

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday October 26, 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  
Bill Granger  
Frit de Vries  
Art Rogers

**CALL TO ORDER**

The Chair called the meeting to order at 7: 25p.m.

**OTHERS IN ATTENDANCE**

Alan Whitehead – Environmental Consultant  
Gayle Ferguson – Minute Taker

**AGENDA****It was Moved and Seconded**

That the agenda for the October 26, 2005 be accepted as amended. **CARRIED**

**ADOPTION OF THE MINUTES****It was Moved and Seconded**

That the minutes of the September 28, 2005 Advisory Planning Commission meeting be adopted. **CARRIED**

**NEW BUSINESS**

Appointment of Commission members for the Next Term

As the present Commission members term expires at the end of 2005, the following members expressed their desire to continue as members of the Advisory Planning Commission for the next term:

1. Ross Carter
2. Bill Granger
3. Frit deVries

A suggestion was made to change the meeting time to possibly Saturday mornings in the next term.

**OLD BUSINESS**

Report re Hunter Density Bank Proposal

**It was Moved and Seconded**

That the report prepared by the Chair on the Hunter Subdivision Application – Density Proposal be forwarded to Council with the addition of the following:

1. A section on transferable density and community water and sewage disposal;
2. Land Use Bylaw density and Official Community

## Plan density.

CARRIED

Alan Whitehead re: update on the Hazardous Slopes and Sensitive Ecosystems Development Permit Areas

The Chair noted that the Island Community Planner had provided the Commission with a verbal update on mapping being done for the Hazardous Slopes Development Permit Area.

Alan Whitehead, Environmental Consultant noted that he had been retained by the Island Community Planner to coordinate with the Planning Department his findings related to identifying the Island's sensitive eco system areas. He provided the Commission with the following update:

- The draft sensitive ecosystem bylaw prepared by the Commission had been reviewed;
- Information related to definitions for sensitive areas in the Land Use Bylaw and the Official Community Plan, which still needs to be addressed in more detail, had been compiled;
- Copies of Islands Trust mapping were being reviewed to see how a digital map and a hard copy for bylaw purposes could be created;
- Scope of the Sensitive Ecosystem Development Permit area was yet to be clarified;
- A decision tree planning tool to assist in screening an application for site-specific information was being created;
- Use of GIS
  1. there were some problems when used on a lot by lot basis – i.e. cadastral information is variable, a geo referencing area is needed;
  2. Georeferencing for Bowen needs to be done to access reports already in existence;
  3. Expansion of the GIS system has relied on volunteer information and is too slow. Need to contract out to a specialist to update and maintain work;
  4. GIS would not replace field assessment;
- Work still to be done to address the area between the need for a site assessment and/or development permit;

The following issues were discussed:

- Need for recommendations after the field assessment on how to address impact within the development permit area;
- Suggestion to have an environmental professional sign off which would reduce the reliance on accurate mapping;

- Expansion of GIS - possibility of having a technician under supervision doing this work and paying for it from the fees;
- Suggestion to have separate hard copy maps for the two bylaws;
- Consultant to provide Planning tools and the Commission to provide a framework.

The Commission requested Mr. Whitehead to map as far as possible and include stream setbacks (if possible), definitions, the decision tree and identification of processes. Based on Mr. Whitehead's report the Commission would then make recommendations to Council.

Mr. Whitehead noted that the Commission had clarified that the sensitive ecosystem development permit area bylaw did not need to address streams wetlands, water supply areas. He agreed to provide a further update at the November 23, 2005 Advisory Planning Commission meeting.

## **ADJOURNMENT**

The meeting adjourned at 8:45 p.m.