

BOWEN ISLAND MUNICIPALITY

Minutes of the Public Hearing Meeting of the **Municipal Council** of Bowen Island Municipality held Monday January 31, 2005 at 7:00 p.m. in the Municipal Hall, 981 Artisan Lane, Bowen Island, and B.C.

COUNCIL IN ATTENDANCE

Mayor Lisa Barrett
Councillor Neil Boyd
Councillor Terry Cotter
Councillor Peter Frinton
Councillor Alison Morse
Councillor David Wrinch

STAFF IN ATTENDANCE

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

OTHERS IN ATTENDANCE

Doug Berry
Stacey Leigh
Six other members of the Public
Jacqueline Massey – *The Undercurrent*
Gayle Ferguson – Minute Taker
(* Denotes partial attendance)

CALL TO ORDER

Mayor Barrett called the meeting to order at 7:07 p.m.

OPENING REMARKS

Mayor Barrett noted that the Public Hearing was being convened in order to consider proposed Bylaw No. 122, 2004 “cited as Bowen Island Official Community Plan Bylaw No. 139, 1995, Amendment Bylaw No. 122, 2004” and Bylaw No. 123, 2004 cited as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw. 123, 2004”. The purpose of the Public Hearing was to allow members of the public to make representations to Council. Everyone who was interested would be given a reasonable opportunity to be heard or to present written presentations.

Mayor Barrett noted that the Public Hearing would be the last opportunity for comment by the public. Council would listen to all presentations and at the end of the process, Council could give, without further notice, any decision it deemed proper.

**BYLAWS FOR
CONSIDERATION**

Bowen Island Municipality
Bylaw No. 122, 2004 – Bowen
Island Official Community Plan
Bylaw No. 139, 1995,
Amendment Bylaw No. 122,
2004

Bowen Island Municipality
Land Use Bylaw No.57, 2003 –
Amendment Bylaw No. 123,
2004

Michael Rosen, Planning Consultant provided a review of the key essentials of:

1. Amendment Bylaw No. 122, 2004 an amendment to the Official Community Plan to create a new zone CD 11 that would apply to the gas station site with a series of regulations; and;
2. Amendment Bylaw No. 123, 2004 and amendment of the zoning bylaw to allow more buildings than currently exists at Artisan Square.

WRITTEN SUBMISSIONS

Michael Rosen, Planning Consultant noted no recent written submissions had been received.

VERBAL SUBMISSIONS

Stacy Leigh noted that the owners of the Gas station supported Mr. Berry's rezoning application and if the application was successful, the owners intended to purchase property from Mr. Berry for the gas station.

Stacy Leigh commented on the following concerns:

- Proximity to school – the new proposed location would be further from the school;
- Impact of green corridor on Grafton road and the trail section from Carter Road to the Bowen Island Community School – the trail would be partly relocated but would remain in the green corridor;
- Convenience Store - no intention by the owners to have a convenience store. Such a store was not permitted in the bylaw;
- Plans for the other 66 square meters - a warehouse downstairs for packaged materials with a residential unit above.

Imke Zimmermann expressed her appreciation for the continued existence of the trail and the absence of junk food being available for school children.

Ms. Zimmermann believed it was important for Council members not to campaign until election time. She requested Council to keep the peace.

Richard Goth expressed his support for the application for the inn and the proposed new gas station site. He believed enhancements for local businesses were important and hoped Council would expedite the situation for business people.

Mayor Barrett called for further submissions and noted her intent to call twice more for further verbal submissions.

Shari Ulrich, resident at 565 Roocroft Lane reaffirmed her support, given at the time of the first Public Hearing, for the application.

Mayor Barrett called for further submissions and noted her intent to call twice more for further verbal submissions.

The Planning Consultant responded to a query from a Council member regarding what the effect would be of any future decision on the inappropriateness of the proposed site for the gas station.

The applicant, Mr. Berry responded to a query from a Council member regarding the term "housekeeping rooms".

Mayor Barrett called three times for any further submissions on the Amendment Bylaws. They're being none, Mayor Barrett declared the Public Hearing with respect to Bylaw No. 122, 2004 and Bylaw No. 123, 2004 closed.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Certified Correct:

Lisa Barrett
Mayor

Isabell Hadford
Chief Administrative Officer