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## REGIONAL DISTRICT OF MOUNT WADDINGTON

### PUBLIC HEARING MINUTES

Public Hearing held on March 20, 2018 at the RDMW Office,  
2044 McNeill Road, Port McNeill, B.C. regarding:  
Hyde Creek Zoning Bylaw No. 648, Amendment Bylaw No. 933, 2018

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**PRESENT:** Chair Andrew Hory and Directors Shirley Ackland, Jan Allen, Dave Rushton, Heidi Soltau, John Tidbury, and Alternate Directors Cathy Denham and Leighton Wishart

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

**PUBLIC:** Hanna Peterson – North Island Gazette Newspaper

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Chair Hory called the public hearing to order at 1:48 pm

Chair Hory 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 bylaw, namely Hyde Creek Zoning Bylaw No. 648, Amendment Bylaw No. 933, 2018. Chair Hory indicated that notice of this public hearing has been undertaken in accordance with the Local Government Act and Regional District of Mount Waddington Planning and Development Procedures and Fees Bylaw No. 916. In this regard, the notice was published in two consecutive issues of the North Island Gazette Newspaper on March 9<sup>th</sup> and 16<sup>th</sup>, 2018 and was posted on the bulletin board at the Regional District of Mount Waddington office. Notice of this public hearing was also sent to the owners of properties that are subject to site specific zoning changes as per Bylaw No. 933, as well as the owners and tenants of properties within 100 metres of these properties. Chair Hory advised that all persons who believe that their interests are affected by proposed Bylaw No. 933 will be given an opportunity to be heard respecting matters contained in the bylaws.

Chair Hory 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. 933.

Mr. Long indicated that Bylaw No. 933 was presented to the Regional Planning Committee at its meeting on January 16, 2018 and that at its meeting the same day, the Board of Directors adopted the Regional Planning Committee's recommendation to give first reading to Bylaw No. 933 and to direct staff to make arrangements for conducting a public hearing on March 20, 2018.

Mr. Long stated that Bylaw No. 933, if adopted, would have the effect of amending Hyde Creek Zoning Zoning Bylaw No. 648, 2002 to change the applicable zoning category with respect to the subject property described as:

Legal Description: Lot A, Section 15, Township 1, Rupert District, Plan VIP61039  
Civic Address: 904 Lanqvist Road in the unincorporated community of Hyde Creek  
Parcel Identifier Number (PID): 023-039-311  
Assessment Roll Number: 78515122.350

Mr. Long illustrated the location of the subject property on the overhead screen. The change in zoning would be to remove the subject property from the "Rural Residential RU-1 Zone" to the "Rural Residential RA-1 Zone". This change would reduce the required minimum lot size from four hectares (9.88 acres) to 0.8 of a hectare (1.977 of an acre) where a lot is serviced by a community sewer system (Hyde Creek Sanitary Sewer System). If arrangements are made to service the property vis-à-vis the Hyde Creek Sanitary Sewer System, the property could be subdivided into two lots.

Since notice of today's public hearing was given, the RDMW has received no enquiries or submissions regarding the Bylaw No. 933.

With respect to the process associated with Bylaw No. 933, after conclusion of the public hearing today, the Board of Directors may proceed to consider Bylaw No. 933 for second and third readings and adoption. If adopted, the Bylaw No. 933 will take full force and effect.

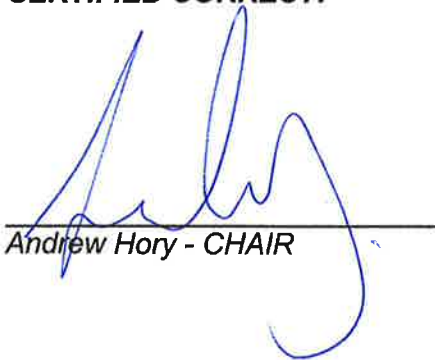
Chair Hory thanked Mr. Long and then proceeded with the first call for verbal submissions and asked if there was anyone who wishes to speak. There was nobody present who identified themselves as wishing to speak.

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 Hory 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 Hory declared the public hearing closed at 2:03 p.m.

**CERTIFIED CORRECT:**



Andrew Hory - CHAIR



Jeff Long - SECRETARY