

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday May 24, 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

Ross Carter – Chair
Bill Granger
Frits de Vries
Roger McGillvray
Nerys Poole
James Tuer

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: 22 p.m.

ADOPTION OF THE AGENDA

By unanimous consent the agenda was approved as circulated.

ADOPTION OF THE MINUTES

It was Moved and Seconded
That the minutes of the April 26, 2006 meeting be adopted.
CARRIED

NEW BUSINESS

Greenways Strategy

The Commission received for information '*the Greenways Strategy OCP Amendment Recommendation*' from the Sustainable Community Advisory Committee dated March 21, 2006 and agreed to discuss the amendment at the next Commission meeting when it was hoped a member of the Sustainable Community Advisory Committee would be present.

OLD BUSINESS

Updates on the Development Management Tools

The Chair provided the following update on development management tools:

1. Hazardous Slope:
 - a. Work outstanding was some minor revisions mentioned by Council at first reading. Council was looking for the Commission's response. The

- mapping to be reviewed as soon as possible but agreed to use the old map in the meantime;
- b. A review by a geo technical engineer and a Municipal legal counsel review. The Planner agreed to ensure the reviews were completed;
 - c. Next Step – organizing the Public Hearing. .
2. Sensitive ecological areas - The Planner noted he had met with Alan Whitehead and the work was completed except for some wordsmithing to be completed by the Planner. A suggestion was made to present the revised document to the Commission before sending it to Council;
 3. Other development manage met tools such as
 - a. a soils bylaw was referred to the Commission
 - b. a tree cutting bylaw;
 - c. Riparian areas looking at some revisions regarding new Provincial riparian regulations.

Jason Smith, Planner reported on the following:

- Work plan to be presented at the June 5, 2006 Committee of the Whole meeting with a request that Council choose three priorities to be worked on simultaneously;
- Projects to choose from would include the Hazardous Slope and Sensitive Ecosystem Bylaws, Riparian Areas, plus Affordability, GIS and Community *Viz*;
- Added to those projects would be Council's strategic planning initiatives - surplus lands, civic facilities and ferry marshalling;
- Density Transfer would be going to Council on June 12, 2006;
- Community Action on Energy Initiatives project - receiving applications for student employment now, deadline is June 5, 2006.

Discussion of the role and processes of the APC and future initiatives

The Chair reviewed the following general framework for the Commission:

- Terms of reference - responsible to advice on matters referred by Council. Final decision on all matters rests with Council;
- Essentially concerned with land use and planning around land;
- In the past Council has been comfortable with the Commission taking initiative and referring the issue back - i.e. development management tools;

- Referrals include development proposals and general topics such as density transfer.

Bill Granger commented on the following issues regarding the Commission and future initiatives:

- *Official Community Plan (OCP)* – 11 years since the last review. Recommendation that the Commission begin an OCP review;
- Looking at development in the Cove through Official Community Plan indicators – i.e. larger concentration of dwellings supports and attracts local businesses and is presently missing in the Cove.

The Commission raised the following issues related to a review of the Official Community Plan (OCP):

- Economics of the Island has changed. Possibility that present development proposals might not fit into a more progressive OCP;
- Suggestion that the Commission could identify areas in the OCP that could be considered for review;
- Population – accuracy of population projections;
- Suggestion that the Commission identify parts of the OCP related to Council's strategic planning objectives of which the top three were related to Snug Cove Village;
- Questions of how would the Commission undertake such a review and how useful would Council find it, would be answered in the first stage of outlining areas that Council might want to consider.

The Planner identified the following areas of the Official Community Plan that need work:

1. Issues related to Home Occupation;
2. Temporary Use Permits;
3. Affordable Housing inconsistencies.

The Chair agreed to assign parts of the OCP to Commission members for further discussion and possible recommendation to Council at the June 28 Commission meeting.

BUSINESS ARISING FROM THE MINUTES

Resignation of David
Youngson

The Chair reported that David Youngson had resigned from the Commission. Council and staff had been informed. He

agreed to check with staff regarding the placement of an advertisement for new member in the *Undercurrent*.

Appointment of a
Chairperson

James Tuer was nominated to serve as Chair of the Advisory Planning Commission.

The Chair called three times for further nominations.

James Tuer was nominated by acclamation to serve as Chair of the Advisory Planning Commission.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.