Final

1. INTRODUCTION

1.1. PURPOSE

This technical memorandum assesses the water supply capacity of Josephine Lake, located on Bowen Island, BC.

1.2. BACKGROUND

Bowen Island Properties is preparing a rezoning application for a pilot project at Seymour Landing at Cowan Point. Current plans involve the inclusion of multi-family homes (townhomes, fourplexes) and commercial buildings (stores, cafes, medical offices).

It is proposed that this future development would receive potable water supply from the Cowan Point Utility Company, which sources water from Josephine Lake to the northwest. The utility currently has 111 single-family equivalents connected to its system, and is authorized to serve an additional 31 homes (total 143 lots / single-family residential equivalents).

1.3. PREVIOUS WORK

Kerr Wood Leidal Associates Ltd. (KWL) has previously completed several assessments of water supply for Cowan Point's developments serviced by Josephine Lake, most recently updated in 2010 (Kerr Wood Leidal, 2010). In this update, a hydrologic analysis was completed, finding an estimated support capacity for the lake of 885 people (or 340 lots, at 2.6 people per lot) with a proposed long-term sustainable maximum withdrawal of 126,000 m³ per year.

The 2010 KWL report noted "it is recognized that the demands used in this analysis may be conservative and future reservoir monitoring may show that additional development could be serviced by the water supply."

1.4. SCOPE

A capacity study for Josephine Lake is needed to support the rezoning application. The current scope of work is to review observed water demands and monitored lake levels of Josephine Lake. The objectives will be to confirm assumptions made in the 2010 report and determine whether the proposed additional developments are feasible to be serviced.

The scope of work for this assignment included:

1. Existing demand assessment: Developing existing/observed per-capita water demands from meter data, water treatment plant flows, and census populations. The existing per-capita demands are compared to previously projected demands (as per the 2010 report).

2. Future demand projection: Develop projected per-capita demands for future developments. Based on recent, local experience, demands for multi-family developments are generally lower than single-family (fewer people per dwelling unit, lower per-capita use). Refining the future demand projection will avoid overestimating their impact on the water system. Consideration of the Utility's current water conservation measures is included.
3. Capacity assessment: Review lake level data, rainfall, and water treatment plant flows. This will be compared against the assumptions made in the 2010 report and the 126,00 m³/year (345 m³/day) long-term sustainable maximum withdrawal.

1.5. LIMITATIONS

This technical memorandum is based on the existing analysis completed by KWL (Kerr Wood Leidal, 2010). It must be read with the Statement of Limitations at the end of this document.

2. DATA REVIEW

2.1. POPULATION

The number of single-family homes serviced is taken from Cowan Point Utility water meter readings, which lists all properties connected to the water distribution system. Note some properties are included in the list but are noted to not yet be connected or have no water consumption recorded; these properties are considered as not serviced. Based on the 2024 meter data the following properties are counted:

- 121 total properties
- 109 water connections (i.e., 12 properties have been subdivided but not yet connected, or have not had meter reads yet)
- 2 non-residential connections (golf course & WWTP)
- 101 occupied residential properties (some water use recorded over the year)
- 91 residential have year-round water use (regularly occupied dwellings)
- 10 properties have seasonal water use only (seasonally occupied dwellings)

Note that these property counts are based on observed meter data. According to the utility there are 112 connections. The difference may be due to properties under construction or currently vacant.

From the StatsCan 2021 Census of Population (Statistics Canada, 2023), the population per “usually occupied” private dwelling is 2.58 ca/du. Note that properties connected to the utility are within two dissemination areas, and so the population density is taken as the weighted average of these two areas (2.63 ca/du in dissemination area 59153665, and 2.47 ca/du in dissemination area 59153667).

Table 1: Serviced populations

Year	No. of single-family homes serviced	Population density assumed (ca/du)	Population serviced (ca)
2010 (KWL Study)	55	1.98	109
2022-2024	101	2.58	258



2.2. METERED CONSUMPTION RECORDS

All properties connected to the Cowan Point Utility are metered, and meters are recorded quarterly. A summary of the total metered consumption is provided in Table 2 and Figure 1.

Note that the metered data provided includes some negative readings (<1% of total water use), as well as some high readings (due to known leaks), which have not been corrected or removed. The 2024 Q2-Q4 consumption includes the golf course and WWTP (no ICI meter readings prior to this).

Table 2: Metered consumption summary (m³/day)

Year	Metered Consumption (m ³ /day) by Quarter				Average
	Q1 (Dec 16 - Mar 15)	Q2 (Mar 16 - Jun 15)	Q3 (Jun 16 - Sep 15)	Q4 (Sep 16 - Dec 15)	
2022	48.4	40.0	77.1	51.4	54.2
2023	32.2	53.0	64.5	39.9	47.4
2024	39.5	42.7	68.6*	41.5*	48.1

*includes the golf course (avg 1,350 L/day) and WWTP (avg 16 L/day)



Figure 1: Metered consumption by quarter and year

2.3. WTP FLOWS

The raw water flows and filtered water flows at the water treatment plant (WTP) are recorded every 2 days but were provided on a quarterly basis for analysis (Table 3). For comparison, the Josephine Lake maximum withdrawal of 126,000 m³/year is equivalent to 345 m³/day versus the 2024 average daily raw water flow of 145 m³/day (i.e. 42% of maximum).

The filtered water flows tend to be smaller than raw water flows, as there is an overflow at the water treatment plant, which is utilized when flushing of the slow sand filters occurs or when there is more water being pumped than the filters' capacity. It is noted that there was an increased overflow in 2024 due to repairs to the WTP pumps, but the overflows are expected to decrease once the repairs are complete.

We note that filtered WTP flows are much larger than metered consumption flows (2023 average metered flow is 47.4 m³/day while the 2023 average WTP filtered flow is 136 m³/day; difference of 88 m³/day). This is further discussed in section 3.4.



Table 3: WTP flow summary (m³/day)

Year	Quarter				Average
	Q1 (Dec 16 - Mar 15)	Q2 (Mar 16 - Jun 15)	Q3 (Jun 16 - Sep 15)	Q4 (Sep 16 - Dec 15)	
Raw Water Flow (m³/day)					
2022	96.3	94.0	138.0	119.9	112.0
2023	118.4	136.0	157.1	148.0	139.9
2024	160.0	154.3	180.1	87.2	145.4
Filtered Water Flow (m³/day)					
2022	89.8	93.2	132.4	119.9	108.8
2023	119.4	132.4	149.2	141.3	135.6
2024	147.4	150.4	173.5	87.2	139.6
WTP Overflows (Raw Water Flow - Filtered Water Flow) (m³/day)					
2022	6.6	0.8	5.6	0.0	3.2
2023	-1.0	3.7	7.9	6.7	4.3
2024	12.7	3.9	6.6	0.0	5.8

2.4. LAKE LEVELS & RAINFALL DATA

Lake levels from 2009 (after the dam had been raised) until 2024 were provided and are shown in Figure 2. In all years, the spillway elevation was reached, i.e. the reservoir fully filled. The minimum lake elevation occurred in 2015, at 243.44 m. The depth-storage curve for Josephine lake was not provided.

