

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday March 25, 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 – Acting Chair  
Frits de Vries  
Jim Cox  
Gordon Ganong  
Ross McDonald  
Roger McGillvray  
Karen Wristen

**REGRETS**

Jim Cox

**STAFF IN ATTENDANCE**

Jason Smith – Community Planner

**COUNCIL IN ATTENDANCE**

Mayor Bob Turner

**OTHERS IN ATTENDANCE**

Tim Rhodes  
Gayle Ferguson – Minute Taker

**CALL TO ORDER**

The Chair called the meeting to order at 7:18 p.m.

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

That the agenda for the March 25, 2009 Advisory Planning Commission be approved. CARRIED

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

That the minutes of the December 10, 2008 Advisory Planning Commission meeting be adopted. CARRIED

**It was Moved and Seconded**

That the minutes of the February 3, 2009 Advisory Planning Commission meeting be adopted. CARRIED

**NEW BUSINESS**

Jason Smith, Community Planner re: Cape Roger Curtis Public Information Meeting

The Community Planner noted that there would be a Public Information Meeting for the Cape Roger Curtis Lands on April 5, 2009 to inform the Public and find out whether more public engagement would be necessary

Key comments/queries from Commission members

included:

- Present zoning status needs clarification
  - a) Jason – There has been no approved subdivision and the property is currently one legal lot.
  - b) The Municipality has two current applications for Cape Roger Curtis, one for rezoning/OCP amendment and the other for a subdivision. The Approving Officer issued a PLR on a 60 lot subdivision proposal in July 2006, the applicant submitted a revised 58 lot plan to which there has been no substantive response from the Approving Officer
- Official Community Plan review and Cape Roger Curtis Village Plan proceeding at the same time? *Frits: APC recommendations are clear. As a beginning, take the Ekistics Plan as submitted through a public process. Then Council can make a decision to accept as submitted or with amendments or have an OCP review first. Also there are options to proceed within OCP density. If decision is for OCP review first, our recommendations was that Phase One of the development would secure foreshore and park within existing OCP density;*
- Meeting format suggestion - begin the meeting with an open house format. Each of the Advisory Groups to have a table and present their recommendations informally. Commission agreed that having the Advisory Groups present would enhance the meeting.

Ross MC Donald, new member to the Advisory Commission agreed that any comments he would make at the meeting would be his own views and not those of the Commission.

Need to elect a Chair and Vice Chair at the April Meeting

Acting Chair Paul Tennant noted that the election of Chair and Vice Chair would take place at the Commission's April meeting. Names for nominations to be emailed to Jason

## **OLD BUSINESS**

Completion of the Crown Lands Referral

The Commission raised the following issues related to the Crown Lands Referral document:

- What are the implications of the Crown Lands inventory to Bowen land development in the future? i.e. 40% of land is Crown Land;
- OCP and Crown Lands – appropriateness of the zoning

of Crown lands;

- OCP review and Crown Lands - the community depends on these lands entirely for watersheds and logging activities are in conflict with that. Could be looking at getting extra protection for the watersheds

The Commission Agreed to defer making a recommendation on the Crown Lands Referral document to the April meeting.

Gordon, Roger and Karen to collect ideas from all members and then work on a draft document for the next meeting

Mayor Turner noted that there would be a meeting regarding Crown lands with multiple agencies. He suggested a time for that meeting would be after some recommendations had been received from the Commission.

Possible Amendments to the APC Establishment Bylaw

The Acting Chair reported that he was part way through proposing an amended draft of the APC Establishment Bylaw, which would be available at the next meeting.

OCP Update

The Community Planner provided the following update regarding the OCP Review process:

- Steering Committee – the Selection Committee has selected four members and Council on April 6, 2009 will select three members plus Dave Witty;
- Expression of interest went out for a consultant to be on board by May 2, 2009;
- Terms of Reference provides a framework for the process;
- Outstanding issue - role of existing committees/commissions - areas that need improvement from the Commission's experience would be valuable input.

Density Equivalency

The Commission agreed to add density equivalency to the agenda for the April 22, 2009 meeting

Next Meeting

April 22, 2009 at 7:15 p.m.

**ADJOURNMENT**

The meeting adjourned at 8:40 p.m.