

## BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday March 31, 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  
Bill Granger  
Art Rogers  
Frits de Vries

### REGRETS

Rob Boyko  
Joldine Lee

### CALL TO ORDER

The Chair called the meeting to order at 7:25 p.m.

### ADOPTION OF THE MINUTES

*RES# APC 03 -04*

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

That the minutes of the meeting held March 24, 2004 be adopted. CARRIED

Rezoning Application  
Tanner and Hikers Trail  
Road owners

The Chair provided Commission members with a copy of the draft report on the Tanner and Hikers Trail Road rezoning application.

Discussion followed regarding the following aspects of the report:

#### 1. Recommendations

- General agreement was expressed that the amenity package being proposed was not substantial;
- Dedication of 3 hectares of land – an amendment to the report to indicate an equivalent mechanism to provide the security of obtaining the land and the flexibility as to method of achieving the community amenity;
- The connecting trail from Lot 489 though to Lot 1 was considered an important corridor.

John Reid commented on the need to create zoning where either of the following options for the Otter/Boyd property could be considered:

1. Three lots as now described in the proposal with private land being given to a conservancy group; or
2. A large park dedication with the creation of 3 smaller, one acre lots to create value with the rest of the land as park dedication or given to a conservancy to achieve a tax break.

## 2. Density Transfer

- Suggestion to think in terms of density transfer units to assist in determining the value;
- Density transfer as a supply/demand issue where people involved would work out the financial details;
- Development Cost Charges as a way to derive community benefit from development;
- Maximizing the form of benefit to the Municipality through the creation of smaller lot sizes for development, with dedication of parkland around the smaller lots.

The Chair agreed to rewrite the report and circulate it to members for any additional comments, which members may have after the walkabout of the Hikers Trail Road properties to take place on April 4, 2004 at 1:00 p.m.

## **ADJOURNMENT**

The meeting adjourned at 830 p.m.