Rainfall data at Josephine Lake was also reviewed. It is noted that periods of rain gauge failure were noted and snow depth is not included in the annual precipitation depth. Due to these data issues, the rainfall data is difficult to analyze from a statistical perspective.



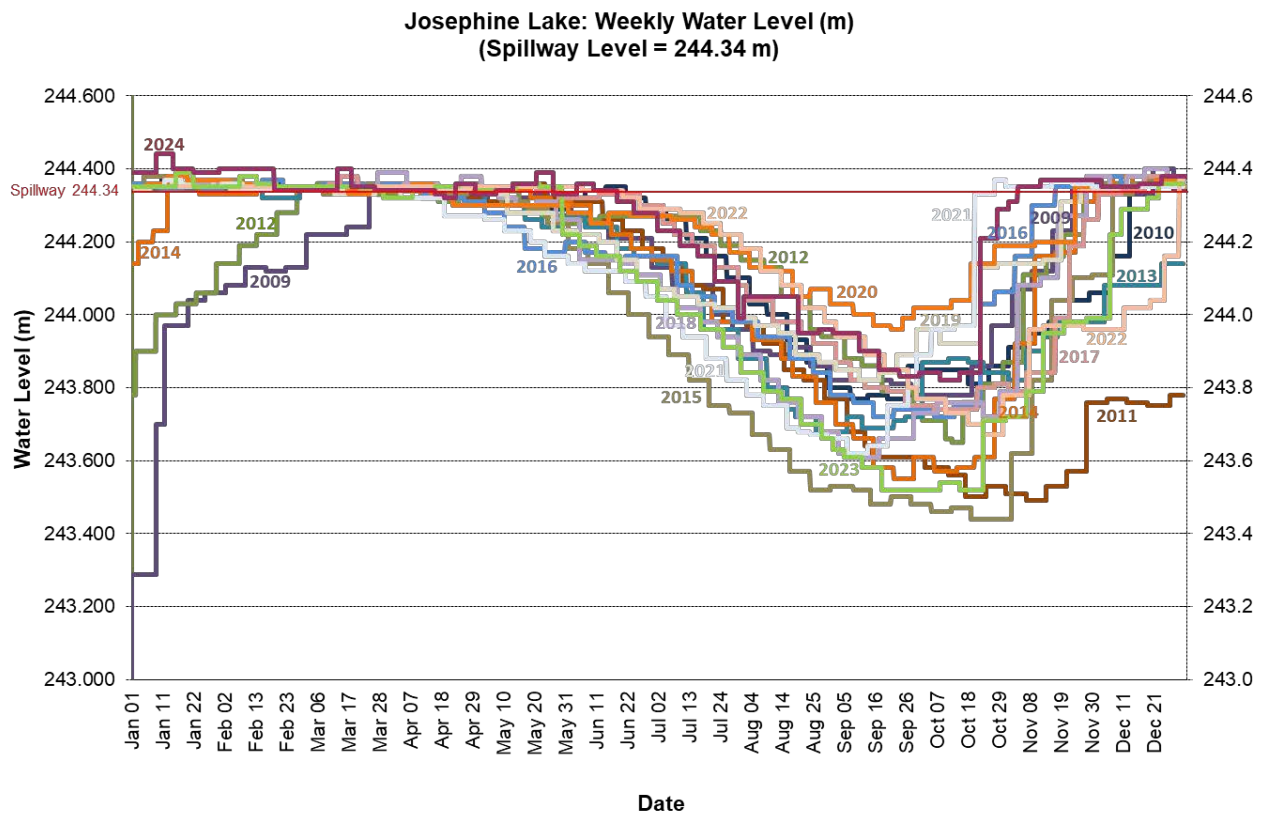


Figure 2: Josephine Lake Weekly Water Level (2009-2024)

Table 4: Josephine Lake Rainfall with Data Comments

Year	Total Annual Rainfall (mm)	Comment
1997	1,955.2	
1998	2,123.0	
1999	1,984.2	Gap Nov 30/99 to Jan 13/00
2000	1,276.0	
2001	1,552.0	
2002	1,176.8	
2003	1,454.6	
2004	1,576.0	
2005	1,510.8	Gap Dec. 24 to Dec. 31
2006	621.8	Gap Jan 1 to Mar. 10; gap Apr. 3 to June 20; gap Nov. 15 to Dec. 31
2007	1,268.4	Gaps Jan. 1 - 19, Feb. 2 - Mar. 9; and Nov. 22 to Dec. 10
2008	1,079.4	Gap Dec. 16-31 - lots of snow, freezing weather
2009	1,391.4	Gap Jan 1-5 - lots of snow, freezing weather
2010	1,562.2	Gap Jan 1-5 - lots of snow, freezing weather; no rain in July



Year	Total Annual Rainfall (mm)	Comment
2011	1,426.8	
2012	1,807.8	Gap Jan 15-20, Feb 28-29, Dec 18-19 - some snow, freezing weather
2013	1,298.2	Jan7-23 frozen, little precip; Jul no rain; Sep 12-16 battery recharge offline, total rainfall recorded those days
2014	1,692.6	
2015	1,824.8	Mar 23-24 battery recharge offline, total rainfall those days was recorded
2016	2,287.0	Dec 6-9, 12-19, 29-31 snow, freezing with snow, no precipitation recorded
2017	1,476.8	Jan 1-15 freeze/little snow; Feb-Mar very rainy/rain gauge damaged; Apr 4 gauge repaired; Jul 8-14 low battery
2018	2,269.2	Nov 12-15 gap battery failed so data not logged, significant rain one of the days not reported
2019	1,343.4	Feb 3-Mar 11 freeze-some days above 0/total 20-30cm snowfall
2020	1,127.4	Freeze/snow: Jan 14-16 (20-30cm), Feb 3-5 (10-15cm); Gauge problem rain Feb 26-27, Mar 11-12; Gauge stop Aug 20-Oct 30 (rain Sep 18-20, 23-26, Oct 9-13, 23) see dam log
2021	1,083.2	Freeze/snow: Feb 13-15 (5-10cm); battery stop Mar 29-Apr 3 (rain); battery dead Nov 16-24 (significant rain); freeze/snow Dec 23-31 (30-40cm)
2022	842.6	Freeze/snow: Jan 1-9 (10-20cm)
2023	944.8	Significant snow Feb 26-28 (approx 40 cm)
2024	1,313.2	Freeze/snow: Jan 12-17 (15-20 cm)

3. EXISTING DEMAND ASSESSMENT

Cowan Point Utility water meter readings were utilized to assess connected populations and calculate existing water demands. All properties connected to the utility are metered.

