



Bowen Island Municipality

An island municipality within the Islands Trust

Mission Statement

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

- *Improves the economic, environmental and social well-being for present and future generations;*
 - *Encourages and fosters community involvement;*
 - *Enhances the small, friendly, caring character of the community;*
 - *Maintains an open, accountable and effective operation; and*
 - *Preserves and enhances the unique mix of natural ecosystems and green spaces that Bowen Island possesses.*
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NOTICE: That a Public Hearing re: Bylaw No. 281, 2010 (David Otter Nature Reserve) will be held at Municipal Hall, 981 Artisan Lane on Monday, October 4, 2010, immediately following the Public Hearing regarding Bylaw No. 281, 2010 which commences at 7:15 p.m., for the transaction of business listed below.

To view an individual item,
click on its coloured link

Kathy Lalonde, Corporate Officer

AGENDA

**Public Hearing re: Bylaw No. 281, 2010 (David Otter Nature Reserve)
Monday, October 4, 2010 at *approximately 7:35 p.m.*
(*immediately following the Public Hearing regarding Bylaw No. 280, 2010*)**

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1. CALL TO ORDER

2. PUBLIC HEARING PROCEDURE

Mayor Turner will describe the procedure for the Public Hearing.

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NOTE - INFORMATION FOR THE PUBLIC: At the Public Hearing, residents are given an opportunity to be heard. If a member of the public wishes to address Council, please sign the Speakers' List provided in Council Chambers. Speakers will be called from the list.

Speakers should begin by stating their name and address for the record. Comments should be related to the subject bylaw and be directed to Council. The Public Hearing is not the venue to debate points of view expressed by other speakers at the Public Hearing.

Council may ask questions following a Speaker's comments to seek clarification on points raised. However, the main function of a Public Hearing is for Council to listen to the public's views. Council will not debate the merits of the proposed bylaw nor enter into dialogue with Speakers at the Public Hearing.

After a Public Hearing is closed:

- Council is not permitted to receive any further submissions on the proposed bylaw;
- Council can determine when the proposed bylaw will be scheduled for consideration;
- Council may either adopt or defeat the bylaw, or alter and then adopt the bylaw provided that the alteration does not alter the use; increase the density, or without the owner's consent, decrease the density, of any area from that originally specified in the bylaw.

3. PUBLIC HEARING BACKGROUND

3.1	The Director of Planning will describe the proposed amendment bylaw.	--
	Bylaw No. 281, 2010, cited for all purposes as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 281, 2010"	1
	APPLICATION: RZ-03-2007 – David Otter Nature Reserve	2-3
	AFFECTED LAND: Lot adjacent to 1273 Hiker's Trail Road, dated March 18, 2010	--
	PURPOSE: In general terms, the applicant is proposing to change the land-use designation of the David Otter Nature Reserve from Settlement Residential (SR1) to Green Zone (G2). The Green Zone designation is compatible with a restrictive covenant on title that limits use of the property to a natural park and nature preserve.	--
	PROPOSED AMENDMENTS: In specific terms, the purpose of Bylaw No. 281, 2010 is to amend the Bowen Island Municipality Land Use Bylaw No. 57, 2002 by:	--
	a) Changing the land-use designation for PID: 011-875-071 Lot 2 Except Part in Plan BCP 27043, District Lot 6015, Group 1, New Westminster District Plan 21899 from Settlement Residential (SR1) to Green Zone (G2).	
3.2	Reports and Associated Information:	--
	a. Joann Peachey, Planning Consultant re: Memorandum to Mayor and Council – Proposed amendment to Land Use Bylaw/Lot adjacent to 1273 Hiker's Trail Road, dated March 18, 2010	4-6
	b. Hap Stelling, Director of Planning re: Report to Council – Proposed amendment to Land-Use Bylaw 57, 2002/Lot adjacent to 1273 Hiker's Trail Road, dated June 18, 2010	7-9
	c. Minutes of the Special Council meeting held July 5, 2010	10-13

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d. Paul Tennant, Chair, Advisory Planning Commission re: Letter to Mayor and Council, dated June 17, 2010	14
e. Covenants BB146488 & BA146495	15-30
f. Islands Trust Policy Statement Directives Only Checklist	31-35
g. Agency comments - Nil	--
3.3 Applicant's Presentation - Nil	--

4. PUBLIC INPUT

4.1 Written submissions received as of September 21, 2010 (none received to date)	--
4.2 Mayor Turner will call for public input:	--
a. Verbal submissions	--
b. Written submissions	--
4.3 Mayor Turner will call two more times for any further submissions regarding Bylaw No. 281, 2010.	--

5. CLOSURE/ADJOURNMENT OF THE PUBLIC HEARING

5.1 If there is no further public input and Council does not wish to have a further staff report, then:	--
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Recommendation:

That all written and verbal submissions regarding Bylaw No. 281, 2010 up to and including October 4, 2010 be received and that the Public Hearing be adjourned.

OR *If Council wishes to have a further staff report, then:*

Recommendation:

That staff report back to Council regarding the October 4, 2010 Public Hearing regarding Bylaw No. 281, 2010 and that the Public Hearing be adjourned to _____ in the Municipal Hall Council Chambers.

Members of Council are not permitted to receive further submissions regarding the proposed Bylaw once the Public Hearing is closed.