



REGIONAL DISTRICT OF MOUNT WADDINGTON
REGIONAL PLANNING COMMITTEE MEETING MINUTES

January 16, 2018

RDMW Office – 2044 McNeill Road, Port McNeill, BC

PRESENT: Directors Andrew Hory, Jan Allen, Hank Bood, Dennis Buchanan and John Tidbury
Alternate Director Cathy Denham

STAFF: Greg Fletcher, Chief Administrative Officer; Jeff Long, Manager of Planning & Development Services; Nadine Weldon, Recording Secretary

REGRETS: Directors Shirley Ackland, Dave Rushton and Heidi Soltau

PUBLIC: None

A. CALL TO ORDER

Time: 12:15 p.m.

The meeting was called to order by Greg Fletcher, Chief Administrative Officer.

B. ELECTIONS

1. Election of Chairperson:

Greg Fletcher, CAO, made a first call for nominations. Director Hory nominated Director Soltau for the position of Chairperson. Second and third calls for nominations were made with no further nominations forthcoming.

RPC-2018-01
DIR SOLTAU
ELECTED
CHAIRPERSON

Moved/Seconded/Carried

THAT Director Soltau be appointed as Chairperson of the Regional Planning Committee for 2018.

2. Election of Vice Chairperson:

Greg Fletcher, CAO, made a first call for nominations. Director Allen nominated Director Hory for the position of Vice-Chairperson. Second and third calls for nominations were made with no further nominations forthcoming.

RPC-2018-02
DIR HORY
ELECTED VICE
CHAIRPERSON

Moved/Seconded/Carried

THAT Director Hory be appointed as Vice-Chairperson of the Regional Planning Committee for 2018.

B. APPROVAL OF AGENDA AS PRESENTED (or amended)

RPC-2018-03
JAN. 18, 2018
RPC AGENDA
AMENDED
APPROVED

Moved/Seconded/Carried

THAT the agenda be approved as amended to include election of chairperson and vice-chairperson.

C. ADOPTION OF MINUTES

1. Minutes of the Regional Planning Committee meeting held September 19, 2017.

RPC-2018-04
SEPT. 19, 2017
RPC MINUTES
ADOPTED

Moved/Seconded/Carried

That the minutes of the Regional Planning Committee meeting held on September 19, 2017 be adopted.

D. DELEGATIONS - None

E. CORRESPONDENCE - None

F. REPORTS

1. Staff Report: Development Application - Zoning Bylaw Amendment, Marylou Stoner, 904 Lanqvist Road, Hyde Creek - RDMW File: 2017-ZBA-05 (January 3, 2018)

Vice Chair Hory called upon Jeff Long to review his report regarding this Development Application. Mr. Long described the purpose of the rezoning request and related subdivision development proposal. He reviewed the zoning associated with properties in and around the subject property and advised that the request to rezone the subject property to the Rural Residential RA-1 Zone is compatible. He explained that this zoning category would allow subdivision of the subject property into two lots provided they are serviced by the Hyde Creek Sanitary Sewer Service (HCSSS).

Mr. Long advised that the applicant has submitted a written request that the property be included in the service area associated with the Hyde Creek Sanitary Sewer Service. The applicant acknowledges that it would have to pay for extension of the sewer main westward along Lanqvist Road from its present terminus approximately 350 metres to the east. If the property is not included in the service area associated with the HCSSS and / or the sewer extension is not completed such that the property can be serviced by the HCSSS, the property cannot be subdivided.

Mr. Long advised that there are currently two mobile homes on the property, which will be removed in favour of constructing a new single detached dwelling on each of the newly subdivided lots.

Mr. Long indicated that he reviewed the application and proposal with the Hyde Creek Advisory Planning Committee at its meeting on January 9th and it had no objection.

Director Hory asked about the size of the proposed lots in relation to servicing them using private onsite services. Mr. Long advised that the typical minimum lot size on private onsite services is 2.5 acres and that the property could not be subdivided as the lots would not meet this minimum requirement.

Mr. Long indicated that a public hearing is required and that notice would be published in the newspaper and mailed to adjacent property owners. He advised that the staff recommendation is that the RPC recommend to the Board of Directors that the Board gives first reading to Bylaw No. 933 and directs staff to proceed with arrangements to conduct a public hearing on March 20th (changed from February 20th).

Moved/Seconded/Carried

THAT the Board of Directors gives first reading to Hyde Creek Zoning Bylaw No.648, Amendment Bylaw No. 933, 2018 which proposes to amend Hyde Creek Zoning Bylaw No. 648 to change the applicable zoning category from the Rural Residential RU-1 Zone to the Rural Residential RA-1 Zone with respect to the property described as follows:

Civic Address: 904 Lanqvist Road

Assessment Roll: 78515122.350

Parcel Identifier: 023-039-311

Legal Description: Lot A, Section 15, Township 1, Rupert District, Plan VIP61039

AND FURTHER THAT the Board of Directors directs staff to undertake preparations for advertising and conducting a public hearing with respect to Hyde Creek Zoning Bylaw No.

648, Amendment Bylaw No. 933, 2018 at 1:45pm on March 20, 2018 at the Regional District administrative office addressed as 2044 McNeill Road, Port McNeill, BC, in accordance with the Local Government Act and RDMW Development Procedure Bylaw.

G. NEW BUSINESS

1. RDMW Planning and Development Procedures and Fees Bylaw 916, Amendment Bylaw No. 934, 2018

Vice Chair Hory called upon Mr. Long to review the proposed changes to RDMW Planning and Development Procedures and Fees Bylaw No. 916 vis-à-vis Bylaw No. 934.