3.1. RESIDENTIAL UNIT DEMANDS

From the metered consumption data, residential unit demand rates were derived. All residential properties currently connected to the utility are single-family detached.

Residential demands were calculated on a lot-basis and then averaged. These demand calculations exclude properties with negative or zero quarterly water demands.

The demands were assigned as follows:

- Average day demand (ADD): Average Q1–Q4 demand
- Base demand (BD): Q1 demand, except for 2022 which uses Q2 demand
- Peak quarter demand (Q3): Summer (Q3) demand
- Seasonal demand (SD_{Q3}): Difference between peak quarter (Q3) demand and BD, represents the increase in demand in summer months

For properties included in the demand calculations, the unit rate demands were calculated (using the population density determined in Section 2.1). The resulting unit demand rates (ADD, BD, SD_{Q3}) are provided in Table 5.



Table 5: Residential unit demand rates

Year	Water Demand per Residential Lot (L/lot/day)			Water Demand per Capita* (L/ca/day)		
	ADD	BD	SD _{Q3}	ADD	BD	SD _{Q3}
2022	562	424	143	218	165	56
2023	496	342	120	192	133	47
2024	508	424	146	197	164	56
Average 2022-2024	522	397	136	203	154	53
*assumes 2.58 ca/lot, based on census data						

The above results in the following existing residential demands:

- Base demand of 154 L/ca/day, and
- Peak quarter seasonal demand of 136 L/lot/day.

The base demand of 154 L/ca/day is low relative to design standards and typically observed rates in BC. This may be representative of the awareness of water conservation in the community, or due to lower occupancy from seasonal properties.

3.2. REVIEW OF OUTDOOR WATER USE

Properties within the Cowan Point Utility Company have a restrictive covenant that limits outdoor water use: residents should “not use any water system or devices used to water outside plants or vegetation unless they are drip irrigation fed by cisterns with control valves, matched sprinkler heads and automatic shut off hoses all of a type and with specification as approved by Cowan Point Utility from time to time.”

To assess if this restrictive covenant is being followed, the summer and winter water use was compared for properties that showed year-round water consumption indicative of regularly occupied use (average >100 L/day in all quarters). This was compared for properties with the restrictive covenant versus Highland Estates (subject to the utility’s water tariff no. 5) (see Figure 3). This shows that most properties have some increase in water use in summer, with many properties doubling their water use in the summer (summer water use >200% of winter water use). This indicates there are potential further water reductions that could be realized if outdoor water restrictions were more strictly enforced.



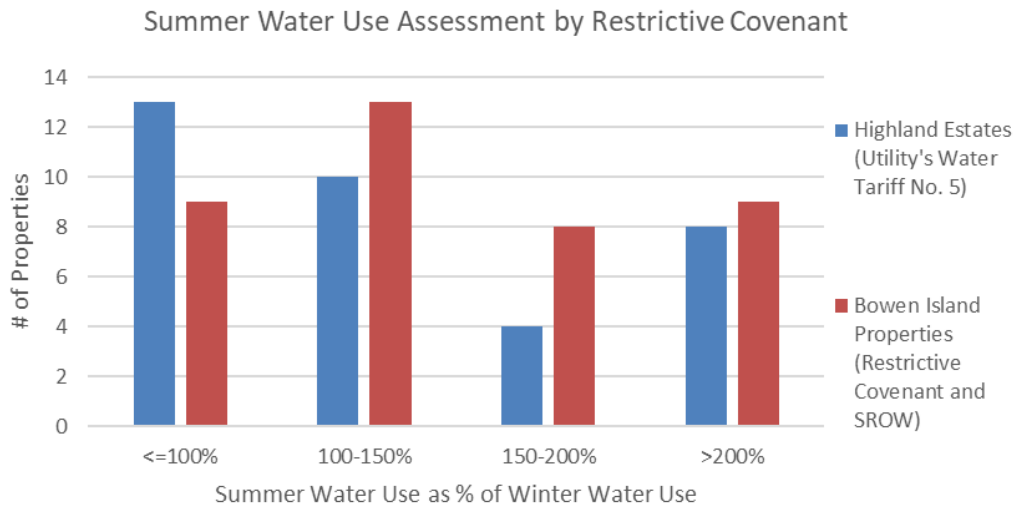


Figure 3: Summer water use as percentage of winter water use by restrictive covenant area

3.3. ICI POPULATION EQUIVALENTS

There are two serviced ICI properties, the WWTP and the golf course. As noted, these two properties have metered consumption records for 2024 Q2-Q4 only.

ICI population equivalents (PE) and single-family residential equivalents (SFRE) were calculated using 2024 peak quarter (Q3) unit demand rates (269 L/ca/day, 693 L/lot/day) and Q3 ICI consumption readings. The resulting PEs and single-family residences equivalents (SFREs) are provided in Table 6, and compared to the previous Cowan Point allocations (Bowen Island Properties, 2024). Note that the golf course is currently only authorized for 3 SFRE of consumption (and is billed for consumption in excess of this amount) and has exceeded this in the two billing periods. The utility expects the golf course consumption to be reduced to be in-line with the approved amount (3 SFRE). For conservative projections, we have allowed 4 SFRE for the golf course and 1 SFRE for the WWTP.

Table 6: 2024 Q3 ICI PEs and SFREs

ICI Property	Previous Allocation		2024 Q3 Calculation			
	PEs	SFRE (at 2.6 PE/SFRE)	Q3 Demand (L/s)	Q3 Res Unit Demand	PEs	SFRE (at 2.58 PE/SFRE)
Golf Course	7.8	3.0	0.0235	269 L/PE/day	7.55	3.99
WWTP	2.6	1.0	0.0002		0.06	0.03
Total	10.4	4.0	0.0237	-	7.61	4.02

3.4. NON-REVENUE WATER

It is noted that recorded filtered water flows are significantly greater than the metered consumption, as shown in Figure 4. This difference is referred to as non-revenue water (NRW), which typically includes leakage and other unaccounted for water uses (such as hydrant uses). The calculated NRW water rates are as shown in Table 7.

NRW has been increasing steadily to the end of 2023 where it has remained high but stable at approximately 1.2 L/s from Q4 2023 to Q3 2024. NRW dropped significantly (58% reduction) in Q4 2024 as repairs and adjustments were made to address the high flows.



It was noted by Bowen Island Properties that, to maintain required Vancouver Coastal Health chlorine residuals, there are five bleed lines at the ends of the water distribution piping. These bleed lines and their estimated flows are shown in Table 8 for reference, as provided by Bowen Island Properties. In late 2024, some repairs and adjustments were made to reduce NRW, which was reflected in the measured Q4 NRW.

The Q4 NRW is still high relative to the metered consumption (108%) but is consistent with the estimated flow from the bleed valves. Further investigation into reducing the use of bleed valves and finding alternate methods to maintain chlorine residuals in the system (i.e. looping) should be considered. As the Q4 NRW represents the value after these repairs, this has been used as the assumed value moving forward (435 L/connection/day).

