

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday February 23, 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
 Bill Granger
 Art Rogers
 Frit de Vries

REGRETS

Rob Boyko
 Joldine Lee

CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m.

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

It was agreed that the Natural Hazard Area proposed amendment was to the Land Use Bylaw, not to the OCP as stated in the draft minutes. That the minutes of the meeting held January 26, 2004 be adopted as amended.

CARRIED

NEW BUSINESS

Environmentally sensitive area development permit

The Commission reviewed sections of the proposed amendment to the Land Use Bylaw (LUB) related to Environmentally sensitive area development permit guidelines and objectives.

Ted Bentley distributed an amended draft that was accepted for the purpose of discussion.

The following issues were discussed:

- Need to consider whether, if a sensitive area polygon existed on a property, the entire property would be subject to the development permit;
- Whether, if the entire property is not subject to a development permit, a buffer or protective zone around the identified ecologically sensitive area should be a part

of the development permit area;

RES# APC 05 -04

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 environmentally sensitive area development permit 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 Sensitive Environmental areas; and That the revised Development Permit Guidelines and Exemptions for Environmentally Sensitive areas be forwarded to the Council and the Island Community Planner.

CARRIED

ADJOURNMENT

The meeting adjourned at 8:30 p.m.