



## REGIONAL DISTRICT OF MOUNT WADDINGTON

### PLANNING COMMITTEE MEETING AGENDA

June 16, 2015 at 12:30 pm  
RDMW Office – 2044 McNeill Road, Port McNeill

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**Call to Order**

Call meeting to order @ 12:30p.m.

**Adopt Agenda**

Adopt June 16, 2015 agenda

**Minutes:**

1. Planning Committee meeting held April 21, 2015

**Reports:**

1. Cliffe Point Subdivision (Quatsino Sound, Area B)
  - Waiver of frontage requirement for one of 15 proposed lots
  - Approval of \$30,000 cash in lieu of Parkland
2. Telus Proposal for Cell phone tower in Woss.

**Correspondence:**

**Adjourn:**



## REGIONAL DISTRICT OF MOUNT WADDINGTON

### MINUTES

**MINUTES** of the Regional District of Mount Waddington Planning Committee Meeting held Tuesday, April 21, 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, Christine Martine
- Staff: G. Fletcher-Administrator; Patrick Donaghy, Operations Manager, M. Tonkin-Recording Secretary
- Public: Craig Murray-Nimmo Bay Resort
- A. Call to Order:** The meeting was called to order at 12:35 pm
- B. Delegations** None
- C. Adoption of Agenda:**
- 15-09 THAT the Planning Committee Agenda April 21, 2015 be adopted with the following changes: 3. Nimmo Bay Rezoning **CARRIED**
- D. Adoption of Minutes:**
- 15-10 THAT the Planning Committee Minutes of March 17, 2015 be adopted as presented. **CARRIED**
- E. Reports:**
- 1. & 2. Manager of Planning Report on Regional Plan Review**
- During the review of the Plan, it was noted that as per proposed policy 1.2.d), Provision of Regional Services, it may be appropriate to review such servicing potential prior to bringing the plan to a public forum. It was also noted that this would provide an ideal opportunity for the Board to engage in a policy retreat.*
- 15-11 THAT the Public Review of the Regional Plan be postponed until the Board has a chance to evaluate its services, roles and responsibilities. **CARRIED**
- 3. Nimmo Bay Resort Rezoning, Bylaw 882**
- A letter dated April 14, 2015 from Donovan & Company was brought forward from the Gwawaenuk Tribe in regards to alleged Aboriginal Rights Infringements regarding the Nimmo Bay rezoning. As a result, the Public Hearing for Bylaw 882 has been postponed until owner Craig Murray can re-look at the application and amend it as needed. Another date for the Public Hearing will then be discussed.*
- G. Meeting Adjourned** The meeting was adjourned at 1:05 p.m.

**CERTIFIED CORRECT:**

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIR



# REGIONAL DISTRICT OF MOUNT WADDINGTON

## STAFF REPORT

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**DATE:** June 10, 2015 **FILE:** SUB-01-2014

**TO:** Chair and Directors, Planning Committee

**FROM:** Greg Fletcher, Administrator

**RE:** **DEVELOPMENT APPLICATION – REQUEST FOR FRONTAGE RELIEF: LOT 13 IN QUATSINO SOUND, ELECTORAL AREA ‘B’**

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<b>Owner / agent:</b>	Cliffe Point Properties Ltd. (owner)
<b>Legal description:</b>	McElhanney Associates Land Surveyors Ltd. (agent)
<b>Folio No.:</b>	The West ½ of the Fractional East ½, and Part of the East 14.4
<b>Parcel identifier (PID):</b>	Chains of the Fractional West ½ of Section 9, Township 18,
<b>Civic address:</b>	Rupert District 785 29029.210 & 785 29029.220; 009-905-057 & 009-905-316
<b>OCP BYLAW:</b>	Regional Plan Bylaw No. 674, 2003
<b>ZONING BYLAW:</b>	Zoning Bylaw No. 21, 1972
<b>ZONE:</b>	Rural A-1

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### PURPOSE

The applicant is requesting approval of a Request for Exemption from the Statutory Minimum Frontage Requirement with respect to Lot 13 of the proposed plan of subdivision that has been granted Preliminary Layout Approval by the Ministry of Transportation.

