

**From:** Islands2050  
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**Subject:** FW: BOWEN ISLAND AND THE "NEW ISLANDS TRUST POLICY STATEMENT"

**From:** John O'Donnell [REDACTED]  
**Date:** July 1, 2021 at 5:29:09 PM PDT  
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**Subject:** BOWEN ISLAND AND THE "NEW ISLANDS TRUST POLICY STATEMENT"

John O'Donnell

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July 1, 2021

RE: BOWEN ISLAND AND THE "NEW ISLANDS TRUST POLICY STATEMENT"

Minister of Municipal Affairs  
[Ms. Josie Osborne – Minister](#)

Dear Ms. Osborne

The proposed NEW ISLANDS TRUST POLICY STATEMENT or **ITPS** is comprehensive and very well intentioned. It covers a wide area of topics. Each Policy or sub-policy read in isolation is valid but may not be viable. Likely, island residents will see particular statements that they agree with and be mystified or concerned about others.

The ITPS is far reaching and will hamstring the ability of local governments to move forward with current or future policies and by-laws. Every move a local government makes will be subject to legal challenge as the various policy statements are so broad that it will be easy to argue that a new or existing by-law is non-compliant.

One will need to question if existing infrastructure and buildings will be allowed to remain as some will not comply with the policy statements. For example, will the Lagoon Causeway between a lagoon and the ocean that has formed an important recreational amenity for Bowen residents, be allowed to remain as it conflicts with the ITPS.

Also, many features and structures on private property will not comply with the ITPS. Will they be allowed to remain or be replaced if they are damaged?

The ITPS also overlaps or conflicts with regulations and policies of senior governments. Again, this will lead to confusion and gridlock.

The affordable housing section is a real conundrum. ITPS policies mandate very expensive infrastructure and building construction. Land is a scarce and expensive commodity. How is one to build affordable housing yet meet the goal of monthly payments being no more than 30% of household income, especially for families?

The ITPS sets out a new way of governing our community. There are many very specific policies in the ITPS that conflict with the current Bowen Island OCP and Planning and Building bylaws. Our municipal council and staff will lose any semblance of autonomy. They will struggle to comply with direction and initiatives from Bowen Island residents.

The Province of BC gave the Islands Trust a mandate and parameters in which they could operate many years ago. Regular reviews are important. However can an organization take upon itself to totally reformat, expand and restructure its mandate by merely passing a bylaw?

The province must get involved to ensure the restructuring of the Islands Trust will work for all residents and local governments.

I look forward to hearing your thoughts on this important proposed change to our community. I also request that the ministry intervene and ask that First Reading of the "NEW ISLANDS TRUST POLICY STATEMENT" bylaw be delayed in order to review the implications described above. First reading is slated for July 8, 2021 so time is of the essence.

Yours truly

*JOHN O'DONNELL*

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