

BOWEN ISLAND MUNICIPALITY

Minutes of the **Public Information Meeting** held Thursday July 18, 2002 at 7:00 p.m. at the Bowen Island Community School, 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
Michael Rosen – Planning Consultant

OTHERS IN ATTENDANCE

Ron Allen, Cowan Point Project Architect
Mary Belanger, Waste Water Treatment Engineer
Wolfgang Duntz, Bowen Island Properties
Russ Olson, Golf course Designer
Alan Ronsworth, Cowan Point Project Engineer
Gayle Ferguson – Minute Taker

PUBLIC IN ATTENDANCE

Approximately 200

CALL TO ORDER

Mayor Barrett called the meeting to order at 7:25 p.m.

Ron Allen, Project Architect provided an overview of the Cowan Point Project. He described the area and the natural features, noting the stream areas and setbacks. He commented on the following major features of the project:

- Proposed new road route;
- Increased density in Seymour Bay area;
- Golf course area;
- Cluster housing;
- Seymour Landing as a focus point corner store, expanding to community services;
- Potential for a public dock with possible connection to a passenger ferry to Vancouver;
- A 20 room lodge with a small restaurant and pub;
- Lot 8-35 acres of waterfront with 14 homes and a Silent Retreat Centre.

Alan Ronsworth, Project Engineer addressed the issue of whether Josephine Lake was a suitable source for water. Regarding the hydrology of the water source to provide a reliable yield, he noted

the following:

- Multi year cycle for Josephine Lake is estimated at 200,000 to 235,000 cubic metres a year and would require the dam to be raised to provide for storage;
- Total Household demand with other developable lots is estimated at 103,000 cubic metres per year with the assumption that there will be metering, bylaws limiting outdoor use and low-flush toilets;
- Estimated demand is for the low range of reliable supply;
- Water quality – disinfection is mandatory and filtration is recommended.

Mary Belanger, Waste Treatment Engineer with Novatec Consultants Inc. described the various options for waste water treatment and disposal that are presently being considered for the Cowan Point Development.

Adjournment of Public Information Meeting

PM RES# 02-01

It was Moved and Seconded

That the Public Information Meeting be adjourned at 7:59 p.m. in order to convene the Public Hearing Meeting. CARRIED

Reconvening of Public Information Meeting

The Public Information Meeting was reconvened at 8:02 p.m.

Russ Olson, a golf course designer and builder from the Sunshine Coast Golf course described the design for the proposed golf course and felt that the chosen site is a good location on Bowen Island with environmental issues to be considered.

Alan Whitehead, Environmental Consultant described the process of the adaptation of the Cowan Point Project to the land. He noted that the golf course will be connected to a new residential development with the option of treated water reuse and will have a high efficiency irrigation system but the fairways will not be irrigated. He noted the following main points:

- Use of streamside buffers to protect water quality and water quantity;
- Pesticide herbicide free zones;
- Creation of new open water habitat ponds;
- Rainwater collection and storage;
- Selected trees will be preserved and others planted to encourage wildlife;
- Establishment of a sanctuary system involving local community groups such as the Nature Club, and the Conservancy Club and wildlife for inventory under the guidelines of the Audubon Society with ongoing environmental monitoring.

Jim McConnan, a golf course greens keeper since 1978 commented that the Bowen Island golf course proposition is a good one.

Andre Carrel, a consultant for a local ad hoc group, expressed concern regarding the following issues:

- Watershed - fire hose protection;
- Capacity of ferry to carry additional passengers;
- Whether there are well established standards for water and sewer.

In response to Mr. Andre Carrel, Mr. Rosen, the Planning Consultant noted that the Municipality will be informed regarding the impacts of water and a safe sewage disposal system before it adopts the proposed bylaws. He noted that prior to Council giving first reading to the bylaws it had passed a series of conditions that need to be satisfied by the developer before bylaws are adopted. In addition, a set of Bowen Island road standards would need to be in place prior to adoption of the bylaw as well as servicing and infrastructure items.

Regarding sporting activities, Terry Cotter expressed the desire to see activities stay accessible to the ferry for off island children and adults.

Dale Read expressed his concern regarding ocean outfall. He noted that contamination depends on wind and current temperatures.

Mary Belanger from Nova Tec Consultants, responded by noting that the next step will be to do an environmental impact study which will include a detailed ocean outfall study

Regarding the impact of a public golf course on increased ferry use, Councillor Morse noted that BC Ferries has indicated that Bowen Island is to get a larger ferry. There are also plans for a dock that could accommodate a passenger ferry for Seymour Bay.

Michael Rosen, Planning Consultant noted that the Official Community Plan amendment for the Cowan Point development area is the articulation of a vision. There is no certainty that the vision will become a reality. Regarding the future of the golf course lands if the golf course is not built, Mr. Rosen noted that the Municipality is not building the golf course but once built it would be dedicated to the Municipality. If the golf course is not built, zoning is in place that would prohibit use of land for any other use. Secondly the Covenant in place protects the Municipality in the event of any unforeseen eventualities.

D'anne Redhawk Howe, a member of the Cowan Pont Residents Association noted that the quality of the water has been horrible and the Water Report has not alleviated her concerns. She noted that no other option for water supply had been mentioned besides Josephine Lake.

Councillor Carter noted that the Improvement Districts have been tracking their water use particularly with meter reading and scale of charges and where there is metering, water use falls. Eaglecliff is using under a hundred gallons per day.

Regarding the proposed trails, Bob Tanner noted that the proposed trails on Lot to Anastasia Road appears to be rejected by the planner and Site 8, Seymour Bay going North, is a logging road that has also been excluded from the trails process.

Regarding the issue of trails, Mr. Rosen commented that the Official Community Plan recognizes that trails are an important part but the details have yet to be worked out. He noted that what is included in the bylaws is not the details but rather the type and amount of development that can take place. There has been no intention to reject any ideas regarding trails.

Regarding public access to beaches, Michael Rosen noted that other than Seymour Park area there is no other public access being considered in order to protect the coastal bluffs. Regarding the financial impact studies have not been done to compare operating and maintenance costs compared to revenue. Capital costs are the responsibility of the developer as are water, sewage and roads which will be taken over by the Municipality when built to Municipal standards.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Certified Correct:

Lisa Barrett
Mayor

Isabell Hadford
Chief Administrative Officer