

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 regular meeting of Bowen Island Municipal Council will be held at Municipal Hall, 981 Artisan Lane on Tuesday, October 14, 2008 at 8:20 p.m. for the transaction of business listed below.

To view an individual item
– click on its coloured link

Kathy Lalonde, Corporate Officer

AGENDA

Regular Council Meeting
Tuesday, October 14, 2008 at 8:20 p.m.

	Page	Timing
<u>OPENING OF COUNCIL MEETING</u>		8:20 pm (5 min)
<u>1. APPROVAL OF AGENDA</u>		
1.1 Introduction of Late Items	--	
<i>Recommendation:</i> <i>That Council approve the agenda and late items agenda (if applicable) for the October 14, 2008 regular Council meeting.</i>		
<u>2. ADOPTION OF MINUTES</u>		
2.1 Minutes of the regular Council meeting held October 1, 2008	1-13	
<i>Recommendation:</i> <i>That the minutes of the regular Council meeting held October 1, 2008 be adopted.</i>		
<u>3. PUBLIC COMMENTS</u>	--	8:25 pm (15 min)
<u>4. DELEGATIONS - Nil</u>	--	
<u>5. STAFF REPORTS</u>		
5.1 Bryan Kirk, Chief Administrative Officer re: Cowan Point Development – Density Covenant and Golf Course, dated August 25, 2008	14-16	8:40 pm (30 min)
i. Position of Bowen Island Properties, dated August 27, 2008	17-18	

	Page	Timing
ii. R.B. Russell, Bowen Island Golf Association re: Offer to transfer golf course, dated June 16, 2008	19-20	
iii. Wolfgang Duntz, Bowen Island Properties re: Offer of Transfer of Ownership in Golf Course, dated June 10, 2008	21-23	
iv. Excerpt from Master Covenant	24	
v. Excerpt from Density Covenant	25	
vi. Excerpt from Schedule 1, Bylaw No. 52, 2002	26	
vii. R.B. Russell, Bowen Island Golf Association re: Offer to transfer golf course, dated September 4, 2008	27-30	
a. R.E. Strange, Seymour Bay Foundation re: Transfer of ownership in public nine-hole golf course, dated April 10, 2008	31	
b. David Hill re: The golf course, dated September 26, 2008 Recommendation: <i>That Council not accept transfer of the Cowan Point Golf Course and that the Mayor and Corporate Officer be authorized to execute a discharge of the Section 219 Covenant No. BX117563 registered against Cowan Point lands legally described as Lot 7, District Lots 1411 and 2450, Group 1, New Westminster District, Plan BCP16187.</i>	32-33	

6. BYLAWS

6.1 Joanne Cunday, Director of Finance re: 2009 (One Year) Tax exemption Bylaw No. 234, 2008, dated October 5, 2008 Recommendation: <i>That Bylaw No. 234, 2008 cited as "Bowen Island Municipality 2009 Taxation Exemption Bylaw No. 234, 2008." be read a first, second and third time.</i>	34-182	9:10 pm (20 min)
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5. STAFF REPORTS (continued)

5.2 Bryan Kirk, Chief Administrative Officer re: Civic Facilities Site Location, dated October 7, 2008	183-184	9:30 pm (30 min)
a. Schedule A: Recommended Site Location Map	185	
b. Schedule B: Recommendations from the Civic Facilities Working Group	186-187	

Recommendation:

*Whereas the Civic Facilities Working Group presented its Final Report to Council on April 21, 2008; and
Whereas the Civic Facilities Working Group has engaged in a thorough feasibility study process to analyze municipally owned land for Civic Facilities;
Therefore be it resolved that Council approve the future site of Civic Facilities as per the map attached as Schedule A which is part of the Bowen Island Community Lands.*

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| 5.3 | Krista Peel, Administrative Assistant re: Holiday Closure, dated September 22, 2008 | 188 | 10:00 pm
(5 min) |
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Recommendation:

*That Council cancel the regular Council meeting scheduled for Monday, December 22, 2008; and
That Council authorize the closure of Municipal Hall from 12:30 p.m. on Wednesday, December 24, 2008 to Sunday, January 4, 2009 inclusive for the holiday season; and
That staff advertise such closure in the Undercurrent and the Municipal website.*

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| 5.4 | Bowen Island Building Inspection Office: | | |
| | a. Month End Statistics, September 2008 | 189 | |
| | b. Comparison of Building Statistics from September 2007, September 2008 and Year-to-Date | 190 | |

Recommendation:

Provided for Council’s information.

