

VIA EMAIL

November 26, 2013

Honourable Steve Thomson  
Minister of Forests, Lands and Natural Resources Operations  
Province of British Columbia

Dear Minister Thomson,

Re: Private Docks at Cape Roger Curtis, Bowen Island  
**[ILMB Files: 2410700, 2410701, 2410702, 2410703, 2410880, 2410881]**

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On July 22, 2013, Stop The Docks campaign group wrote to you expressing the public's concern about the four approved docks and two pending dock applications at Cape Roger Curtis on Bowen Island. A copy of that letter is enclosed as Schedule A.

On November 25, 2013, the Bowen Island Municipal Council (Council) gave third reading and adopted the Land Use Bylaw Amendment Bylaw No. 335, 2013 (the Bylaw). A copy of the Bylaw is attached as Schedule B, with the Council resolution passed on November 25, 2013. The Bylaw, as passed, is a partial effort; Council has promised to move to a 'second phase' that will identify areas to protect for public recreation and environmental preservation.

We are writing this letter to inform you that the public's concerns with respect to the possible approval of any further docks at Cape Roger Curtis are not reflected in the November 25, 2013 actions of Bowen Island Municipal Council. While we expect Council to proceed with the second phase amendment to the Land Use Bylaw in order to identify 'no dock zones', they have failed to use the authority given to it by the province to properly determine and enforce appropriate zoning to protect the public interests at Cape Roger Curtis. With respect to your department's approval of docks at Cape Roger Curtis, the public on Bowen Island has expressed strong opposition to the four docks approved to date and many have written to Council advocating for a "no dock" zone at Cape Roger Curtis and on many of our public beaches.

***Accordingly, at this time, we ask that you take specific action to ensure the public interests are accounted for and that pending and future applications for water tenure licences to construct private docks at Cape Roger Curtis are denied.***

Contrary to the almost unanimous public opposition at a public hearing held on November 12, 2013 and the many written submissions to Council opposing the Bylaw, Council did not provide the clear guidance to ensure no more private docks are allowed on the Cape Roger Curtis shoreline. We applaud Bowen Island Municipal Council's decision to limit dock length to 40 metres (rather than the original 60 metres stipulated in the first and second reading draft of the bylaw). However, as the Bylaw failed to expressly protect the public lands at Cape Roger Curtis, we remain committed to advocating for these high-use public foreshore lands and ecologically sensitive areas.

The primary reasons for the community's objections to the Bylaw, even with the reduced maximum length, are that it: (i) does not go far enough to protect the public beaches of Bowen Island; and (ii) does not offer protection of the foreshore at Cape Roger Curtis. Stop The Docks has now collected almost 1,400 signatures (written and on-line) of Bowen Island residents and visitors who are opposed to the construction of private docks at Cape Roger Curtis. In addition, a copy of the comments submitted to Stop The Docks by petitioners demonstrates the vehement opposition to the current dock construction (the first four applications approved by your department) and any further approvals for dock construction. Many letters have also been sent directly to your ministry opposing these docks, which have provided your staff with very valid reasons for refusing approval of these docks. Links to the petition names, written submissions from the public and the public hearing video and minutes are provided in Schedule C.

In an email dated September 23, 2013, your staff indicated that it would defer making a decision on the two pending dock applications (ILMB Files: 2410880, 2410881) at Cape Roger Curtis until Bowen Island Municipality had completed its amending bylaw with respect to docks on Bowen Island (email copied in Schedule D). We are concerned that the Bylaw, as passed, will be insufficient to ensure your ministry denies the two outstanding Cape Roger Curtis dock applications and any future applications that may occur along this once pristine coastline.

In addition to the public interest at Cape Roger Curtis in the foreshore, beaches, tide pools and coastal trail, concerns over environmental protection and navigational safety and marine water uses have yet to be properly addressed.

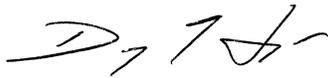
We have witnessed significant failings in systems meant to properly guide the design and construction of the docks. In particular, construction activities at the first four Cape Roger Curtis docks sites have proceeded without proper approvals, design drawings have failed to match actual works in place, cement footings were poured for unauthorized sun decks, construction practices (e.g. dragging of float anchors, chain systems) have not met 'best management practice' standards and environmental monitoring has not been consistently in place. These failings are set out in more detail in Schedule E. The 'track record' provides considerable justification for the concerns of Bowen Islanders about who is monitoring and checking to ensure the Cape Roger Curtis

docks are built to proper standards, and what measures are in place to properly ensure that the owners and their contractors adhere to existing guidelines set by the municipality and the Province.

In summary, we find ourselves in an extraordinary situation. Despite the good faith and hard efforts of hundreds of Bowen citizens, our local government has not yet taken the measures and used the authorities granted to it by the province to protect our public beaches, shorelines and sensitive habitats from permanent impairment by private docks at Cape Roger Curtis. It is simply not sufficient for the Province to rely on the representations of municipal Council in its consideration of private dock applications at Cape Roger Curtis. Bowen Island Municipal Council, with the passage of the Bylaw this week without firm measures to protect public beaches and foreshore lands, has not responded to the expressed interests of its citizens.

***We implore you to take action and intervene to ensure no further private dock applications are approved at Cape Roger Curtis.*** We sincerely appreciate your personal intervention and attention in this regard.

Respectfully yours,



Doug Hooper  
Representative, Stop The Docks  
email: [info@stopthedocks.ca](mailto:info@stopthedocks.ca)  
[www.stopthedocks.ca](http://www.stopthedocks.ca)

CC:

1. Mr. Jordan Sturdy, MLA – West Vancouver - Sea to Sky
2. Mr. John Weston, MP – West Vancouver - Sunshine Coast - Sea to Sky Country
3. Mayor and Council - Bowen Island Municipality
4. Islands Trust Council
5. Honourable Lisa Raitt, Minister of Transport
6. Honourable Gail Shea, Minister of Fisheries and Oceans

## **Schedule A: Stop The Docks Letter to Minister Thomson (July 22, 2013)**

(See attachments in original letter)

### **VIA EMAIL**

July 22, 2013

Honourable Steve Thomson  
Minister Forests, Lands and Natural Resources Operations  
Province of British Columbia

Dear Minister Thomson,

### **Re: Private Docks at Cape Roger Curtis, Bowen Island**

[ILMB Files: 2410700, 2410701, 2410702, 2410703, 2410880, 2410881]

Further to our correspondence to you on May 28, 2013, we are writing to follow up on the referenced subject and request your immediate intervention to prevent further impairment of public lands and waters on Bowen's iconic southwest shores. Over 1,260 citizens have now expressed opposition to the construction of private docks on the shores of Cape Roger Curtis and we urgently request you to take immediate action to keep the Cape waterfront in its natural state.

The petition signatories and comments are attached herein (see Schedules II and III, respectively), and further information is available at: [www.stopthedocks.ca](http://www.stopthedocks.ca). (Please consider all petition signatories and comments to be hereby submitted pursuant to the formal public comment period currently being conducted by your department for files 2410880 and 2410881.)

***Given the location, scale and impact of the proposed development of at least 6 private moorage structures, this matter is of urgent concern to the Province of BC. We are seeking immediate intervention by you to stop further work and conduct a Ministerial inquiry regarding the approval of private docks at Cape Roger Curtis.***

We have established, through a review of information released to date<sup>1</sup>, that there were significant failures in the review and approval process, and resultant conclusions reached to authorize the first four private docks at Cape Roger Curtis. We are concerned that consideration of two pending applications (and, possibly, more) will further compromise the public use and environmental integrity of our public shoreline at Cape Roger Curtis.

[Note 1: information was compiled from discussions with department staff (FLNRO, BIM, DFO and TC) and a review of documentation released to the public (both voluntarily, and pursuant to Freedom of Information requests).]

Specifically, we are requesting that the following steps be taken immediately:

1. **Cease Work Order:** Place a 'cease work order' on the construction of private docks on the water licence tenures granted for four docks at Cape Roger Curtis, Bowen Island (files: 2410700, 2410701, 2410702, 2410703);
2. **Defer Pending Applications:** Defer further consideration and processing of water licence tenure applications for two private docks at Cape Roger Curtis, Bowen Island (files: 2410880, 2410881);
3. **Impose Moratorium:** Place a moratorium on any consideration of future water licence tenure applications for private docks at Cape Roger Curtis, Bowen Island; and
4. **Ministerial Review:** Convene a Ministerial review of the four water licence tenures and two pending applications to consider:
  - i. Whether due process was followed;
  - ii. Whether referral parties (specifically Bowen Island Municipality, Department of Fisheries and Oceans and Transport Canada) properly applied their policies and regulations and responsibly conducted their assessment of impacts;
  - iii. Whether adequate measures are in place for independent, professional experts to monitor and assure 'Best Management Practices' (BMP) are in fact followed in the design, construction of the private moorages;
  - iv. Actual impacts of the private docks on public use, environment, navigation; and
  - v. Based on the results of the foregoing, whether revocation of the water licences, and rejection of pending and future applications is appropriate.

We ask that the Ministerial review be conducted in an open and transparent manner, allowing for public input and peer review of expert evidence. The cease work order on existing water tenures (#1 above), the deferral of pending applications (#2 above) and the moratorium on future applications (#3 above) should not be lifted until a public hearing to receive the Ministerial report has been conducted.

We have provided a highlight of key findings in Schedule I to provide evidence that the foregoing Ministerial review, while an extraordinary intervention, is both warranted and appropriate. The findings submitted are only a partial list of errors, omissions, and failures in the integrity of the water licence review, approval and construction management issues that have been identified.

In summary, we have established that, in the review and approval of the four private dock applications at Cape Roger Curtis, that:

- i. **BIM failed to properly observe its Official Community Plan (OCP) policies and enforce its Land Use Bylaw (LUB), and BC failed to uphold the terms and conditions of BIM's OCP and LUB;**
- ii. **The Islands Trust failed to observe the terms and conditions of its Policy Statement, and BC failed to uphold such requirements;**

- iii. **DFO failed to review the moorage impacts, and BC failed to ensure a responsible assessment of environmental considerations was conducted;**
- iv. **Transport Canada failed to properly review the moorage impacts, and BC failed to ensure a responsible assessment of navigation and safety considerations was conducted;**
- v. **BC's Forest, Lands and Natural Resource Operations (FLNRO) ministry failed to observe the terms of its private moorage policies;**
- vi. **BC and BIM have failed to properly consider the public interest and conduct their review processes in a proper manner; and**
- vii. **BC and BIM have failed to assure proper oversight of 'Best Management Practices' (BMP) to protect public access and environmental features in the design and construction of the moorages.**

We ask that you meet with us, at your earliest convenience to discuss the issues in more detail and allow us the opportunity to more fully explain where the provincial review of the Cape Roger Curtis docks has failed, resulted in an improper decision to grant four water licences and why revocation of these tenures and abandonment of any further consideration of private docks at Cape Roger Curtis should be fully considered. To prevent any further compromise of the private landowners interests (e.g. by further expenditures on dock construction), and to address the pressing nature of our community's concerns, we ask for your immediate attention to these matters.

Respectfully yours,

### **Stop the Docks Campaign**

**[original signed]**

Doug Hooper, Representative

[info@stopthedocks.ca](mailto:info@stopthedocks.ca)

1-778-773-1122

CC:

1. Mr. Jordan Sturdy, MLA – West Vancouver - Sea to Sky
2. Mr. John Weston, MP – West Vancouver - Sunshine Coast - Sea to Sky Country
3. Mayor and Council - Bowen Island Municipality
4. Islands Trust Council
5. Honourable Lisa Raitt, Minister of Transport
6. Honourable Gail Shea, Minister of Fisheries and Oceans

**Schedule B: BIM Land Use Bylaw Amendment Bylaw #335, 2013**

**BOWEN ISLAND MUNICIPALITY  
BYLAW NO.335, 2013**

A Bylaw to amend Bowen Island Municipality Land Use Bylaw No. 57, 2002

WHEREAS, "Bowen Island Municipality Land Use Bylaw No. 57, 2002" establishes zoning classifications and regulations for land within the Municipality;

AND WHEREAS the Council of Bowen Island Municipality wishes to amend "Bowen Island Land Use Bylaw No. 57, 2002" with regard to regulations in its Water Use Zones – Coastal;

THEREFORE be it resolved that the Council for Bowen Island Municipality in open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as the "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 335, 2013."
2. "Bowen Island Land Use Bylaw No. 57, 2002" is amended by deleting the definition of "*Neighbourhood Dock*" and by adding the following new definitions to Section 1.1 (Definitions):

**"GANGWAY"** means a narrow pedestrian passageway, which may include sloping ramps, providing access between the shoreline and a float or connecting a pier structure to the shoreline or float.