Figure 4: WTP flows vs Residential Consumption

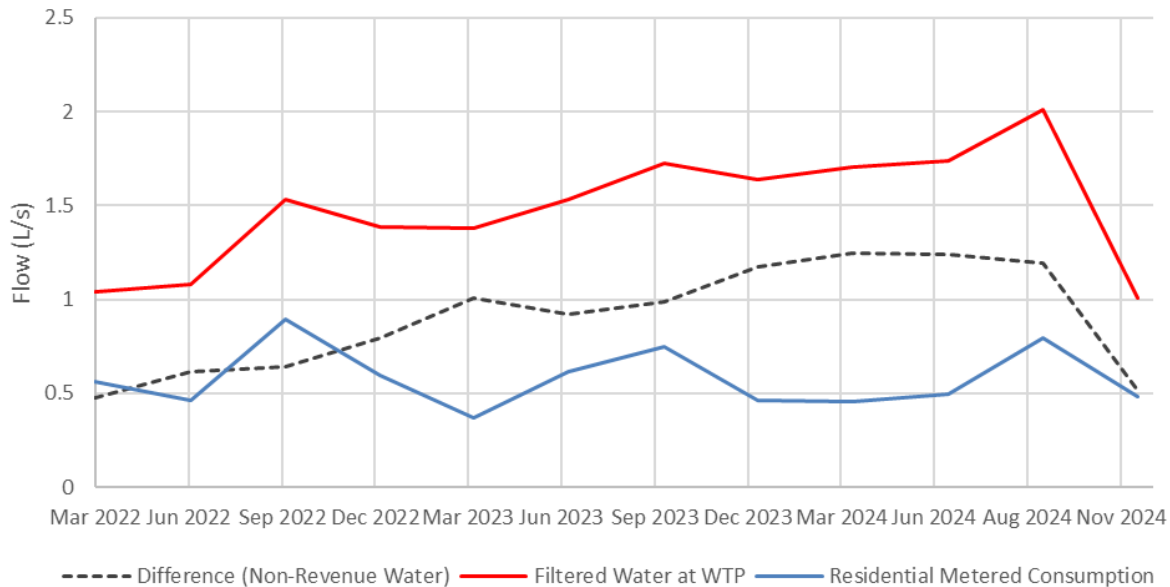


Table 7: Non-revenue water

Year	Quarter				Annual Average	NRW as % of Treated Water
	Q1	Q2	Q3	Q4		
L/s						
2022	0.47	0.61	0.64	0.79	0.63	50%
2023	1.01	0.92	0.99	1.17	1.02	65%
2024	1.25	1.24	1.19	0.52	1.05	65%
L/connection/day						
2022	405	526	548	678	539	-
2023	860	786	846	1,004	874	-
2024	1,068	1,038	999	435	885	-

Table 8: Bleed valve flow estimates (L/s)

Bleed Valve Location	Before Jun 2023	From Jul 2023 (after Arbutus Bay Ln valve repaired)
Josephine Dr	0.18	0.18
Salal Dr	0.13	0.13
Forest Ridge Rd	0.13	0.13
Seymour Bay Dr	0.13	0.13
Arbutus Bay Ln	0.32	0.10
Total	0.88	0.65

3.5. COMPARISON TO PREVIOUS VALUES

Using the demands developed from the 2022-2024 meter data, and non-revenue water rates, the existing (2024) water demands are estimated as shown in Table 9, and compared to values used in the 2010 KWL study.

The indoor base demand is observed to be much lower than the study design demand (154 L/PE/day vs 280 L/PE/day), which may be due to low occupancy in some residences (i.e., vacation properties) or highly efficient use. It does appear that the residential metered usage from 2022-2024 is lower than the usage from 2003-2009 (522 L/lot/day vs 685 L/lot/day), which may be a result of more efficient fixtures being adopted.

Note that the NRW is very large, much higher than the design estimate used in 2010 (435 L/lot/day vs 104 L/lot/day). Despite the large NRW value, the total daily use is less than the total design value previously used (957 L/lot/day vs 1,014 L/lot/day).

Table 9: Water Use Comparison

Source	Indoor BD (L/PE/day)	ADD (excl. NRW) (L/PE/day)	PE/lot	ADD (excl. NRW) (L/lot/day)	NRW (L/lot/day)	Total Daily Use (L/lot/day)
2010 KWL Study Design Demand	280	350	2.6	910	104	1,014
2003-2009 metered (2010 KWL Study)	-	346	1.98	685	n/a	n/a
Observed Average 2022-2024	154	203	2.58	522	435*	957
*NRW estimate from 2024 Q4 only, as it represents NRW after system repairs.						

4. FUTURE DEMAND PROJECTION

The following components should be considered:

- Indoor water use: The observed average appears to be lower than previously forecast. The current value is low compared to other jurisdictions. Further reductions in per capita indoor water use should not be expected.
- Outdoor water use: Assessment of summer water use data indicates that despite outdoor water use restrictions, some customers are still using significant amounts of water for outdoor use. Reducing this through education and enforcement could further reduce the per-capita water use.
- NRW: The actual NRW is approximately 4x the design value used in 2010. This should be the easiest category for water use reductions.



The following adjustments to the 2010 design values could be justified:

- Reduction of the indoor water demand from 280 L/PE/day to 200 L/PE/day (conservative estimate compared to the observed 154 L/PE/day).
- Maintain the same outdoor water demand of 70 L/PE/day (observed is currently approximately 49 L/PE/day)
- Maintain assumed 2.6 PE/lot (similar to census rate of 2.58 ca/lot)
- The current NRW reduced by half to 220 L/lot/day, which would be a NRW rate of 24%, which should be feasible in this system.

Table 10: 2025 Proposed Design Values

Source	Unit	2010 Design Values	Proposed 2025 Design Values
Indoor water demand	L/PE/day	280	200
Outdoor water demand	L/PE/day	70	70
Subtotal (metered water use)	L/PE/day	350	270
Assumed people per lot	PE/lot	2.6	2.6
Subtotal (metered water use)	L/lot/day	910	702
NRW	L/lot/day	104	220
Total design water demand	L/lot/day	1,104	922

According to information provided by Bowen Island Properties, there are currently 231 allocated or committed units. Assuming the estimated maximum lake yield of 126,000 m³/yr remains (see Capacity Assessment in 5), the number of units that can be supported under each design condition are summarized in the following table.

Table 11: Available units and people under various design values

	2010 Design Values	Proposed 2025 Design Values	Proposed 2025 Design Values with 2010 NRW Value*
Current SFRE Allocated	231	231	231
Additional Units	109	143	197
People/Unit	2.6	2.6	2.6
Additional People	283	372	512
*2010 NRW value of 104 L/lot/day			

We note that the above table assumes 2.6 ca/lot, which is consistent with single-family properties. The construction of multi-family buildings with smaller units may justify lower persons/lot assumptions. Bowen Island Properties has proposed a breakdown of additional units at the Seymour Landing development (Table 12), showing an additional 251 people, which is within the estimated remaining capacity based on the 2010 design values.



