

BOWEN ISLAND MUNICIPALITY

Minutes of the **Special** Advisory Planning Commission Meeting held on Tuesday April 5, 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

Peter Granger
Gayle Ferguson – Minute Taker

ADOPTION OF THE AGENDA

RES# APC 04 –16

It was Moved and Seconded

That the agenda be adopted as circulated. CARRIED

Sensitive Ecosystem Development Permits

The Commission reviewed the following revised maps prepared by Murray Journey:

- Steep Slope Development Permit areas,
- The Provincial Sensitive Environment mapping;
- The Islands Trust refinement for streams and sensitive areas.

The Commission agreed that:

- A cadastral base map for the steep slope development permit areas would be preferable with the 30% and up slopes outlined in one colour;
- Sensitive Ecosystem map would need to be viewed from how it could be used

The Commission reviewed comments received from Alan Whitehead regarding the draft development permit area guidelines for environmentally sensitive areas and agreed to revise the guidelines for the following items:

1. Watershed Areas - make a note that riparian watershed areas had been identified in other DP areas;
2. Scale of Mapping - 1 in 5,000 was recommended;
3. Character concerns - wording suggested *“If the*

ecological integrity and function of the environmentally sensitive areas are to be protected”;

4. Delete the reference to buffer zones;
5. Natural state - keep it in but flag that Alan Whitehead had commented that it would need addressing;
6. Undesirable native species - suggestion to list them;
7. *Guidelines ad Objectives* - location in the document. Suggestion to keep the placement consistent with OCP;
8. 773B - rewording along the lines of “ to ensure the preservation of biodiversity and ecological function and values of the Islands habitats;
9. 773 D – no change.

Other Issues Discussed:

- Nest areas - should they be included in a Sensitive area DP?
- Should be looking at protecting habitat, which would mean that a significant portion of mature forest would need to be included in an Environmentally Sensitive Area DP - habitat protection of avian and terrestrial species;
- The present approach with development permit areas is somewhat fragmented. Preference for an environmental bylaw that would be more inclusive;
- The Commission’s report could acknowledge that the development permit area guidelines were a framework requiring a more comprehensive environmental bylaw.

The Chair agreed to:

1. Contact Murray regarding suggestions for the Steep Slope map;
2. Revise the draft Sensitive Ecosystems Development Permit Guidelines
3. If possible, arrange for Alan Whitehead to attend the April 27, 2005 Commission meeting.

Next Meeting

April 27, 2005 at 7:15 p.m.

ADJOURNMENT

The meeting adjourned at 8:40 p.m.