

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Thursday November 12, 2009 at 7:15 p.m. in the Council Chambers located at the Bowen Island Municipal Hall, 981 Artisan Lane, Bowen Island British Columbia

<b>COMMISSION IN ATTENDANCE</b>	Paul Tennant – Chair Gordon Ganong Roger McGillvray Karen Wristen
<b>REGRETS</b>	Jim Cox Frits deVries Ross McDonald
<b>COUNCIL IN ATTENDANCE</b>	Mayor Bob Turner
<b>OTHERS IN ATTENDANCE</b>	Gayle Ferguson – Minute Taker
<b>CALL TO ORDER</b>	The Chair called the meeting to order at 7:25 p. m.
<b>ADOPTION OF THE AGENDA</b>	<b><u>It was Moved and Seconded</u></b> That the agenda for the November 12, 2009 Advisory Planning Commission be approved. CARRIED
<b>ADOPTION of MINUTES</b>	<b><u>It was Moved and Seconded</u></b> That the minutes of the October 28, 2009 Advisory Planning Commission be adopted as amended: Page 2, 5 <sup>th</sup> bullet delete “...at one acre lots...” CARRIED
<b>BUSINESS ARISING FROM MINUTES</b>	
Recommendation to Council re: Crown Lands Inventory	<b><u>It was Moved and Seconded</u></b> <i>Whereas, the Advisory Planning Commission considers that the following values are represented on Bowen Island's Crown lands:</i> <i><u>Water:</u> the Inventory makes clear the fact that some parcels of Crown land are the source of clean water for virtually all of the watersheds upon which Bowen Islanders depend for drinking water supply and upon which Bowen's ecosystems depend. The economic value of the service provided by Crown lands in regard to drinking water is far beyond the financial ability of BIM to replace with engineered water treatment and delivery systems.</i>  <i><u>Biodiversity and Greenways:</u> We are fortunate to have detailed information concerning the diversity of plant and animal communities on Crown lands and to have such a large, contiguous tract of land to support that diversity. Crown lands represent a critical segment of our</i>

*Greenways strategy. Maintenance of large tracts of Crown land in its natural state is critical to the preservation of biodiversity, to the completion of the Greenways strategy and, arguably, to the preservation of the Island's unique, rural character.*

*Recreation: Crown lands already provide opportunities for recreation that are largely unregulated and largely unexploited as a tourism resource. The APC sees significant potential to develop appropriate, low-impact recreational opportunities and manage them in a manner consistent with protection of other values of the land.*

*Development: Some parcels of Crown land may be suitable for development for community needs or private residential purposes and the APC believes that it would be prudent to identify those and plan for their future zoning,*

the Advisory Planning Commission recommends that Council take the following actions:

1) **refer** the Crown Lands Inventory to the OCP Steering Committee with a request that it consider including a community consultation on the values represented by Crown lands in the upcoming OCP Update;

2) **commission** a consultant to plot available data for Crown lands in a series of GPS maps that will assist in identifying candidate areas for protection of the values noted above and identified by the community;

3) **create** a Crown Lands Working Group consisting of appropriate advisory council members and members of the public with relevant expertise; task the Group with supervising the work of the consultant and producing a set of recommendations for Council.

CARRIED

Recommendation re: Age Friendly Report

**It was Moved and Seconded**

The Advisory Planning Commission recommends to Council that the Age Friendly Report be referred to in the *Official Community Plan* as an appendix; and be circulated to all relevant advisory groups with a request that the report be referenced by such groups in their deliberations on future development; and

That Council considers establishing a Seniors Advisory Committee.

CARRIED

**NEW BUSINESS**

Direction to APC from Council's November 9, 2009 meeting re: OCP Update

*"That Council direct the APC to commence a review related to the OCP policy relevant to the Village Periphery, with emphasis on Community Lands Lot One and adjacent areas west of Snug Cove and provide options. The village periphery should be understood as the transition*

*zone between Snug Cove village and rural lands beyond; and  
That this review should be a short report that examines the boundaries  
of the Village Periphery area and offers comment on appropriate uses,  
density provisions and their measurement, buffers, plus form and  
character in this area. Other issues that should be addressed are  
environmental constraints, open space linkages, view scape and  
corridors and transportation and access; and  
That the APC is requested to present their options and  
recommendations to Council by end of January 2010 ,subject to the  
availability of planning staff"* CARRIED UNANIMOUSLY

The Commission discussed the following issues related to Council's direction:

#### Boundaries

- only logical place for development is western boundary;
- transition means less density than the Cove and greater than rural zones;
- Roger provided the Commission with a plan with maps, created by the Carter Road Neighbourhood Group;
- The periphery as a receiving area for density. What are additional roles (than the Cove), does this area as a buffer zone play?

#### Form and Character

- Suggestion from Mayor Turner that the former Chair of the Commission, James Tuer would be a good resource for visuals;
- Chair to contact James to come to a meeting to discuss form and character

#### Density

- Methods for migrating density are missing from the Official Community Plan. Suggestion the Commission could start with some general principles;
- Where should growth occur? Council needs an expanded vision of Snug Cove first

#### Tour

Roger agreed to lead a tour of the geographic area and would email possible dates and time

#### Background Information

Sustainability Working Group Report, September 2008  
Carter Road Neighbourhood Document  
Surplus Lands Working group Report

#### Staff Resources

- Mayor reported that CAO Hendrik has requested Michael Rosen, Planning Consultant to assist the Commission and are waiting for his response;
- Suggestion to ask Michael for language for buildings that would blend.

Karen agreed to provide members with a draft report of ideas discussed for the November 25, 2009 meeting .

Proposed meeting date of November 24 with OCP Steering Committee

Gordon reported that the OCP Steering Committee is awaiting confirmation from the Commission for a special meeting on November 24, 2009 at 7:15 p.m.

The Commission agreed that Gordon would advise the Chair of the OCP Update Steering Committee that the Commission would attend the November 24, 2009 proposed meeting.

Next Meeting

November 25, 2009

**ADJOURNMENT**

The meeting adjourned at 9:00 p.m.