Table 12: Proposed Seymour Landing Unit Counts

Unit Type	Size (sqft)	# of units	People/Unit	# of people
1-bed	600	21	1.5	31
1-bed + den	850	55	1.5	82
2-bed	1,100	55	2.2	121
3-bed	1,750	7	2.6	18
Totals		137		251

5. LAKE CAPACITY ASSESSMENT

Reservoir level data and rainfall data were reviewed. Since the spillway was raised in 2009 (approximately 15 years of data), the lowest water level observed occurred in 2015 (particularly hot, dry year) with a minimum lake elevation of 243.41 m. Comparatively, the 2010 modelling (1962-2010, 48 years) showed annual lake minimums in the range of 242.3 m to 243.2 m (Figure 5). It appears that recent lake levels are consistent with 2010 modelling, but further modelling using hydrologic model, the depth-storage curve, and recent years of rainfall/lake level data should be performed to validate the 2010 model.

The 2010 KWL report analyzed the rainfall for the period of 1962-2002, with rainfall predicted by correcting a nearby rain gauge to Josephine Lake. The period of 1962-2002 (40 years), had a minimum annual precipitation occurring in 1985 with an annual total of 997 mm. We note that the provided rainfall data for Josephine Lake had observed annual rainfall of 843 mm and 945 mm in 2022 and 2023, respectively, which appears to indicate that the assumed rainfall in the 2010 report may not be representative of the current conditions and the impacts of climate change.

The 2010 report suggests that “the result of this climate change scenario would be a larger water level fluctuation in the reservoir with lower summer water levels. However, the reservoir will be able to fill faster during the wet season. Therefore [...] an overall upward trend in precipitation is expected thereby increasing the maximum annual withdrawal”. There is insufficient quality of rainfall data at Josephine Lake to assess if there is an overall upward trend in precipitation observed. Analysis of rainfall data from nearby rain gauges with more complete datasets should be conducted to verify the inputs to the 2010 report water balance and the climate change assumptions.



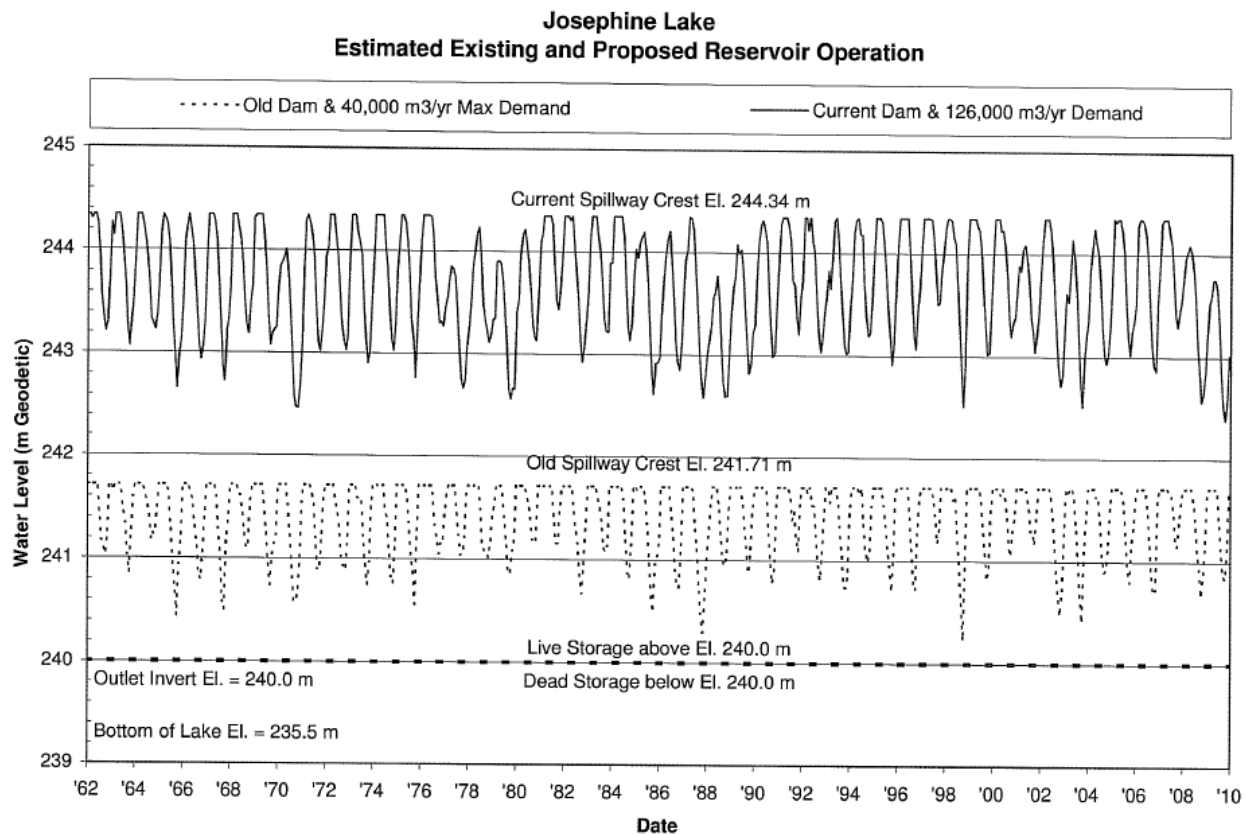


Figure 5: Reservoir operation (Kerr Wood Leidal, 2010)

6. CONCLUSIONS AND RECOMMENDATIONS

A review of water meter data indicates that the indoor water use is lower than the 2010 design value (154 L/ca/day vs 280 L/ca/day). The current outdoor water use is similar to the design value (49 L/ca/day vs 70 L/ca/day) but could be reduced with education and enforcement of the outdoor water use restrictions. The NRW is significantly higher than design (435 L/lot/day vs 104 L/lot/day) despite repairs completed in 2024. Further measures to reduce NRW should be taken, including:

- Review of bleed valves and reducing flow to amount necessary to meet health requirements
- Metering bleed valve use
- Feasibility assessment of looping improvements or other capital upgrades to improve water quality
- Regular monitoring of NRW through comparison of customer metered water use and treated water flows

There are currently 231 units allocated out of a maximum of 340 units (based on 2010 analysis). If the design values were adjusted to better reflect the recent observed metered water usage, an additional 34 units could be serviced (88 additional people at an assumed 2.6 ca/unit). With significant reductions in non-revenue water (primarily due to bleed valves) this could be increased to an additional 88 units over existing maximum (228 additional people). A full breakdown of additional units and people is available in Table 11 (page 11).

