

## REGIONAL DISTRICT OF MOUNT WADDINGTON

## **PUBLIC HEARING MINUTES**

Public Hearing held on January 19, 2016 at the RDMW Office, 2044 McNeill Road, Port McNeill, B.C. regarding RDMW Zoning Bylaw Amendment Bylaw No. 882, 2015

PRESENT: Chair Dave Rushton and Directors Shirley Ackland, Jan Allen, Mike Berry, Hank

Bood, Dennis Dugas, Andrew Hory, Heidi Soltau and Phil Wainwright

STAFF: Greg Fletcher - Administrator; Jeff Long - Manager of Planning & Development

Services

PUBLIC: Craig Murray (Applicant), Kathy O'Reilly (NI Gazette Newspaper)

Call to Order: Chair Rushton called the public hearing to order at 1:40 pm

Chair Rushton advised that this Public Hearing is being held in accordance with the Local Government Act to allow the public to make representations to the Regional District of Mount Waddington regarding proposed Regional District of Mount Waddington Zoning Bylaw Amendment Bylaw No. 882, 2015 (Bylaw No. 882). Notice of this public hearing has been undertaken in accordance with the Local Government Act and Regional District of Mount Waddington Development Procedures Bylaw No. 594. In this regard, the notice was published in two consecutive issues of the North Island Gazette Newspaper on January 7<sup>th</sup> and 14<sup>th</sup>, 2015 and was posted on December 23<sup>rd</sup>, 2015 on the bulletin board at the Regional District of Mount Waddington Office located at 2044 McNeill Road, Port McNeill, B.C. Notice of this public hearing was sent to the owners of the lands subject to Bylaw No. 882, as well as the owner of land within 100 metres of the lands subject to Bylaw No. 882. The Chair advised that all persons who believe that their interests are affected by proposed Bylaw No. 882 will be given an opportunity to be heard respecting matters contained in the bylaw.

Chair Rushton read from a prepared statement outlining the Public Hearing procedures. Before calling for speakers, the Chair asked Jeff Long, Manager of Planning & Development Services, to provide an overview of the intent and purpose of Bylaw No. 882.

Mr. Long stated that Bylaw No. 882, if adopted, would have the effect of amending Regional District of Mount Waddington Zoning Bylaw No. 21 to change the zoning category from the Rural Zone (A-1) to the Recreational and Tourist Commercial Zone (C-2RT), with respect to District Lots 403 and 404, Range 1, Coast District, as well as two nearby Crown land tenured areas associated with Provincial Land Files 1402029 and 1407056, all of which are utilized to accommodate uses in association with the Nimmo Bay Report located on the northern shoreline of Little Nimmo Bay off of Mackenzie Sound. The uses associated with the existing commercial tourist resort development include a lodge, tourist cabins, staff accommodations, docks / moorage, boardwalks, utility / service buildings and infrastructure and related accessory uses.

Mr. Long then outlined the process associated with Bylaw No. 882. He indicated that at its meeting on March 17, 2015, the Regional District's Board of Directors gave 1<sup>st</sup> and 2<sup>nd</sup> readings to Bylaw No. 882. As part of a subsequent referral process to organizations regarding Bylaw No. 882, comments were received from three organizations which were distributed to the Public Hearing Committee. These include:

- 1) An email from the Ministry of Forests, Lands and Natural Resource Operations in support of the rezoning;
- 2) Comments were also received from Island Health by email indicating that it does not have any objections to the proposed amendment to rezone Nimmo Bay Resort which holds valid permits issued by Island Health for the operation of its food service, as well as its water supply system and regulated pools, and holds a sewage discharge authorization; and,
- 3) In its letter dated April 14, 2015, legal counsel for the Gwawaenuk Tribe expresses concerns on behalf of the Tribe. This letter was provided to the applicant who later requested that its application be revised to exclude the two potential future expansion areas from the rezoning.

Mr. Long advised that at its meeting on December 15, 2015, the Regional District's Board of Directors rescinded 2<sup>nd</sup> reading of Bylaw No. 882 and reread 2<sup>nd</sup> reading with the two future expansion areas having been removed from the Bylaw. It also passed a resolution that staff undertakes preparations for conducting a public hearing on January 19, 2016 at 1:30pm with respect to the Bylaw. Upon conducting this public hearing, the Regional Board could proceed to give 3<sup>rd</sup> reading to and adopt Bylaw No. 882. If adopted, Bylaw No. 882 would then take full force and effect.

Mr. Long noted that no submissions were received as a result of notifications associated with Bylaw No. 882 and the holding of today's public hearing.

Chair Rushton thanked Mr. Long and then proceeded with the first call for verbal submissions and asked if there was anyone who wishes to speak.

Mr. Craig Murray, 1978 Broughton Boulevard, Port McNeill, BC (applicant) thanked the Public Hearing Committee for its consideration of the application.

The Chair then proceeded to call for a second time if there was anyone who wished to speak.

No one identified themself as wishing to speak.

The Chair then proceeded to call for a third time asking if there was anyone who wished to speak.

There were no speakers.

Chair Rushton advised that any written submissions must now be turned in before the close of the Public Hearing. After a final call for written submissions and receiving none, Chair Rushton declared the Public Hearing closed at 1:55p.m.

## **CERTIFIED CORRECT:**

Dave Rushton - CHAIR

Jeff Long - SECRETARY