

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday May 25, 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 7:20 p.m.

OTHERS IN ATTENDANCE

Gayle Ferguson – Minute Taker

ADOPTION OF THE AGENDA

RES# APC 04 –23

It was Moved and Seconded

That the agenda be adopted as circulated. CARRIED

ADOPTION OF THE MINUTES

RES# APC 04 –24

It was Moved and Seconded

That the minutes of the regular meeting held April 27, 2005 be adopted. CARRIED

BUSINESS ARISING FROM MINUTES

Housing Agreements

Regarding the referral of the WCD Development rezoning application pertaining to the building next to the General Store, the Chair noted that copies of housing agreements had not been received from the Island Community Planner.

APC Membership Issues

The Chair noted that correspondence had been received from Joldine Lee and Rob Boyko. Issues regarding the Commission's recommendation for their resignation and membership on the Commission would be considered at the June 13, 2005 Council meeting.

Ruloff Rezoning

The Commission reviewed the following issues related to the Ruloff Rezoning application:

- Beach access and the possibility of a gate;
- Enriching the experience of walking to Alder Cove by a trail through the woods;

- Access to the beach should be public land, not covenanted;
- Beach designation – due to the size and location of the beach, the Neighbourhood Beach designation should be respected. Suggestion to acknowledge that the beach cannot carry a high capacity therefore make it less accessible;

The Commission agreed on the following:

1. Vehicular access be limited south of the proposed parking lot by narrowing the road and the land saved be dedicated to parkland and in addition a parallel trail be developed at the developer's expense;
2. The land from the present cul de sac to the beach be widened to the west as parkland to the point where the trail heads west to the beach
3. The land from the proposed parking lot to the trail and beach deemed as parkland;
4. That no dock would be built in Alder Cove from Lot 2A or 2C;
5. That the setback of the proposed residences from the Eagle Tree lot line be increased from 7.5 to 15 meters;
6. That the applicant make a donation in the order of \$200,000 to non-market housing on Bowen Island. The rationale being that the property does not allow for expansion of public land and the expected gain from the rezoning would suggest that the best second amenity would be a contribution to non market housing;
7. That green building protocol be used in developing the road and trail access;
8. The Official Community Plan interpretation of *Section 3.1.2.3 paragraph* needs clarification The Chair agreed to do a draft for review by members.

WCD Developments –
two rezoning proposals

Wellness Centre

The Commission agreed on the rezoning of the Wellness Centre to residential and assumed that suitable arrangements for parking had been made.

New Building next to the General Store

It was noted that the obvious amenities for the rezoning for the new building next to the General Store would be the opportunity for affordable (non market) housing or density transfer.

Discussion followed regarding the number of non-market

housing units.

The Commission agreed on the following:

1. That non market housing or density transfer for the three additional units be required as support for the additional residential units being requested;
2. That a more flexible approach be developed for residential density for Bowen Trunk Road Commercial, allowing increased residential above street level commercial provided that amenities or density transfer were in place;
3. That Council place a priority on the development of a DCC bylaw.

Hazardous Slope and
Environmentally Sensitive
Development Permit
Areas

The Commission deferred discussion of the Hazardous Slope and Environmentally Sensitive Development Permit Areas to the June 22, 2005 meeting.

Next meeting

June 22, 2005

ADJOURNMENT

The meeting adjourned at 9:45 p.m.