

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday May 23, 2007 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
Chelsea Greene
Roger McGillvray
Gordon Ganong

REGRETS

Ross Carter
Frits de Vries
Nerys Poole

STAFF IN ATTENDANCE

Jason Smith – Planner

OTHERS IN ATTENDANCE

Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:15 p.m.

ADOPTION OF THE AGENDA

By unanimous consent the agenda was approved

ADOPTION OF THE MINUTES

It was Moved and Seconded

That the minutes of the February 28, 2007 meeting be adopted.

CARRIED

NEW BUSINESS

Environmentally Sensitive Areas Development Permit Area

Jason Smith, Planner reviewed the Environmentally Sensitive Areas Development Permit Area Bylaw as outlined in the agenda package. He noted the following:

- The Environmentally Sensitive Areas Development Permit Area (ESADPA) Draft Bylaw was presented to Council on May 7, 2007
- Review of areas included;
- Data relates to Sensitive Ecosystem Inventory BC Conservation Data Centre registry and Federal Species at risk
- Review of guidelines for when ESADPA would be required and exceptions.

The Commission discussed the following issues:

- Suggestion that prior to the design and building stage a master site plan be requested;
- Communication - how will one know they are in an ESADPA? Need for some sort of education related to the existence of these DPA areas;
- Enforcement and penalties – need to look at enforcement mechanisms as \$2,000 fine in many cases would be less than the cost of a consultant's report. Suggestion to increase the fine to prevent a situation where it is worth cutting down trees.

It was Moved and Seconded

That the Advisory Planning Commission endorses the Environmentally Sensitive Areas Development Permit Area Bylaw as amended and

The Commission has expressed concerns regarding the Municipality's ability to enforce the bylaw based on:

- a) the maximum fine of \$2,000, which may be inappropriate given the nature of this bylaw; and
- b) The Municipality may not currently have resources to manage and enforce the Environmentally Sensitive Areas Development Permit Area.

CARRIED

OLD BUSINESS

Hazardous Slopes Bylaw

Jason reported that the Hazardous Slopes Bylaw had gone to a Public Hearing and there were issues related to serious errors in the mapping. Whether to spend significant additional funds for better mapping was an issue as a map could be viewed as a trigger to determine the need for a site visit. Also a more accurate name would be "steep" slope rather than "hazardous" slope.

Secondary Suites Update

Jason provided the following update on Secondary Suites:

- In December 2006 there was a Public Information meeting on whether to legalize secondary suites with approximately 60% of those in attendance opposed to the legalization;
- The Bylaw was referred to Islands Trust who received letters on the issue;
- Council was not comfortable and a report was written mainly addressing water concerns and the bylaw was endorsed in March 2007;
- Planning Department is to provide a summary of issues from the Public Information Meeting and Islands Trust in a report to Council in June, 2007 with a Public Hearing to follow.

OTHER BUSINESS**Sustainability Framework
Workshop**

Jason noted that the recently formed Sustainability Framework Working Group would be hosting an all day workshop on June 9, 2007 to be facilitated by the consultant Mark Holland, who had created a sustainability matrix. The Advisory Planning Commission will receive invitations via e mail.

**Surplus Lands Working
Group Report**

The Planner noted that the report from the Surplus Lands Working Group was to be presented to Council on June 17, 2007 and could be on the Commission's agenda for July for comment.

**Advisory Planning
Commission Information**

It was noted that the information on the Municipal website regarding the Advisory Planning Commission needs updating.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.