



## REGIONAL DISTRICT OF MOUNT WADDINGTON

### MINUTES

**MINUTES** of the Regional District of Mount Waddington Planning Committee Meeting held Tuesday, January 20, 2015 at the Regional District Office, 2044 McNeill Road, Port McNeill.

**Present:** Chair H. Soltau  
Directors: D. Rushton, A. Hory, D. Dugas, J. Allen, H. Bood, S. Ackland, M. Berry  
Staff: G. Fletcher-Administrator; J. Velaniskis-Manager of Planning, M. Tonkin-Recording Secretary P. Donaghy, Manager of Operations  
Public: Michael Jensen (by phone)

**A. Call to Order:** The meeting was called to order at 12:44 pm

**B. Delegations** Michael Jensen will be attending by phone when TUP-02-2014 is discussed.

**C. Adoption of Agenda:**

15-01 THAT the Planning Committee Agenda January 20, 2015 be adopted as presented.

**CARRIED**

**D. Adoption of Minutes:**

15-02 THAT the Planning Committee Minutes of September 16, 2014 be adopted as presented.

**CARRIED**

**E. Reports:**

**1. Planning Budget Discussion**

15-03 THAT the Proposed Planning Budget for 2015-2019 and Expected Actuals for 2014 be received and adopted.

**CARRIED**

**2. Temporary Use Permit Application TUP-02-2014- 10 Keleva Road, Sointula (Jensen)**

*Mr. Jensen joined the meeting by telephone at 12:45 pm. Mr. Jensen had provided a letter dated January 14, 2015, received on January 19, 2015, that was circulated to Board members prior to the meeting.*

*The Manager of Planning presented a summary of the staff report dealing with the proposed issuance of a temporary use permit TUP-02-2014 and permit conditions. Staff noted that a draft permit was presented to the Malcolm Island Advisory Planning Commission (MIAPC) for comments and that the Commission recommended ensuring that any necessary legal requirements for the sewer connection are in-place before temporary occupancy is permitted. Staff concurred with MIAPC's recommendation.*

*Mr. Jensen was then provided with an opportunity to present the content of his letter. Mr. Jensen stated that he had no quarrel with the zoning bylaw and was seeking permission to stay in his unique property this summer, regardless of whether all the conditions of the permit were met. In response to questions from the Board, Mr. Jensen made the following points:*

- *Property is unique because it is served by a sewage holding tank and is 50' below the sewage system & thus was not connected*

- when the community sewer system was built
- Has not decided which route option to proceed with a sewer connection; is open to either but the First Street graveyard is estimated to cost \$14,000 to install, plus quoted lawyers fees of \$4000; has not yet got a quote for the Second Street option but is willing to pay up to \$20,000 for it
- Stated that he had the approval of the Cemetery Commission to connect through the cemetery and that the ownership of the cemetery had reverted to the Province
- Noted that his proposed project will cost an estimated total of \$700,000 and that any delays resulting in compliance problems are through no fault of his own

Staff noted that the referenced First Street connection proposal had not been referred to the RDMW and all relevant permissions including stamped plans and as-builts from a professional engineer, would need to be in place before a connection to the sewer system would be approved, just as is the case with the Second Street option. Staff also commented that their records show that the title of the cemetery is not held by the Crown and any process to revert a parcel back to the Crown would likely involve a considerable period of time.

M. Berry joined the meeting.

Director Soltau noted that in her 12 years of experience on the Malcolm Island Advisory Planning Commission (MIAPC) and as a Director, the Board always respected the MIAPC advice as is the case with regards to this TUP application.

15-04

THAT the Regional Board approve the issuance of the Temporary Use Permit TUP-02-2014 (Jensen) to permit the siting and conditional use of a single detached dwelling and accessory non-dwelling structures for a period of 12 consecutive months on a property described as Block A of the Fractional SW ¼ of Section 9, Malcolm Island, Rupert District (10 Keleva Road) provided that by February 6, 2015, the owner provide a security deposit in a form satisfactory to the Regional District of Mount Waddington, in the sum of \$10,000 (ten thousand dollars), to guarantee the performance of the Terms and Conditions of this Permit, and should the applicant be in default of an Term or Condition of this Permit, the security deposit may be kept in whole or in part by the Regional District of Mount Waddington;

AND FURTHER THAT the Administrator be authorised to execute the Temporary Use Permit TUP-02-2014 once the security deposit is provided.

**F. Correspondence**

None

**G. Meeting Adjourned**

The meeting was adjourned at 1:25 p.m.

**CERTIFIED CORRECT:**

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**SECRETARY**

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**CHAIR**