

BOWEN ISLAND MUNICIPALITY

Notes of the Advisory Planning Commission Meeting held on Wednesday, October 21, 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

Gordon Ganong
Roger McGillvray
Karen Wristen

REGRETS

Jim Cox
Frits deVries
Ross McDonald
Paul Tennant – Chair

COUNCIL IN ATTENDANCE

Mayor Bob Turner

OTHERS IN ATTENDANCE

Gayle Ferguson – Minute Taker

CALL TO ORDER

Acting Chair Gordon Ganong called the meeting to order at 7:27 p. m.

NEW BUSINESS

Mayor turner re: Report to OCP Update Steering Committee and a Parks Canada strategy

Mayor Turner reported on the following:

National Parks Canada Initiative and funding options for Cape Roger Curtis

- Parks Canada now have a strategy to acquire parks near major Canadian centres and have become interested in the amount of Crown Lands existing on Bowen Island;
- Marine Heritage Legacy Area is the outer limits where National Parks could be created. Mel Turner crafted a letter to Parks Canada asking them to extend the Legacy area to include Bowen Island;
- the idea of Bowen being included now seems more of a possibility due to Savoury Island precedence;
- Council members met with CEO of Parks Canada and asked if they would conduct an assessment as a way to consider Bowen Island for National Park inclusion and the response was affirmative. We agreed to provide them with relevant information;
- Have formed a Working Group – CAO, myself and Councillors Hooper and Poole to develop terms of reference for a working group to pull together information for Parks Canada as well as how to host Parks Canada when they visit. Part two would be to create a group to talk to Saturna Island and Pender regarding their experience. We could develop an

economic strategy for Bowen as a community within a park;

Report to OCP Update Steering Committee

- Report should be no more than four pages - Dave Witty agrees Council should be directing APC. One area could be the Park, another is the Village periphery area;
- Timeline for report is December, 2009
- Suggested areas for review by the APC:
 - a) **Village Periphery Area** - want to solidify an outer boundary and comment on appropriate uses form and character, and general density provisions. The Municipality has a vested interest with Lot One. Parkview area , Lot One, Carter Road community(with the Belterra proposal) is the village periphery A report to Dave be December so Council needs to direct the Commission;
 - b) **Parks** - look at Crown Lands vision and zoning. Is there a mixed message? Mel Turner has agreed to work with the Commission. He was the lead on putting together the Gulf Island National Parks and could be requested to write the first draft of possible options. Budget – *Mayor: Parks acquisition has \$10 million remaining of a \$60 million budget. Mel's point was if Bowen had been within legacy area Cape Roger Curtis would have been on the top of his list;*
 - c) **Other Priority area would be further work on Snug Cove** – Council has an intention to have a village plan to deal with lower Cove marshalling. There is an appetite to take to the community 3-4 options for input and then Council make a decision. James Tuer suggested the Ekistics Plan, the Master Plan option from Alan Boniface and possibly create a third plan and have all three rendered in a common hand;
- Process - a resolution from Council for direction to the Commission regarding the village periphery and needs of the community;
- How development community participates in the OCP update process – suggestion by Dave Witty for participation to be by neighborhoods A report from the Commission is part of the inputting process.

Members present discussed the following issues:

- Timeline for the report - *Mayor Turner: possibly could be a direction via email rather than through Council will check and advise. Gordon: will contact Dave to see if a meeting with the Steering Committee is still needed;*
- Village Periphery:

1. Boundaries - James Tuer had suggested a more finger like extension approach rather than concentric circles. An organic approach related to topography and road connections;
2. the Commission could take a stab at what it should look like and what uses could be *Mayor: what is it doing this periphery? There is no policy framework regarding use and density. There should be a coherent relationship to the Cove.*
3. First look at existing land uses and densities beyond concentric circle to see and then discuss potential uses. What can the periphery do that the village cannot do related to land uses.
4. Suggestion that higher density nodes could be broken up with forest buffers;
5. Resources – clear terms of reference , good map of Snug Cove area as it exists now, background information.

Bowen Island Municipality
Age Friendly Community
Project

The Bowen Island Municipality Age Friendly Community Project report was deferred for discussion to the October 28, 2009 meeting

Next Meeting

October 28, 2009

ADJOURNMENT

The meeting adjourned at 9:00 p.m.