

# Bowen Island Municipality

## Mission Statement:

In carrying out its mandate, Bowen Island Municipality will work towards conducting operations in a way that:

1. Improves the economic, environmental and social well-being for present and future generations;
2. Encourages and fosters community involvement;
3. Enhances the small, friendly, caring character of the community;
4. Maintains an open, accountable and effective operation; and
5. Preserves and enhances the unique mix of natural ecosystems and green spaces that Bowen Island possesses.

**NOTICE: That a special meeting of Bowen Island Municipal Council will be held at Municipal Hall, 981 Artisan Lane on Wednesday, October 1, 2008 at 5:00 p.m. for the transaction of business listed below.**

To view an individual item  
– click on its coloured link

Kathy Lalonde, Corporate Officer

## **AGENDA - REVISED {3}**

Special Council Meeting

Wednesday, October 1, 2008 at 5:00 p.m.

	Page	Timing
<b><u>OPENING OF COUNCIL MEETING</u></b>		<b>5:00 pm (5 min)</b>
<b><u>1. APROVAL OF AGENDA</u></b>		
1.1 Introduction of Late Items <i>Recommendation:</i> <i>That Council approve the agenda and late items agenda (if applicable) for the October 1, 2008 regular Council meeting.</i>	--	
<b><u>2. ADOPTION OF MINUTES</u></b>		
2.1 <a href="#">Minutes of the special Council meeting held September 2, 2008</a> <i>Recommendation:</i> <i>That the minutes of the regular Council meeting held September 2, 2008 be adopted.</i>	1-2	
2.2 <a href="#">Minutes of the regular Council meeting held September 8, 2008</a> <i>Recommendation:</i> <i>That the minutes of the regular Council meeting held September 8, 2008 be adopted.</i>	3-14	
<b><u>3. PUBLIC COMMENTS</u></b>	--	<b>5:05 pm (15 min)</b>
<b><u>4. DELEGATIONS - Nil</u></b>	--	
<b><u>5. STAFF REPORTS</u></b>		
5.1 <a href="#">Michael Rosen, Planning Consultant re: Cape Roger Curtis Update and referrals</a> <b>LATE ITEMS: ATTACHED</b>	14a-14b	<b>5:20 pm (30 min)</b>

	Page	Timing
<p>5.2 Celene Fung, Planner re: Development Variance Permit BM-DVP-05-2008 (Voyer), dated September 14, 2008</p> <p><b>Recommendation:</b>  <i>That Council issue Development Variance Permit No. BM-DVP-05-2008 to Joel and Kelly Voyer for the adjustment of the side setbacks requirements located at 1137 Miller Road and is legally described as Lot A, Plan 17189, Block 6, District lot 490 and 1628, New Westminster Plan.</i></p>	15-19	5:50 pm (5 min)
<p>5.3 Celene Fung, Planner re: Development Variance Permit BM-DVP-06-2008 (Schubert), dated September 22, 2008</p> <p><b>Recommendation for Reading of Public Notice as follows (no motion required):</b>  <i>That Council will be considering a resolution on October 27, 2008 at Municipal Hall allowing the issuance of Development Variance Permit BM-DVP-06-2008 to Jason Schubert. The purpose of this Development Variance Permit is to vary the setback to the sea requirement in order to accommodate the construction of a deck extension addition located at 264 Jason Road and is legally described as Lot J, Block 37, District Lot 1553, Plan 13062.</i></p>	20-23c	5:55 pm (15 min)
<p>5.4 Jason Smith, Community Planner re: Development Variance Permit BM-DVP-04-2008 (Verver), dated September 4, 2008</p> <p><b>Recommendation for Reading of Public Notice as follows (no motion required):</b>  <i>That Council will be considering a resolution on October 27, 2008 at Municipal Hall allowing the issuance of Development Variance Permit BM-DVP-04-2008 to Susan Verver. The purpose of this Development Variance Permit is for a variance to section 4.5.2 of the Land Use Bylaw in order to allow for a retaining wall to be rebuilt within the front and side yard setbacks located at 1681 Woods Road and is legally described as Lot 1, Plan 8719, Block 2, District Lot 2958.</i></p>	24-41	6:10 pm (15 min)

## **6. BYLAWS**

6.1 Joanne Cunday, Director of Finance re: West Side Water System Rates Bylaw No. 233, 2008, dated September 23, 2008	42-44	6:25 pm (10 min)
a. West Side Water Systems Rates Bylaw No. 233, 2008	45-48	
b. Bowen Island Municipality 2008 Five Year Financial Plan - Blue Water Park Water System	49-56	
c. Bowen Island Municipality 2008 Proposed Five Year Financial Plan – King Edward Bay Water System	57-63	

**Recommendation:**

*That Bylaw No. 233, 2008 cited as “Bowen Island Municipal West Side Water System Rates Bylaw No. 233, 2008” be read a first second and third time.*