### REGULATORY JURISDICTION

The *Local Government Act* (LGA) grants authority to local governments under section 944(2) of Part 26 “Planning and Land Use Management” to exempt a parcel from the statutory 10%, or bylaw minimum frontage requirement. In addition, section 941 of the LGA provides for provision of parkland or cash in lieu of parkland for proposed subdivisions which create three or more additional lots of which the smallest lot is 2 ha or less.

### BACKGROUND

The proposal is to subdivide two adjacent lots located on Quatsino Sound into 15 lots as shown on the proposed plan of subdivision dated April 22, 2015 and shown on page 3. The proposed lots vary in size from 0.858 ha to 26.3 ha, with the average being 4.2 ha. Twelve of the proposed lots are less than 2 ha. Density averaging is permitted in Bylaw 21, subject to certain pending conditions being met. This proposal also includes a group moorage facility that would be shared by the property owners. A related land application dating from 2013 was approved for this facility.

- 1) Proposed Lot 13 has frontage 8.8% of the perimeter of the lot. The other 14 lots meet the 10% criteria.
- 2) Given the isolation of the property and the forestry use of the surrounding lands, none of the land would be suitable for a Regional District owned park. Instead, a cash in lieu of parkland would be recommended, based on a 5% market valuation of the land, prior to subdivision. The two subject properties are currently assessed for a combined value of \$600,000. In similar circumstances, the Regional District has used BC Assessment land valuations to establish property values. The owner is agreeable to the resulting \$30,000 cash in lieu of parks contribution.

## STAFF RECOMMENDATIONS

### A) FRONTAGE

This configuration of proposed Lot 13 is largely related to the irregular shoreline on the north side of the lot and should pose no problems related to the development. Staff has no objection to the request to reduce the frontage requirement as requested and recommends the Board adopt the following resolution:

*"In accordance with section 944(2) of the Local Government Act, a reduction in the statutory minimum frontage requirement of section 944(1)(a) of that Act, for proposed lot 13, Fractional East ½ of Section 9, Township 18, Rupert District, from 62.6 metres to 55 metres is hereby approved."*

### B) PARKLAND.

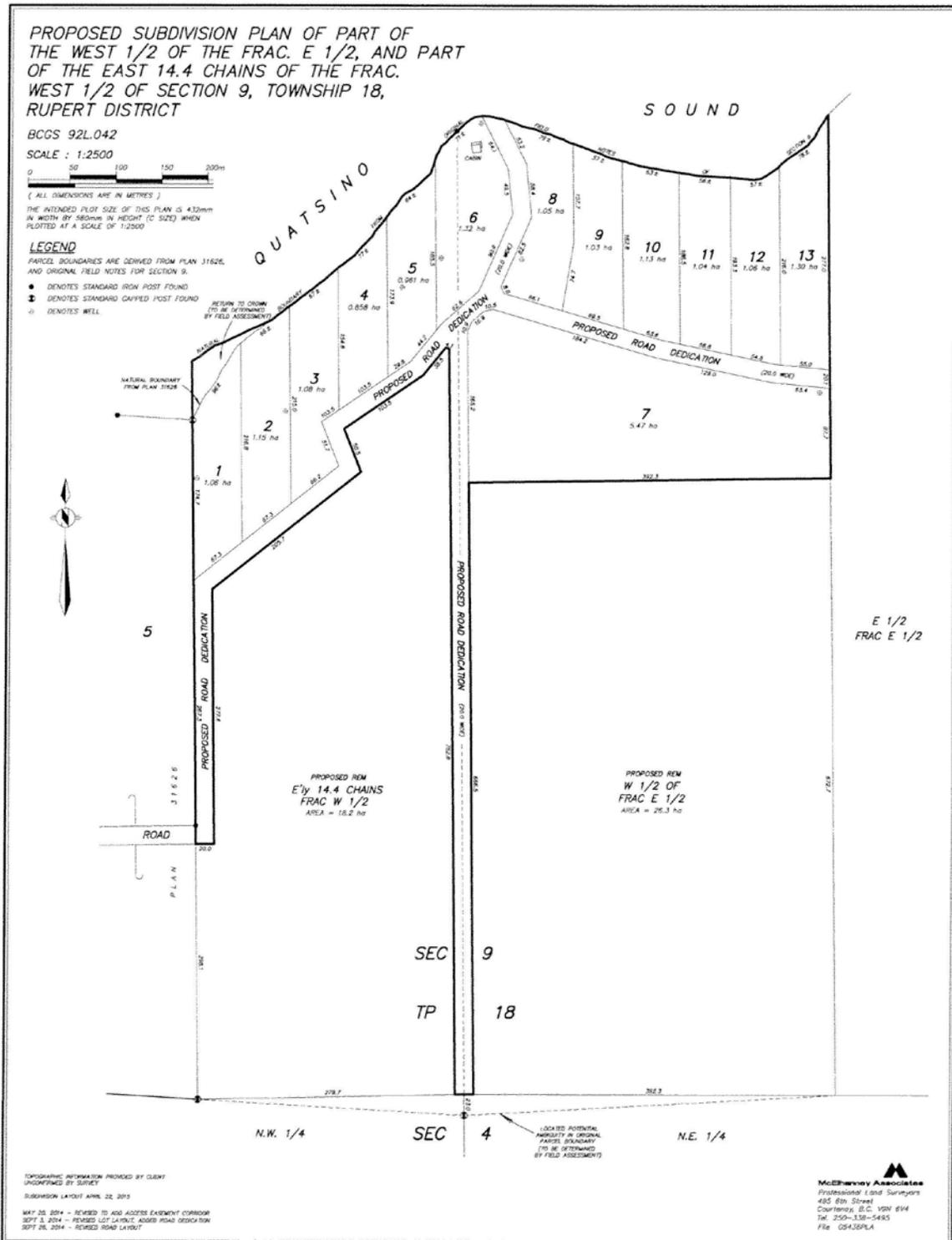
*That cash in lieu of parkland dedication in the amount of \$30,000 be requested for the subdivision proposal (SUB-2014-01 – Cliffe Point Holdings, Quatsino Sound) pursuant to Section 941(1)(b) of the Local Government Act;*