The current maximum lake yield was estimated by KWL to be 126,000 m³/yr. The data reviewed does not indicate that this value is incorrect, but a review of recent data (2010-2024) should be completed to verify previous modelling is accurate. Confirmation of the long-term yield is critical to the viability of the future build-out.



The proposed Seymour Landing development has a total of 137 units with a population of 251 people. Based on the assumptions in this report, and subject to the additional work recommended, it is assessed that this population can be supported by the currently estimated lake yield of 126,000 m³/year.

WATER STREET ENGINEERING LTD. (EGBC permit to practice # 1000830)



Laura Christensen, PEng
Project Engineer

Allan Bronsro

Allan Bronsro, PE, PEng
Senior Reviewer

REFERENCES

Bowen Island Properties. (2024). *Water Supply Unit Allocations - Cowan Point*.
Kerr Wood Leidal. (2010). *Cowan Point/Josephine Lake Development. Review of Water Supply. 2010 Update*.
Statistics Canada. (2023). *Census Profile. 2021 Census*.

ABBREVIATIONS

ADD -Average Day Demand
BD – Base Demand
ICI – Industrial Commercial Institutional (water use categories)
KWL – Kerr Wood Leidal Associates Ltd.
PE – Population Equivalents
NRW – Non-Revenue Water
SD – Seasonal Demand
SFRE – Single Family Residence Equivalents
WTP – Water Treatment Plant
WWTP – Wastewater Treatment Plant

STATEMENT OF LIMITATIONS

This document has been prepared by Water Street Engineering Ltd. (Water Street) for the exclusive use and benefit of the intended recipient(s). No other party is entitled to rely on any of the conclusions, data, opinions, or any other information contained in this document.

This document represents Water Street Engineering Ltd.'s best professional judgement based on the information available at the time of its submission and as appropriate for the project scope of work. Services performed in developing the content of this document have been conducted in a manner consistent with the level and skill ordinarily exercised by members of the engineering profession currently practicing under similar conditions. No warranty, express or implied, is made.

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REVISION HISTORY

Version	Status	Date	Description of Revisions	Author
A	Draft	10 Feb 2025	Original	LC
0	Final	21 Feb 2025	Final	LC

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Bowen Island Properties
PO Box 228
Bowen Island, BC
V0N 1G0

Attention: Daron Jennings
djennings@bowenislandproperties.ca

RE: Geotechnical Review for Rezoning
Seymour Landing at Cowan Point, 802, 806, 807, 810 McIntosh Lane and 826 Seymour Bay Road,
Bowen Island, BC

Dear Daron Jennings,

1.0 INTRODUCTION

In accordance with your recent request, Kontur Geotechnical Consultants Inc. ("Kontur") has completed this *Geotechnical Review* for the above-referenced project. The purposes of this study are to characterize the site from a geotechnical point-of-view and to provide geotechnical engineering comments and recommendations with respect to the feasibility of constructing single family and multi-family residential buildings.

This letter which summarizes the findings of the *Geotechnical Review*, has been prepared in accordance with standard and widely accepted geotechnical engineering principles and practices for similar projects in this region. This report does not address any archaeological, environmental, or other engineering considerations related to the project.

Review and use of this letter should be completed in accordance with the attached *Interpretation and Use of Study and Report* document. It is included as an integral part of this report and should be read in conjunction with all parts of this report.

2.0 PROJECT DESCRIPTION

Based on review of provided proposed concept development site plan and information regarding number of units the project generally consists of the following:

- 802, 806, 807 and 810 McIntosh will have a total of between 28 and 54 residential units;
- 826 Seymour Bay Road will have a total of between 5 and 7 residential units;
- Seymour Landing at Cowan Point will consist of:
 - "Seniors Campus" comprising between 49 and 85 residential units including 9 units in a "Larger Building";
 - "Cottage Hill" comprising between 15 and 26 units; and,
 - "Mini-Plaza" comprising between 18 and 21 residential units.



3.0 METHODOLOGY

The following sources of information were reviewed and are referenced as part of this study:

- Geotechnical assessment report titled *“Geotechnical Assessment Rockfall and Steep Slope Areas Proposed Subdivision Phase 1A and B Cowan/ Point Seymour Bay Landing Development Bowen Island, B.C.”* prepared by Trow dated June 27, 2006;
- Relevant information obtained from the Bowen Island Municipality (BIM) online web-mapping application;
- Topographic plan with conceptual development overlay prepared by Think Modus; and,
- Site reconnaissance conducted by senior Kontur personnel to observe, record and photograph features of geotechnical significance.

The location and conceptual site layout are attached to this report.

4.0 SITE DESCRIPTION

4.1 General

The subject properties are located on the southeastern portion of Bowen Island near Seymour Bay, about 4.4km south of Snug Cove. The subject properties include:

- 810 McIntosh Lane located at the northeast corner of the intersection of McIntosh Lane and Seymour Bay Road;
- 806 and 807 McIntosh Lane accessed from a hairpin corner of the roadway about 100m from the intersection of Seymour Bay Road and McIntosh Lane;
- 802 McIntosh Lane accessed by means of a shared driveway (with 807 McIntosh Lane) for the hairpin corner;
- 826 Seymour Bay Road located on the north side of Seymour Bay Road about 130m west of the intersection of Seymour Bay Road and McIntosh Lane; and,
- The subject portions of Seymour Landing at Cowan Point comprised an area south of Seymour Bay Road from about 270m to about 450m east of the intersection of Cowan Point Road and Seymour Bay Road.

4.2 Surface Conditions

The subject properties are located in an area where topography generally consists of southeast facing slopes.

The properties accessed from McIntosh Lane (810, 806, 802 and 807) have slope inclinations ranging from about 1.5H :1V (Horizontal: Vertical) to 4H: 1V with localized steeper areas and near vertical bedrock bluffs up to about 5m height. A gravel access road about 5m wide had been constructed across the northern portion of 807 McIntosh Lane. The near vertical bedrock bluffs are generally located on the north side of the access road.

Topography within 826 Seymour Bay Road generally consisted of southeast facing slopes with an overall inclination of about 3H: 1V with the lower portion (south) having inclinations of about 4H: 1V, steepening



to the north with very steep bedrock slopes (1H: 2V) located in the northwest corner of the property. Localized bedrock bluffs up to about 3m high were noted within the property and along the northern property boundary bedrock bluffs up to about 15m height were noted. The area below the toe of the higher bedrock bluffs in the northern portion of the property is generally flat lying with a bench width of about 20m.

Topography within Seymour Landing at Cowan Point generally consisted of gently inclined southeast facing slopes (about 7H: 1V) with localized areas of flat lying ground surface and steeper bedrock slopes/bluffs. Bedrock bluffs were up to about 3m in height and generally associated with cut slopes to accommodate the construction of a gravel access road originating on Seymour Bay Road and traversing to the southwest (Seymour Landing Lane). A gully is located in the eastern portion of the property, which had largely been infilled previously with blast rock.

