

## BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday January 26, 2005 at 7:15 p.m. in the Council Chambers located at Bowen Island Municipal Hall, 981 Artisan Lane, Bowen Island B.C.

### COMMISSION IN ATTENDANCE

Ross Carter – Chair  
Ted Bentley  
Joldine Lee  
Art Rogers  
Frit de Vries

### REGRETS

Rob Boyko  
Bill Granger

### CALL TO ORDER

The Chair called the meeting to order at 7:20 p.m.

### OTHERS IN ATTENDANCE

Gayle Ferguson – Minute Taker

### ADOPTION OF THE AGENDA

RES# APC 05 –01

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

That the agenda be adopted as circulated. CARRIED

### ADOPTION OF THE MINUTES

RES# APC 05 –02

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

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

### OLDBUSINESS

#### Slope Development Permit Area Review

The Commission reviewed sections of the proposed amendment to the Official Community Plan (OCP) related to Natural Hazard Areas objectives, guidelines and objectives:

The following issues were discussed:

- Need for the Commission to have access to full scale, accurate maps;
- Need to assess all criteria used to determine whether a slope is hazardous;
- Areas above and below the slope should be addressed;
- Objectives to include - OCP 1-4 & 9;
- Suggestion to add “*changes to drainage and driveways be reviewed by a professional engineer in the appropriate areas*” to Guidelines 7.6.14. and 7.6.1.5.

*RES# APC 05 -03*

**It was Moved and Seconded**

Whereas at the regular Council meeting of January 10, 2005, Council recommended that planning staff be directed to immediately address a policy of slope hazard and development permit areas as a high priority, and if necessary staff contract technical planning assistance to draft the necessary bylaw;

The Advisory Planning Commission recommend to Council that Planning staff be directed to develop the necessary bylaw using the revised Development Permit Guidelines and Exemptions for Hazard Slope areas; and

That the revised Development Permit Guidelines and Exemptions for Hazard Slope areas be forwarded to the Island Community Planner.

CARRIED

Secondary Suite &  
Accessory Building  
Report *RES# APC 05 -04*

**It was Moved and Seconded**

That the Advisory Planning Commission recommend to Council that the report on recommendations for the Draft Policy and Permitting for Secondary Suites and Accessory Buildings for Residential Purposes be referred to the Island Community Planner as instructed.

CARRIED

Ted Bentley re: January  
18, 2005 Sustainable  
Community Advisory  
Committee Combined  
meeting re: Greenways  
*RES# APC 05 -05*

Ted Bentley reported on the discussion that took place on January 18, 2005 at the Sustainable Community Advisory Committee's combined meeting regarding Greenways.

**It was Moved and Seconded**

That the Advisory Planning Commission recommend that Council direct Planning staff to make available to the Commission the following maps in 36 by 62 inch format

- Hazard Slopes
- Islands Trust habitat adjacency maps for Bowen Island
- Sensitive eco systems.

CARRIED

Ted Bentley re  
Recommendations made  
at the January 24, 2005  
Council meeting re: Cape  
Roger Curtis  
Neighbourhood Concept  
Plan

Ted Bentley reported on recommendations made at the January 24, 2005 Council meeting regarding Cape Roger Curtis and the presentation by Bob Turner requesting a joint committee/commissions meeting to review the terms of reference for the Neighbourhood Concept Plan and the Community Advisory Committee. He noted there would be an informal meeting with the Planning Consultant on February 3, 2005 to further discuss the terms of reference issue.

**ADJOURNMENT**

The meeting adjourned at 9:20 p.m.