

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday October 27, 2004 at 7:15 p.m.

COMMISSION IN ATTENDANCE	Ross Carter – Chair Ted Bentley Bill Granger Art Rogers Frit de Vries
REGRETS	Rob Boyko Joldine Lee
CALL TO ORDER	The Chair called the meeting to order at 7:15 p.m.
STAFF IN ATTENDANCE	Gina MacKay – Island Community Planner
OTHERS IN ATTENDANCE	Gayle Ferguson – Minute Taker
ADOPTION OF THE AGENDA <i>RES# APC 03 –14</i>	<u>It was Moved and Seconded</u> That the agenda be adopted as circulated. CARRIED
ADOPTION OF THE MINUTES <i>RES# APC 03 –15</i>	<u>It was Moved and Seconded</u> That the minutes of the meeting held September 22, 2004 be adopted. CARRIED
BUSINESS ARISING FROM MINUTES	
Gina MacKay, Island Community Planner re: Tools to temporarily slow down development	Gina MacKay, Island Community Planner reported that legal advice had been received regarding issues that would allow the Municipality to refrain from processing applications. The Municipal solicitor believed that items such as the development of an island-wide traffic demand management plan would constitute reasonable ground for not processing an application to the fullest extent, especially if it involved larger developments, until such a study had been completed.
OLD BUSINESS	
Secondary Suites Report	The Island Community Planner outlined the Secondary Suite /Accessory Building process as follows:

- APC review over next couple of months;
- A revised report to Council followed by a public consultation process;
- A formal referral back to APC at which time the Commission could discuss the philosophical nature of the policy.

The following issues were raised:

- The process for the Commission to comment on how a policy for secondary suites and accessory buildings used for residential purposes would interface with the Land Use Bylaw and the Official Community Plan;
- The specifics of a policy for secondary suites and accessory buildings used for residential purposes;
- The advantage of a development permitting area for secondary suites and accessory buildings that would be identified in the Land Use Bylaw rather than a bylaw process;
- Suggestion that secondary suites be in areas within walking distance of public transportation;
- Philosophical approach to encourage secondary suites/accessory buildings with minimum restrictions with the exception that their use as residences should not alter the lifestyle of the neighbourhood and would be beneficial both to the rentor and the owner;
- The need to differentiate between secondary suites and accessory buildings.

The Island Community Planner agreed to provide Commission members with information packages that would be available for pick up at Municipal Hall on October 29, 2004. She requested that comments on a policy for secondary suites and accessory buildings be forwarded to her for presentation to Council.

Update on Development Management Plan

The Chair provided a brief summary of Council's decision taken at the October 25, 2004 Council meeting regarding a development management plan for Bowen Island. He noted that Council had opted to look at the Commission's recommendations from a cost and staff resource point of view.

In addition Council had passed a resolution to have the Commission review the Islands Trust Model Soil Removal Bylaw to see how it could be adapted for Bowen Island. The Chair agreed to provide Commission members with copies

of the Bylaw.

The Island Community Planner believed that the priority for the Commission should be the Commission's recommendations related to updating the existing development permit and environmental protection items in the Land Use Bylaw and the Official Community Plan.

The Chair outlined a plan of action as follows:

- The Chair would contact Murray Journeay who had offered his assistance regarding identifying hazardous slope areas;
- The Chair would review the OCP wording related to hazardous slopes;
- Next step for the Commission would be to identify environmentally sensitive areas;
- Commission members would provide comments on the Model Soil Removal Bylaw to be distributed via e-mail.

Habitat Protection Area Suggestions:

1. As a first step in identifying habitat protection areas, all properties of five acres or more that are not developed could be included in a habitat protection area as an opportunity to create greenways and protect habitats;
2. Land Use Bylaw zoning component - Suggestion to have a smaller site coverage.

The Commission agreed to e-mail suggestions and comments to each other prior to the next meeting.

Next Meeting

Next regular scheduled meeting November 24, 2004 at 7:15 p.m.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.