

BOWEN ISLAND MUNICIPALITY

Public Hearing Record

Cates Hill Chapel, 661 Carter Road

Monday, April 10, 2000 at 6:30 p.m.

This is the record of the **Public Hearing** of the Municipal Council for Bowen Island Municipality held Monday, April 10, 2000 at the Cates Hill Chapel, 661 Carter Road, Bowen Island, B. C.

Council in Attendance:

Mayor Lisa Barrett
Councillor Ross Carter
Councillor Peter Frinton
Councillor Alan Leigh
Councillor Alison Morse
Councillor Bob Turner
Councillor Richard Underhill

Staff in Attendance:

Rick Page, Interim Manager
Lorna Dysart, Assistant
Mike Phelan, Interim Treasurer
Kathy Lalonde, Office Assistant
Michael Rosen, Deputy Approving Officer
Felicity Adams, Senior Planner, Islands Trust

1. CALL TO ORDER

Mayor Barrett called the public hearing to order at 6:35 p.m.

2. OPENING REMARKS BY THE CHAIR

Mayor Barrett opened the hearing with an explanation of the process to be followed and noted that any persons who believed that their interest in property is affected by the proposed bylaws would be afforded an opportunity to be heard.

3. BYLAWS FOR CONSIDERATION

a. Bylaw No. 6, 2000 – “Bowen Island Official Community Plan Bylaw No. 139, 1995, Amendment No. 1, 2000”

F. Adams, Senior Planner, provided an overview of Bylaw No. 6, 2000 and a summary of agency referral comments on the proposed bylaw as follows.

Greater Vancouver Regional District
Interests unaffected by the bylaw.

Bowen Island Advisory Planning Commission

The Advisory Planning Commission recommends approval of Bylaw 6 subject to three conditions provided in their referral response: the location of the municipal hall should be temporary; the frequency of OCP updates should be limited; and OCP policies should be broad to provide flexibility and minimize the need for changes.

Islands Trust

The proposed bylaw was reviewed with respect to the Islands Trust Policy Statement as required by the Letters Patent. The review concludes that bylaw 6 is not contrary to or at variance with the Policy Statement.

The Mayor invited public submissions on Bylaw 6.

Ken Shirley (1153 Ecclestone Road) advised that he is not in favour of the application and stated various reasons including that the rezoning is aggravating and increasing impacts on Cove Bay residents who are subsidizing residents and users in Cates Hill. A civic building should be supported by Island residents equally.

Wolfgang Duntz (E-24) spoke in support of the Bylaw. He provided comments in response to the previous speaker including that Cates Hill has already spent a considerable amount on its own water system.

Eric Sherlock (no address provided) commented that public hearings would better serve the ferry passengers if they commenced at 7:00 p.m. He noted that the present wording of the OCP includes affordable housing; however, in the new text affordable housing is not mentioned, just multi-family housing. He recommended that the word “should” in proposed new policy 3.1.1.3 be changed to “shall” for symmetry in OCP language. He suggested that the proposed location for the municipal hall should not be permanent.

b. Bylaw No. 7, 2000 – “Bowen Island Zoning Bylaw No. 36, 1984, Amendment No. 1, 2000”

F. Adams, Senior Planner, provided an overview of Bylaw Number 7, 2000 and a summary of agency referral comments on the proposed bylaw as follows.

Bowen Island Advisory Planning Commission

The Advisory Planning Commission recommends approval of Bylaw 7 subject to two conditions provided in their referral response: the parking requirements appear to be high and general zoning bylaw updates should be brought forward once a year.

Islands Trust

The proposed bylaw was reviewed with respect to the Islands Trust Policy Statement as required by the Letters Patent. The review concludes that bylaw 7 is not contrary to or at variance with the Policy Statement.

The Mayor asked for public submissions on Bylaw 7.

E. Sherlock questioned the number of parking spaces required and if there would be blasting or cutting of trees for this space.

F. Adams, Senior Planner, advised that staff reviewed parking requirements in other jurisdictions and looked at the Boulevard Cottage, Old General Store and Council meetings for parking demand. The Planning and Land Use Committee reviewed the recommended requirement and reduced it. F. Adams further advised that there was no prior standard for municipal hall parking in the zoning bylaw. She also referenced the green belt covenant on the site.

K. Shirley inquired if the bylaw is specific to the building or specific to the lot. F. Adams advised that the municipal hall use is specific to the building and the parking area can be on the lot.

Silvaine Zimmermann (R. R. #1, D76) commented that the municipal offices should be close to the centre of the island and where there are better transportation alternatives. She suggested that an alternate means of transportation should be provided for Council meetings.

The Mayor asked if there were any further submissions on Bylaw 6 or Bylaw 7. There being none, Mayor Barrett declared the Public Hearing with respect to Bylaws 6 and 7 closed at 7:14 p.m.

Certified Correct:

Recording Clerk