



REGIONAL DISTRICT OF MOUNT WADDINGTON
REGIONAL PLANNING COMMITTEE MEETING MINUTES

May 16, 2017

RDMW Office – 2044 McNeill Road, Port McNeill, BC

PRESENT: Chair Heidi Soltau and Directors Phil Wainwright, Hank Bood, Pat Corbett-Labatt, Andrew Hory, Dave Rushton and alternate Director Christine Martin

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

PUBLIC: None

A. CALL TO ORDER

Chair Soltau called the meeting to order at 12:39pm

B. APPROVAL OF AGENDA

*Moved/Seconded/Carried
THAT the agenda be approved as presented.*

C. ADOPTION OF MINUTES

1. Minutes of the Regional Planning Committee meeting held April 18, 2017.

*Moved/Seconded/Carried
That the minutes of the Regional Planning Committee meeting held on April 18, 2017 be adopted.*

D. DELEGATIONS – None

E. CORRESPONDENCE – None

F. REPORTS – None

G. BUSINESS ARISING

1. Draft Regional District of Mount Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 920, 2017 – Review and Discussion

Chair Soltau called upon Jeff Long, Manager of Planning & Development Services, who provided an overview of proposed Amendment Bylaw No. 920 which includes three main components:

- 1) Housekeeping items;
- 2) Two site specific zone changes; and,
- 3) Application of new marine zoning.

Mr. Long then proceeded to provide more details on each of these components:

- 1) Housekeeping Items
 - (a) Exclude marijuana from the definition of agriculture and create a new definition related to marijuana grow operations;
 - (b) Making minor corrections or changes to existing definitions;

RPC-2017-11
MAY 16, 2017
RPC AGENDA
APPROVED

RPC-2017-12
APRIL 18, 2017
RPC MINUTES
ADOPTED

- (c) Recognize that First Nations reserves established by the Federal Government are exempt from the zoning bylaw;
 - (d) Adding a new section called exceptions that:
 - (1) Allows the use of buildings in any zone by local, provincial and federal governments for things like polling stations, census taking, etc.
 - (2) Allows a reduction in the prescribed minimum lot area for Crown land tenures where no services are required or services can be accommodated on a smaller tenure area; and,
 - (3) Allows docks used in association with residential dwellings on waterfront lots.
 - (e) Include regulations for home occupations uses.
- 2) Two Site Specific Zone Changes:
- (a) Blackfish Lodge Resort:
 - (1) RDMW dealt with tenure in 2015 and Province went ahead and issued tenure without zoning being rectified;
 - (2) This proposal relates to a land based site which is 0.193 of a hectare (0.48 acre) in area and is located adjacent to the east side of the Wakeman Forest Service Road. The site is cleared of vegetation and was previously utilized as a gravel pit and in this regard, has been heavily disturbed. The proposal is to provide accommodation services to recreational fisherpersons as well as forest industry personnel working in the area. The applicant advises that when used to accommodate fisherpersons, the proposed development would house 2 to 4 guests and 2 to 3 employees. When used to house forestry workers, there could be as many as 10 persons staying at the camp at any given time. The proposed development would consist of four buildings: a 74.42 square metre (801 square foot) main house, a 81.74 square metre (880 square foot) bunk house, a 15.6 square metre (168 square foot) shop and a 8.9 square metre (96 square foot) generator shed. The first three buildings have been owned by the applicant since 2005 and would have to be relocated to the site from a short distance away (+/-200 metres), while the generator shed is to be constructed on site. The applicant advises that the sewage system to be utilized would meet Island Health requirements and installation would be overseen by a qualified professional. The potable water source would be a freshwater creek approximately 66 metres (216.5 feet) from the site. An intake would be constructed at the creek with the water piped to the site. Water consumption would be a maximum of 4 cubic metres per day.
 - (3) A new Lodging House Accommodation Zone (LHA-1) has been developed which would be applied to the subject site and the area around it in order to ensure sufficient area for servicing needs.
 - (b) Farewell Harbour Lodge:
 - (1) Expansion of existing resort on Berry Island with extension of existing uses associated with the resort on the upland property onto the marine area adjacent to the resort property to accommodate the existing (docks) which are in a marine area which is subject to an existing leased with the Province, as well as proposed new uses as part of and expanded lease area (from 0.134 of a hectare to 0.324 of a hectare).
 - (2) New uses to include a 46 metre (150 foot) long floating breakwater, a 3.65 meter (12 foot) by 17 metre (56 foot) dock, and two floats (each being 16.8 metres by 20 metres in size), one that will include a building

to provide additional accommodation (4 new rooms) and a second that will house a kitchen area. These new facilities will be used in conjunction with the resort use on the adjacent upland property and will increase the capacity of the Farewell Harbour Lodge from 8 to 12 rooms. The new facilities would be connected to the Lodge's existing water supply which includes a desalination plant, as well as the sewage system.

(a) Preparation and Application of New Marine Zone (MAR-1):

This zone is intended to apply to the vast majority of the marine areas throughout the Regional District and allows a limited number of uses in the interest of protecting the marine environment including:

- (1) Accessory uses associated with land based forestry;
- (2) Docks used as an accessory in conjunction with residential or dwelling use;
- (3) Marine navigational aids installed by the Province of British Columbia or Federal Government or agents thereof; and,
- (4) Restoration or enhancement of the intertidal zone with prior written approval of Fisheries and Oceans Canada where applicable.

Permitted uses shall only be established upon prior issuance of Crown land tenure for said uses, where required by the Province of British Columbia

Non-conforming status for a marine area or building that is lawfully used as of June 20, 2017 and is subject to the Marine Zone (MAR-1) as of that date

The RPC considered the staff recommendations and adopted them as follows:

RPC-2017-13
BYLAW NO. 920

THAT the Board of Directors gives 1st reading to Regional District of Mount Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 920, 2017;

AND FURTHER THAT the Board of Directors directs staff to undertake preparations for advertising and conducting a public hearing with respect to Regional District of Mount Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 920, 2017 at 1:45pm on June 20, 2017 at the Regional District office addressed as 2044 McNeill Road, Port McNeill, BC, in accordance with the requirements of the Local Government Act.

H. NEXT MEETING DATE: June 20, 2016

I. ADJOURNMENT

RPC-2017-14
ADJOURNMENT

Moved
THAT the meeting be adjourned.

Time: 1:06 p.m.

CORRECT

APPROVED

SECRETARY: J. LONG

CHAIR: DIRECTOR SOLTAU