A small gully (500mm deep and 7m wide) is located with a southwest flow direction through 807 and 802 McIntosh Lane, across Seymour Bay Drive and into the eastern portion of Seymour Landing at Cowan Point. The gully appears to have experienced periodic water flow but was dry at the time of site reconnaissance. A watercourse is also located east of McIntosh Lane crossing Seymour Bay Drive in an 800mm culvert and flowing parallel to Seymour Landing Lane. The gully containing the watercourse is about 4m wide and 2m deep.

4.3 Subsurface Conditions

Interpretation of subsurface soil and groundwater conditions at the site are based on Kontur's nearby and relevant experience and the geotechnical site reconnaissance completed as part of this study.

During site reconnaissance exposed bedrock (strong dioritic rock) was noted throughout the subject properties. Thin overburden soils (generally less than 1m thick) generally consist of compact sand with some gravel and trace to some silt based on visual observation of existing soil exposures.

Localized ponding was noted in some areas within the subject properties. The ponded water is considered representative of localized perched water on underlying bedrock. Fluctuations in groundwater conditions should be anticipated at this site which may be influenced by seasonal precipitation and/or nearby land uses.

4.4 Subsurface Variability

It is important to note that the subsurface conditions described above and observed at the various soil and bedrock exposures are considered representative of the specific conditions in the immediate vicinity of each exposure. Extrapolation and interpretation of the subsurface profile is formulated based on an assumed horizontal continuity of subsurface conditions across the site. Therefore, the conditions or units described above are generalized and based on the observed exposures information only. Variation in stratigraphic conditions should always be expected.



5.0 GEOTECHNICAL ENGINEERING COMMENTS AND RECOMMENDATIONS

5.1 General

Based on Kontur's understanding of the project, information, and findings described above, the following geotechnical engineering comments and recommendations are provided with respect to proposed development of the subject properties.

It is Kontur's opinion that the significant geotechnical considerations for the project may be related to rockfall and flooding.

The subject properties were generally sloped with moderate to gently inclinations. However, localized bedrock bluffs could be a source of rockfall. The noted watercourse has been provided with a channel and a culvert designed for anticipated flows by others.

5.2 Rockfall

Rockfall can originate from steeply inclined (near vertical) bedrock bluffs.

In the case of the bedrock bluffs located above the access road at 807 McIntosh Lane, the bluffs were estimated to have a height of about 5m. A rockfall catchment ditch with dimensions of 2m wide and 1m deep would provide adequate rockfall protection for residential development below the access road.

Rockfall originating from the bedrock bluffs located north of 826 Seymour Bay Drive are considered to have a runout distance from the bedrock bluff defined by a line inclined at about 28° from horizontal originating at the rockfall source. Hence, the project runout from these bluffs (heights of about 15m) would likely be in the order of about 28m. This distance could be significantly reduced with the use of berms. The design and requirement of such berms would be determined as locations of proposed residential building is further developed.

Kontur considers that rockfall hazards within the subject properties can be suitably mitigated with proper analysis and design.

5.3 Flooding

The main watercourse noted within the subject study area is currently flowing through a culvert and channel designed by others for anticipated flows.

It is understood that the gully within 807 McIntosh Lane was constructed to provide drainage for this portion of the proposed subdivision; however, the drainage system was redesigned to direct water to the main watercourse discussed above. As such, it is assumed flooding potential has been mitigated as a result of the drainage re-design developed by others.

6.0 CLOSURE

Kontur has conducted a review of the proposed residential development as described above with respect to feasibility from a geotechnical point-of-view. It is confided that identified naturally occurring geologic hazards (Rockfall, flooding) could feasibly be mitigated to provide areas which are safe for intended use



(construction of residential buildings). The subsurface conditions (bedrock overlain with a thin layer of granular overburden soils) would provide adequate support for proposed buildings within typical tolerable settlement for such buildings. Global stability of the bedrock slope is considered adequate for static and seismic conditions.

The comments and recommendations presented in this letter are based on the referenced information and Kontur's understanding of the project as described herein. If site conditions or project parameters differ from those described in this report, Kontur should be notified promptly to review geotechnical aspects of the project and provide additional or modified comments and recommendations, as deemed appropriate. Contractors should make their own assessments of subsurface conditions at this site and select the construction means and methods that are most appropriate for encountered site conditions.

This letter has been prepared for the exclusive use of Bowen Island Properties Ltd. and/or their designated agents or consultants for the intended purpose described herein. The Bowen Island Municipality may use the information for development and/or building permit purposes. Any use of the information contained in this report for other than its intended purpose or by any other party must first be verified in writing by Kontur. Kontur does not accept any responsibility or damages because of any other party relying on or using the information, interpretations, opinions, comments, and/or recommendations that are contained in this report.

Kontur trusts that the information described above meets your current requirements. If you should have any concerns or questions, please do not hesitate to contact the undersigned.

Sincerely,

Kontur Geotechnical Consultants Inc.
EGBC Permit to Practice #1000925

Per:



2025-01-22

Evan Sykes, P.Eng.
Principal | Geotechnical Engineer

Reviewed by:

2025-01-22

Brian L.J. Mylleville, Ph.D., P.Eng.
Senior Geotechnical Engineer

Attachments: Interpretation and Use of Study and Report
Photos
Figure 1 –Site Plan



INTERPRETATION AND USE OF STUDY AND REPORT DOCUMENT

1.0 STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental engineering or consulting.

2.0 COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3.0 BASIS OF THE REPORT

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4.0 USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

5.0 INTERPRETATION OF THE REPORT

Nature and Exactness of Descriptions: Classification and identification of soils, rocks, geological units, contaminant materials, building envelopment assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.

To avoid misunderstandings, KONTUR should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by KONTUR. Further, KONTUR should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with KONTUR's recommendations. Any reduction from the level of services normally recommended will result in KONTUR providing qualified opinions regarding adequacy of the work.

6.0 ALTERNATE REPORT FORMAT

When KONTUR submits both electronic file and hard copies of reports, drawings and other documents and deliverables (KONTUR's instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by KONTUR shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by KONTUR shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of KONTUR's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except KONTUR. The Client warrants that KONTUR's instruments of professional service will be used only and exactly as submitted by KONTUR.

The Client recognizes and agrees that electronic files submitted by KONTUR have been prepared and submitted using specific software and hardware systems. KONTUR makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.