**"GROUP MOORAGE FACILITY"** means a moorage that consists of one or more floats on the surface of the water, that is affixed to the sea bed and that may be connected to the shoreline by means of a gangway, that is used as a landing or wharfing space for pleasure craft used or maintained in association with the use of two or more residences on a lot, two or more upland residential properties, or an association with a shared interest in an upland property, and that may include an accessory pier structure and boat lift.

**"PRIVATE MOORAGE FACILITY"** means a float on the surface of the water that is affixed to the sea bed, that may be connected to the shoreline by means of a gangway, that is used as a landing or wharfing space for pleasure craft in association with the use of a single lot of adjacent upland residential property, and that may include an accessory pier structure and boat lift.

**“PROPERTY LINE PROJECTION”** means a straight line projecting from the lot lines of a property which are perpendicular to the shoreline, drawn in a straight line from the two corners of the property most distant from the sea to the two corners of the property at the high water mark and extending seaward.

3. “Bowen Island Land Use Bylaw No. 57, 2002” is further amended by adding the uses *Private Moorage Facility* and *Group Moorage Facility* to Section 4.13 – Water Use Zones, Sub-section 4.13.1 – Permitted Uses of Lands, Buildings and Structures (1) – Principal Uses of Land, Buildings and Structures in the WG 1 zone, and by deleting *Neighbourhood Dock* from the WG 1 zone;
4. “Bowen Island Land Use Bylaw No. 57, 2002” Section 4.13 – Water Use Zones’ Subsection 4.13.1 – Permitted Uses of Land, Buildings and Structures is further amended by:
  - 4.1 Deleting “Boat House” from “Accessory Use of Land, Buildings and Structures” in the WG 1 zone; and
  - 4.2 Deleting “Floating Breakwaters” from “Permitted Buildings and Structures” in the WG 1 zone.
5. “Bowen Island Land Use Bylaw No. 57, 2002” is further amended by deleting the phrase “or water lease boundary line” from Section 4.13 – Water Use Zones, Subsection 4.13.1 – Setbacks;
6. “Bowen Island Land Use Bylaw No. 57, 2002” is further amended by adding the following to Section 4.13 – Water Use Zones, Subsection 4.13.1 – Setbacks in the WG 1 zone:
  - 6.1 Minimum setback (m) for any portion of the structure of a *private moorage facility* or *group moorage facility* from any *property line projection* – 5.0
  - 6.2 Minimum setback (m) of any portion of the structure of any *private moorage facility* or *group moorage facility* from any other *private moorage facility* or *group moorage facility* – 10.0;
  - 6.3 Minimum setback (m) of any portion of the structure of any *private moorage facility* or *group moorage facility* from the *property line projection* of any lot abutting public beach access – 10.0;
7. Bowen Island Land Use Bylaw No. 57, 2002” is further amended by deleting the first two sub-sections and the final sub-section of Section 4.13 – Water Use Zones, Subsection 4.13.1 – Conditions of Use and adding the following sub-

sections as applied to the WG 1 Zone:

- 7.1 *Private Moorage Facilities* and *Group Moorage Facilities* shall be accessory to upland residential use only;
- 7.2 Maximum number of *Private Moorage Facilities* per upland lot – 1;
- 7.3 Any *Community dock, private moorage facility* or *group moorage facility* shall be located such that it will not impede pedestrian access along the beach portion of the foreshore, or negatively impact eelgrass meadows, kelp beds, clam beds or mussel beds;
- 7.4 Maximum area (m<sup>2</sup>) of all *private moorage facilities* excluding gangways to access floats – 37;
- 7.5 Maximum width (m) of all gangways to access *floats* for a *Group Moorage Facility* or *Private Moorage Facility* – 1.5;
- 7.6 Maximum length (m) of *Private Moorage Facilities*, measured from the natural high water mark to the extent of all *gangways* and floats that are accessed by *gangways* measured at high tide. - 40

8. "Bowen Island Land Use Bylaw No. 57, 2002" Section 4.13 WATER USES ZONES – COASTAL (WG1, WC1 AND WCi) is further amended by adding the following sentence to the end of the **Information Note**: *"The purpose of the Water General Coastal 1 Zone is specifically to provide public recreational opportunities, to preserve and protect the natural qualities of Bowen Island's shoreline and provide for the regulation of recreational boat moorage associated directly with upland uses."*

**READ A FIRST TIME** this 24<sup>th</sup> day of June, 2013;

**REREAD A FIRST TIME** this 15<sup>th</sup> day of October, 2013;

**READ A SECOND TIME** this 15<sup>th</sup> day of October, 2013

**PUBLIC HEARING** this 12<sup>th</sup> day of November, 2013;

**On November 25, 2013, Council passed the following resolution:**

*That Bylaw No. 335, 2013 cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 335, 2013" as amended, be read a third time.*

*That Bylaw No. 335, 2013 cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 335, 2013" as amended, be reconsidered and finally adopted.*

Schedule C: Public Opposition to Private Docks at Cape Roger Curtis

A. Updated Stop The Docks petition names to November 25, 2013:

*Petition to*  
Stop the Docks at Cape Roger Curtis

*We oppose the construction of docks on the shores of Cape Roger Curtis. We urgently ask Bowen Council, the BC Government & the Cape landowners to take immediate action to keep the Cape waterfront in its natural state.*

*This list contains 1385 names*

*November 25th, 2013*

Brenda Addison-Jones • Cheryl Ackerman • Deanna Adams • John Adams • Mike Adams • Patricia Adams • Robert Adams • Guenter Adolphs • Helga Adolphs • Susan Alexander • Wendy Alexander • BJ Allan • Danielle Allan • Lissy Allan • Sheila Allan • Suzanne Allan • Buff Allen • Claire Allen • Mike Amouie • Joan Anastasiou • Kip Anastasiou • Dee Anderson • Doreen Anderson • Gord Anderson • Maurice Anderson • Anonymous • Anonymous • Jenny Anstey • Ira Applebaum • Trish Arnes • Michael William Arthur • Lorraine Ashdown • Sheena Ashdown • Helen Ashmore • Anonymous • Blair Atkinson • Chris Atkinson • Christine Atkinson • Hinda Avery • Lisa Avery • Juliet Aviles • Anne Ayre • John Ayre • Surinda Bacon • Alison Baker • Anita Baldwin • Bruce Baldwin • Huck Baldwin • Judy Balko • Jeff Ballou • Anonymous • Jeremy Bally • Marcel Bally • Jlonka Bally Brown • Marian Bantjes • Tony Bar • Gillian Barker • June Barnwell • John Barr • Sue Barr • Chet Barrett • Lisa Barrett • Andrea Bastin • William Bates Hannah Bauer • Marc Bauer • C Bawden • Warwick Bay • Catherine Bayly • Jeb Beach • Anonymous • Alison Beale • Carolyn Beaty • Fiona Beaty • Ian Beaty • Joan Beaty • Karen Beaty • Len Beaty • Mark Beaty • Ross Beaty • Trisha Beaty • Pierre Beaudry • Libby Beck • Lisa Beck • Lucy Beck • Martin

Beck • Quentin Beck • Anonymous • Tony Beck • Shayla Beedie • Steph Begg • Summerly Begg • Hans Behm • Hans-C Behm • Jonathan Bell • Liz Belluk • Reed Bement • Gillian Bennett • Guy Bennett • Anonymous • Jonathan Bennett • Sara Bennett Fox • Debbie Benson • Ted Benson • Barbara Best • Zoe Bezpalko • Lisa Marie Bhattacharya • Shabir Bhimji • Barb Bingham • Anonymous • Birch • M. Blackwall • R Blackwell • Alan Blair • Dorothy Blair • E Booth • Tony Bosley • April Bosshard • Gabriel Bouthead • David Bowen • Jennifer Bowie • Jackie Bradley • Ted Bradley • Gord Braener • Anonymous • Ross Bragg • Debra Bram • Susanna Braund • Dawn Brett • Michael Brewer • Marla Brillinger • Anonymous • D Bristow • Stuart Bristowe • Anonymous • N Broderick • Janine Brossard • Jasmine Brossard • John Brossard • Rose Brossard • Court Brousson • Adelle Brown • Amber Brown • Bill Brown • Christian Brown • Cindy Brown • Anonymous • P Brownsey • Roger Brownsey • Ian Bruce • Shirley Brunke • Larry Bruton • Damien Bryan • Cathy Buchanan • Diane Buchanan • Carol Buckner • Luz Budzinski • Anonymous • Adeline Bueckert • Magi Bullock • Gale Burdock • Liz Burdock • Trevor Burdock • Juliee Burrows • Anonymous • Don Bury • Felicity Buskard • Jim Bydak • N Cagalese • Rob Cairns • Phil Calder • Rebecca Calder • Ed Callaghan • Ann Cameron • David Cameron • Owen Cameron • Anonymous • Bawn Campbell • Keith Campden • S Campden • Rick Cannell • Dennis Cannon • Leanne Caradeen • Anonymous • Michelle Carchrae • Tom Carchrae • Phil Carlington • Bill Carr • Iris Carr • Jani Carroll • Richard Carroll • Brenda Carson • Jazzmin Carson • Sherri Carson • Anonymous • Susan Carson • Tim Carson • Bill Carter • Suzy Casilio • Wendy Cellick • Joy Celline • Roy Celline • Abe Chaiton • Rob Champoux • Joe Charles • Jan Chilvers • Trish Chinnery • Andre Chollat • Gerry Chow • Ruth Christie • Anonymous • Bronwyn Churcher • Dale Churcher • Martin Clarke • Sue Clarke • Jean Cleator • Leah Cline • Barabar Clow • E Coburn • Marco Coda • Lise Cole • Shawn Cole • Anonymous • Mary Coleman • Joan Collins • Marian Coope • R. Cooper • Jen Cormack • Mark Cormack • Sean Corney • Lauren Cornwell • Chris Corrigan • Julia Courtney • Margaret Coutts • Dan Cowan • Daniel Cowper • Karen Cowper • Anonymous • Al Cox • Nancy Cox • Peter Cox • Carol Cram • Brian Creswick • Pamela Creswick • Sara J. Crossen • Jane Cruz • Robyn Culter • Sarah Cumming • Tarla Curran • Joy Currnan • Sarah Curry • Michael Curtis • Safron Cy • Gurston Dacks • Gurston Dacks • F Dale • John Dale • Judith Dale • Viire Daniels • Ian Davidson • Cara Davies • Eric Davies • Jeffrey Davies • Jill

