

**BOWEN ISLAND MUNICIPALITY**

Minutes of the **Advisory Planning Commission** Meeting held on Wednesday September 28, 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  
Frit de Vries  
Art Rogers

**REGRETS**

Bill Granger

**CALL TO ORDER**

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

**OTHERS IN ATTENDANCE**

Michael Rosen – Planning Consultant  
John Reid  
Gayle Ferguson – Minute Taker

**ADOPTION OF AGENDA****It was Moved and Seconded**

That the agenda for the September 28, 2005 Advisory Planning Commission meeting be approved as circulated.

CARRIED

**Review of notes from the August 24, 2005 meeting**

The Commission reviewed the notes from the August 24, 2005 meeting.

**NEW BUSINESS**

Letters of interest from three prospective APC members

The Commission reviewed the letters of interest from three prospective new Advisory Planning Commission members.

**It was Moved and Seconded**

That the Advisory Planning Commission request the Island Community Planner to forward to Council the letters of interest from James Tuer, David Youngson and Roger McGillivray to sit on the Advisory Planning Commission.

CARRIED

**OLD BUSINESS**

Growth Management tools – Brief from Ross Carter re: Status of the Hazardous Slopes DPA and the Sensitive Ecosystem DPA

The Chair noted that he had nothing new to report on the status of the Hazardous Slopes DPA or the Sensitive Ecosystem DPA. He noted in discussions with Alan Whitehead regarding the sensitive ecosystem work, Mr. Whitehead had agreed to advance the work in his list of priorities.

The Chair requested the Island Community Planner to provide the Commission with a brief status report of the Hazardous Slopes DPA and the Sensitive Ecosystems DPA and a date for when the additional work would be completed.

Bowen Bay Holdings  
Proposal

The Chair reviewed his report on the Bowen Bay Holding Rezoning Application.

**It was Moved and Seconded**

That the Advisory Planning Commission accept the report from the Chair dated August 25, 2005 regarding the Bowen Bay Holdings Rezoning application; and

That the report be forwarded to Planning staff and Council.

CARRIED

Hunter Proposal

Michael Rosen, Planning Consultant provided the Commission with a review of his report regarding the Hunter Subdivision application. He noted the following:

- Proposed Density Transfer Bank on the 5<sup>th</sup> Lot would mean that as soon as one unit of density was transferred off, the land would become Municipal parkland;
- Lot Five would remain open for density transfer for three years, at which time it would become a buildable lot;
- Potential subdivision was 13 lots.

John Reid commented on the rationale for the proposed density transfer bank as a way to buy time to move density elsewhere. Initially the application was for a 4-acre park and four lots. He believed that the real benefit of the proposal would be seen elsewhere, not on the Hunter property.

The Commission raised the following issues related to the concept of banking density transfer:

- Timeframe - was three years adequate time?
- Size of parkland dedication with and without density banking
- Density bank concept was agreeable if sold to an appropriate receiving area, meeting OCP criteria;
- Alternative to density transfer - amenity zoning up to OCP level with Density Transfer as a mechanism to increase density above OCP levels.
- Suggestion to create a more valuable amenity of a larger park.

The Commission agreed that density banking for the Hunter Subdivision be considered as a method of testing the density banking concept.

The Commission requested the Island Community Planner to provide a completion report on criteria for Density Transfer.

**ADJOURNMENT**

The meeting adjourned at 9:05 p.m.