*AND FURTHER THAT the cash in lieu payment of \$30,000 be deposited into the RDMW Parks and Recreation Reserve Fund for future parkland acquisition in strategic locations.*

Respectfully submitted:



Greg Fletcher, RPP  
Administrator



May 28, 2015

To Whom It May Concern,



During April 2015 a small number of residents in Woss, B.C. received a letter from Telus about a Cell Tower proposal to be installed in close proximity (90 meters) of their dwellings.

This letter caused confusion and much discussion amongst the recipients and other residents of Woss. Health and lack of communication were some of the concerns.

It was felt that the view of an unsightful structure was also a concern.

Please find enclosed a copy of the local Woss residents signatures requesting a more appropriate location for the above concerns as well as other concerns we have.

Please, if a meeting is going to be held in Woss about this, a request of one week ahead of time and posting be given to the community.

Regional District Mt Waddington

JUN - 3 2015

Thank you for your attention

Yours truly,



Len Paranych

cc: Jon Leugner; Jeff Stanhope; Jonas Velaniskis; David Rushton;

Woss Residence Association; Len Paranych

# Proposed Telus Tower

We the undersigned strongly object to the proposed 30 meter tower located on the Telus lot in Woss.

The services might enhance the community but the proposed location will not. Our property values here are low enough without this horrendous eye sore. You speak of enhancing wireless coverage in the community as well as a stretch of Highway 19. . Currently there is nothing here for cell phone coverage. But there are many more suitable locations for the proposed tower: directly across the highway is just one of them. A more distant location would not have the same risk of jeopardizing the health of neither this community, nor the sky line or lower the property values of the Residents of Woss.

2015

May	Name	Woss Address	Signature
1	Clayton Greaves	Elk Drive	Clayton Greaves
1	Peta Kelly	Cochran Ave	Peta Kelly
1	Paul Shepper	Elk Dr	Paul Shepper
1	Dina Shepper	Elk Dr	Dina Shepper
1	JACK WILSON	PINDER	J. Wilson
1	KEITH HUNT	COUGAR	Keith Hunt
2	PATRICK LEWIS	HOONAK	Patrick Lewis
2	BERNARDO BENDON	HOONAK	Bernardo Bendon
2	Curtis Corbett	Attuck	Curtis Corbett
2	Bryan Rushston	HOONAK	Bryan Rushston
2	Judith Bellamy	PINDER	Judith Bellamy
2	Nicole Corbett	Elk DR	Nicole Corbett

12