



REGIONAL DISTRICT OF MOUNT WADDINGTON

PUBLIC HEARING MINUTES

Public Hearing held on June 21, 2016 at the RDMW Office,
2044 McNeill Road, Port McNeill, B.C. regarding:
1) Winter Harbour Community Plan Bylaw No. 371, Amendment
Bylaw No. 909, 2016; and, 2) Regional District of Mount
Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 910

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, Melissa Tonkin – Recording Secretary
PUBLIC: John Kirk (property owner and applicant), Mel Kirk

Chair Rushton called the public hearing to order at 1:32 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 the proposed bylaws, namely 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. 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 June 9th and 16th, 2016 and was posted on the bulletin board at the Regional District of Mount Waddington office on May 30th, 2016, as well on the Regional District's website on June 2nd, 2016. Notice of this public hearing was also sent to the owners of the property that is subject to Bylaw No.'s 909 and 910 as well as the owners of properties within 100 metres of it. The Chair advised that all persons who believe that their interests are affected by proposed Bylaw No.'s 909 and 910 will be given an opportunity to be heard respecting matters contained in the bylaws.

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.'s 909 and 910.

Mr. Long stated that Bylaw No. 909, if adopted, would have the effect of amending Winter Harbour Community Plan Bylaw No. 371 to change the applicable land use designation for the property described as Lot A, Section 3, Rupert District (Formerly Quatsino), Plan VIP75900 (Parcel Identifier 025-766-546), and civically addressed as 232 Croft Street and containing 0.401 of a hectare, from "Residential" to "Recreation and Tourist Commercial". He also advised that if Bylaw No. 910 is adopted by the RDMW Board of Directors, it have the effect of amending RDMW Zoning Bylaw No. 21 to:

- 1) include a new zoning category, namely the "Tourist Cabin Accommodation Zone (TCA-1)";
- 2) change the applicable zone for the property described as Lot A, Section 3, Rupert District (Formerly Quatsino), Plan VIP75900 (Parcel Identifier 025-766-546), and civically addressed as 232 Croft Street and containing 0.401 of a hectare, from the "Rural Zone (A-1)" to the "Tourist Cabin Accommodation Zone (TCA-1)" to allow a single detached dwelling and up to four tourist cabins;
- 3) undertake housekeeping changes such as:
 - a) delete existing definitions;
 - b) replace or adding definitions;

- c) replace existing terms with the new ones for which definitions have been added to the Bylaw;
- d) add regulations for “Bed and Breakfast” and “Combined Residential and Commercial Uses”;
- e) include those uses, buildings and structures which are permitted in all zones and are exempt from the regulations of the Bylaw; and,
- f) alter the regulations of the Marine Resort Zone (MR-1) to allow accessory uses to be located on a different lot or Crown land tenure than the principal use, and decreasing the minimum area of a lot or Crown land tenure from 4 to 1 hectare.

Mr. Long then outlined the process associated with Bylaw No.'s 909 and 910. He indicated that at its meeting on May 17th, 2016, the Regional District's Board of Directors gave 1st reading to the bylaws and directed staff to refer the bylaws to external organizations for review and comment by June 17th, 2016. As a result of the referral process, comments were received from two organizations as follows:

- 1) An email from the Ministry of Forests, Lands and Natural Resource Operations to advise that has no specific concerns with the requested change from Residential to Recreation and Tourist Commercial as the adjacent land owner; and,
- 2) An email from Island Health that indicates that the existing sewerage system for the property was installed and signed off by an authorized person who designed it and if the owners expand to four cabins, then expansion of the sewerage system will be required.

Mr. Long advised that at its meeting on May 17th, 2016, the Board of Directors also directed staff to undertake preparations for advertising and conducting this public hearing. Upon conclusion of this public hearing, the Board of Directors could proceed to give 2nd and 3rd readings to, and adopt Bylaw No.'s 909 and 910. If adopted, these bylaws would then take full force and effect.

Mr. Long noted that no submissions were received as a result of notifications associated with the holding of today's public hearing and Bylaw No.'s 909 and 910.

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.

John Kirk, 4611 Denman Road on Denman Island, one of the two owners and applicants in relation to the subject property, introduced himself and thanked the Board for consideration of the proposed Bylaws. He explained the history of the project in brief and the realization that in amalgamating the original six properties, that the density had been inadvertently lowered, and that the application, if approved, would rectify the density issue.

There was no one else in attendance who wished to speak a first time. The Chair then proceeded to call for a second time if there was anyone who wished to speak. No one identified themselves 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 1:47p.m.

CERTIFIED CORRECT:



Dave Rushton - CHAIR



Jeff Long - SECRETARY