Davies • Jonathan Davies • Nancy Davies • Shawn Davies • Tim Davies • Ronald Davis • Kenlp Daw • Neil Daw • Sandra Dawson • Liesl De Beer • Robin De Zwart • Ella de Meester • Cindy DeConnick • Donnita Deen • Meribeth Deen • Babette Deggan • MaryEllen Degrace • Daniel Dekker • Sean Delaney • Andrew Delong • David Demner • Chelsea Denholm • Alex Denis-Lay • Jeff Derbyshire • Kim Desante • Terri Dewar • Sum Dhillon • Elizabeth Dhont • Betty Dhont Tigs • Pam Dicer • Marian Dill-Jones • Jens Diricks • Jo Anne Docker • Heather Doherty • Richard Dohmeier • Pam Dominelli • Jamie K Donaldson • Heather Dorman • Jim Dorman • Nancy Dorman • Stephan Dorman • Bob Doucet • Steve Dougherty • Anonymous • Brett Dowler • John Dowler • Lenya Dowler • Wolf Draegestein • Allene Drake • Erinne Drake • Gillian Drake • C Drew • Georgiana Drew • Rick Drew • Tom Drews • Karen Drexel • Peter Drummond • Scott Ducharme • Harvey Dueck • Madeleine Duff • Merlissa Dundas • Jane Dunfield • Elizabeth Dunlop • Bridget Dunne • Fraser Durrant • Pat Durrant • Lisa Duval • S Dworlan • Jane Dyson • Rogers Eaman • Judi Eden • Anonymous • Mich Eden • Mark Edmonds • Janet Effan • Brent Ehrl • Kim Eifler • Dr. Guenter Eigendorf • Frazer Elliott • Paul Epp • Mike Epps • Mayran Erfani • Ginger Erskine • Sarah L Estrange • Liz Evans • Ted Evans • Karla Everitt • Nathan Evetts • Alice Ewart • Danny Ewart • Keith Ewart • Theresa Ewat • M Exiffitys • Benjamin Faber • Joanne Fallow • Nick Faragher • Anonymous • Deidre Farah • Georgina Farah • Josie Farrell • Paul Fast • SueEllen Fast • Patricia Fentie • Bob Ferguson • Gayle Ferguson • Jim Ferguson • Louise Ferguson • Stephen Fisk • Tatin Flad • Doug Fleetham • Anonymous • Mariah Fleetham • Ralph Fleming • Ruben Fleming • Hanna Ford • Gwen Forrest • Kit Fortune • Stephen Foster • Isaac Fox • Anne Franc de Ferriere • Steve Frazer • Tracey Frazer • Keren Freed • Neve Freed • Rina Freed • Ursula Freed • Debby Freima • Dallas Fresman • J Fretwurst • Alejandro Frid • Leonardo Frid • Peter Frinton • Nicholas Bradford Fritz • Caitlin Frost • Peggy Frulling • Soian Fry • Lynn Fuhr • Britt Fuller • Valerie Fuller • Donna Fullerton (nee Sbragia) • Kathy Gagner • Gail Gallander • Gabrielle Garcia • Lesley Gaunt • Elizabeth Gautschi • Paul Geddes • Val Geddes • River Gedland • Dorothy Geisler • Ted Geisler • Susan Geist • Jerry George • Fred Ghatala • Wade Gibbons • D Gifford • Dirk Gigling • Len Gilday • Matthew Gildersteene • Katherine Gish • John Givins • Jerome Godboo • Shawna Goodrich • Kelley Goodwin • Saskia Gould • Billi Gowans • David Graff • Bill Graham • Elaine Graham • Paul Grant • Lynette Grants • Adrien

Gratton • Jane Gray • Matt Gray • Moira Greaven • Gloria Green • Lachie Green • Susan Green • Samuel Greenspoon • Alison Greig • Audrey Grescoe • Paul Grescoe • Anonymous • Dorothy Griesbrecht • Frank Griffiths • Ronnie Grigg • Darla Grohne • Raef Grohne • Myah Grundy • Payton Grundy • M GRVFT • Paul Guencette • Morris Guerney • Anonymous • Andrew Gurlay • Natalie H • Russell Hackney • Wendy Hackney • David Hadrill • J Hadrill • Joan Hadrill • Sarah Haggerstone • Sheila Haggerstone • Sharon Haggerty • Davina Haisell • Heather Haley • Linda Halischuk • Bill Hall • Jennifer Hall • Susan Hall • Andy Hall-Patch • Vanessa Hall-Patch • Graham Hallat • Robert Hamel • Anonymous • Dale Hamilton • Keona Hammond • Neil Hammond • Jenny Hanen • James Hangarey • Alicia Hansen • Ron Hansen • F Harder • Roberta Hardie • Gary Harman • Michele Harrigan • Michelle Harrigan • David Harrington • Melissa Harrison • Glenn Harse • Brian Hartwick • Tim Hausch • Patrick Hawkes • Sarah Haxby • Anonymous • Ellen Hayakaura • Cam Hayduk • Kat Hayduk • J Hayes • Miles Hayes • Will Hayes • Hayward • John Hazell • C Headley • Corrina Headley • Jack Headley • Anonymous • Daniel Heald • Elsa Heath • Jon Heath • Kann Heath • Margaret Hecker • S. Hecker • Charmain Heffelfinger • Teresa Hefti • Matthew Helm • Richard Helm • Jason Hendyrson • Freja Henrichsen • Lotte Henrichsen • Anonymous • Per Henrichsen • Jen Henrickson • Carlos Henriques • Rick Herding • Dan Heringa • Donald Heth • Susan Heth • J Hickling • Laura Higgins • Colburn Hobrook • Brian Hodgins • Heather Hodson • Susan Hogan • Matt Hogg • Anonymous • Adam Holbrook • Jane Holland • Rory Holland • D Hollinger • Hector Holsman • Nedenie Hom • Bob Hooper • Doug Hooper • John Hooper • Mary Hooper • River Hooper • Robyn Hooper • Paul Hooson • Alica Hoppenrath • Anonymous • Andy Hoppenrath • Irmi Hoppenrath • Mal Hoskin • Rick Hovey • Kim Howden • Susan Howe • Howl • Tim Hoynihan • Thomas Hubbal • Dai Hughes • Karen Hughes • Hughes • Caroline Hurd • Andrea Hurlburt • Anonymous • Tracy Hurst • Will Husby • Cheryl Hutton • Trent Hutton • Charly Huxford • Ingela Hyatt • Tomoyo Ihaya • Cat Immen • Todd Ingram • Corinne Ives • Shantel Ivits • Dana Izdebski • Eryn Jackson • Marc Jalbert • B James • Anonymous • Elaine James • Kevin James • Lisa James • Oli James • Ryland James • Jean Jamieson • Laura Jamieson • Boysen Jay • Earl Jenkins • John Jensen • Julie Jensen • Yvonne Jensen • Caro Johnson • D. Johnson • Sheree Johnson • Anonymous • Amanda Jones • Carol Jones • Elaine Jones • Trevor Jones •

Joy Jubenvill • Kim Juneja • Conrad Jurushka • Ture Kallstrom • Kami Kanetsuka • Kim Kassasian • Mary Kastle • Mitsumi Kawai • Sue Kay • A Keane • Anonymous • Peter Kearney • Trish Keating • Rick Keen • Cindy Keep • Corbin Keep • Carole Kemble • Francis Kemble • Roberta Kennard • Gail S Kenner • Vera Keogh • Anonymous • Eva Kepesora • Bob Kerr • Heather Kerr • Michael Kerr • Ian Kewnard • James Keyton • Virginia Keyton • Poong Kil Chung • Kari Killy • Tannis Killy • Tanya Kim • Anri Kimura • Jonas Kinakin • Marilyn King • Anonymous • Stephen Kirdy • Andrea Klann • EA Klann • G A Klann • James Klearrar • Louise Klein • Dominique Kluyskens • Adam Knight • Bev Knight • Rob Knight • Rosemary Knight • Samantha Knowles • Linda Koch • Jane Kokolakis • Anonymous • M Konzicka • John Kotz • Gillian Darling Kovanic • Rudi Kovanic • Magdalena Kozicka • C Krahn • Anonymous • Kristine Krinitzky • J Kristinsson • Avril Kulbida • HT Kulbida • Heidi Kurt • Nancy Kyle • Edward L Flupy • Richard Labonté • Erica Ladner • Alexa Laidlaw • Jeanie Lamb • Cheryl Landry • Mike Lang • Carolyn Langley • Anonymous • Christopher Langlois • Jean Lapointe • Marcel Laroche • Natasha LaRoche • Mike Lasdrum • Rebecca Laursen • Rita Laursen • Denise Lawson • Jay Laycell • Tanis Layzell • Pauline LeBel • Anonymous • Peggy Lee • Rosalind Leggatt • Sally Lehman • Curtis Leigh • Bill Leithead • Susan Leithead • J Lellner • Glenn Leonard • Anonymous • Shari Leonard • Natalie Leunar • Marty Levenson • Toni Leverett • Mo Levi • Anonymous • Randy Levine • Asa Liles • Jeff Lind • Beverley Lindsay • Morley Lipsatt • Andrew Little • Erin Little • Jack Little • Sandy Logan • L Loik • Anonymous • Nicholas Long • Elaine Loree • Jen Loree • Escher Lorenz • Jody Lorenz • Gail Lotenberg • Twyla Lotenberg • Coral Louie • Bo Lunguist • Brita Lunguist • Eddie Lunn • Maureen Lunn • Suzy Blown Lunn • Rika Lyne • Deirdre MacCarthy • Craig MacDonald • S. Macfarlane • Christian MacInnis • Rory MacIntosh • Diane Mackie • Iain Mackie • Mark MacLeod • Kirstie Maclise • Anonymous • Rhonda MacWilliams • Sandra Madden • Lauren Magner • Chelsea Mainwaring • Tony Mainwaring • LW Mair • Oon Malton • Rene Mandigo • Gary Mangel • Jacqui Mani • M. Manifold • Annemarie Mann • Jennifer Manning • Ainslie Manson • David Manson • Moore Marion • Olive Marison • Kate Markham-Zantvoort • Jennifer Marsden • Jess Marshall • Stewart Marshall • Isabel Martin • Janice Martin • Marie Martinez • Melanie Mason • A Massender • Ava Massey • Jacqueline Massey • Galit Mastai • Jeff Matheson • Ally Matthews • Anonymous • Dwayne Matthews

• Joyce Matthews • Pam Matthews • Patti Matthews • Ryan Matthews • Susan Matthews • Jewal Maxwell • Matt Maxwell • Cindy May • Jary May • Jane McBride • Keith Mccall • Pam McCall • Sheila McCall • Ben McCallum • Anonymous • Emily McCallum • Norma McCarthy • Stu McCormack • Genevieve McCorquodale • Andrew McCracken • Julia McCulloch • Mary McDonagh • Ross McDonald • Anonymous • Shelley McDonald • Kendra Mceown • Doug McGilivray • Marysia McGilvray • Karen McGregor • Mary McGregor • Dave McIntosh • Ellen McIntosh • Harry McKay • Terence McKeown • Monica McKinley • Carol McKinnon • Anonymous • Sheilagh McKinnon • Bob McKnight • Will McKnight • Phil McCracken • Tracey McLachlan • Judith McLaren • Ian McLennan • Brenda McLuhan • Muriel McMillan • Suzanne McNeil • Catherine McTaggart • Anonymous • Beth McTavish • Stella Meal • Hans Merkelbach • Corinnee Metcalf • Barb Metcalfe • Connie Metcalfe • Tania Michniewicz • Janina Micko • Janette Miguel • Tamsin Miley • Alex Millar • Heather Miller • Jackson Miller • John Miller • Anonymous • Kelly Miller • Margaret Miller • Pam Miller • Terry Mills • Jesse Milsted • Bob Milward • Elizabeth Milward • Jackie Minns • Alison Mitchell • Betty Mitchell • Anonymous • Heather Mitchell • Heike Mitchell • Robert Mitchell • J Mogridge • Wade Moissette • Kim Molinski • Rosie Montgomery • Leanne Moore • Jeff Morales • Paul Morgan • Anonymous • Geo Morrow • Larry Morse • Adam Morton • Betty Morton • Mike Mountain • Bonnie Mueller • Anonymous • Karen Munro • Susan Munro • Barbara Murphy • Kathy Murphy • Nicola Murray • Erin Naismith • Kim Nattress • Roger Neal • Jude Neale • Anonymous • Dorothy Nelson • Deborah Neville • Heather Neville • John Neville • Maureen Nicholson • Mary Nicoll • Georgia Nicols • Anonymous • Francis Nielsen • Pernilla Nielsen • Tina Nielsen • Wynn Nielsen • Ben Nixon • Mike Nolan • Chantal Norrgard • Tallis Norlund • Derek Norris • Murray Nosek • Adriana Novirov • Anonymous • Andriy Novirov • Svitlana Novirov • Annie O'Dea • Chris Oben • Joseph Ocana • Amanda Ockeloen • David Ogden • Elsie Ogden • James Ogden • Cherylyne Olson • Michael Ondaatje • Quintin Ondaatje • Anonymous • Garlon Orlikiov • Margo Osinski • Carmen Otero • Tina Overbury • John Overbye • Nick Page • Joanna Pakendorf • Igor Palkocre • Peter Palmer-Hunt • Sharon Palmer-Hunt • Anonymous • Singne Palmquist • Daniele Parent • Daniel Parke • Caroline Parker • Dan Parker • John Parker • Daniel Parkin • David Parkin • Peter Parkin • Aery Parle • Linda Patriasz • Ross Patterson • Kevin Payne • Vivian Pearce • Tamara Pearl •

