

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday, April 22, 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
Karen Wristen

COUNCIL IN ATTENDANCE

Mayor Bob Turner

REGRETS

Ross McDonald
Roger McGillvray

STAFF IN ATTENDANCE

Jason Smith – Community Planner

OTHERS IN ATTENDANCE

Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:16 p. m...

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

That the agenda for the April 22, 2009 Advisory Planning Commission be approved. **CARRIED**

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

That the minutes of the March 25, 2009 Advisory Planning Commission be adopted. **CARRIED**

BUSINESS ARISING FROM MINUTES

Possible Amendments to the APC Establishment Bylaw

The Chair noted that he hoped to have possible amendments to the APC Establishment Bylaw ready for the next meeting.

Appointment of a Chair

The Community Planner reported that he had received two email requests to nominate Paul Tennant.

It was Moved and Seconded

That Paul Tennant be elected by acclamation to serve as

Chair of the Advisory Planning Commission. CARRIED

Appointment of a Vice
Chair

The Chair nominated Gordon Ganong to serve as Vice
Chair.

It was Moved and Seconded

That Gordon Ganong be elected by acclamation to serve as
Vice Chair of the Advisory Planning Commission.

CARRIED

NEW BUSINESS

OCP Review Process
Update

Mayor Turner reported that Council had met with Dave
Witty, Chair of the OCP Steering Committee regarding the
role of advisory groups, the APC in particular. Dave saw
advisory groups as contributory to the review process. He
did not see a revised OCP being referred to advisory groups
after first reading as it had such broad community input. The
hope of Council is the APC will play a big role as a
contributor to the process.

The Community Planner noted that the Steering Committee
sees a role for the advisory groups but designing the process
is still in progress. Once completed, the Committee will
look at what role the advisory groups might play.

Key comments/queries from the Commission included:

- the APC could designate a representative to the whole
process as a way to keep involved and find times when
we would want to contribute;
- Scope of the update is there a role there for input? *Jason
yes as well as Public and Council. See the Commission
as a knowledge base;*
- In effect the Steering Committee is like the APC for the
review of the OCP.

OLD BUSINESS

Discussion of the Crown
Lands Referral

Gordon reviewed a document created to stimulate
discussion related to Crown Lands.

Key issues discussed:

- Provincial policies – research needed into what policies
are in place that govern expressions of interest on these
lands and the status of such applications;
- Some of that land could be turned over to the

Municipality:

1. Identify some areas we want protected:
 - First, look at the land not making any distinctions. There may be areas suitable for development, may have different criteria. Are we going to say some of the land has different potential;
 - Values we want to preserve:
 1. Protecting the watersheds through establishing Reserves;
 2. Crown Land for commercial use;
 3. Protection of intact forest and watersheds in an ecological reserve;
 4. Could possibly see extending existing parks if no watershed value. Land could have value as a regional park. If Metro Vancouver would identify the extension of Crippen Park for example and if you can explain economic advantages to the Island as promoting tourism is the Province's interest now;
 - Withdrawal process – Mayor: met with a Crown Lands Disposition Group tasked with applications for withdrawals and it was made clear resources are limited and the process was challenging;
 - Protection by the Province - might be an opportunity to have Crown Land parcels protected by the Province;
 - Good appropriate zoning should be an intention of the Commission;
 - Inventory – to focus on high level assessment of what we want to protect, and what would be most likely withdrawn. *Jason: Guiding principles of Islands Trust document would be useful to this endeavour;*
 - Identifying and establishing criteria and where they apply:
 1. Create a composite map – find out what data sets already exist to provide value comparisons;
 2. Draw in all watersheds. Then can say all land in that is one criteria. Then other criteria for steepness, another for most environmental values; Hikers trails has economic benefit while preserving the land;
 3. Mapping resources could be found if the Commission could develop intentions/criteria
 - Next Steps
 1. Invite Murray Journey to attend the next meeting regarding existing data sets. Jason to contact Murray;
 2. Jim to report back on possibilities for protection of lands by the Provincial Government;

3. Karen to provide an outline for various protected area status;
4. A recommended action plan and pass it to Council and in action plan test it against the Mission statement.

OTHER BUSINESS

CRC Update

The Community Planner provided an update of the April 20, 2009 Council meeting regarding the Cape Roger Curtis Lands. He noted that Council had passed a motion to rescind OCP amendment Bylaw No. 231, 2008 and had requested staff to approach the applicant for his interest in pursuing a rezoning application conforming to OCP density and land use and possibly retaining the Neighbourhood Plan basic framework. Staff will meet with the applicants next week.

Next Meeting

May 27, 2009 at 7:15 p.m.

ADJOURNMENT

The meeting adjourned at 8:30 p.m.