**7. BUSINESS ARISING FROM MINUTES**

- 7.1 Joanne Cunday, Director of Finance re: Council Remuneration, 64-73 6:35 pm  
dated September 19, 2008 (15 min)

**Recommendation:**

*That the annual remuneration for the position of Mayor be established at the 60<sup>th</sup> percentile of the comparative data for Mayor Remuneration, as tested tri-annually and at the same time as Bowen Island Staff Compensation Plan; and  
The annual remuneration for the position of Councillor be established at 50% of the annual remuneration for the position of Mayor; and  
That Council remuneration Bylaw No. 4, 1999 be repealed and that Staff prepare “Bowen Island Municipality – Council Remuneration Plan” in time to be effective upon the commencement of the next Council’s term of Office.*

~~7.2 Bryan Kirk, Chief Administrative Officer re: Cowan Point Development – Density Covenant and Golf Course, dated August 25, 2008~~

**DEFERRED to a future meeting of Council (date to be determined)**

~~7.3 Christine Walker, Community Services Manager re: Change of site for All Weather Grass Field, dated September 25, 2008~~

**DEFERRED to the October 6, 2008 Committee of the Whole meeting**

**6. BYLAWS (continued)**

- 6.2 Chris Buchanan, Bylaw Enforcement Officer re: Amendments to the Noise Control Bylaw to further regulate construction noise, 97-99 6:50 pm  
dated September 8, 2008 (10 min)

- a. Bylaw No. 232, 2008, cited as “Bowen Island Municipality Noise Control Bylaw No. 108, 2004 Amendment Bylaw No. 232, 2008” 100-101

**Recommendation:**

*That Bylaw No. 232, 2008 cited as “Bowen Island Municipality Noise Control Bylaw No. 108, 2004 Amendment Bylaw No. 232, 2008” be read a first time.*

	<b>Page</b>	<b>Timing</b>
6.3 Bylaw No. 227, 2008 cited as “Bowen Island Municipality Building Bylaw No. 65, 2002, Amendment Bylaw No. 227, 2008” <b>Recommendation:</b> <i>That Bylaw No. 227, 2008 cited as “Bowen Island Municipality Building Bylaw No. 65, 2002, Amendment Bylaw No. 227, 2008” be read a first, second and third time.</i>	102-103	<b>7:00 pm</b> <i>(10 min)</i>
6.4 Bylaw No. 215, 2008 cited as “Bowen Island Official Community Plan Bylaw No. 139, 1995, Amendment Bylaw No. 215, 2008” <b>Recommendation:</b> <i>That Bylaw No. 215, 2008 cited as “Bowen Island Official Community Plan Bylaw No. 139, 1995, Amendment Bylaw No. 215, 2008” be read a first time.</i>	104-111  112	

## **8. CORRESPONDENCE**

8.1 Gord Janzen re: Excessive Speed in the Miller Road area, dated August 20, 2008 <b>Recommendation:</b> <i>That Council refer the matter to the RCMP.</i>	113-114	<b>7:10 pm</b> <i>(10 min)</i>
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## **9. REPORT OF COMMITTEES, COW, COMMISSIONS (continued)**

<b>Recommendation (Unanimous Consent suggested – no motion required):</b> <i>That Council receive for information the following as outlined in Section 9, Reports of Committees, COW, Commissions of the October 1, 2008, Special Council agenda:</i>		<b>7:20 pm</b> <i>(10 min)</i>
<ul style="list-style-type: none"> <li>• <i>Draft minutes of the Cove Bay Water System Local Management Committee meeting held June 12, 2008</i></li> <li>• <i>Draft minutes of the Cove Bay Water System Local Management Committee meeting held July 10, 2008</i></li> <li>• <i>Draft minutes of the Cove Bay Water System Local Management Committee meeting held September 11, 2008</i></li> <li>• <i>Draft minutes of the Bowen Bay Water System Local Advisory Committee meeting held July 30, 2008</i></li> <li>• <i>Draft minutes of the Greenways Advisory Committee meeting held August 7, 2008</i></li> <li>• <i>Draft minutes of the Bowen Island Municipality Ferry Advisory Committee meeting held September 3, 2008</i></li> </ul>		
9.1 Draft minutes of the Committee of the Whole meeting held September 2, 2008	115-121	
a. Library Committee	122	

**Recommendation:**

*That a Committee be established consisting of:*

- *One member of the Library Board*
- *One member of Council*
- *Chief Librarian*
- *Director of Finance*
- *Chief Administrative Officer*

*to review the application from the Bowen Island Public Library and investigate the feasibility and develop a possible implementation plan.*