Craig Pearman • Leo Pedersen • Kate Peer • M Penn • Muriel Penn • Virginia Penny • Graham Perkins • Anonymous • Dominique Perronii • Allan Peter • Carolyn Peters • Jodi Peters • Carol Peterson • Ivan Petriesack • Linda Pfeiff • Wiefels Phett • David Phillips • Picard • Terry Pike • Dave Pinner • Malcolm Pitches • Cindy Platt • Owen Plowman • Teresa Plowright • Dave Pollard • Greg Pollard • John C Poole • Nerys Poole • Anonymous • Terry Pook • Sharon Poske • Shea Powell • Robert Pratt • Susan Pratt • Wilma Pretorius • Hannah Price • Lissa Price • Susan Price • Anita Priest • Donna Pringle • Peggy Proudlock • Rob Purdy • Gordon Purser • Annabelle Pycalo • Martin Pykalo • Ben Rader • Jeffery Radke • Anonymous • Christine Radley • Ian Radley • Jason Rahara • Alfred Rahn • Laura Rahn • Lisa Rainbird • Andrew Rainsley • Finn Rainsley-Ray • Annie Rainslyey-Ray • Karen Ramage • Anonymous • Ann Ramsey • Ethelyn Rankin • Bev Rapley • Zoe Rappard • Diana Ray • Aryana Rayne • Matthew Reddekopp • Jeni Redekopp • Donovan Reeves • Anya Reid • Gordon Reid • Dawn Reily • Jack Resels • Ray Resels • Emma Reynolds • Neil Reynolds • John Rich • Kim Rich • Denise Richard • Anonymous • Paul Rickett • Su Rickett • J Riley • Graham Ritchie • Jonathan Ritchie • Juian Ritchie • Matt Ritchie • Rupert Ritchie • Sue Ritchie • Dai Roberts • Wendy Roberts • Ashli Robertson • Carli Robertson • Cathy Robertson • Peter Robinson • Milena Robledo • Gail Roddan • German Rodgriguez • Markus Roemer • Beverley Rogan • Julie Rogers • Anonymous • Lea Roghon • Ron Roghon • Leanne Romak • Gregory Ronczewski • Ariel Rose • SM Rose • Rose • Anonymous • J Rosenberg • Jeffrey Rosenfeld • Peter Ross • Tobyn Ross • Jay Routledge • C. Charles Rudd • Isabel Ruedigo • Oliver Ruse • Julie Rush • Peter Ryan • Sigurd Sabathil • Ed Sanders • Anonymous • Kalindi Sani • Santosha • C Saria • Jeanne Sarich • Donaleen Saul • Julia Saunders • Julie Saxton • Anonymous • John Sbragia • Meredith Sbragia • Mariane Schedler • James Scherer • Sue Schloegl • Suzanne Schloegl • Robi Schuber • Teun Schut • David Schwartz • M Schwartzel • Jason Schwetzer • Anonymous • Tiffanee Scorer • Wendy Seale-Bakes • Finn Segal • Michael Segal • Mary Selman • Richard Selman • Bob Semeniak • Brad Senn • Monika Senn • Leah Serna • Ron Serna • Linda Servano • Aynsley Severide • Brian Seward • Anonymous • D. Shadbolt • Claudia Shaefer • Chris Shank • Lisa Shatzkey • Jamie Shaw • Jim Shaw • Anne Shaw • Karen Shea • Robert Shea • Megan Sheffer • Michael Shelt • Eric Sherlock • A. Shields • Jasper Shore • Anonymous • Stef Shortt • Kevin Sidette • Elin Sigurdson • Ben Silberman • Jack

Silberman • Ann Silbermann • Christiane Silva • Mario Silva • Richard Sim • Fraser Simmons • Jen Simms • Barbara Simons • Jeffrey Simons • Christina Simpson • Donna Sinclair • Owen Sitnam • Janice Skeels • Anonymous • Murray Skeels • Mrs.K.C. Skillen • Jane Skipey • Sara Skuce • M Slade • Heather Sloat • Sharon Slugget • Amelia Smith • Brian Smith • Anonymous • Christine Smith • George A M Smith • Graham Smith • Griffin Smith • Kelly Smith • Matthew Smith • Merran Smith • Patti Smith • Rosie Smith • Russell Smith • Thomas Smith • Gal Smoer • Anonymous • Vicki Smye • Martha Snodgrass • Amrita Sondhi • Gail Soones • Anonymous • Gary Sparks • Sheailagh Sparks • Lawrence Sparling • Dyan Spear • Kailey Spear • Sam Spear • Ted Spear • Andree Srelias • Jane Srivastava • Anonymous • Joern Staege • Ute Staege • Katharine Steig • Heather Stephens • Kim A Stephens • Claire Stewart • Jean Stewart • Anonymous • Pam Stimpson • John Stiver • Anonymous • Elizabeth Storry • Mike Strain • Lorinda Strang • Deb Stringfellow • Joanna Strubin • Daryl Sturdy • Brian Sturley • Tim Sulhar • Mary Sullivan • Margaret Swain • Anonymous • Kim Syer • Amanda Szaho • Caelan T. • Saskia Tait • Neil H. Talbot • Starla Talbot • Bob Tanner • Jean Tassen • Wayne Tatlow • Anonymous • John Tavares • Elaine Taylor • Gary Taylor • Jamie Taylor • Jim Taylor • Judy Taylor • Sophie Taylor • Tess Taylor • Paul Tenant • Susan Tennant • Anonymous • James Thangarey • Steph Thatcher • Carrie Thiel • A Thomas • Betty-Anne Thomas • Kate Thomas-Peter • Anelie Thomes • B Thompson • E Thompson • Eric Thompson • Ivan Thompson • Beverly Thomson • David Thomson • Deb Thomson • Anonymous • Devon Thomson • Edna Thomson • Ian Thomson • Kathryn Thomson • W Tilly • Andrew Todd • Richard Tom • Rick Tomkins • Don Toungsan • Alan Trejillo • Richard Tremblane • Teresa Triska • Janis Trleavan • Avril Trudeau • Rebecca Tunnacliffe • Maria Turnbull • Bob Turner • Anonymous • Scott Turner • P. Turratt • J P Tweten • Chris Tyldesley • Tristan Tyldesley • Shari Ulrich • Richard Underdown • Dee Vallee • Aubin Van Berckel • David Van Berckel • R Van Kenel • Adrian Van Lidth de Jeude • Emily Van Lidth de Jeude • Everhard Van Lidth de Jeude • Anonymous • Lyn Van Lidth de Jeude • Victoria Van Sdown • Anton Van Walraven • Mark Vanderbyl • Mike Vandergugten • Rob Veades • Jacqui Verkley • Andrea Verwey • Pieter Verwey • Dennis Vetter • Sheila Vetter • Julie Vik • Tanya Voormeij De Zwart • Kelley Voyer • Anonymous • lokimi Vunturaga • Melissa Vunturaga • Edward Wachtman • Lindsay Walker • Kate Wall • R Wall • Janice Wallace • Karen Wallace • Kelcie

Walther • Irene Wanless • Kim Wanless • Wendy Wanvig • Lorne Warr • Ian Watson • Jilly Watson • Liz Watson • Michael Watson • Mike Watson • Millie Watson • Sheila Webster • Anonymous • Kim Weedmark • Claire Weeks • Joel Weise • Eddie Weismiller • Elise West • James West • Richard West • Alastair Westcott • Sam Westgard • Jennifer Wheatley • Hans When • Natasha When • Emma Whilte • Chris White • E White • Jason White • Kit White • Maria Whitehead • Lily Whitehead-Delong • Anonymous • Thomas Whiteur • C Dianne Whitmore • Todd Whitworth • Wolf Wickman • Richard Wiefelspuett • Patti-Jo Wiese • Alex Wild • Sheila Wild • Linda Wilke • Judy Emily Williams • Lynn Williams • Penny Williams • Anonymous • Renate Williams • T. Williams • Peter Williamson • Arla Willis • Jocelyn Willis • John A. Willis • Peter Willis • Anne Wilson • Dennis Wilson • Sarah Wilson • Barbara Wiltshire • Aaron Windel • Peter Wing • Richard Wing • Chantel Wingheld • Anonymous • Peter Winton • Sandra Winton • Maureen Witney • Dave Witty • Marg Witty • Jayne & Kornel Wolters • Katherine Wolters • Tony Wood • Heather Woodall • Anonymous • Ron Woodall • Melanie Worobec • Bonnie Wrenshall • Jeanette Wrenshall • Bruce Wright • C Wright • Fiona Wright • Jeremy Wright • Robert Wright • S Wriley • Anonymous • Karen Wristen • Cordell Wynne • Gil Yaron • Mai Yasue • Elisa York • Pere Youngson • Mary Ann Zakreska • Adriana Zamparoni • Imke Zimmermann • Anonymous • Oliver Zimmermann • Silvaine Zimmermann • Hayes Zirnhelt • Joanne Zutter • Andrea • Anonymous • Daphne • Jeffray • John • Kamile • Kanatiio • Laurisse • Rob • Tim • Viggo •

**B. Comments submitted to Stop the Docks Campaign to Nov.12, 2013:**

## Comments from our petitioners

*Here are comments people have submitted to Stop The Docks from May to November 2013. These comments are submitted to Bowen Council for consideration in review of the proposed Dock Bylaws (#335, 336).*

**Eric Steffensen:** I visit Cape Roger Curtis often and do enjoy the natural state of the point and the land around it. I am surprised that a private dock would be allowed by the government along this shoreline.

**Picard:** *I've been living on Bowen for 4 years and I love Cape Roger Curtis, in fact it's my favorite spot on the island. I can't believe what Mr Ho said in the Vancouver Sun newspaper, it will of course affect the environment.*

**Mark Vanderbyl:** As a private yacht captain I have cruised past Cape Roger Curtis many times and appreciated the natural beauty, as have my guests. Large docks and private piers of this nature are clearly not in the interest of the environment nor the general public's interest. They are only in the interest of a very select, small handful of people. I find it interesting that it appears that these foreshore leases were granted with very little, if any, public discussions.

**Tanis Layzell:** Please do not ruin the last pristine beaches with docks that will be an eyesore and boats will bring noise, oil slicks, fumes, and holding tanks with no seals or close by pump out station. I swim far out in these secluded beautiful beaches and want my grandson to be able to enjoy the same years from now.

**Earl Jenkins:** Pro-development but against the docks.

**Hinda Avery:** In the public interest, please stop the construction of the docks on Bowen Island.

**John Allan Davies:** Sheer horror. Is nothing sacred?

**Neil H. Talbot:** As a visitor to Bowen Island I cherish its rugged pristine landscape in the grand setting of Howe Sound, and deplore the construction of industrial-scale docks there.

**Katharine Steig:** All of Cape Roger Curtis should have been protected decades ago. Its waterfront should at least be protected to the greatest degree possible.

**Gordon Reid:** Cape Roger Curtis was the last un-subdivided piece of property of this size, with this length of coastline, on the east side of Georgia Strait from the U. S. border

to Lund. It was unfortunate that a large section of it couldn't be saved for park. Now that it has been subdivided and will be developed – the very least we can do is to keep the publicly owned foreshore clear of docks and maintained in a pristine and natural condition as is the policy in other high valued and more progressive communities.

