

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Special Advisory Planning Commission Meeting held on Wednesday July 27, 2011 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**

Paul Tennant – Chair  
Gordon Ganong, Vice Chair  
Karen Wristen  
Roger McGillivray

**REGRETS**

James Clave  
Jim Cox

**OTHERS IN ATTENDANCE**

Fire Chief Brian Biddlecombe  
Bob, Fire Department  
Hap Stelling, Director of Planning\*  
Gayle Ferguson – Minute Taker\*

(\* denotes partial attendance)

**CALL TO ORDER**

The Chair called the meeting to order at 7:18 p.m.

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

That the agenda for the July 27, 2011 Advisory Planning Commission be approved.

CARRIED

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

That the minutes of the June 7, 2011 Special Advisory Planning Commission be adopted.

CARRIED

**NEW BUSINESS**

Rezoning Application  
Satellite Fire Hall

Fire Chief Brian Biddlecombe

- Areas without hydrants triggered need for a 2000 tanker truck and a satellite Fire Hall to house it
- Rezoning Application in September 2011;
- Property was a former gravel pit, and pond is manmade and will be kept;
- Site Preparation planned for August
- Prefabricated steel building to house the tanker

Key queries from members included:

- Headwaters for the Explosive Creek stream and is fish bearing what about the effect of the aquifer which feeds the stream? *Bob: work on property is to make it better*  
*Brian: Stream Management people referred us to BC Environment Habitat and are more concerned related to habitat alterations. This is at the extreme end and no water running into the pond at all. Presently Explosives flows into a ditch. We are also talking about a rainwater catchment system to supply the limited needs for toilet and drinking water;*
- Neighbours input - *Brian have talked with Drew Burgess who sees no objections and other neighbor have had conversations no objection at this point;*
- Impacts on Main Fire Hall *Brian: large parking lot at satellite site would allow us to practice and lessens the need for that type of area for a new Hall. Looking at property adjacent to Main Hall makes it a possibility now;*
- Additional costs? *Fire Chief: project cost approximately \$400,000. Operating costs – electrical is the main ongoing cost. No plans for sleeping accommodation.*

#### On Site Tour

The Commission members and the Fire Department delegation were joined at the site by the Director of Planning, where the Fire Chief and the Director of Planning conducted the members on a tour of the site

Discussion during the tour continued to centre on the concerns that Gordon Ganong had raised at the start of the meeting

The Commission agreed that as time was not of the essence in completing the Commission's report, given the Director of Planning's imminent departure on holidays, and with Council not meeting until September, that the Commission's report itself should be a brief statement, with its final wording agreed upon by the four members, preferably within a week (with the draft circulated to absent members for comment), and a copy of the discussion paper prepared by Gordon Ganong should be appended to the Commission's report to Council, preferably with his additional, post-tour comments, added to the paper

#### ADJOURNMENT

The meeting adjourned at 9:10 p.m.