

BOWEN ISLAND MUNICIPALITY

Minutes of the **Public Hearing** of the Municipal Council for Bowen Island Municipality held on Monday, September 11, 2000 at 6:30 p.m. at the Municipal Hall, 981 Artisan Lane, Bowen Island, B.C.

COUNCIL IN ATTENDANCE Mayor Lisa Barrett
Councillor Ross Carter
Councillor Peter Frinton
Councillor Alan Leigh
Councillor Alison Morse
Councillor Richard Underhill

REGRETS Councillor Bob Turner

STAFF IN ATTENDANCE Isabell Hadford, Chief Administrative Officer
Kathy Lalonde, Confidential Secretary
Felicity Adams, Senior Planner, Islands Trust
Cristina Rucci, Planner, Islands Trust

CALL TO ORDER Mayor Barrett called the meeting to order at 6:35 p.m.

OPENING REMARKS BY 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 bylaw would be afforded an opportunity to be heard.

BYLAW FOR CONSIDERATION

Bylaw No. 20, 2000 cited as "Bowen Island Municipality Bylaw No. 20, 2000 – Bowen Island Official Community Plan Bylaw No. 139, 1995, Amendment No. 2, 2000"

Felicity Adams, Senior Planner outlined the purpose of Bylaw No. 20, 2000 cited as "Bowen Island Municipality Bylaw No. 20, 2000 – Bowen Island Official Community Plan Bylaw No. 139, 1995, Amendment No. 2, 2000". She noted that this Official Community Plan amended bylaw has been initiated by the Municipality in response to the recommendations of the Josephine Lake Biophysical Review, a project supported by Council to identify riparian buffer areas that should be protected for the purposes of water quality protection. Ms. Adams indicated that the bylaw has been drafted to be applicable to all properties within the Municipality including the lots considered as part of the Biophysical review.

Ms. Adams observed that this amendment would allow Council to accept the restricted covenant and a statutory right of way pursuant to the *Land Title Act* in place of the development permit as an alternate means to protect the natural environment.

This amendment would also mean that properties owners that register a restricted covenant or statutory right of way on their lots that meets the conditions outlined in the proposed bylaw will be exempted from the development permit requirements.

Ms. Adams noted that two referrals were required for Bylaw No. 20, 2000. The first referral was to the Islands Trust as a requirement of the *Islands Trust Act*. She noted that all amendment bylaws must have regard for the object of the Island's Trust and not be at variance with the Islands Trust policy statement. Islands Trust staff have indicated that the bylaw is not in variance with either the object of the Islands Trust or the policy statement.

The bylaw was also referred to the Agricultural Land Reserve Commission because the Crown Lands on Bowen Island are within the agricultural land reserve. The Agricultural Land Reserve Commission responded that interests are unaffected by Bylaw No. 20, 2000.

**WRITTEN PUBLIC
SUBMISSIONS**

Felicity Adams, Senior Planner indicated that no written submissions had been received.

**VERBAL PUBLIC
SUBMISSIONS**

Gary Ander of the South Bowen Community Association, indicated that the Association is very happy with Bylaw No. 20, 2000 and have been involved with the process of looking after Josephine Lake. He felt that this bylaw goes a long way to protect the lake and its tributaries. Mr. Ander noted that this bylaw goes far beyond what they were expecting.

ADJOURNMENT

The Mayor asked three times if there were any further submissions on Bylaw No. 20, 2000. There being none, Mayor Barrett declared the Public Hearing with respect to Bylaw No. 20, 2000 closed at 6:45 p.m.

Certified Correct:

Lisa Barrett
Mayor

Isabell Hadford
Chief Administrative Officer