**Sue Hetherington:** I think that these docks are going to spoil an extremely beautiful coastline that has no match on our island.

**Sarah Bennett Fox:** This is a very special piece of coastline. Let's not wreck it with long docks. It would be amazing if Edwin Lee and Don Ho voluntarily choose to keep this coastline as it is now. They will be heroes of the community! Thank you Edwin Lee and Don Ho for thinking carefully about this.

**Georgina Farah:** This particular coastline is very unique and must be preserved. The docks are enormous and completely out of proportion for such a sensitive habitat.

**Jim Taylor:** No no no. We are not a cruise ship destination, for heaven's sake.

**Richard Helm:** These docks are massive – totally out of scale of other private docks built on Bowen over the years. These approvals by all levels of government do not reflect the public interest in this unique landscape – the Northern entrance way to Vancouver Harbour. This is a very rugged coastline of tidal pools and heavy seas – not appropriate for private docks.

**Tony Bosely:** If only 4 rich guys can make a decision that will forever mar the landscape, without any requirement for approval from the Bowen Island community itself, then something is terribly wrong with our system. That alone is reason enough to halt this project immediately.

**Rob Knight:** Can we appeal the BC foreshore lease to the BC Environmental Appeal Board?

**Lisa James:** Surely the docks can't be necessary... their length and location are very questionable.

**Peter Kearney:** Perhaps one communal dock for the Cape would be a workable compromise?

**Jan Srivastava:** Surely it is not necessary to build so many, and so large docks. I wonder why people who want to sell the beauty of this location would begin by changing it so drastically????

**Carolyn Peters:** I visit this area once per week and am surprised that the plans for the docks (I can see the footings being installed in the beach) cut each beach literally in half

and will definitely restrict us visiting the tide pools and rock areas. We feel personally offended by the "private" signs everywhere as we have paid taxes on this Island for 14 years. The shore line and beaches as far as I know, are supposed to be for all to enjoy. Why doesn't the municipality pick one dock area and make it private on one side and public on the other. Do not allow any other docks to be built. Also install a free boat launch for all of us as Bowen is lacking this. If one dock were build it would serve all of Bowen and leave the rest of the shore line undisturbed. Please also remove the "Private" signs right away. Also when the trees that were planted along the path grow larger it will stop the view in some areas. Please remove these trees as well. I also noticed that there are 2 dead baby deer on the shoreline bluff. I realize that every year this happens due to the cold, but this winter was not cold. Did the mother abandon their babies due to all the construction?

**Ryland James:** Amazingly beautiful spot with a great community.

**Elizabeth Storry:** Strongly object to construction of private docks on the shoreline at Cape Roger Curtis, Bowen Island.

**Judy Taylor:** we are a very small, rural island

**David Demner:** It's unbelievable that this would be allowed. We need to stop it.

**Mike Adams:** I grew up around Roger Curtis in Tunstall Bay. As a kid we would venture out onto teh beaches and explore the tidal pools and the light house. The dock project will undoubtedly spoil this opportunity for others to enjoy. By creating this exclusive enclave we are limiting access and the enjoyment of the environment for others. These structures will create an eyesore on a beautiful coastline. Stop the docks!

**Greg Pollard:** Good Luck... The government has left us "hanging"!

**Samantha Knowles:** How can we have a connection or relationship to our natural world and environment if we are constantly trying to change, dominate or manipulate it. Some areas need to stay wild and free... this is definitely one of them.

**Issac Fox:** I've grown up visiting my grandparents on Bowen Island. I'd like, for their sake and for the sake of all the islanders, to keep Bowen as peaceful as it has always been. It would be a shame to ruin the tranquility of the island and I vehemently oppose the construction of docks that will endanger coastal habitats.

**Jane Kokolakis:** I spent my summers on Bowen Island and my sister lives there permanently. Roger Curtis is one of the most beautiful place to walk, picnic, and camp. It would be terrible to destroy that beauty.

**Jeremy Bally:** I grew up here. I camped here. I love this place. This is not an appropriate way to use this space, nor is any way aside from leaving it in its pristine natural state. Leave it alone.

**Stewart Marshall:** As a relatively new Bowen Islander I find (about 2 years) the Cape Roger Curtis story astounding. Astounding and appalling.

**Jess Marshall:** This is a totally unnecessary development, which will only serve to benefit the owners in selling the lots in a suppressed market. We are beginning to think council want Bowen Island to become just another generic suburb of Vancouver – think Port Moody. Housing developments with trees, and little else to sustain the soul. The poor folks on Whitesails, who have to endure all the trucks ruining what was once a peaceful street. We're fearful for Bowen's future, this development will only benefit the owners of CRC and their clients and do severe damage to the environment. Sad times for Bowen.

**Andrea Klann:** Stop the docks AND the clearcutting NOW!!!

**Jean Stewart:** Stop the huge docks at Cape Roger Curtis. Bowen Island should be preserved for the peoples' enjoyment, not for commercial use.

**Beverly Thomson:** I fully agree that public areas need to be protected for the public good. It's a principle BCers share.

**Kim DeSante:** don't spoil a beautiful place

**Chris Oben:** Edwin Lee and Don Ho, Please help preserve the natural state of the marine environment at Cape Roger Curtis by stopping construction of private docks on public waterfront immediately.

**Val Geddes:** The planned docks are for the benefit of a few individual families, to the marked detriment of the beauty and biology of this magnificent area. Council should act immediately to halt work on the docks. It should then reassess its position and find a solution. In my opinion, Council inaction so far in preventing this degradation of the shoreline is deplorable.

**Anonymous:** Me and my family LOVE this area. My grandparents live here and love it and now my three year old, Maxwell has fallen in love with it. This property will be in our family for generations. Please don't build a dock here!!!

**Adam Morton:** the docks are so unpopular they will make it hard for people buying properties in CRC to have friendly relations with others on the island.

**June Banwell:** Have led many hikes for the North Shore Hikers on Bowen Island along the coast to the lighthouse area. It is so beautiful – it would be a travesty to even think of docks being placed there. It was bad enough to have a concrete road put there. Please leave this area as it is now, so that we may still enjoy its natural beauty.

**Court Brousson:** too large, too many

**Claire Stewart:** As someone who has enjoyed hiking around the shores of Roger Curtis for more than 20 years, I am horrified to think that this piece of Bowen could all become private and off limits to the public. And, the whole thing was done in such a sneaky and sleazy manner. I rather thought, judging by the size of the project, that BCF was opening a west side terminal. It's appalling.

**Brent Ehrl:** Cape Roger Curtis Waterfront should be left in its natural state!

**Wynn Nielsen:** These giant docks, if they go ahead, will set an unwelcome precedent for CRC and for the island. They compromise a vulnerable marine "nursery" for Howe Sound, they will obliterate the Natural Beauty of the small bays and area, make it difficult, if not impossible, for the public to access and enjoy the public beaches. If even more property owners want private moorage over time the proliferation of docks in that small point of land will likely create, in practical terms, a large private marina. Not the vision and certainly not the promise given by the developers to respect the unique and sensitive environment and islanders feelings and long standing relationship with the Cape.

**Philip Carlington:** The title of the petition says it all for me!

**Richard Wiefelspuett:** "Stop the docks" makes sense, i.e. common sense! Why should the common interest of the greater public be sacrificed over the interest of four private owners? Why should irreplaceable and unique nature be allowed to be destroyed? Which council would be blunt and mad enough to disenchant the population it was elected to represent and support the interests of four private investors instead? Which council would sit back and do nothing but to declare the case closed? This has "Conflict of Interest" written all over it and deserves the toughest of public scrutiny!

**Jason White:** This should not be allowed. Let's show some leadership and foresight, not greediness and mismanagement.

**Amanda Ockeloen:** Don't ruin our shared beautiful coastline!

**Betty Morton:** I think that both the docks and the hedgerow are infringements on the intention of agreements made for public amenities at Cape Roger Curtis. These amenities were to protect the ecosystem and aesthetic beauty of the Cape as well as to provide public access. The structures and plantings need to be removed.

**Anonymous:** We are rural for heaven's sakes. Let's consider just how fortunate we are. Please do not spoil our wonderful little island.

**Sue Barr:** I would like to have our current Municipal government looked into by a governing body as I have lost all confidence in its competency.

**Andrew Delong:** This is beautiful land which has incredible untouched views and lands. Keep it for our future generations to enjoy.

**Kami Kanetsuka:** Cape Roger Curtis is for everyone and although much of it has been developed, it is still necessary to at least save the shoreline for the benefit of all.

**Lily Whitehead-Delong:** I grew up on Bowen and always enjoyed walking along the beautiful shoreline of Cape Roger Curtis. I would like my future children to be able to experience the same.

**Eric Davies:** Bowen Island's current pro-development-at-any-cost Municipal Council must be stopped.

**Gillian Darling Kovanic:** When the Lees and the Hos recognize the natural beauty and ecological values of Cape Roger Curtis on Bowen Island this will truly be a day to celebrate.

**Sheila Roote aka Haggerstone:** As a former Bowen Islander and frequent visitor I oppose these dock for several reasons: desecration of sensitive intertidal zone; visually disruptive to a beautiful landscape; incredibly impractical. This shoreline is subject to the full force of storms throughout the whole year. How on earth will these docks survive a storm of the magnitude that destroyed the forests of Stanley Park a few years ago? Bowen has wonderful protected docks in Snug Cove available for everyone, please use them.

**Sarah Haggerstone:** As a Bowener from childhood until the end of university I know how special this place is, and I know how the presence of docks (and the associated boats, chemicals and traffic) can change the character of a place forever.

**Elizabeth Milward:** I have family on Bowen and have visited the Cape a number of times. It is a beautiful spot, with somewhat different ecology from the rest of Bowen Island. I think it is worth preserving.

**Norma McCarthy:** Please, Bowen Council, at least TRY to turn this around. You may think it's too late now, but maybe it's not. Please, put aside the past and just try.

**Carol Cram:** Please don't let a few destroy what the many so enjoy.

**David Van Berckel:** The Mayor and Council should be held responsible for dereliction of duty, for not expressing their professed opposition to the construction of the docks the province of BC.

**Malcolm Pitches:** Keep our waterfront in its natural state. Strongly object to docks being built.

**Doug Fleetham:** These are docks that were being constructed prior to municipal review. The land has been a public beach and is being conscripted for private use. The construction needs to stop.

**Jayeson Hendyrsan:** Seems like some kind of fishy happenings have been going on..... has there been proper due process?

**Dennis Vetter:** Please keep this iconic place in its pristine condition ... it is simply a travesty to defile it with docks.

**Irmi Hoppenrath:** Yes, keep the waterfront in its natural state!

**James West:** Let's have a referendum on encumbering public beach access with incompatible private marine facilities!!

**Neil Dawe:** We are totally against the docks at Cape Roger Curtis.

**David Thomson:** I sailed past Cape Roger Curtis last weekend, along with many other boats, and had an opportunity to imagine what this large infrastructure would look like. Visualizing four large docks sticking out up to 300 feet from shore was a deeply disturbing experience. It is one thing for a private land owner to build on their land – it is entirely another, and completely unacceptable, to take a highly visible and valuable public asset – the foreshore and the coastline – and destroy it for all future generations. What is even more troubling is the relative value of these docks. Anyone who knows this area knows it is buffeted by large winds and waves much of the time and will make using the dock a risky and unlikely proposition. If these docks are built they will be unusable much of the year but will be an awful visual blight, not to mention an ecological one, every day from now on. This inane project must not be allowed to proceed.

**John C Poole:** What is good for West Van – no shoreline docks – should be good for Bowen in its pristine environment.

**Robert Semeniuk:**  
Such ignorance  
Such mindlessness  
Such insensitivity

Such narrow perspectives  
These are Bowen Island Taliban

**Chris Oben:** This area is pristine waterfront that attracts both people and wildlife supporting and enhancing the quality of our lives. There are many other established options for docking vessels in Bowen Island waters. Cape Roger Curtis does not require additional infrastructure to accommodate personal vessels.