Photograph 1 – Bedrock Bluff 807McIntosh Lane



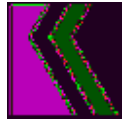
Photograph 2 – Gully 807 McIntosh Lane



Photograph 3 – Bedrock Bluffs Adjacent to Access Road



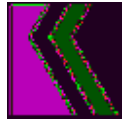
Photograph 4 – Bedrock controlled slopes (McIntosh Lans Properties)



Photograph 5 – Bedrock Bluffs 826 Seymour Bay Drive



Photograph 6 – Topography Seymour Landing at Cowan Point




Photograph 7 – Watercourse Seymour Landing at Cowan Point



Photograph 8 – Seymour Landing Lane



Photograph 9 – Infilled Gully – Seymour Landing at Cowan Point



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SEAL

VERSIONS		TITLE		PROJECT NO.:		
NO	DESCRIPTION	DATE		DATE:	SCALE:	DWG NO.:
0			CLIENT			
			PROJECT LOCATION	DRAFT:	DESIGN:	CHECK:

APPENDIX D:

ENGAGEMENT SUMMARY

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Bowen Island Properties Spot Rezoning | Pre-Application Engagement Summary

Engagement Activities

In advance of submitting a rezoning application at Seymour Landing, Bowen Island Properties (BIP) hosted two drop-in style open houses at Collins Hall in September 2024.

The room was set up with five information boards that provided preliminary information about the forthcoming application including physical context and overall project rationale, opportunities and process.

Members of the BIP project team and consultants from MODUS were present to answer questions and attendees were invited to place comments and feedback on sticky notes. A table was available for folks to sit and more casually discuss the project and event evaluation forms were provided for specific feedback on the event. A scan of the engagement boards is included in the Appendix of this summary.

Event Details

- Wednesday September 4 (3 - 7pm): 34 attendees
- Saturday September 14 (12 - 4pm): 24 attendees

People from all over Bowen Island attended, including a concentration of those who reside on South Bowen.

What We Heard

Attendees expressed a range of questions and comments at the Open Houses. Overall, attendees expressed excitement about amenities and housing options proposed for the area. Many attendees were looking for options to find affordable housing options for a changing stage of life. Participants asked questions about the amount and type of housing, the proposed passenger ferry, future road connections, and water/wastewater servicing.

Top Themes

- **Housing Options**
 - Excitement for new housing options that could enable people to **age in place**, and not have to leave Bowen Island. Need for more **accessible housing** options on the Island.
 - Desire for a range of housing options (e.g. multi-plex housing)
 - Questions about the proposed density and mitigation of associated impacts.
 - Suggestion to include workers housing for the people working in the area (i.e. golf course staff)
- **Commercial Services & Community Amenities**
 - Desire for small, community-focused amenity, including commercial and community spaces. Examples included: a coffee-shop, grocery store, general store, satellite health clinic and/or other local-serving services.
 - Interest in community spaces and shared resources, such as tool library, art spaces, affordable community space for events, and other spaces for community gathering.
 - Specific interest about a small Inn (~25-30 rooms)
- **Water Servicing**
 - Questions about water source, existing infrastructure and BIP's capacity to service the proposed development.
 - Comments to protect the watershed and manage water effectively.
 - Suggestions to mandate cisterns and water catchment on all sites.
- **Transportation, transit and parking**
 - Interest in local / south Bowen services to help reduce trips to Snug Cove.
 - Questions about parking for proposed residential density and commercial uses.
 - Questions and enthusiasm for the future (potential) passenger ferry ("Greenline").
 - Questions about road network and connection options (Seymour or Beach Drive) for residential traffic and future (potential) passenger ferry
 - idea for an electric trolley that connects the passenger ferry to other parts of the island.

Appendix

Frequently Asked Questions (draft)

- What will the proposed density be? Will this be aligned with the OCP?
- Will a new road go through Seymour or Beach Drive?
- What types of housing will be provided? Will it be affordable housing?
- Is this project contingent on the Passenger Ferry happening?
- How will this new development be serviced?

What We Heard - Transcribed

A spot rezoning

- Include - mandate - water catchment and cisterns in all new build, plan in covenant change
- Plans to engage with VCA (vancouver coastal authority) re: medical services?

Implementation Board

- Educate people on History of Bowen Issues (been through the issues over and over)
- Village feel so workers can live in village at the golf course (workers housing)
- Electric trolley - low impact noise - makes strategic stops from passenger ferry to various mid way points
- Cute boutique hotel and convention centre accommodation like other islands
- Guest parking
- Catchment systems for water
- Water is gold - mandate - water cisterns and water catchments - not to stress Josephine Lake
- Food security - common food gardens - work with Grafton Garden Association
- 1000 - 12000 - small units (detached cottage, houseplex)
- Design controls for form and character
- Density swap with the Shire? Or pursuing both village
- Extend transit to golf course to service this community
- Explore the possibility of a new road to connect Seymour landing to the cove on east side of island?
- Some retail component small cute spaces - funky coffee shop

Building community

- Small spaces to scale, not corporate
- Multiplex is a great idea
- Design charrette for real life accessible living



- Design accessible housing with end users
- Townhouse and fourplexes
- Need way more accessible units on the island
- Plan for charging electric cars in any near project and self sufficiency in water supply
- We really need affordable rental accommodations for low income retirees, also for handicap people
- Coffee shop like or snug "or tell your friends
- Inn-island need multi affordable accommodations - 30 - 50 room max
- Inn (25-30 rooms)
- Satellite medical services
- General store to service south and west sides of island to reduce trips to cove
- Many retirees wanting to downsize and remain on the island, urgent need
- Making work common space for woodworkers, sculptures, welders. Lots of talk of tool exchange space
- Community room space affordable rental for events, small art room, lectures
- Common art room space with new community centre (kiln/sinks)
- With a kitchen we need venue spaces

Event Evaluation

The information provided was clear (10 responses)

- Agree (90%)
- Somewhat Agree (10%)

The exercises and discussions felt useful (8 responses)

- Agree (75%)
- Somewhat Agree (25%)

I felt listened to (10 responses)

- Agree (90%)
- Somewhat Agree (10%)

I learned something new (10 responses)

- Agree (90%)
- Somewhat Agree (10%)

The format of this event was effective (10 responses)

- Agree (80%)
- Somewhat Agree (10%)
- Neutral (10%)

Do you have suggestions for future engagement activities of this type?

- More of them. Thank you.
- Estimates of timeline to implement various steps e.g. name a range of dates 2026-2031
- The folks who live nearby are going to wonder how this will impact their property value, so perhaps try to put their concerns out front by addressing them.

- Refreshments :)
- Q&A Session
- Would be great to have a short presentation overview and then break into Q&A and side discussions.
But overall great information provided.

Is there anything else you'd like to share?

- I wrote a lot of post-its. Good tool for feedback and consideration.
- Exploring self-sufficient concepts in the new developments, e.g. energy, food production to make Bowen more resilient.
- I am 100% excited.
- Future accessible plan for people wanting to age in place
- You mention a walkable community - tough to visualize on the side of a mountain; Would be interesting to see how Green Line will contribute - Kiss and Ride!; No indication of Inn? Hotel?; The "health facility" is there a need with the new health centre?; What do you visualize as the transportation plan?
- Timelines (if possible) - maybe best case, worst case
- We are happy to see development in the south island area including light commercial.

