

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday July 26, 2006 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	James Tuer – Chair Andy Beard Ross Carter Bill Granger Frits de Vries Roger McGillvray
STAFF IN ATTENDANCE	Jason Smith - Planner
REGRETS	Nerys Poole
OTHERS IN ATTENDANCE	Elizabeth Ballantyne Andy Beard – Planning Department Gayle Ferguson – Minute Taker
CALL TO ORDER	The Chair called the meeting to order at 7:25 p.m.
ADOPTION OF THE AGENDA	By unanimous consent the agenda as amended for the July 26, 2006 Advisory Planning Commission meeting was approved.
ADOPTION OF THE MINUTES	<u>It was Moved and Seconded</u> That the minutes of the June 28, 2006 meeting be adopted. CARRIED
BUSINESS ARISING FROM THE MINUTES	
Comments re: An OCP Review by the Planner and Planning Consultant	Jason Smith, Planner commented on areas of the Official Community Plan (OCP) that could benefit from a review. He noted the following: <ul style="list-style-type: none">▪ OCP - guidance lacking in commercial development outside of the Cove. In discussion with potential applicants more clarity is needed related to location and size of commercial development;▪ Temporary use permit related to a gas station is still an issue;▪ Affordable housing - some inconsistencies. Guidelines could be stronger;

- The Periphery area of Snug Cove - what happens in the transition to rural?

The Planner agreed to request the Planning Consultant to provide his comments on revisions to the OCP, or preferably to attend the September 27, 2006 meeting.

The Commission discussed the following issues:

- Process of updating - how is it done?
- Suggestion to edit the list of tasks embedded in the OCP and eliminate the ones completed;
- Density – clustering no background information on benefits or any real financial incentive provided. Suggestion to work with something other than units per acre;
- Penalties for house size – make it easier to have smaller houses;
- Review overall concepts in the OCP to see how they fit with desires of Islanders and whether there is enough in the OCP to allow Council to fulfill its mandate.

The Chair suggested that at the September 27, 2006 meeting the Commission look at creating a list of items to be reviewed in the OCP.

NEW BUSINESS

Community Action on Energy Efficiency

Andy Beard provided the Commission with the following information related to a draft policy for community action on an energy efficiency initiative. He noted the following:

- Grant funds obtained were focused on policy development;
- Looking to draft policy that connects housing size and volume to chosen green building standards. Develop a tool for new residential buildings and have a matrix related to standards for energy efficiency that is applicable. The larger the house the more onerous the standard.
- House size - concept is to establish three or four categories with an energuide rating system for each category;
- Looking for input on the concept and input on practicalities. Once the concept has been chosen then we would take that to the private building community to gather information to inform the policy. Also looking at other Municipalities for what has worked and has not

worked.

The Commission commented on the following:

- Housing size – need to be careful with wording as larger house can be argued to be more efficient. Issue is the number of occupants;
- Larger houses often attract geothermal heating. Row houses are more efficient;
- Look at ratio to floor area;
- Incentives are better than regulations;
- Greenways West has developed a good green building design checklist;
- Suggestion to set an overall maximum house size with secondary suites/accessory building offered as an incentive for building larger than the maximum allowable size;
- Need to address the additional costs to be more energy efficient;
- Single family homes – offer those eligible to build three single family homes on a lot to be eligible for clustering;
- Possibility of co-housing developments on larger acreage;
- Look at social implications for house uses i.e. a single pad versus a large house used for multi purposes;

A Commissioner noted that from a developer's perspective today many homes were being built for sale whereas in the past the number represented only about 10% with the rest being custom homes. Therefore there is a need to educate the client. Most builders are knowledgeable about energy efficiency but the concept has to be sold as it costs approximately 25% more. Houses built now are more energy efficient than 20 years ago, which has been accomplished partly through building code. Not in favour of a graduated scale as it would be a struggle on each project.

Andy noted he would return to discuss a draft policy, he hoped to have ready by the end of September.

Jason Smith re: Secondary Suites

The Planner noted that he was looking for help on developing a policy for existing secondary suites. He agreed to e-mail his thoughts on the issue prior to the September 27 meeting.

It was noted that the Commission had reported on the issue of secondary suites. The major issues were health concerns

related to the septic system and number of residents and parking.

Rezoning Application RZ-04-2004

It was noted that the Commission had previously reviewed Rezoning Application RZ-04-2004. Ross agreed to email the Commission's comments to the Planner.

Works Yard Rezoning Application for a Gas Station

The Planner noted the following:

- The Municipality is initiating the rezoning to provide a gas station on the Island;
- Existing zoning parameters have been kept for the location of the gas station;
- Planner's recommendation is to have Council give first reading on July 31, 2006 with referrals to various groups with a Public Information meeting to be held in September.

The Planner responded to the following queries:

- Whether there had there been any investigation of contaminants from the existing gas pump in Public Works Yard before a new user;
- The existence of a site plan.

Ross agreed to write a recommendation on the Works Yard Gas Station Rezoning application and email it to members for comment prior to forwarding the recommendation to the Planner.

ADJOURNMENT

The meeting adjourned at 9:05 p.m.

Next Meeting

The Commission agreed not to meet in August. Next meeting is scheduled for September 27, 2006