**Anonymous:** It's a shame to ruin such a beautiful coastline (the prime real estate in SW B.C.) that is not a natural harbour. By building huge breakwaters such the one built on nearby Popham Island (which, in the end, the proposed marina never materialized) would be an irreversible mess. So much for respecting the "natural beauty of the area".

**Lucy Beck:** I was hesitant to sign the petition, even though I saw it every day at work. I didn't know what the big fuss was about. I had more-or-less given up on saving much out at the Cape. I mean, there's already going to be houses out there, something that I never foresaw happening when I was a little kid going on walks with my folks... What difference can a couple little docks make? I had no idea about the size of the project, or the location, or how it would impact the so-called "public" spaces out there. I was never really pleased with the owners before, but now...frustrated is putting it mildly. Thanks so much for your efforts!

**Dr. Guenter Eigendorf:** My family and I have toured and enjoyed the Cape coastal areas for many years. Please leave it in its natural state!

**Sherri Carson:** These docks will pose an eyesore to passersby, are too large in scale, and could destroy marine life.

**Lynette Grants:** Cape Waterfront and shoreline are a unique and sensitive habitat. Do not disturb!!

**Wendy Seale-Bakes:** Here's a copy of the comments I've sent to the Ministry about the 2 new dock applications at CRC. Wouldn't it be nice if they'd listen to us!

Lot 14 dock application:

This dock is completely unacceptable and the application to build it is outrageous. The proposed dock would be sandwiched between the dock at Lot 13, which is currently under construction, and the famous lighthouse at Cape Roger Curtis. This area has long been appreciated by Islanders and tourists alike as the most picturesque and beautiful area of the Bowen coastline, and is one of the last remaining undisturbed foreshore areas depended on by a wide variety of shorebirds and marine life. If constructed, this dock will cause irreparable damage to the sensitive foreshore environment and destroy an iconic natural area that should be valued and maintained in its original state. The construction of this dock would be in direct contravention of Bowen Island's Official

Community Plan, and will break the hearts of the majority of Bowen Islanders. No docks should be built in this area – ever!

Lot 1 dock application:

Again we see an application to build a completely inappropriate dock on the Cape Roger Curtis coastline. The principles of the Cape on Bowen advertise the rich, beautiful natural coastal environment of the Cape and then turn around and promote the construction of a series of huge private docks (6 now) that will destroy not only the aesthetic appeal but also the very Nature they claim to appreciate and value. These docks are in the wrong place and should never be allowed. Because of the strong tidal currents, the wild unprotected shoreline, and the gentle slope of the tidal pools, the dock facilities must extend far out from the shore and be accompanied by breakwaters. The result will be an eyesore for Islanders and boaters alike and will put at risk the shorebirds and other marine life that depend on this area for sanctuary, nutrition and breeding. The construction of this dock would be in direct contravention of Bowen Island's Official Community Plan, and will break the hearts of the majority of Bowen Islanders. No docks should be built in this area – ever!

**Marian Dill-Jones:** The waters around Cape Roger Curtis are very dangerous and unpredictable due to the exposed location along the Strait of Georgia. No sensible boater would think it would be a safe place to put a dock of any kind. The people who are buying these lots must not be doing their homework. I doubt the docks will ever actually be used and all that they will do is spoil the pristine coastline. It make no sense.

**Heather Woodall:** To whom it may concern. I would like to register my opposition to the two new applications for docks at Cape Roger Curtis. This is an environmentally sensitive location and should be protected. It is also an area of extreme weather and rough seas that could further damage the seabed as a result of these docks breaking up. Should that happen there is also the danger to vessels navigating those waters. Please do not allow these applications to proceed.

**Jill Davies:** Once again it appears that consents are being given for marine projects that benefit a few individuals while undermining the natural beauty and harming the ecology of our fragile coastal environment. All of us who have stewardship of these lands have a responsibility to ensure there is a legacy for future generations while safeguarding the natural beauty of our landscape. We ask that those who have the power to either grant or refuse the necessary consents use that power with wisdom and sound judgement. Preserve this unique environment and actively demonstrate ethical leadership rather than reacting to the privileged desires of a minority.

**John Adams:** First, for your enlightenment, read this article --

<http://stopthedocks.ca/who-let-the-docks-out>

Second, a direct question:

"One could not get away with building as much as a carport on Bowen Island without a

permit. How then is it possible that the owner of lot #13 goes ahead prior to plan reviews and formal approvals, is discovered to be in contravention of their license and is not then required to rectify the works? Why does BIM and the Province not hold the owner accountable?" I repeat, "Why does **BIM** and the Province not hold the owner **accountable**?"

**Anonymous:** about to move from Gabriola Island to Bowen Island in August. Am appalled at the insistence & selfishness of the very few, ie: the several landowners who are willing to mar the the pristine visual landscape to the detriment of the majority of Bowen Islanders. Secondly, I ask: where is the evidence of the environmental monitoring that was a condition of work going ahead? This debacle is being closely watched, not just by the local population, but by many other islanders in the 'Islands Trust' archipelago.

**Jill Davies:** To Bowen Island Councillors:

I am writing with regard to the applications for the 4 new docks on Bowen Island. I ask that these applications be refused for the following reasons:

1. They will encroach on and scar the natural beauty of this area of outstanding natural beauty
2. They will damage the fragile ecology of the seashore and the symbiotic relationship between the shore, the wildlife and the coastal vegetation.
3. Lot 6: Collingwood Park and Lot 11: Cape Roger: These two docks both infringe the rights of park users. Significantly they will constitute a real safety hazard to park user especially to children swimming and playing in the water. It will also be a hazard to the kayakers who frequent the beach and bay.
4. Lot 13: The proposal is extensive and without doubt will scar the landscape
5. Lot 15: Cape Roger Curtis: This is a focal point for those who seek out the natural beauty that is Bowen Island. It undermines the natural island heritage and eliminates that which draws visitors to the island. In a stroke it will fundamentally damage the island economy.

It appears that all these applications, if granted will enhance the property values of a few people while undermining the rights of the majority. Importantly, and beyond this, they will potentially undermine the fragile symbiotic relationship that exists between the coastal shore, marine and park wildlife and the native vegetation that secures the shoreline.

Respectfully I ask that as councillors you have the courage to demonstrate the moral leadership required to protect the beaches, coves and foreshore of Bowen Island. Now is the time to protect the environment while taking account of the needs of many rather than the financial privileges of the few.

As stewards granted tenure in our lifetime, you can ensure that there is a legacy for future generations.

**Adam Morton:** There should be no docks in this area, especially those crossing a beach much used by the community.

**Keona Hammond:** I am just looking at a photo of what the proposed (and already under-way) dock at Pebble Beach will do to an as-yet relatively unspoiled part of the Cape. I have tears in my eyes. Why are you not stopping this? Do you agree with it? Do you just not care? I am sure it is within your power to approve or deny these applications and yet you do nothing. This is not serving your community. No one could actively want this except the individual homeowner involved. Please, do something for the vast majority of Bowen Islanders who love this place for its beauty, its remaining wildness and its sense of shared community. I'm sure these are the reasons you all moved here in the first place.

**Anonymous:** The construction of the docks at Cape Roger Curtis and this entire development is the essence of greed, inhumanity and destruction. It is truly a crime against nature and against the residents of Bowen Island who have spent lifetimes working to create a community that is exactly the opposite of this! This is one of the first times I have seen such horrific destruction of nature and the environment unfold before my own eyes. I have seen helicopters, freight boats & bulldozers slash down Arbutus trees and create constant noise and disruption in this tranquil piece of land. I have seen seals, birds and fish fleeing from what was once their home. But there is still time and much hope that it can be stopped. The cape is a beautiful, serene, majestic and unique piece of land that should be free and open for human beings and wildlife alike to enjoy regardless of how many hundreds of millions of dollars they have. We need to teach these greed ridden cowards that there still are in fact some things that money CANNOT buy and the Cape on Bowen is one of them.

**Andrea Klann:** Since moving to Bowen Island and Whitesails Drive in 2006, I have been very aware of the developments in the area of Cape Roger Curtis and have communicated these concerns to the Mayor and Council. My most recent letter (please see below) did not receive a reply nor did any previous communications. It is apparent that little is being done in the way of releasing the neighbourhood of Tunstall Bay from the daily assault of construction traffic to CRC. If the discussions regarding a road uniting Thompson Rd. and CRC (which would avoid the Tunstall Bay community) is being developed, little is being said. The community of Tunstall Bay and Bowen Island deserve a response to this issue as well as the pressing issue of the dock development.

It is not surprising that such docks are presently being developed at Cape Roger Curtis given the lack of attention by Mayor and Council to the heavy vehicle traffic which continues to destroy the neighbourhood of Tunstall Bay. However, it would be gratifying to know that the Mayor and Council are concerned about both and able to recognize these key issues of Bowen residents and take action to protect both residents and the landscape from such rigorous assaults. It is inconceivable that both heavy vehicle traffic routed through residential neighbourhoods and extensive dock development can be

continued in the supposed quietude of Bowen Island. In most other municipalities such acts would be immediately halted or rectified. I look forward to a reply.

**Hans Merkelbach:** The powers at be at Bowen Municipal Hall were asleep at the switch to let this wharf ugliness proceed. One strike! An overwhelming part of B.I. population was against this wreck-less venture. BI Municipality did not listen. Strike two! Now we get the push for higher density. If the powers at be let this slip by that's strike three. Three strikes and you're out at the next election for those at Municipal Hall including the Mayor and Councillors that let this all slip through.

**Gail Mastai:** I fully support this campaign. These beaches are unique and wild and should be preserved for future generations. These mega docks and the boats they will bring are absolutely unnecessary and will harm the abundance of this ecosystem. I've swum with seals and seen porpoises in the distance, counted starfish by the 100's. I just want the same for my kids.

**Susan Alexander:** Dear Mayor and Council and Staff, I am writing to ask you to step in to stop the dock being built at Lot 11 at Cape Roger Curtis and any further building of docks in this area.

Have any of you been down to the Cape to see the construction of the massive pier - the one already up? It is truly mind boggling to think that you all approved of these monster docks, against the clear direction of Bowen's OCP and the desire of your own constituents. This dock in particular will destroy the public use of this popular public beach as well as the vista from the shore. and the footings are already being poured for it. Please revoke permits or issue an injunction or whatever it takes to gets this and all future monster docks stopped on this shore. Thanks for your attention to this matter.

**Anonymous:** Hi. I am a resident of Vancouver and a boater in my free time. I was very angry to see the first huge dock built on the cape roger Curtis trail. How can this happen?! I wonder who accepted this proposal and wonder how future docks can be stopped. I can only imagine how residents of the island feel. I see a revolt if this continues...

**Michael Arthur:** We have seen what is going on at Cape Roger Curtis and are disgusted with the dock plans. We kayak and sail in the area and also use Pebble Beach and cannot believe that this type of construction is being allowed in such a pristine area. This must be stopped immediately!

**Judy Williams:** Bowen Island is so very dear to my heart and is in the Metro Vancouver Electoral District. As such, it needs our protection to keep it preserved in as nearly a natural state as possible. This goal is even more worth preserving with the spectre of oil tankers increasing in our coastal waters. The developers are most assuredly lining someone of someone's pockets and this must be stopped for the public good. What gives a few the right to spoil that which is our heritage and our children and

grandchildren's heritage for short-term gain. I cannot understand how an industrial development was allowed by Council, especially in a Metro Vancouver electoral district!

**Yvonne Jensen:** Having enjoyed this stunningly beautiful area of BC, Canada it is difficult to believe that government at all levels has failed to protect this pristine PUBLIC place for the people of Bowen and BC. Visual pollution, manual craft safety and potential water pollution from motor craft docking are all risks - seems greed is above those concerns. Shame on those perpetrators.

**Edna Thomson:** Dear Bowen Island Council, "The Docks Versus The Natural Environment"

This was a comment I made originally at the regular council meeting held on September 9, 2013 and it was with regard to, specifically, negative environmental impact on the marine environment at Cape Roger Curtis. I have revised now to include my extreme concern regarding the proposed Bylaw Amendment No. 335, 2013, to be brought forth at the Public Hearing on November 12, 2013. This amendment, as it reads in draft form, will not protect any beaches on Bowen Island!

