



REGIONAL DISTRICT OF MOUNT WADDINGTON
REGIONAL PLANNING COMMITTEE MEETING MINUTES

May 17, 2016

RDMW Office – 2044 McNeill Road, Port McNeill

PRESENT: Chair Heidi Soltau and Directors Jan Allen, Dennis Dugas, Andrew Hory, Phil Wainwright, Dave Rushton and Alternate Rick Marcotte.

STAFF: Greg Fletcher - Administrator; Jeff Long - Manager of Planning & Development Services, Melissa Tonkin - Recording Secretary

PUBLIC: None

A. CALL TO ORDER

Chair Soltau called the meeting to order at 12:42 pm.

B. APPROVAL OF AGENDA

Moved/Seconded/Carried
THAT the agenda be approved as adopted.

RPC-2016-14
AGENDA
APPROVED

C. ADOPTION OF MINUTES

1. Minutes of the Regional Planning Committee meeting held April 19, 2016.

Moved/Seconded/Carried
That the minutes of the Regional Planning Committee meeting held on April 19, 2016 be adopted.

RPC-2016-15
APRIL 19, 2016
RPC MINUTES
ADOPTED

D. DELEGATIONS – None

E. CORRESPONDENCE – None

F. REPORTS

1. Staff Report: Development Application-Community Plan and Zoning Bylaw Amendments, J. Kirk and J. Mather, Winter Harbour, Electoral Area "B" (May 10, 2016)

Chair Soltau called upon Jeff Long, Manager of Planning & Development Services, to present the staff report on the subject application and related proposal. Mr. Long identified the subject property and explained that in 2006, the owners/applicants amalgamated the original six adjacent lots into one 0.4 hectare (1 acre) lot given that the original size and configuration of the lots was not conducive to installing a suitable sewage treatment system and proceeded to have a type 2 sewage treatment system installed along with the required filing with the Vancouver Island Health Authority for the system. The owners then constructed two cabins on the property. Before the amalgamation occurred, the applicable zoning would have allowed a single detached dwelling or duplex dwelling to be constructed on each of the 60'x'120' lots however, after amalgamation only one single detached dwelling or duplex dwelling could be located on it. The existing two cabins (single detached

dwellings) exceed the density that is permitted by the zoning and the applicants are seeking approval of zoning that would allow up to four cabins to be constructed on the property. Mr. Long continued by providing an overview of matters outlined in the staff report and presented the two draft bylaws in relation to the proposal along with the staff recommendation to proceed with first reading of the bylaws and make arrangements for conducting a public hearing.

There was discussion regarding some of the details associated with the overall proposal and Director Wainwright indicated he would advise staff as to the preferred location of the public hearing.

Moved/Seconded/Carried

THAT the Board of Directors gives first reading to Winter Harbour Community Plan Bylaw No. 371, Amendment Bylaw No. 909, 2016, which proposes to amend Winter Harbour Community Plan Bylaw No. 371 by changing the applicable land use designation from Residential to Recreation and Tourist Commercial, for the property described as follows:

Civic address: 232 Croft Street
Assessment Roll Number: 78514642.005
Parcel Identifier: 025-766-546
Legal Description: Lot A, Section 3, Rupert District, Plan VIP75900

AND FURTHER THAT the Board of Directors gives first reading to Regional District of Mount Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 910, 2016, which proposes to amend Zoning Bylaw No. 21, 1972 by adding a new Tourist Cabin Accommodation Zone (TCA-1) and changing the applicable zoning category from the Rural Zone (A-1) to the Tourist Cabin Accommodation Zone (TCA-1), for the property described as follows:

Civic address: 232 Croft Street
Assessment Roll Number: 78514642.005
Parcel Identifier: 025-766-546
Legal Description: Lot A, Section 3, Rupert District, Plan VIP75900

AND FURTHER THAT the Board of Directors instructs staff to refer Winter Harbour Community Plan Bylaw No. 371, Amendment Bylaw No. 909, 2016 and Regional District of Mount Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 910, 2016 to the Ministry of Forests, Lands and Natural Resource Operations and Island Health for review and comment by June 17, 2016.

AND FURTHER THAT the Board of Directors instructs staff to undertake preparations for advertising and conducting a public hearing in accordance with the Local Government Act and the RDMW Development Procedures Bylaw, with respect to Winter Harbour Community Plan Bylaw No. 371, Amendment Bylaw No. 909, 2016 and Regional District of Mount Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 910, 2016, as follows:

- 1) *At 1:30pm on June 21, 2016 at the Regional District administrative office addressed as 2044 McNeill Road, Port McNeill, BC; or alternatively,*
- 2) *That the public hearing be conducted in the community of Winter Harbour on a date and time suitable for doing so, should this be the preferred option of Electoral Area 'B' Director Phil Wainwright, and should this be the case, the Board hereby delegates the holding of the public hearing to the Public*

RPC-2016-16
RECOMMEND 1ST
READING
BYLAWS 909 / 910
AND CONDUCT
PUBLIC HEARING

Hearing Committee to be comprised of Director Wainwright in the capacity as chairman and Jeff Long, Manager of Planning & Development Services, as secretary.

2. Regional Plan Bylaw No. 890, 2015

Staff distributed a revised version of Regional Plan Bylaw No. 890, 2015 along with a red line copy of the Bylaw so that the specific changes can be seen. Jeff Long indicated he would also distribute electronic copies. He further advised that he would bring the plan to the next Regional Planning Committee meeting in June where any final changes could be discussed before proceeding with conducting a public hearing.

G. NEW BUSINESS - None

H. NEXT MEETING DATE: June 21, 2016.

I. ADJOURNMENT

Moved
THAT the meeting be adjourned.

Time: 1:16 p.m.

CORRECT

APPROVED



SECRETARY



CHAIR

RPC-2016-17
ADJOURNMENT

