



REASONS FOR DECISION

FILE NUMBER: 2412347

APPLICANT: Timothy Klauke and Rosemary Toye

BACKGROUND: This application is for a new private moorage dock located in Mannion Bay, Bowen Island.

DECISION DATE: March 31, 2023

DECISION: PROCESSED - TENURE ISSUED

REASONS FOR DECISION:

Considerations:

- **Land Use Report (LUR):** I have reviewed the final Land Use Report (LUR) and agree with the analysis and resulting recommendations.
- **Land Act Policy and Procedures:** I was guided by the Private Moorage Policy.
- **Land Status Review:** All overlapping conflicts with other tenures were cleared.
- **Referral Responses:** The issues raised from the Bowen Island Municipality were mitigated through the issuance of a Development Variance Permit. No other concerns were raised by other agencies.
- **Public Engagement:** A significant amount of public opposition was received against this application. All public comments were reviewed and considered in this decision.
- **First Nation Consultation:** A Preliminary Field Reconnaissance Survey was completed, and results considered in the decision. Other First Nations concerns were mitigated by providing additional information about the construction materials and preventative measures to be utilized during construction. First Nations consultation is documented in the consultation record and was fully considered in this decision.

Summary Statement:

Efforts were made to accommodate the concerns raised during public engagement. The proposed dock will not obstruct foreshore access or boat / kayak usage in the area. Access to the small beach will be improved through an easement over the applicant's private property issued to the Municipality for public access. With support from the Municipality through the issuance of a Development Variance Permit, public use and access concerns have been mitigated. All concerns and conflicts related to this application were addressed and/or suitably mitigated.



REASONS FOR DECISION

DECISION MAKER:

Name: Katie Semproni

Title: Senior Authorizations Officer

Delegated authority under *Land Act s. 11* (*section of the Land Act under which the decision has been made*)

For more information contact:

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