

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday March 23, 2005 at 7:15 p.m. in the Council Chambers located at the Bowen Island Municipal Hall, 981 Artisan Lane, Bowen Island British Columbia

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.

OTHERS IN ATTENDANCE

Murray Journeyay
Gayle Ferguson – Minute Taker

ADOPTION OF THE AGENDA

RES# APC 04 –09

It was Moved and Seconded

That the agenda be adopted as circulated. CARRIED

ADOPTION OF THE MINUTES

RES# APC 04 –10

It was Moved and Seconded

That the minutes of the meeting held February 23, 2005 be adopted as amended:

Page 1, 1st bullet to read “*The buffer concept was to protect environmentally sensitive areas*”;

2nd bullet, delete “*...if the entire property is not subject to a development permit...*” CARRIED

OLD BUSINESS

Murray Journeyay – Bowen Hazard Slope and Sensitive Environment Mapping

Murray Journeyay presented the Commission with the following maps, summarizing information presently available:

1. Bowen Island Islands Trust Ecosystem Values;
2. Bowen Island Sensitive Ecosystems with Riparian Zones;
3. Bowen Island Steep Slopes Map shown in 5% intervals on a twenty meter base

Bowen Island Steep Slopes Map

The following suggestions were discussed:

- Map needs to be updateable;
- Base of steep slopes was not shown on the map where

- there could be falling rock, sloughing or unstable materials – map could identify areas on the ground that have the right mixture to create unstable slopes;
- Buffer Zones – could look at it in the context of calling for a geotech if lot abuts a steep slope and could be identified in the Text;
 - Need for parallel comments on slope stability - Murray suggested a map for steepness with overlay showing slope stability. Map could be identified as a Geo Technical Hazard Map.

Murray Journeay agreed to revise the map leaving out all slopes under 30% and making the rock hazard areas more defined.

Bowen Island Sensitive Eco systems with Riparian Zones

The following suggestions were discussed:

- Ideally it would be advisable to have a separate map for each Development Permit area;
- The map showing the present watershed streamside protection areas could be left as is and the plotted environmentally sensitive areas could be added;
- Areas could be identified that were most highly susceptible to groundwater contamination;
- Would be helpful to see more clearly on the map what direction the water runs.

The Commission agreed that wetlands, streams and water bodies be on a separate map and only the sensitive ecosystems shown on the map.

Islands Trust Ecosystems Values Map (Regional Analysis)

Murray noted that the map had ranked land parcels from 1-100. The map could be used to assist in establishing greenway corridors.

Murray agreed to refine the Islands Trust Ecosystem Values Map. The revised maps would-be put on a CD for the Commission's access.

Sensitive Environment DP

The Chair noted that the Draft Development Permit for Environmentally Sensitive Areas had been reviewed by Alan Whitehead, Environmental Consultant, who had some questions and comments.

The Commission agreed to hold a special meeting on April

5, 2005 to review the revised maps and comments received from Alan Whitehead on environmentally sensitive areas.

ADJOURNMENT

The meeting adjourned at 9:15 p.m.