6. BYLAWS (continued)

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|-----|---|----|---------------------|
| 6.2 | Jason Smith, Community Planner re: Bylaw No. 224, 2008 (Abbeyfield Rezoning), cited as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 224, 2008” (to be provided as part of the Late-Items agenda) | -- | 10:05 pm
(5 min) |
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| 6.3 | Bylaw No. 227, 2008 cited as “Bowen Island Municipality Building Bylaw No. 65, 2002, Amendment Bylaw No. 227, 2008” | 191-192 | |
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Recommendation:

That Bylaw No. 227, 2008 cited as “Bowen Island Municipality Building Bylaw No. 65, 2002, Amendment Bylaw No. 227, 2008” be reconsidered and finally adopted.

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| 6.4 | Bylaw No. 233, 2008 cited as “Blue Water Park and King Edward Bay Water System Rates Bylaw No. 233, 2008” | 193-196 | |
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Recommendation:

That Bylaw No. 233, 2008 cited as “Blue Water Park and King Edward Bay Water System Rates Bylaw No. 233, 2008” be reconsidered and finally adopted.

7. BUSINESS ARISING FROM MINUTES – Nil --

8. CORRESPONDENCE – Nil --

9. REPORT OF COMMITTEES, COW, COMMISSIONS – Nil --

10. NEW BUSINESS

10.1 Councillor Peter Frinton re:

197-222 **10:10 pm
(15 min)**

a. Discussion re: The Option of the Sea-to-Sky Air Quality Management Plan forming a non-profit to administer the work of the Group

b. Application for funding for air quality projects related to the Sea-to-Sky Air Quality Management Plan

Recommendation:

That Council apply to access additional funding from the Ministry of Environment for air quality projects related to the Sea-to-Sky Air Quality Management Plan (specifically to develop airshed-wide smoke-control strategy).

10.2 Any Other New Business --

11. INFORMATION ITEMS

Provided for Council’s information. Copies of these information items are available at Municipal Hall in the Counter Copy agenda package.

Recommendation (Unanimous Consent suggested – no motion required):

**10:25 pm
(5 min)**

That Council receive for information the items as listed below.

11.1 Kim Benson, Chair, Islands Trust Council to Nerys Poole, Director, Cape Roger Curtis Trust Society re: Delegation at the September 2008 Islands Trust Council Quarterly Meeting, dated October 7, 2008

11.2 BC Ferries – Statistics for the Month of September 2008

11.3 Jean Perrault, President, Federation of Canadian Municipalities re: Assessment of Election 2008, dated October 9, 2008

- 11.4 Heather Schoemaker, Manager, Corporate Relation, Metro Vancouver re: The Sustainable Region Episode 35 – Waste Management, dated September 9, 2008 (*disc available through the Administration department*)

- 11.5 Islands Trust – News Releases:
 - a. Salt Spring Island Official Community Plan Adopted, dated October 6, 2008

 - b. Gabriola Community Celebrates Official Naming of Elder Cedar Nature Reserves, dated October 9, 2008

- 11.6 Union of BC Municipalities re:
 - a. New Grant Opportunity and Upcoming Deadlines, dated October 3, 2008

 - b. 2008-2009 UBCM Executive

- 11.7 Gordon Campbell, Premier, BC Achievement Foundation e: BC Community Achievement Awards, dated September 29, 2008 (*brochure available through the Administration department*)

- 11.8 Encorp Return It – Advertisement: “Home or away, beverage containers should be recycled”.

12. ADJOURNMENT

10:30 pm