

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday September 27, 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
Frits de Vries
Roger McGillvray

REGRETS

Nerys Poole

STAFF IN ATTENDANCE

Jason Smith – Community Planner

OTHERS IN ATTENDANCE

Chelsea Greene
Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:20 p.m.

ADOPTION OF THE AGENDA

By unanimous consent the agenda was approved as amended to include the On Table application from Gordon Ganong.

ADOPTION OF THE MINUTES**It was Moved and Seconded**

That the minutes of the July 26, 2006 meeting be adopted as amended:

Commission in Attendance – delete “Andrew Beaird”

CARRIED

BUSINESS ARISING FROM THE MINUTES

Letter of Interest from Chelsea Greene

It was Moved and Seconded

The Advisory Planning Commission recommend that Council appoint Chelsea Greene to serve as a member on the Advisory Planning Commission. CARRIED

Secondary Suites

Jason Smith Community Planner reviewed the history of the Secondary Suites Bylaw to be presented to Council on October 16, 2006. He noted the following:

- July 2006 - Secondary Suites/Accessory Policy was split in order to move ahead with a secondary suites bylaw;
- Looking for input from the Commission regarding how

to deal with existing suites as the Municipality moves forward with legalizing new secondary suites.

The following issues related to secondary suites were discussed:

- Septic fields – standards are continually being raised;
- Some water systems have concerns regarding impact on water quantity;
- Safety concerns – how to address existing substandard or potentially unsafe suites;
- Suggestion once policy is passed, to do a general mail drop to inform Islanders on the standards for new suites so people would have the opportunity to know if they have a dangerous situation;
- Neighbourhood involvement - presently no structure in place to decide such as issue;
- Maximum house size – concern that secondary suites could be used to build larger homes. Present, allowable maximum house size might be too large and out of character in some areas;
- Need for a process for those owners who may wish to legitimize their secondary suites.

It was Moved and Seconded

The Advisory Planning Commission recommends to Council the following:

1. The Advisory Planning Commission supports the draft Secondary Suites draft bylaw; and
2. The Advisory Planning Commission recommends that the owners of existing Secondary Suites will be responsible for meeting regulations for secondary suites, and
3. Because of the possibility of increasing house sizes to accommodate secondary suites, the Advisory Planning Commission recommends that house size limits allowed in the Land Use Bylaw be reviewed. CARRIED

NEW BUSINESS

Letter of Interest in becoming a member of APC from Gordon Ganong

The Commission received for information the letter of interest, in becoming a new member of the Advisory Planning Commission from Gordon Ganong, dated September 27, 2006.

OLD BUSINESS

OCP Review

The Planner identified the following issues related to a review of the *Official Community Plan (OCP)*:

1. Whether a full review of the OCP was desirable in which consultants would be contracted, or
2. Suggestion to create neighbourhood plans, which would be more manageable and that would be a method of reviewing.

Discussion

- Neighbourhood Plan Amendment to the OCP - Adding another layer besides Land Use Bylaw for rezoning applications. Also recent road encroachment issues that took a huge amount of time Neighbourhood Plan and some light commercial activity outside of the Cove;
- Other areas needing review - Affordable Housing, tourist accommodation, and others.

Update on Planner's Work plan

Jason reported on the following:

- Hazardous Slope Bylaw – needs review by lawyer and a Geo technical engineer. To be presented to Council, October 16, 2006 if the responses from these people are returned;
- Sensitive Eco system Development Permit Area Bylaws is status quo – more time needed to develop the guidelines.

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Next Meeting

October 25, 2006 at 7:15 p.m.