

**BOWEN ISLAND MUNICIPALITY**

Minutes of the **Public Hearing** regarding Bylaw No. 178, 2006 (Greenway West) of **Bowen Island Municipal Council** held Monday, June 26, 2006 at 7:15 p.m. at Municipal Hall, 981 Artisan Lane, Bowen Island, B.C.

**COUNCIL IN ATTENDANCE**

Mayor Bob Turner  
Councillor Lisa Barrett  
Councillor Peter Frinton  
Councillor Dave Hocking  
Councillor Alison Morse  
Councillor Lisa Shatzky

**REGRETS**

Councillor David Wrinch

**STAFF IN ATTENDANCE**

Isabell Hadford, Chief Administrative Officer  
Kathy Lalonde, Deputy Clerk (*Minute-Taker*)  
Jason Smith, Planner

**OTHERS IN ATTENDANCE**

The Public  
Michael Rosen, Planning Consultant  
John Reid  
Jacqueline Massey, *The Undercurrent*  
Elizabeth Ballantyne, *Imagine Bowen Island*

**CALL TO ORDER**

Mayor Turner called the meeting to order at 7:17 p.m.

**OPENING REMARKS**

Mayor Turner described the procedure for the Public Hearing as follows:

*“This Public Hearing is being convened pursuant to Section 890 of the Local Government Act in order to consider and receive submissions regarding proposed Bylaw No. 178, 2006, cited as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 178, 2006.*

*All persons present who believe that their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard, make representations, or to present written submissions respecting matters contained in the proposed bylaw. Please sign the Speakers’ List if you wish to address Council in this regard.*

*Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposed bylaw.*

*Your only opportunity to comment on the proposed bylaw will be during this Hearing as members of Council are not*

*permitted to receive further submissions, verbal or in writing after the Hearing is closed.*

*Everyone will be given a reasonable opportunity to be heard at this Hearing. No one will be discouraged or prevented from making his or her views heard.*

*In consideration of the proposed bylaw, Council has received documents, which may influence its decision. These documents are available for review during this Hearing. Any person who wishes to present a written submission to Council may do so and all written submissions must be received by Council before the close of this Hearing.*

*After the Public Hearing has concluded, Council may, without further notice, make whatever decision it deems proper with respect to the bylaw that is the subject of this Public Hearing.”*

Mayor Turner proceeded to outline the rules of procedures for those members of public wishing to speak at the meeting.

## **PROPOSED BYLAW**

Bowen Island Municipality Land Use Bylaw No. 57, 2003, Amendment Bylaw No. 178, 2006

- *Affected Lands (legal description):*

Lot 1 Except:

Firstly: Lot 1 (Reference Plan 2849),

Secondly: Part on Reference Plan 4244, and

Thirdly: Part Subdivided by Plan BCP1006;

Block A, District Lot 492, Group 1, New Westminster District Plan 7107

- *Purpose:*

In general terms, the purpose of Bylaw No. 178, 2006 is to accommodate the subdivision of lands for a maximum of 23 lots while securing approximately 50% of the subject lands for parks and trails for environmental protection purposes. There will also be an allowance for up to a maximum of 8 secondary suites or accessory residential buildings.

In specific terms, the purpose of Bylaw No. 178, 2006 is to amend Bowen Island Municipality Land Use Bylaw No. 57, 2002 by rezoning the subject property from Rural Residential 1 (RR1) to a new Comprehensive Development Zone 12 (CD12).

Michael Rosen, Planning Consultant

Michael Rosen, Planning Consultant reviewed Bylaw No. 178, 2006 and noted the following key points:

- More rules for this development than in other conventional rezonings within the Municipality;
- A host of conditions/requirements must be met by the Developer before the bylaw can get approved. These conditions will find their way into a restrictive covenant.
- A unique feature is the developer's interest in ensuring that

all houses are subject to sustainable guidelines.

John Reid, Applicant

Mr. Reid described the proposed rezoning and addressed the issues raised in the written submissions.

## WRITTEN SUBMISSIONS

Mayor Turner read the written submissions as follows:

1. Tom Gibson, 1700 Bowen Bay Road, dated June 22, 2006;
2. Claire Weeks, 1715 Bowen Bay Road, dated June 20, 2006;
3. Anne Franc de Ferrière-Chollat, 1425 West Side Road, dated June 14, 2006.

The Planning Consultant read the written submission provided on table as follows:

4. Brian Buckingham and Margaret Underhill, 1405 West Side Road, dated June 26, 2006.

## VERBAL SUBMISSIONS

**Linda Steeves (1737 Bowen Bay Road)** noted the following key points:

- That there is a water stream in the designated park area and during the wintertime this creek overflows into her property and the property immediately north and across Bowen Bay Road. Ms. Steeves requested that, if there are problems, the Municipality consider putting in a drainage system as drainage is very poor.
- Concern over lack of water and the development impacting the existing water system.
- Impact on fire suppression and utilities - hope that there has been consideration given to have enough water for fire suppression.
- Environmental issues – hopefully this subdivision is not being used as a test case.

**Anne Chollat (1427 Westside Road)** noted the following key points:

- Concern over fire hydrants, or lack thereof.
- Interest in knowing where the deep wells are – good opportunity for the Municipality to also know.
- Surface waters – has been monitoring. The swamp does dry up in the summertime.
- Questions regarding the buffer along the road – when you take trees down other trees will blow down. Need for reforestation of clear cutting.
- Pesticides and Herbicides – keep usage as low as possible.

Mayor Turner called three times for any further submissions on Bylaw No. 178, 2006. There being none, Mayor Turner declared the Public Hearing, with respect to Bowen Island Municipality Land Use Bylaw No. 57, 2003, Amendment Bylaw No. 178, 2006, closed.

**ADJOURNMENT**

The meeting adjourned at 8:12 p.m.

**Certified Correct:**

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Bob Turner  
Mayor

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Isabell Hadford  
Chief Administrative Officer