

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday, October 28, 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  
Jim Cox  
Frits deVries  
Roger McGillvray  
Karen Wristen

**REGRETS**

Jim Cox  
Ross McDonald  
Paul Tennant – Chair

**COUNCIL IN ATTENDANCE**

Councilor Peter Frinton

**OTHERS IN ATTENDANCE**

Gayle Ferguson – Minute Taker

**CALL TO ORDER**

Acting Chair Gordon Ganong called the meeting to order at 7:20 p. m.

**NEW BUSINESS**

Bowen Island Municipality  
Age Friendly Community  
Project

Members provided the following comments related to the report on the Bowen Island Municipality Age Friendly Community Project :

- Suggestion for a seniors advisory committee is an excellent idea and the Commission should support that;
- OCP objectives and Senior Housing
- In the Cove there should be a variety of housing types
- Definitions of clustered development and transfer of density rights needs improvement;
- Row housing is okay but no accommodation for housing such as street level apartments and small buildings;
- Parking policy does not recognize the different parking needs of Islanders;
- Density equivalency recommendation for Seniors Housing

Roger and Frits agreed to circulate information to members

via email regarding housing styles, OCP objectives and other relevant ideas. Review of these documents would take place at the next Commission meeting.

## OLD BUSINESS

Report to OCP Update Steering Committee and a Parks Canada strategy

Gordon reported that Dave Witty would like to meet with the Commission in the next couple of weeks

Significant discussion took place regarding when would be an appropriate time for such a meeting as Council was in the process of instructing the Commission to focus their attention on making recommendations regarding the Village periphery area as outlined in the following Notice of Motion read at the October 26 Council Meeting:

*"That Council direct the APC to review the OCP policy relevant to Village Periphery area, and offer comment on appropriate issues, density, buffers, plus form and character in this area. Other issues that should be addressed are: environmental constraints, open space linkages, view sheds, corridors and transportation and access"*

Some members felt the APC should explore other issues relevant to the OCP Update and not restrict themselves to just what they were requested to do.

The Commission agreed that Gordon would communicate with Dave Witty regarding the role of APC, which might possibly result in a meeting and notify members of the results of this conversation

Councilor Frinton provided the following information regarding the periphery area:

- A review of the history of the periphery area and density possibilities;
- Does elevation, and distance matter?
- Specific constraints
- Lot One - 22 acres no guiding policy. Presently ten acre zoning;
- New developments of Belterra and Parkview at one acre lots with proposal for higher density;
- Issue is as a Council we have no direction in this

area ;

- Council is looking for whether boundaries should be changed and what the land use designations should be.

Crown Lands Referral

Councilor Frinton requested the Commission to provide their recommendations regarding Crown Land Profiles as to whether they are accurate descriptors.

It was noted that the Commission had discussed the issue at their May 2009 meeting and made recommendations.

Karen agreed to resend the recommendation to members to be voted on as a resolution without meeting.

Next Meeting

7:15 p.m. November 4, 2009

**ADJOURNMENT**

The meeting adjourned at 9:10 p.m.

DRAFT