Mr. Long explained that it has come to his attention that the current charges as outlined in Bylaw No. 916, do not cover the actual cost for the printing of plans, maps and posters on the Planning & Development Services Department's plotter. He advised that he obtained information from the manufacturer that shows the cost of printing per square foot and as a result, is recommending that Schedule 'O' to Bylaw No. 916 be amended to increase the fees accordingly. Mr. Long cited the costs relate to ink cartridges, print heads, paper and plotter maintenance.

Director Hory inquired whether documents are printed for any non-local government purposes. Mr. Long advised that the majority of the printing is for other departments of the Regional District, but printing is available to the public provided the nature of the items being printed relate to matters of a planning, building or development nature.

Mr. Long advised that if adopted, Bylaw No. 934 would also introduce a new public service which includes the provision of title searches at a cost of \$25 each. Mr. Long spoke with the Land Title & Survey Authority who advises that the RDMW is able to provide this service to the public provided it utilizes its non-subsidized myLTSA account to retrieve the title searches. This new service would be convenient for the public.

RPC-2018-06
THREE
READINGS
AND ADOPT
BYLAW NO.
934

Moved/Seconded/Carried

THAT the Board of Directors gives first, second and third readings to, and adopts RDMW Planning and Development Procedures and Fees Bylaw No. 916, Amendments Bylaw No. 934, 2018

2. Cannabis Legalization Discussion - Discussion About Possibility for Changes to Local Zoning Bylaws to Control Sales of Medicinal and Non-Medicinal Cannabis

Mr. Long advised that the federal government plans to bring Bill C-45 into force in July 2018 and this will make non-medical cannabis legal in Canada as of that date. The federal government's decision to legalize cannabis creates a corresponding need for provincial and territorial governments to regulate it and the Province of BC is currently working to finalize matters that will become the responsibility for the Province to deal with. He explained that while the federal government intends to assume responsibility for licensing cannabis producers and regulating production and product standards, the provinces and territories will be responsible for many of the decisions about how cannabis is regulated including, but are not limited to such things as distribution and retail systems; compliance and enforcement regimes; age limits; restrictions on possession, public consumption and personal cultivation; and amendments to road safety laws.

Mr. Long advised that in addition to federal and provincial roles, local governments may also wish to be involved by regulating cannabis related uses in their zoning bylaws. He reminded the RPC that RDMW Zoning Bylaw No. 21 was amended to exclude marijuana cultivation in association with the definition of "agriculture", given concerns about a marijuana grow operation that had started in Winter Harbour. Mr. Long then went on to explain that he has been in discussions with staff at the District of Port Hardy where they

are looking at managing cannabis dispensaries by making changes to the zoning bylaw and imposing requirements vis-à-vis the business licensing bylaw. This would include limiting dispensary locations to two in the District.

Currently, the Province is looking at controlling distribution of cannabis through the Liquor Distribution Branch in a similar manner that liquor distribution is undertaken. This would mean that cannabis would be distributed to BC Liquor stores, as well as to private retail locations, for sale to the public. As it stands right now, the RDMW does not single out retail liquor stores as a special use in its zoning bylaws, but rather, allows them as a retail store or similar use in its commercial zones. In this manner, the RDMW relies on the fact that the Province's Liquor Control and Licensing Branch has rules in place that guides and limits the locations of retail liquor stores. Mr. Long advised that this having been said, it may be desirable to utilize a different approach when it comes to cannabis. In this regard, the RDMW has seven zoning bylaws and there may be interest from different areas in terms of limiting the locations in which cannabis can be sold by making changes to the zoning bylaw regulations. This may also include changes to limit where cannabis can be grown / produced. With respect to home businesses and home agriculture, it may be also desirable to ensure that cannabis production and retails sales do not form part of these uses, particularly in residential areas. Mr. Long advised that given all of this, it would be helpful to refer the information on cannabis legalization and regulation that was provided to the RPC, to the RDMW's advisory planning commissions and the RDMW may receive feedback as to preferences to look at making changes to zoning bylaws to further regulate activities related to the growth, production and sale of cannabis.

Director Bood commented that the District of Port Hardy has set up a very well rounded comprehensive committee to study and advise on this matter. Director Bood suggested that staff may wish to participate in the committees' meetings in Port Hardy. The District of Port Hardy supports the concept of local governments obtaining a share of the tax revenue that is collected by the Province

Alternate Director Buchanan requested clarity about who would be in charge of distribution. Mr. Long advised that at this time, it is understood that wholesale distribution of cannabis would be undertaken through the Liquor Stores which are controlled by the Liquor Distribution Branch.

Vice Chair Hory commented that he has concerns about legalization for general public consumption, including things like the smoke pollution and odour that would result from people smoking cannabis in public.

RPC-2018-07
REFER
CANNABIS
INFO TO APC'S

Moved/Seconded/Carried

That staff be directed to refer the information on cannabis regulation in BC to the RDMW's advisory planning commissions for review and possible input.

I. NEXT MEETING DATE - To be determined.

J. ADJOURNMENT

RPC-2018-08
ADJOURN

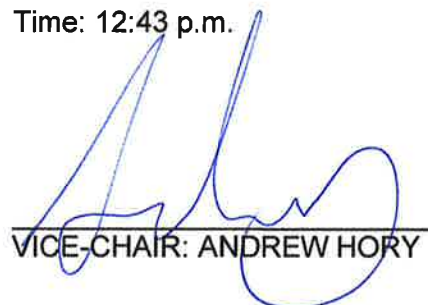
Moved

THAT the meeting be adjourned.

Time: 12:43 p.m.



SECRETARY: JEFF LONG



VICE-CHAIR: ANDREW HORY