

## **BOWEN ISLAND MUNICIPALITY**

Minutes of the **Public Hearing** of the Municipal Council for Bowen Island Municipality held on Monday, February 12, 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 Bob Turner  
Councillor Richard Underhill

**STAFF IN ATTENDANCE** Isabell Hadford, Chief Administrative Officer  
Felicity Adams, Senior Planner  
Michael Rosen, Consultant Planner

**CALL TO ORDER** Mayor Barrett called the meeting to order at 6:12 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** Michael Rosen, Consultant Planner outlined the details of the amendments to Bylaws No. 27, 28 and 29, 2000.

**WRITTEN PUBLIC SUBMISSIONS** Mayor Barrett indicated that no written submissions had been received.

**VERBAL PUBLIC SUBMISSIONS** Gary Ander of the South Bowen Community Association reported that members of the Association were very happy with the amendments to the bylaws. He noted that through the initiative of the Planning and Land Use Committee and Mr John Reid a model covenant has been designed and he hopes that it can be used as a model for future watershed covenants.

Mike Lightbody, Josephine Lake resident reported that he believes the covenant to be a good idea.

Dennison Mears, Chair, Water Committee, South Bowen Community Association complimented those involved in designing the covenant as he considers it very innovative. He noted that, on behalf of water users at Josephine Lake, they think the covenant is a good idea.

John Reid thanked the Planning and Land Use Committee and Council for the work completed on the amendments to the bylaw. He provided Council with a summary of the process that has led to the development of the covenant.

Mr Eric Sherlock commented that he felt the riparian buffer around Josephine Lake was superior to the 50m setback that is presently in the bylaw that was written in the 1980s. He noted that he was unsure if the buffer allowed for animals on the property around the lake. He asked Council to consider this under the new *Fish Protection Act* and asked whether the 50m setback was sufficient. He also felt that no compensation should be allowed to the developer. Mr Sherlock asked if there had been a real estate appraisal and if the value of the nine lots are equal to the diminished value of the lots where the value is being reduced by the covenant. He queried that if a real estate proposal had not been carried out then how had the price been set for the zoning. Mr Sherlock concluded by saying that he felt that Council has asked for a first class covenant but has gone to the developer and not questioned the price that he responded with.

## **ADJOURNMENT**

The Mayor asked three times if there were any further submissions on the amendments to Bylaw No. 27, 28 & 29, 2000. There being none, Mayor Barrett declared the Public Hearing with respect to Bylaw No. 27, 28 & 29, 2000 closed at 7:00 p.m.

## **Certified Correct:**

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Lisa Barrett  
Mayor

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Isabell Hadford  
Chief Administrative Officer