WG1 zoning criteria for a dock states, "Moorage shall be located such that it will not limit use of, or physically divide a beach, or negatively impact eelgrass meadows, kelp beds, clam beds or mussel beds." I don't believe this is an ambiguous bylaw at all. And, for CRC I would add that it should be tweaked to also include, "Or never negatively affect magical tide pools, or interfere, in any way, with the return of the whales and dolphins to the Howe Sound Area."

The Future of Howe Sound Society will surely eventually bring to light how sounds carried by drilling, hammering, electrically driven bolting, chain scraping, etcetera, all intensified by multiple dock constructions, and ensuing docking and maintaining activities will disturb such marine life. Additionally, all on-going sounds of concentrated boating activities will, without doubt exacerbate damage to this "pristine environment" (as described in The Cape's sales promotional material by the owner/developers), as will heavy chains scraping along the sea floor anchoring floating platforms destroy sea beds. Therefore, please prevent any further docks from being erected, or any further divisions on iconic Cape Roger Curtis beaches from being established. The dock fronting Lot 13 is a GLARING example of a divided beach. If the dock fronting Lot 11 proceeds, it will intensify the devastation in progress, both in terms of the aesthetic interference and the health of the sea life and other marine life habitat. All will be ill affected - the birds, the fish and mammals, and us, the citizens of British Columbia.

I ask that you work to have Lot 11's license to build that dock revoked now, and ensure the denial of the two pending applications as, really, there is nothing like the grandeur at Cape Roger Curtis anywhere else on Bowen! It is a uniquely exotic stretch of shoreline majestically enhanced by the open vista of the ocean and islands of the British Columbia coast. This is a place to be forever protected and unmarred by private docks.

Yet, this is not to lessen the importance of all of Bowen's beaches. Please do not forsake this obligation to steward well the treasures that are our island shorelines, and amend with ironclad protection for these, our most important island assets.

Thank you, and please confirm receipt of this correspondence. Please find attached the image entitled, "A Divided Beach".

**Sandra Campden:** I strongly opposed the building of any docks on this coastline and feel there should be a moratorium on docks along this coast. We must preserve undeveloped coastlines for future generations to enjoy not just one or two wealthy property owners, please think wisely and stop development of these docks!

**Melanie Mason:** Dear Council, I am writing to express my deepest concern on the proposed dock development at Cape Roger Curtis as well as the unseemly conduct of the mayor when a concerned citizen tried to raise legitimate concerns about the dock development. We are new residents to the island and I was shocked and dismayed at the Mayor's rude and dismissive behavior at the council meeting last month. We have moved here to raise a young family and found that type of behavior unacceptable in a modern democracy. It was behavior that was both embarrassing and disappointing. Mayors should be members of the public that children and the community can look up to for exemplary good conduct and I am afraid I will not be voting for that type of public behavior.

We have moved to the island so that our children can enjoy and learn from the beautiful natural environment of the island. We will never be able to afford a million dollar property on the island but what we will be able to enjoy and savor is the access to the water's edge, combing the beaches for "mermaid treasure", re-homing stranded star fish, enjoying humpback whales playing on Thanksgiving, climbing over driftwood, being engulfed by fog early in the morning and simply enjoying being a family together out in nature.

We are against large private docks that only service a few individuals and spoil an area for many. We are against large docks that potentially endanger and harm the undersea environment. We are against large unsightly docks that ruin the natural beauty of the shore line. We are completely in favor of legislation that protects and strengthens protection of public beaches and access to public beaches/foreshore. We are against rude and boorish behavior by an elected mayor and a council that seemed in whole completely oblivious/unmoved by the Mayor's rude and bullying behavior.

**Joan Boxall:** Hello Bowen Island Mayor and Councillors; As a member of SKABC (Sea Kayak Association of British Columbia), I have concerns about dock bylaws...mostly that they are not regulated enough to protect the marine habitat that we so enjoy as British Columbians.

Please do not balk at talking the dock talk, and walking the walk (in lock step), that you are elected to do regarding this important subject. Better yet, hop in a kayak and have a gawk y'rselfes!

**Jack Little:** I strongly support the following statement: The Dock Bylaws must be re-worked to Stop Private Docks at Cape Roger Curtis. Protect the public beaches and trails and keep the Cape in its natural state!

**Carol MacKinnon:** To: Bowen Mayor and Council  
The Dock Bylaw must be re-worked to stop private docks at Cape Roger Curtis. Please listen to the voices of the people who elected you...it is your duty to protect our public beaches and trails, not only for those now living, but for all those generations yet to come. Please listen, please act, please do the right thing and keep the Cape in its natural state!

**Sarah Haggerstone:** Dear Councillors, As a long time islander now living in Vancouver I have been constantly disappointed with the direction of Cape Roger Curtis for a number of years. I spoke at one of the early hearings with the developers and would like to see Municipal Council protect the access to public beaches and prevent development in sensitive marine habitat, as well as prevent the foolish development of boathouses or similar structures in areas exposed to strong winds, waves and currents such as Cape Roger Curtis. I believe the currently proposed bylaw regarding private docks lacks adequate protection of sensitive marine ecosystems and habitat and does not adequately protect public access to public beaches either by recognizing public use areas such as Cape Roger Curtis, or by setting a reasonable buffer between public beaches and docks/dock access. The size of allowable docks is excessive and I ask you to consider amending the proposed bylaw to include limitations on dock size and their impact and proximity to public beaches and sensitive or important marine ecosystems.

Being part of a family that owns a cabin with a float I can speak from personal experience regarding how monstrously oversized 60 meter docks are (my grandparents owned a yacht and could easily moor at our 30 foot float), and how private docks impact usage of a public beach when located on or immediately adjacent to the beach or access. The presence of a private dock/pier/path adjacent to public beaches/access paths creates the perception amongst members of the public that they are intruding on the landowners, effectively decreasing the usable shoreline. There can also be conflicts between landowners and beachgoers regarding the public space below the high tide line, and the inevitable disagreement as to the 'personal space bubble' that should be respected around the docks. As seen in Deep Bay and Tunstall Bay private floats are often used by members of the public who do not realize that docks on a public beach are in fact private, resulting in disgruntled landowners and sometimes public and unpleasant confrontations or festering 'us vs them' mentalities. I am also concerned that public beaches, and swimmers, waders, or paddlers, will be intimidated or harmed by

the movement of the vessels moored at proposed docks located close to public access points to the shoreline or beaches.

Ultimately we can look at many places on the island, within the province, and beyond where docks and access to the shoreline create conflict and negatively impact our sensitive marine areas. Please consider amending your docks bylaw in such a way that we can create as pleasant a shoreline as possible; the foreshore and land below the high tide line are not private lands and so to allow docks and other shoreline structures to effectively claim ownership of that space seems short-sighted and against the public interest.

Thank-you for taking the time to consider my input,

**Julia Courtenay:** I cannot be at the meeting on Tuesday evening, but want to clearly state that I am entirely opposed to the private docks at Cape Roger Curtis. I fully understand from the Mayors statements about it being fine that there were more docks than people in the Swedish islands where he was sailing earlier in the summer, that these words are falling on deaf ears as far as he is concerned.

However, I truly hope the rest of the council will listen. There are reasons why some areas are more heavily protected than others. In the words of the developer this area is "pristine, untouched and wild". So little remains on our island and we have a chance to save this. This is a legacy you would be leaving for many generations. Cape Roger Curtis is iconic, stunningly beautiful, and full of willdife and should be left for future generations to enjoy.

I have no grievance against the houses. They are on private land and as such the owners have the right to do what they want within Island regulations. However, the docks cross public beach and waterfront. They are our concern. It also does not matter to me whether there was more or less density. It is private land and the owners have the right to make that decision too.

However:

1. The current dock is dangerous. People are walking down it daily as it has no gated access and only one very tiny "private" sign, not very visible. It has no gate on the far end either. If a couple of drunken teens, an elderly person, a child or *anyone* who can't swim falls off the end, they are out of luck and will, in all likelihood, drown. They will fall from a height of six to twelve feet and will have no way to climb back up in an area of strong tides and powerful waves. This is just the first problem
2. If you inspect the dock, the deck is made of untreated lumber and the welds are very poor – even an untrained eye can see that. It was erected so quickly to get in before the opposition started. In one season, this dock will start to look shabby, and not long after that it will start to become structurally unsound. It is a liability.

3. Lastly. It encroaches so substantially across the view and is a total eyesore. The future proposed docks, even more so. I have hiked the trails to Cape Roger Curtiss for over 25 years, and still go there once or twice a week. I am so frustrated and angry that this area would be just thrown away. **It is special.** In more densely more populated areas we acknowledge that more "conveniences" such as docks, shops, roads, bus services etc. will be part of the landscape, but in more remote areas we need to preserve the balance and leave some things untouched. It should be treated differently.

Please revisit this bylaw to protect the Cape shoreline from such a blatant show of power and greed on the part of a few powerful individuals.

**Susan Alexander:** Dear Mayor and Council, It appears to me that under the new dock bylaw you are proposing that I could apply and get a permit to build a private pier and dock from my waterfront property right across Bowen Bay beach. I think you would agree that is not a good thing for me or anyone in the community to do on any of our public beaches - including those at Cape Roger Curtis.

This bylaw does not provide adequate protection for public beaches nor does it stop large scale docks from being built on Bowen. It is worse than having no bylaw – it should not be passed in its current form.

I am away for the public hearing on the Bylaw and respectfully submit this letter in lieu of my attendance. Thank you.

**Mary Levenson:** Dear Mayor and Councillors, Please instead pass a docks bylaw that will protect our beaches. Specifically, I believe that individual beaches need to be named as dock-free zones. If your intention is really to protect our fragile environment, then immediate action is needed.

**Georgia Nicols:** To Elected Members: Please respect the beauty of our shore lines, especially our beaches. Do not destroy them for the special interests of a few. This elitist approach is short-sited and fails to protect the beauty of Bowen for current and future generations. Be responsible to the needs and wishes of the greater number.

**Dr. Iain Mackie:** The building of private docks on this waterfront is a disgrace. I urge the Municipal Council to maintain the natural beauty of this part of Bowen Island in its natural state.

**Bill Graham:** I hope the Municipal Council rejects the building of these private docks on this beautiful waterfront.

**Doug Hooper:** Mayor & Council, I will be brief, as you know my position with respect to protection of public lands at Cape Roger Curtis. As Councillors Lucas and Morse will

recall from our Council term, I know it is often challenging to coherently tackle a long list of issues in a single new bylaw amendment. (For instance, witness the challenges with the noise bylaw and environmental bylaws.) As public debate escalates, Council and staff can sometimes lose sight of the core objectives and complexity becomes the enemy of the good. In the case of the proposed dock bylaws, I fear such a failure is near at hand. The two-stage regulation process and prescriptive nature of the bylaws will both fail to address the core concerns and, more likely than not, will exacerbate the problems of the current private dock approval system.

The core objective, catalyzed by the unwanted construction of private docks at Cape Roger Curtis, is very clear – protect our public beaches and special shorelines. In that regard, the docks bylaw could simply state that “private docks must not impair the public use and enjoyment of any beach, foreshore, coastal trail or park.” The review and approval process for the Cape Roger Curtis docks has established that environmental protection is lacking at both the provincial and federal review and approval stage. Therefore, a second objective should be clearly defined, that “private docks must not harm sensitive foreshore or marine environment.”

