

BOWEN ISLAND MUNICIPALITY

Minutes of the **Public Hearing** of the Bowen Island Municipality held Thursday, July 17, 2003 at 7:00 p.m. in the Municipal Hall, 981 Artisan Lane, Bowen Island, and B.C.

COUNCIL IN ATTENDANCE

Acting Mayor Neil Boyd
Councillor Terry Cotter
Councillor Alan Leigh (*arrived at 7:30 p.m.*)
Councillor Alison Morse
Councillor David Wrinch (*arrived at 7:30 p.m.*)

REGRETS

Mayor Lisa Barrett
Councillor Doug Bowen

STAFF IN ATTENDANCE

Isabell Hadford – Chief Administrative Officer
Gina MacKay – Island Community Planner
Michael Rosen – Planning Consultant

OTHERS IN ATTENDANCE

Approximately 26 residents

CALL TO ORDER

The Acting Mayor called the meeting to order at 7:08 p.m.

OPENING REMARKS

Acting Mayor, Neil Boyd noted that the meeting would consist of two Public Hearings. The first Public Hearing is for *Bylaw No. 87, 2003 cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 87, 2003"* (Malkin Creek property). The second Public Hearing is for *Bylaw No. 90, 2003 cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 90, 2003"* (Buchanan property).

The purpose of the public hearings are to allow members of the public to make representations to Council. Everyone who is interested shall be given a reasonable opportunity to be heard or to present written presentations. Speakers will be allowed five minutes. Council will listen to all presentations and at the end of the process, Council may give, without further notice, any decision it deems proper.

BYLAWS FOR CONSIDERATION

Bylaw No. 87, 2003 cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 87, 2003"

Michael Rosen, Planning Consultant provided a review of the key essentials of the Bylaw Amendment dealing with the 40-acre Malkin Creek proposal to change the current zoning to a Comprehensive Development CD 8 zone.

**Verbal Public Submissions
Regarding Bylaw No. 87, 2003**

Bud Long, resident at 687 Windjammer and owner of one of the properties that back onto the western edge of the subject property, noted support for the proposal subject to the conditions that were specified in the exchange of correspondence with John Reid and Don McLeod. He also presented six letters from the adjacent neighbours. Acting Mayor Neil Boyd accepted the letters as written public submissions.

Court Brouson, speaking on behalf of Bowen Bay Holdings and as a property owner adjacent to the Malkin Creek property, noted that residents are well informed regarding what is intended at this point.

Peter Frinton, resident at 741 Carter spoke in favour of the proposal as the amenities provided are quite significant and of benefit to the community.

In response to a request for clarification regarding the half acre park dedication, Michael Rosen, Planning Consultant noted that the park would not be smaller than a half acre and depending on how big the lots are the park may get bigger at the time of subdivision. The park's location had not been fixed but it would not be located in the Watershed protection area and would certainly be accessible by public road.

John Miller, resident at 685 Windjammer noted his approval for the proposal.

Lillian Yeager as an immediate neighbour to the property expressed concern regarding the number of lots. She believed that sixteen lots would change the character of the neighbourhood.

In response to the above concern, the Planning Consultant noted that sixteen lots is the Official Community Plan allowable density. Originally four of the sixteen lots were to be transferred out but that proposal has been dropped and is no longer a part of the present application.

Regarding a request for information on the timeline for the development, the Planning Consultant noted that the timeline is up to the developer and Council has no control over when the development would take place.

Acting Mayor Neil Boyd concluded the public hearing on Bylaw No. 87, 2003 by calling three times for verbal public submissions.

**Bylaw No. 90, 2003 cited as
“Bowen Island Municipality
Land Use Bylaw No. 57, 2002,
Amendment Bylaw No. 87,
2003” (Buchanan Property)**

Michael Rosen, Planning Consultant provided a review of the key essentials of the Bylaw Amendment dealing with the 35 acre Buchanan property, currently zoned RR1 and SS1. The proposal is to create a Comprehensive Development zone – CD9. He noted that six written submissions and three on table written submissions had been received.

**Verbal Public Submissions
regarding Bylaw No. 90, 2003**

Drew Burgess, resident at 512 Sunset Road, noted his approval for the proposal especially for the amount of land that has been protected for water supplies.

Anne Chollat expressed her agreement with Mr. Burgess’s comments.

Trudy Urquhart, owner of Lot I of the land parcel noted her concerns regarding the development of the property into four lots versus one lot. She had been given to understand that there would be only one owner. She also expressed concerns regarding the designated parklands and the increased traffic of four households using the easement through Lot I. Her easement is on flat land and could become the main route in the winter. She also noted her concern regarding how the quality of the present well water on her property may in the future be affected by increased sewage.

The Planning Consultant commented that it is important to understand concerns raised by Ms. Urquhart. The road easement is not intended to provide road access to any of these lots.

Marg Underhill resident at 14 Westside Road commented on the water supply. She noted her concerns regarding the depth of wells and the fact that the production amounts vary greatly. The idea that the standard production of 50 gallons a minute is not normal and leaves a strange perception. The Planning Consultant noted that he would be looking into the issue of well production.

Anne Chollat noted that she keeps all records of wells of the island and no one has approached her regarding information on well production.

Kathy Buchanan read a letter on behalf of the Buchanan family noting that it was their parents’ dreams and wishes to pass on land to their children who had grown up on Bowen Island and wished to continue living on the Island. The letter noted that through the proposal a legacy would be left for all Islanders to enjoy.

Acting Mayor Neil Boyd concluded the public hearing on Bylaw No. 90, 2003 by calling three times for verbal public submissions.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Certified Correct:

Neil Boyd
Acting Mayor

Isabell Hadford
Chief Administrative Officer