

BOWEN ISLAND MUNICIPALITY –PLANNING DEPARTMENT

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SUBDIVISION REFERRAL FROM

BACKGROUND INFORMATION

BIM File #	SUB-15-2004 (Cape Roger Curtis)
Referral Date:	April 27 th , 2006
Legal Description	District Lot 1548, Group 1, New Westminster District
Location	South West Corner of Bowen Island
Site Size	649 acres
Number of Existing Lots	1
Number of Proposed Lots	59
Details of Proposal	The applicant is proposing to create a 60 10 acre lot subdivision
Relevant Community Plan Policies	Section 3.1 Residential Objectives 2) “to encourage residential cluster development rather than large lot subdivision, with areas of green space between clusters set aside by suitable legal instruments in perpetuity for both common and private neighbourhood use.” Section 3.9.7 and 3.9.10. These sections of the OCP address the creation of trails and the accompanying Schedule “C” clearly identifies numerous trails through the subject property that should be preserved at the time of subdivision
Development Permit Area	Cape Roger Curtis Development Permit Area
Zoning Classification	Rural Residential 1 (RR1)
Minimum Average Lot Size	N/A
Minimum Lot Size	4 hectares
Water Supply Requirements	Proof of sufficient potable water required for each lot

Park Land Dedication

No legal requirement other than providing access to the water.

Trail Corridors / Connections

None provided

Covenants/Charges on Property

None

ASSESSMENT OF PROPOSAL

Consistent with OCP?

Yes No **X**

Though consistent with the OCP in terms of allowable density, the plan submitted does not comply with OCP policies regarding clustering and the provision of trails.

Development Permit required?

Yes **X** No

Meets Minimum Average Lot Size?

N/A

Meets Minimum Lot Size?

Yes **X** No

Though this may not be the case if some land for watercourses is dedicated to the Crown or Municipality. See Planner's comments.

Community Water System Required?

Yes No **X**

Meets 10% Frontage Requirement?

Yes No **X**

Most of the waterfront lots do not appear to meet this requirement. A list of the lots that do appear to meet the requirement are provided in the Planner's Comments

Meets 5% Park Land Requirement?

N/A

Meets trail requirements?

Yes No

See Planner's comments about access strips

Consistent with Covenants/Charges?

N/A

RECOMMENDATION/COMMENTS OF THE PLANNER:

Bowen Island Municipal Council passed a resolution defining the public interest on the future use and development of the Cape Roger Curtis lands.

What the Council Considers the Public Interest

Conserving the majority of the coastline for ecosystem protection

Where there are no adverse ecological impacts, develop public, waterfront, walking trails along the majority of the coastline, connecting to the cross-island greenway.

Environmental protection of the land including environmentally sensitive areas and rare species

Clustering of homes and any other structures in any new development to reduce land disturbance, maximize green space and the opportunity for trails, and facilitate transportation alternatives

Minimizing and mitigating any negative impacts from any Cape Roger Curtis development on the adjacent

Does the proposed subdivision plan comply with the public interest

Other than the three access strips provided along the western edge of the property, the rest of the coastline will be part of private lots. No detail is offered on how the coastline will be protected from an ecosystem perspective.

No waterfront trails, or any other trails, are provided in this plan. No detail is provided on how the development will connect with the cross-island greenway.

No information or detail is provided in regards to the protection of the environment or rare species. This to some extent would be captured as part of the development permit process.

No attempt has been made at clustering, providing trails or offering transportation alternatives as part of the plan submitted

No detail has been provided on the wider potential impacts of this development. Namely noise and traffic

neighbourhoods and on the Bowen Island community as a whole.

concerns along Whitesails Drive, where the current access is.

The property is a development permit area and a development permit will have to be issued before a subdivision and any other construction can take place on the property. A development permit was issued for the property in September 2005 to allow for the construction of driveway/service road, see DP-05-2005. This road was meant to serve a single family dwelling.

One of the guidelines stated in the development permit area is that all natural watercourses be dedicated at the time of subdivision. If this is done or the watercourses are dedicated to the Crown, this would create a situation where numerous lots would no longer meet the minimum lot size. The lots affected by this would be 1, 2, 3, 23, 24, 31, 32, 42, 49, 50, 51, 52, 55 and 59

Lots that DO appear to meet the 10% road frontage requirement 19, 20, 30, 31, 32, 34, 35, 36, 37, 40, 41, 42, 44, 47, 51, 54, 55, 56, 57, 58, 59, and 60. The rest do not appear to meet this requirement.

The Land Title Act requires that a subdivision provide access strips to the sea that are 20 m wide, every 400 m. The applicant has not done this in this plan and instead offered fewer strips with slightly enlarged park areas at the end of these access strips. These three small parks are around beaches and other notable locations. This plan and proposal regarding the parks in lieu of providing all the required access strips was presented to the Parks and Recreation Committee for their opinion. Their opinion was that the parks were insufficient and that the community would be better served by having all the required strips provided. The Planning Department respects the opinion of the Commission but wonders is more park area provided along the western shore of the property in lieu of increased access along the south shore. The Planner's reasoning in this case is that though the south shore offers some excellent view points, it is steep bank and does not provide good access to the sea.

The plan for this subdivision in its current state is not supportable in the view of the planning department. The primary concerns are with potentially not meeting minimum lot size requirements, the lack of clustering, and the lack of any provision of trails. The last two items are specifically mentioned in the OCP. Additionally, a clear expression of the public interest for Cape Roger Curtis has been articulated by the current Council and the current plan does not comply.

Jason Smith
Planner

Date