

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday April 27, 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
Art Rogers
Frit de Vries

REGRETS

Rob Boyko
Bill Granger
Joldine Lee

CALL TO ORDER

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

OTHERS IN ATTENDANCE

Gina MacKay – Island Community Planner
Gayle Ferguson – Minute Taker

ADOPTION OF THE AGENDA

RES# APC 04 –17

It was Moved and Seconded

That the agenda be adopted as amended. CARRIED

ADOPTION OF THE MINUTES

RES# APC 04 –18

It was Moved and Seconded

That the minutes of the meeting held March 23, 2005 be adopted. CARRIED

RES# APC 04 –19

It was Moved and Seconded

That the minutes of the Special meeting held April 5, 2005 be adopted as amended

Page 2, 2nd bullet Change “*Should be looking at ...*” to “*Could provide a framework for protecting habitat...*”

CARRIED

NEW BUSINESS

Ruloff Rezoning Proposal

Gina MacKay, Island Community Planner provided the Commission with a PowerPoint presentation on the proposed rezoning for Walt and Laura Ruloff at 48 Eagle Tree Road, which included the following topics:

- Current Use
- Project description
- Existing Zoning
- OCP Designation
- Potential under OCP Designation

- Proposal in Brief
- Lot 2B – Proposed Park dedication with parking lot
- Lot 2A – proposed access to the beach
- Lot 2C –coastal bluff habitat
- Revised Proposal
- Environmental Report
- Amenity Package.

The Island Community Planner requested the Commission to provide feedback on their interpretation of *OCP Policy 3.1.2.3* regarding the average lot size of 1 hectare. She noted that she would notify the Commission of three walkabouts of the property to be scheduled for a Saturday, Sunday and one early evening.

Issues Raised

- Is the rezoning proposal the best use of the property;
- Are the amenities equal to the requested change;
- Suggestion to reduce the lot size and possibly move the lots to be created further north;
- Houses should be positioned to mitigate impact on neighbours;
- Concern for maintenance of the public access to the beach stairs being the responsibility of the owner.

It was agreed that after the walkabout of the property had taken place, the Commission would discuss in detail the rezoning proposal for a report to the Island Community Planner.

WCD Developments

The Island Community Planner provided the Commission with the following information related to WCD Developments two rezoning proposals for an increase in residential densities:

1. Wellness Centre converted to a residential suite;
2. New building next to General Store - request for four residential units. The applicant had agreed to pay the Parks and Recreation Development Cost Charge for the increased densities, although the regulations would not have required it.

The Island Community Planner requested the Commission to comment generally on densities for mixed commercial/residential buildings. She noted that the present density allowed in the Land Use Bylaw was one residential unit per property. The Commission could consider a

housing agreement to maintain reasonable rents. Copies of housing agreements would be sent to the Commission. She noted that the issue of parking would need to be addressed and could be included in a housing agreement. Another option could be the development of a specified area bylaw for parking.

Issues Discussed:

- Whether there should there be an adjustment for Residential Properties;
- WCD Rezoning for four residential units should be looked at within the context of the Snug Cove Plan;
- Parking - if a building had no parking could consider contributions to a fund for public parking area or charge for parking.

Environmentally Sensitive
Development Permit
Areas

The Chair noted that he had drafted a letter to the Island Community Planner with recommendations for Environmentally Sensitive Area Development Permit and requested the Commission to comment on the letter.

The Commission made the following comments:

- Recommendation to make necessary revisions to the Official Community Plan (OCP) needs to be consistent with the Land Use Bylaw (LUB);
- Suggestion to combine resources for working on an environmentally sensitive DP with Islands Trust, which could be a recommendation to Bowen Island's trustees to bring the issue forward;
- OCP *Section 5.1.1.1.* needs to be cross-referenced.

Membership Issues
RES# APC 04 -20

It was Moved and Seconded

That the Advisory Planning Commission recommend that Council request, in the light of pressures of work and inability to attend meetings, the resignations of Joldine Lee and Rob Boyko. CARRIED

RES# APC 04 -21

It was Moved and Seconded

That the Advisory Planning Commission recommend that Council direct staff, upon receipt of resignations of Joldine Lee and Rob Boyko, to advertise for two new members to sit on the Commission. CARRIED

RES# APC 04 -22

It was Moved and Seconded

That the Advisory Planning Commission recommend to Council that the terms of reference for the Advisory

Planning Commission be amended to include a clause that if a member misses three consecutive meetings they are deemed to be no longer members of the Commission; and that Council would direct staff to search for a replacement.

CARRIED

Next meeting May 25, 2005

ADJOURNMENT The meeting adjourned at 9:30 p.m.