

## BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday March 24, 2004 at 7:15 p.m. in the Municipal Hall, 981 Artisan Lane, Bowen Island, B.C.

### COMMISSION IN ATTENDANCE

Ross Carter – Chair  
 Ted Bentley  
 Rob Boyko  
 Bill Granger  
 Joldine Lee  
 Frits de Vries

### REGRETS

Art Rogers

### OTHERS IN ATTENDANCE

Gina MacKay – Island Community Planner  
 Nancy Morris  
 John Reid  
 Bob Tanner

### CALL TO ORDER

The Chair called the meeting to order at 7:15 p.m.

### ADOPTION OF THE MINUTES

*RES# APC 04 –03*

#### **It was Moved and Seconded**

That the minutes of the meeting held February 25, 2004 be adopted as amended:

Page 2, 1<sup>st</sup> bullet Add “*for the inn and 2<sup>nd</sup> building but would be required for the gas station*” CARRIED

Report re: Rezoning Application (Artisan Square

The members approved the report for circulation to Municipal Council on Rezoning Application BM-RZ-03-2003 (Artisan Square).

Rezoning Application Tanner and Hikers Trail Road owners

Speaking on behalf of himself and neighbouring property owners, John Reid provided the Commission with a review of the Hikers Trail Proposal with the proposed park, trail and road buffer covenants and dedications. He commented on the Tanner proposal with its proposed park and trail designations.

Discussion followed regarding the following issues:

- Possible trail linkages through the Tanner property;
- Density transfer – exploration of donor to donor area related to OCP policy that outlines donor and receiver area characteristics;
- Mitigation of water loss as a result of building additional residences in a watershed area;
- Possibility of clustering and reduction of lot size to

provide more natural area on the Tanner property. The Commission members indicated some support for the proposal but raised a number of issues that they would like to see in a report to Council. It was agreed that the Chair would develop and circulate to members a draft report for review and discussion at the March 31, 2004 Commission meeting

**ADJOURNMENT**

The meeting adjourned at 9:30 p.m.