

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday June 22, 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
Frit de Vries
Bill Granger

REGRETS

Art Rogers

CALL TO ORDER

The Chair called the meeting to order at 7:30 p.m.

OTHERS IN ATTENDANCE

Gayle Ferguson – Minute Taker

ADOPTION OF THE AGENDA

RES# APC 04 –25

It was Moved and Seconded

That the agenda be adopted as circulated.

CARRIED

ADOPTION OF THE MINUTES

RES# APC 04 –26

It was Moved and Seconded

That the minutes of the regular Advisory Planning Commission meeting held May 25, 2005 be adopted.

CARRIED

BUSINESS ARISING FROM MINUTES

Ruloff and WCD
Rezoning Applications

The Chair noted that recommendations regarding the Ruloff and WCD Development rezoning applications had been circulated to members and then sent to the Island Community Planner as well as clarification of Official Community Policy 3.1.2.3 regarding the average lot size of 1 hectare.

Hazard Slope and
Sensitive Ecosystem
Bylaws

The Chair noted that the mapping for the Hazard Slope Development Permit Area Bylaw had been held up due to illness. Both the Hazard Slope and Sensitive Ecosystem Proposed Bylaws had been forwarded to the Planning Department. The sensitive ecosystem bylaw was forwarded in late April and was inadvertently held up.

The Chair noted that CAO Hadford had been in agreement with a suggestion that the Municipality write a contract with Islands Trust Mapping Service to do the mapping.

Discussion followed.

RES# APC 04 -27

It was Moved and Seconded

That the Advisory Planning Commission recommend that the Municipality proceed quickly to let a contract to do the mapping for the Hazard Slope Development Permit Area that would identify slopes above 30% and those areas of unstable slope on a cadastral map of the smallest scale available. CARRIED

It was noted that environmental mapping should be done in consultation with the Environmental Consultant and the Advisory Planning Commission.

The Chair noted that Council had given first reading to Hazardous Slope Bylaw. The Sensitive Ecosystem Bylaw should appear on an upcoming Council agenda as the Chief Administrative Officer had been given a copy of the bylaw.

A suggestion was made that Dunster and Associates be retained to review the Islands Trust Sensitive Ecosystem Maps.

The Chair noted that process would be to have Council and staff review the Draft Sensitive Ecosystem Bylaw first and then refer it back to the Commission, at which point a contract for the mapping work could be arranged.

The Commission agreed that before making a recommendation, time should be allowed for Council and staff to review the letter sent to the Island Community Planner by the Chair in April 2005, which included recommendations for an Environmentally Sensitive Area Development Permit.

The Chair noted that he would review the Commission's notes on Hazard Slopes and complete them.

ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Next Meeting

July 27, 2005