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|-----|---|-----|----------------------------------|
| b.  | Cape Roger Curtis ( <i>dealt with at the September 8, 2008 regular Council meeting</i> )  | --  |                                  |
| c.  | Endorsement of Alison Nixon's Cottage Farm Centre Proposal<br><b>Recommendation:</b><br><i>That Council endorse the concept for the proposed Cottage Farm Centre for Mental Health project.</i>   | 123 |                                  |
| 9.2 | Draft minutes of the Committee of the Whole meeting held September 15, 2008   | --  | <b>7:30 pm</b><br><i>(5 min)</i> |
| a.  | Interconnection of Bowen Bay, King Edward Bay and Blue Water Park Water Systems<br><b>Recommendation:</b><br><i>That, given the recent concerns of the Bowen Bay residents, Council accept the recommendation of the Bowen Bay Water System Local Advisory Committee that the interconnection of Bowen Bay with King Edward Bay and Blue Water not happen at this time.</i> | 124 |                                  |
| b.  | Bowen Bay Water System Budget<br><b>Recommendation:</b><br><i>That the Bowen Bay Water System budget be amended by increasing the budgeted expenditures to reflect the estimated cost of separate operations.</i>   | 124 |                                  |
| c.  | Connection of Water Systems<br><b>Recommendation:</b><br><i>That Council direct that the connection of Blue Water Park Water System with King Edward Bay Water System proceed as soon as possible, and that the 2008 budget be amended to accommodate the increased estimated cost (approximately \$7,000 more) to be funded from Blue Water Park's Works Reserves.</i>     | 124 |                                  |
| d.  | Greenways Bylaw No. 215, 2008 ( <i>see page 5 of this agenda</i> )  | --  |                                  |

	<b>Page</b>	<b>Timing</b>
9.3 Minutes of the Cove Bay Water System Local Management Committee meeting held June 12, 2008	125-127	<b>7:35 pm (10 min)</b>
a. Funding Strategy for the Cove Bay Treatment Plant	128-129	
<i><b>Recommendation:</b></i>		
<i>Whereas the Cove Bay Water System Long Range Plan (1997) provided a rationale to establish the maximum number of service connections possible under the current Provincial License (1985) for Grafton Lake, and</i>		
<i>Whereas the available data pertaining to Grafton Lake watershed hydrology and the daily water consumption was limited, and</i>		
<i>Whereas additional pertinent data has been collected over the last eight years, and</i>		
<i>Whereas the benefit of the initiative to update the Grafton Lake Watershed hydrology, capacity and demand is primarily for future development;</i>		
<i>That the Cove Bay Water System Local Management Committee request Council to direct staff to retain the services of an experienced engineering consultant to review this data and to update the pertinent sections of the Long Range Plan, and</i>		
<i>That the funds required for this update be borne by the Municipality.</i>		
9.4 Draft minutes of the Cove Bay Water System Local Management Committee meeting held July 10, 2008 (no recommendations for Council's consideration)	130-132	<b>7:45 pm (5 min)</b>
9.5 Draft minutes of the Cove Bay Water System Local Management Committee meeting held September 11, 2008 (no recommendations for Council's consideration)	133-134	
9.6 Draft minutes of the Bowen Bay Water System Local Advisory Committee meeting held July 30, 2008	135-138	
a. Water System Amalgamation (dealt with at the September 15, 2008 Committee of the Whole meeting. See page 6 of this agenda)	--	
9.7 Draft minutes of the Greenways Advisory Committee meeting held August 7, 2008	139-141	<b>7:50 pm (5 min)</b>
a. Adoption of Official Community Plan Greenways Amendment (See Bylaw No. 215 on page 5 of this agenda)	--	
9.8 Draft minutes of the Bowen Island Municipality Ferry Advisory Committee meeting held September 3, 2008 (no recommendations for Council's consideration)	142-145	



- 11.8    Get Moving BC – News Release re: Get Moving BC Releases Revealing New Bridge Study, dated September 15, 2008
  
- 11.9    Bruce Dewar, Chief Executive Officer, 2010 Legacies Now re: 2010 Olympic and Paralympic Winter Games, dated September 8, 2008
  
- 11.10   Mayor George Ferguson, City of Abbotsford re: City of Port Moody Feasibility Assessment of Waste to Energy (WTE) Incineration, dated September 9, 2008
  
- 11.11   Mary Polak, Provincial Treasurer, Municipal Pension Retirees Association re: Resolution #120 to be dealt with at the UBCM Convention, dated September 5, 2008
  
- 11.12   Mary-Ann Booth, Board Chair, West Vancouver School District re: Report to the Community – 2008, dated August 25, 2008  
*(brochure available for viewing through the Administration Department)*
  
- 11.13   Terry Raymond, Vice-Chair, Board of Directors, Fraser Valley Regional District re: Air Quality in the FVRD, dated July 23, 2008
  
- 11.14   Honourable Mobina Jaffer, The Senate Report, received September 9, 2008

**12. ADJOURNMENT**

**8:20 pm**