

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday, May 27, 2009 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	Paul Tennant – Chair Jim Cox Frits de Vries Gordon Ganong Ross McDonald Roger McGillvray Karen Wristen
STAFF IN ATTENDANCE	Jason Smith – Community Planner
OTHERS IN ATTENDANCE	Murray Journeay* Tim Rhodes Gayle Ferguson – Minute Taker <i>(*denotes partial attendance)</i>
CALL TO ORDER	The Chair called the meeting to order at 7:16 p. m.
ADOPTION OF THE AGENDA	<u>It was Moved and Seconded</u> That the agenda for the May 27, 2009 Advisory Planning Commission be approved. CARRIED
ADOPTION OF MINUTES	<u>It was Moved and Seconded</u> That the minutes of the April 22, 2009 Advisory Planning Commission be adopted. CARRIED
OLD BUSINESS	
Discussion of Crown lands Referral	Murray Journeay commented on the following: <ul style="list-style-type: none"> ◇ Crown Lands Report – possibly there might be gaps and furthermore how can we take the information and construct a rationale for protection; <ol style="list-style-type: none"> 1. relevant information - protection – habitat, specific tree species and distribution, 2. inventory of plant and animals, 3. some suitability of wildlife corridors to ensure habitat protection, ◇ Watershed protection and general protection- there is a new Provincial Program looking at groundwater protection areas Pilot project on how to identify. Data is a bit dated 2002 for the Island. We know all creeks location, trails ◇ Steps

1. inventory as first step wildlife, riparian, forests,
 2. overall strategy what and why protection;
 3. identify information gaps that may exist. Provincial inventory of forest species is very detailed but dated;
- ◇ Specific objective water resource management protection - there are specific data sets you need and we mostly have i.e. potential for groundwater contamination . If applying for groundwater protection at the Provincial level, then need methods used for assessment of ground water, which are not yet standardized in BC

Key issues discussed:

- General agreement with the following approach to create value for Crown Lands:
 1. Begin by thinking about the land without boundary lines. Identify areas that need protection and do not need to be correlated to actual crown land parcels. OCP review should look at these especially future of Bowen Island and Crown Lands objectives. For example clean water and then what if you promote Bowen Island as unique place reached by public transit so in future something like Crippen Park becomes more meaningful.
 2. Then decide on what is an active park use and isolate areas for watershed and ecological reasons. Could go forward with a proposal i.e. active outdoor recreation.
 3. Approach Provincial government with a solid plan related to outdoor recreation activities - enlargement of Crippen Park onto Crown Lands viewpoints wildlife sighting areas.
- Also possibility of creating density units with value. Could get land for social reasons i.e. affordable housing and zone it at 20 units per acre.

Murray noted that there is a multi criteria methodology that could be used to specifically focus on Crown Lands. Process involves map layers defining different areas. Ranking each area according to its value, as a way of accounting for physical characteristic of land that has assets. End result would be areas that would rank higher i.e. water protection, safety, identifying non negotiable values i.e. water/habitat protection. Something similar has been done for the whole island, not including crown lands. Purpose was to look at a 30 year growth management plan, identifying areas which could accommodate growth.

Next Steps

- Need technical skill expertise and also someone with time

and knowledge *Murray: Julian Dunster knows where expertise is and could act as an integration person taking advantage of the knowledge base and is familiar with mapping. I can contribute/make available whatever I have done in past or advise on how to begin, setting analysis up if technical expertise was available*

- Someone proficient in GIS would be capable of managing key assets, the knowledge and the framework – what are you trying to do?
- Karen volunteered to draft a recommendation to Council and circulate it to members.

Karen Wristen re: Review of Crown Land Referral Process

Karen Wristen reviewed Crown land Referral process

- ◇ Watersheds all fed by Crown Lands and there are several expressions of interest on Crown Lands
- ◇ Mineral claims - how to protect watersheds?
- ◇ Different types of Protective Areas Crown Land Protection Options
- ◇ Types of protected areas that can be created in BC –ranked on watershed protection criteria;
- ◇ Parks Conservancies and Recreation Areas
- ◇ Parks Class A has several categories mainly non commercial use and ecological protection;
- ◇ Recreation areas- lands owned by Crown in perpetuity same as Parks. Downside is incredible number of uses allowed;
- ◇ Greenbelt Lands – little guidance but strong protection excludes Ministry of Forest and Mines deserves more research as suitable for Bowen Island Greenways
- ◇ Community Watersheds – “until we need the logs”
- ◇ Ministry of Environment Service Plan 2009/2010 – key strategies identify and manage parks and protected lands – if Park approach is desirable but is not easy;
- ◇ Next Steps – will look at Metro Vancouver Parks and also research best approach

The Commission discussed making a recommendation that Crown Lands be part of the OCP review process *Jason: OPC update process going forward Municipality is putting money aside to do an OCP review every seven years. There are elements of OCP that are not in need of a major rewrite.*

Density Equivalency

Frits commented on the following issues related to density equivalency :

- Objectives for Community lands and present bylaws do not work;
- OCP review should look at the issue island-wide;

- Residential density is measured in units per acre
- Review of objectives of Density equivalency ;
- Examples of potential Density Equivalency ;
- Community objectives - density that implements objectives such as sustainability, environmental protection, affordability should be encouraged.

Issues discussed:

- Snug Cove - if you think we should have more units in Snug Cove, zone it that way. Get rid of units per acre and do an FAR;
- notion of density transfer and how we have counted density ensures density will not happen;
- Commission agrees that the present way of counting density is not effective in upholding community objectives
- Should be providing guidance to the OCP review process that planning on units per acre basis is not the right way to go;
- Next Steps – Chair to consult with Jason regarding a recommendation to be presented at the next Commission meeting.

BUSINESS ARISING FROM MINUTES

APC Establishment Bylaw Amendments

The Chair to email members work he has completed to date on amendments to the APC Establishment Bylaw

Recommendations re: Resignation of Former Members

It was Moved and Seconded

That the Advisory Planning Commission thank James Tuer for his dedicated work as member and Chair of the Commission

CARRIED

It was Moved and Seconded

That the Advisory Planning Commission thank Nerys Poole for her dedicated commitment and service to the Commission.

CARRIED

Meeting Dates

The Commission agreed on meeting the 4th week of each month and no meetings in July and August.

Next Meeting

June 24, 2009 at 7:15 p.m.

ADJOURNMENT

The meeting adjourned at 9:15 p.m.