Both of these objectives could be left in what regulators call ‘permissive form’ – that is, conditions to define words like ‘impair’ or ‘enjoyment’ or ‘harm’ are left to be determined by staff and Council, with considered public input and scientific expertise, as the case warrants. By taking a ‘prescriptive’ approach to dock regulation (e.g. defining appropriate lengths, setbacks, materials, etc.), Council is creating certainty for conditions under which any dock application must be approved. This will most assuredly harm our public beaches and precious shorelines. It will absolutely fail to protect our three municipal parks, coastal trail, and covenanted foreshore at Cape Roger Curtis. The public has done its part – Council knows the public’s concerns, and it knows that over 1,350 resident and visitors especially care about conservation of the Cape Roger Curtis shoreline. In addition, the Stop the Docks campaign laid out clear legal options that are available to responsibly protect our shorelines. All attention turns to Council – the two primary objectives will not be achieved without substantial re-working of the dock bylaws. Generations to follow will celebrate your success, or mourn your failure.

**Anonymous:** Cape Roger Curtis is a beautiful, natural landscape. It would be wonderful to keep it that way.

**Diane Mackie:** Annual visitor to Bowen. Please preserve the peace and tranquility of Bowen Island. Stop the dock.

**Anonymous:** The docks will be the beginning of the end. This shoreline is magnificent without any 'boat' structures destroying the landscape. Of course, pollution accompanies these which would ruin a good thing, the WATER!...the water is perfect for swimming and it would be a shame to destroy the natural beauty by erecting ocean

going docks. Keep Roger Curtis beautiful, even after taking the 600 acres and dividing it up for residences. Some things shouldn't be tampered with!

**James West & Alan Trujillo:** Hello Councillors and Mayor, I wish to express my profound disappointment in your handling of the Cape Roger Curtis Docks issue. The current bylaw governing dock construction at Cape Roger Curtis and elsewhere around the island is wholly inadequate and fails to provide even close to a sufficient level of ecological protections. The scale of the docks under construction at CRC is completely inconsistent with the protection of public lands and access that is the responsibility of this council as representatives of the public interest of all Bowen citizens. You have an opportunity to protect the foreshore of Bowen Island from private structures that encumber public access to public lands. Please halt construction immediately and open the development of the bylaw governing foreshore construction to a public consultative process.

**David Demner:** Hi everyone, I like and understand the concept of a "Net Benefit" test; such as what Canada has in the Investment Canada Act. While this act obviously doesn't apply, their explanation of a "Net Benefit" test is helpful to me. From: [http://www.ic.gc.ca/eic/site/ica-lic.nsf/eng/h\\_lk00007.html](http://www.ic.gc.ca/eic/site/ica-lic.nsf/eng/h_lk00007.html).

What does "net benefit" mean? In determining whether an investment is of "net benefit", the Minister will consider the following factors:

- a. the effect on the level of economic activity in Canada, on employment; on resource processing; on the utilization of parts and services produced in Canada and on exports from Canada;
- b. the degree and significance of participation by Canadians in the Canadian business or new Canadian business and in any industry or industries in Canada;
- c. the effect of the investment on productivity, industrial efficiency, technological development, product innovation and product variety in Canada;
- d. the effect of the investment on competition within any industry in Canada;
- e. the compatibility of the investment with national industrial, economic and cultural policies; and
- f. the contribution of the investment to Canada's ability to compete in world markets.

I have tried and cannot see the "Net Benefit" to Bowen Island of allowing private docks on our shoreline. Going through the above criteria:

- a. Economic activity could be reduced because fewer tourists will think our beaches beautiful and want to visit the island
- b. Residents with a private dock may be less inclined to participate within the community
- c. Doesn't apply positively or negatively

- d. The competition is with two companies: English Bay Launch & BC Ferries; both could become less viable.
- e. Doesn't really apply, except for point (b)
- f. Doesn't apply positively or negatively

I cannot see the rationale of allowing private docks.

**Elizabeth Gautschi:** To the Mayor and Council, I am unable to attend the public hearing on Tuesday, Nov. 21 and therefore, I am writing to speak against the amendments to Bylaws 335 and 336. I do not feel that these bylaws will protect our beaches on Bowen Island. I am asking that you reconsider the wording and bring in stronger bylaws that will really protect our beaches so that they can be enjoyed by all. I believe that as Mayor and Council, you should do more to protect the natural assets of Bowen Island; our beautiful beaches are for everyone to enjoy. The proposed bylaw amendments would still allow developers and the owners of large lots on the waterfront at Cape Roger Curtis to build docks that will destroy the views and the natural beauty of the beaches. Please, have a second look, re-work bylaws 335 and 336 and show that you really want to protect our beaches.

**Pam Matthews:** Dear Mayor and Council. While I appreciate the need for a bylaw for docks on Bowen, I am very concerned about the current draft bylaw. The current Draft Bylaw does not provide an appropriate level of protection for the public foreshore of our Island. The wording in earlier drafts of this Bylaw that more fully addressed the public interest has either been removed or watered down, so that the draft currently under consideration does not properly take into account the interests of the approximately 80% of Island households that are not located on the waterfront or the interests in the important marine environment around Bowen Island. The deficiencies in the current draft include:

- The allowed 60M (almost 200 feet) length is too extreme and should be reduced considerably (any need for a dock of such length should be considered as a variance to the Bylaw default).
- The original wording in an earlier version of the Draft Bylaw prevented any dock from dividing a public beach (and, therefore, effectively prevented a dock from being located on a beach): this has been removed and replaced with wording that only prevents a dock from impeding pedestrian access along a beach (so that a dock may now traverse a beach as long as people can make their way over or under it). Such wording does not properly provide for public enjoyment of a beach at all.
- Environmental impact assessment is left in the hands of the party wishing to construct a dock: this party should not be in a position to hire their own environmental consultant to study the impact of a dock: they should be required to pay for one commissioned by the Municipality.
- The failure to define/recognize an inventory of public beaches (such an inventory is, in fact, currently available) essentially removes all protection for our beaches until such

time as an inventory is defined by some other process, which could be months/years away.

Please consider my concerns and those of my fellow islanders before you pass a bylaw that will have such a negative effect on the well-being of this island community.

**Catherine McTaggart:** Please protect the beauty of our beaches by stopping the docks.

**Deborah Thomson:** Dear Council and Mayor, I urge you to amend the docks bylaw to include greater protections for Bowen's shoreline. The size, number and placement of docks on our beaches affects sensitive marine habitat and the aesthetic value of *public* land for all Bowen residents and visitors. You must take the necessary measures to ensure that what is happening on the shores of Cape Roger Curtis - essentially the privatization of public land - is not allowed to continue there or elsewhere on Bowen. You are responsible for protecting more important community and natural interests than the visions of private land holders - *especially* with respect to impact on public lands. The proposed bylaw is insufficient, allowing for large docks in very close proximity to public access points, and with too few construction restrictions relative to habitat protection.

The process of crafting a truly useful dock bylaw will take more time, and shouldn't be rushed. As this process is underway, please ensure that no new docks are approved until the bylaw is in place.

**C. Dock Bylaw Public Hearing and Submissions (November 12, 2013)**

**link to minutes** of the November 12, 2013 Public Hearing:

<https://bowenland.civicweb.net/Documents/DocumentList.aspx?Id=8609>

**link to video** of the November 12, 2013 Public Hearing:

[http://www.livestream.com/bowenlandmunicipalhall/video?clipId=pla\\_4cdf9b14-6d12-4bfd-8920-537fbd2a86cd](http://www.livestream.com/bowenlandmunicipalhall/video?clipId=pla_4cdf9b14-6d12-4bfd-8920-537fbd2a86cd)

**link to written submissions** from the public on the Bylaw:

<https://bowenland.civicweb.net/Documents/DocumentList.aspx?Id=7756>

## **Schedule D: Deferring Dock Applications to end-November 2013**

**From:** "Karmona, Jennifer FLNR:EX" <[Jennifer.Karmona@gov.bc.ca](mailto:Jennifer.Karmona@gov.bc.ca)>  
**Subject:** **FW: Lot 11 Dock Construction at CRC**  
**Date:** 23 September, 2013 11:46:17 AM PDT  
**To:** "[ebthomson@shaw.ca](mailto:ebthomson@shaw.ca)" <[ebthomson@shaw.ca](mailto:ebthomson@shaw.ca)>  
**Cc:** "Anderson, Keith FLNR:EX" <[Keith.Anderson@gov.bc.ca](mailto:Keith.Anderson@gov.bc.ca)>, "[ADempster@bimbc.ca](mailto:ADempster@bimbc.ca)" <[ADempster@bimbc.ca](mailto:ADempster@bimbc.ca)>

Dear Edna,

Thank you for your letter dated September 7, 2013 regarding the private moorage facilities at Cape Roger Curtis, with a particular emphasis on the facility fronting lot 11. Keith has asked me to respond to you.

Size of facilities: There is no regulation on how big a private moorage can be; this is because each dock will be designed to accommodate the layout of the land, docking requirements and personal interests. Providing the dock is not used for commercial purposes, but for personal use only, any submission can be considered.

Lot 11 moorage: The client's contractor has forwarded the Province the attached revised drawings for lot 11, which show all structures within the Provincial licence of occupation boundary area. I have also forwarded your letter to a planner with BIM who has informed me that BIM is engaging with the client for lot 11 regarding the location of the natural boundary. If the footing is below the natural boundary, then it would be on Crown land and covered by the Licence of Occupation issued by the Province and not part of the covenanted lands. If it is above the natural boundary then it is on land outside of the Ministry of Forests, Lands and Natural Resource Operation's jurisdiction and within BIM's jurisdiction. The Province has informed the client that BIM should notify us if the final plans are in compliance with all their applicable bylaws.

Additional docks at Cape Roger Curtis: Bowen Island Municipality has advised the Surrey Regional Office that they are starting a process to amend their bylaw governing private moorage facilities (Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 335, 2013). Crown Land Authorizations is deferring decisions on new private moorage applications on Bowen Island until the end of November 2013 to enable BIM to proceed with their bylaw process.

Best,  
Jennifer

## **Schedule E: Issues related to construction of docks at Lots 11 & 13**

The specific infractions, related to the construction of docks at lots 13 and 11, have been observed and reported to Bowen Island Municipality by local residents, who are monitoring the site on a volunteer basis because of their concern for the resulting damage to this foreshore:

### **A. Chains outside the leased area on approved application at lot 11**

The proposed plans for the approved dock at lot 11 clearly show the chains for the dock as outside the lease area. In response to a request from a concerned citizen, Kevin Walker of your ministry responded in an email dated November 13, 2013, stating:

*Further to your request, all improvements, such as dock chains and concrete blocks, need to be within the Crown lease boundaries whether they be floating on the water or anchored to the sea bed.*

*If the concrete blocks and chains were installed outside of the lease area, the Province would require the lease holder to (i) move his improvements inside of the lease boundaries, or (ii) make a new application for the Crown land required.*

### **B. Violation of the Covenant zone**

The municipality holds a covenant on a 30m strip of land on the shoreline which is intended to protect the ecologically sensitive coastal bluff ecosystems along Cape Roger Curtis coastline. There has been an attempt to construct a sundeck at the lot 13 dock and, at lot 11, the construction of the dock footing appears to have been placed above the high water mark, i.e. within the covenant zone.

### **C. Actual and potential for damage to the eelgrass from the docks at CRC**

Until Islands Trust Fund has completed its eel grass mapping, no further docks should be considered and certainly not approved. An email from Kate Emmings of the Islands Trust Fund indicates the timing of this mapping:

*The Islands Trust is in the middle of a three-year project to map eelgrass locations in the Islands Trust Area, including Bowen Island and other islands in the Metro Vancouver area. Information about our mapping project is available at <http://www.islandstrustfund.bc.ca/initiatives/ecosystem-mapping.aspx> with maps and the project report for last year's work at <http://www.islandstrustfund.bc.ca/initiatives/marineconservation/eelgrass-mapping.aspx>. This year's project, which includes Bowen Island, should be*

*completed by the end of the year and I anticipate that the report and related maps will be on our website in early January.*

A PowerPoint presentation on eelgrass damage is posted at:

<http://stopthedocks.ca/dock-11-will-damage-eelgrass/>

**D. Video of damage to kelp forest at Lot 13 dock**

Please see the video link of the dive showing the damage being done to eelgrass and kelp beds under the float at Lot 13, Cape Roger Curtis:

<http://stopthedocks.ca/video-crc-20-chains/>