

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday June 28, 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
 Ross Carter
 Bill Granger
 Frits de Vries
 Roger McGillvray
 Nerys Poole

STAFF IN ATTENDANCE

Jason Smith - Planner

OTHERS IN ATTENDANCE

Sue Ellen Fast – Bowen Island Conservancy
 Eric Sherlock – Sustainable Community Advisory Committee
 Elizabeth Ballantyne
 Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:26 p.m.

ADOPTION OF THE AGENDA

By unanimous consent the agenda for the June 28, 2006 Advisory Planning Commission meeting was approved.

ADOPTION OF THE MINUTES

It was Moved and Seconded
 That the minutes of the May 24, 2006 meeting be adopted.
CARRIED

NEW BUSINESS

Eric Sherlock, Chair of the Sustainable Community Advisory Committee re: Greenways Strategy

Eric Sherlock, Acting Chair from the Sustainable Community Advisory Committee commented as follows on the Greenways Strategy OCP Amendment Recommendation created by the Sustainable Community Advisory Committee:

- The amendment highlights the intention of the Official Community Plan (OCP) i.e. building on other objectives specifically i.e. residential land use objectives, public recreation land objective, road policies and natural terrestrial features and habitats,
- Greenways are defined as linkages - some for human use and some as wildlife corridors or protection for

ecologically significant areas;

- Important to be contiguous and guide development;
- Policy No. 4 – is t to ensure indigenous vegetation and trees where possible are maintained or restored in the Public Right of Ways, thus creating a natural buffer between road and homes.

Sue Ellen Fast, Chair
Bowen Island
Conservancy re:
greenways Strategy

Sue Ellen Fast, Chair of the Bowen Island Conservancy commented on the Conservancy's efforts regarding a Greenways Strategy for Bowen Island:

- Wildlife corridors was the former name for greenways;
- Reviewed the Conservancy's actions related to land protection on Bowen;
- GVRD - biodiversity mapping and partnerships have discussed our issues with them;
- Conservancy is interested in developing a protective area strategy for Bowen and are developing criteria for green space;
- The Conservancy is also interested in different areas like beaches;
- Suggestion that Greenways should be more on Crown Lands and further away from developed areas.

The following issues were raised:

- Policy No. 4 - rationale for protecting only indigenous vegetation;
- The effectiveness of Conservation Covenants;
- Suggestion to include ALR regions;
- Will the Parks Plan be a Parks and Greenways Plan?
- Future impacts of the kind of green network we choose to protect;
- Policy No. 4
 1. The need to address public encroachment on Municipal Right of Ways. Suggestion that a grant could be applied for;
 2. Should section out areas with small lots, where it would not be suitable such as Deep Bay and Lower Cates Hill area
- Policy No. 3 Review of land development applications:
 1. writing a more comprehensive definition of what a Greenway is and is not;
 2. indicating where the gaps are
 3. having the suggested Greenways Strategy Amendment referred out to various groups/committees;

- Greenways could see them being composed of different zones. In rezoning could get a type of “park zones” as an amenity

Sue Ellen Fast suggested that she would forward the information that the Bowen Conservancy has developed on Greenways, possible policies and their definition for the use of the APC. The APC Chair thanked Sue Ellen and indicated that the APC would be pleased to receive the information.

The commission suggested Sustainable Committee would ask Bowen Island Municipal Council to refer the draft Greenways Policy to both the APC and the APC Bowen Island Parks and Recreation for further review. Eric noted that the Sustainable Committee was basically done with preparing the draft Greenways policy and it was desired to have more input from other committees.

Review of the OCP

Upon completion of a reading of the various sections of the Official Community Plan by the members of the Commission, the following items were identified for possible review:

- Section 1.4 – (Review and Further Studies section) – the list “a-m” needs to be looked at regarding what needs to be crossed off and added;
- Section 2, Broad Community Objectives – would need to be a community based process;
- Section 7,8,9 – Temporary Commercial and Industrial use permits needs reworking related to requests for TUPs
- Heritage Operation – has not been any implementation;
- Section 9 - Tourist Commercial Accommodation seems unfinished;
- Section 3.1.K identifies that Accessory Buildings shall not be used for lodging or residential purposes;
- Section 3.1.4 - Affordable Housing – inconsistencies related to maintaining rural residential and affordable. “Affordable housing may be considered as an amenity for a slightly higher density” – does not work with a developer wanting only slightly higher density; \
- Transportation Services - are they still the objectives and are they being implemented?
- Water Transportation Objectives are they still valid? If not valid they should not be here - needs review;
- Parking Objective provide for short term parking. The

Planner noted there were generally inconsistencies i.e. parking in the Cove ;

- Education and Schools Section – no high school. Community should be looking at that and could be reviewed as a high school on the Island being a more sustainable approach;
- Section Five - need new terminology for agencies the Municipality interacts with;
- Energy Resource objective – need to refer not only to wood but think about reuse of wood, community heating systems, wind/solar in new subdivision applications.

The Commission discussed the process required for public consultation and a review of the OCP.

The Planner noted that at a subsequent meeting of the Commission he would provide comments from the Planner and the Planning Consultant related to a review of the OCP.

ADJOURNMENT

The meeting adjourned at 9:50 p.m.