



REGIONAL DISTRICT OF MOUNT WADDINGTON

MINUTES

MINUTES of the Regional District of Mount Waddington Planning Committee Meeting held Tuesday, March 17, 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
Public: Craig Murray-Nimmo Bay Resort

A.Call to Order: The meeting was called to order at 12:45 pm

B. Delegations Craig Murray-Nimmo Bay Resort answering questions for Zoning Bylaw Amendment 882.

C.NOMINATIONS FOR CHAIR

The Administrator called for nominations for the Chair of the Planning Committee. Director Soltau was nominated and accepted the nomination.

The Administrator called for any further nominations and hearing none, declared Director Soltau Chair of the Planning Committee.

D. Adoption of Agenda:

15-05 THAT the Planning Committee Agenda March 17, 2015 be adopted with the following changes: 3. Real Estate Sales.

CARRIED

E. Adoption of Minutes:

15-06 THAT the Planning Committee Minutes of January 20, 2015 be adopted as presented.

CARRIED

F. Reports:

1. **Nimmo Bay Resort**
 - a)**RDMW Zoning Bylaw Amendment 882**
 - b)**Agency Referral List**
 - c)**C-2RT Zoning Provisions**

15-07 THAT the Regional Board consider first and second readings of Bylaw No.882, being an amendment to Schedule B of the Regional District of Mount Waddington Zoning Bylaw No.21, 1972, which proposes to amend the zoning of unsurveyed Crown land areas within the vicinity of Little Nimmo Bay, as well as District Lots 403 and 404, Range 1, Coast District, from Rural (A-1) to Recreational & Tourist Commercial (C-2RT) as shown on Appendix A;

AND THAT the Regional Board endorse the referral list of agencies and First Nations contained in Appendix B and that the referral process commence for the rezoning of unsurveyed Crown land areas within the vicinity of Little Nimmo Bay, as well as District Lots 403 and 404, Range 1, Coast District, as shown on Schedule "A" of proposed Bylaw No 882, as part of proposed amendment to the Regional District of Mount Waddington Zoning Bylaw No.21, 1972;

AND FINALLY THAT the Regional Board schedule a public hearing as required by Section 890 of the Local Government Act.

CARRIED

Craig Murray left the meeting.

2. Regional Plan Bylaw 674 Review

Agriculture:

- Director Wainwright-Have we looked at other District's bylaws
- Manager of Planning-Yes but most don't reflect our district as we have very little agriculture or ALR lands.
- Director Ackland- Agriculture could provide a connection to what is happening in other communities in terms of ecdev oppt.
- Director Soltau-Should fish farms be included in Agriculture?
- Director Wainwright-Need for consistency as to how we look at Agriculture.
- Director Soltau- Perhaps Make the distinction between land based for Agriculture issues.

Climate:

- Director Wainwright- How can we ensure that these policies do not limit future growth?
- Manager of Planning-Consider 'possible' strategies instead of 'all possible' in section c.

Director Berry arrives 1:15pm

Marine:

- Suggested to Include marine navigation needs.
- Section k policy could be reflected in other sectors as well.
- Director Soltau-Tourism is taken out of here but in Area A Marine Tourism is huge so it needs to be put back in.
- Shellfish aquaculture may be impacted by climate change induced ocean acidification

Directors agreed to bring questions to next meeting and Jonas will bring back a revised document that includes housekeeping amendments and recommendations for a public engagement procedures. Solid Waste Management Plan could also be combined into the public process.

3. Real Estate Sales

- Director Rushton noted that a lot in Woss was incorrectly advertised by Real Estate agents as having zoning that permitted R.V's to be parked on the lots. The agent had not checked with the RD bylaws that are available on line. He suggested that a letter be sent to real estate agents informing them that we do have zoning bylaws that apply to our rural communities.
- Director Bood noted that agents are self-regulated. The buyer can go back on them if it's sold under false pretenses.
- Director Berry-It is worth sending a letter to the Real Estate Council of B.C to re-enforce their knowledge of bylaws in the RDMW areas.

15-08

That a letter be sent to the Real Estate Council of B.C. re-affirming that there are land use bylaws in force in the Regional District of Mount Waddington that their members should respect.

CARRIED

G. Meeting Adjourned

The meeting was adjourned at 1:30 p.m.

CERTIFIED CORRECT:

SECRETARY

CHAIR