



REGIONAL DISTRICT OF MOUNT WADDINGTON

PUBLIC HEARING MINUTES

Public Hearing held on January 21, 2020 at the RDMW Office,
2044 McNeill Road, Port McNeill, B.C. regarding:
Regional District of Mount Waddington Zoning Bylaw No. 21,
Amendment Bylaw No. 973, 2019

PRESENT: Chair Andrew Hory and Directors Dennis Buchanan, Kevin Cameron, Sandra Daniels, Janet Dorward, Dennis Dugas, James Furney, Rod Sherrell, and Gabriele Wickstrom

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

PUBLIC: Sandra Masales (agent), Sandy Masales (applicant), Buddy Masales (applicant), Kathy O'Reilly (NI Eagle Newspaper)

Chair Hory called the public hearing to order at 1:49 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 (RDMW) regarding the proposed bylaw, namely Regional District of Mount Waddington Zoning Bylaw No. 21, Amendment Bylaw No. 973, 2019 which would thereafter be referred to as Bylaw No. 973. 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 Eagle Newspaper on January 10th and 17th, 2020 and was posted on the bulletin board at the RDMW office and on the RDMW website.

Chair Hory advised that all persons who believe that their interests are affected by proposed Bylaw No. 973 will be given an opportunity to be heard respecting matters contained in the Bylaw.

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. 973.

Mr. Long indicated that Bylaw No. 973 was presented to the Board of Directors at its meeting on December 17, 2019 where the Board gave first reading to the Bylaw and directed staff to make arrangements for conducting a public hearing on January 21, 2020.

Mr. Long advised that if adopted by the RDMW Board of Directors, Bylaw No. 973 would have the effect of amending RDMW Zoning Bylaw No. 21, 1972 to:

- 1) Revise the definitions for *Resort* and *Tourist Cabin*, and add a definition for *Gross Floor Area*;
- 2) Revise regulations associated with the Marine Resort Zone (MR-1) related to permitted use, conditions of use; minimum lot area and density; and,
- 3) Include in the Marine Resort Zone (MR-1), the two subject properties which together, are operated as the Scotia Bay Resort and are located approximately one kilometre north of the District of Port Hardy in Electoral Area 'C', and are more particularly identified as follows:

- a) The property described as District Lot 515, Rupert District, identified by parcel identifier number (PID) 027-159-779, comprised of 3.086 hectares and located adjacent to Scotia Bay being part of Hardy Bay, and currently included in the Rural Zone (A-1);
- b) The marine based Crown lands subject to Lease No. V911889 under Provincial File 1402302, comprised of 3.261 hectares and located in Scotia Bay being part of Hardy Bay, and currently included in the Marine Zone (MAR-1).

Mr. Long noted that no enquiries or submissions were received from the public in response to newspaper notifications about Bylaw No. 973 and today's public hearing. With respect to referral of Bylaw No. 973 and the staff report associated with it to the Kwakiutl First Nation, the Gwa'sala-'Nakwaxda'xw First Nation, the District of Port Hardy, the Vancouver Island Health Authority and the Provincial Ministry of Forests, Lands, Natural Resource Operations and Rural Development, responses were received from the latter three organizations as follows:

- 1) The District of Port Hardy does not have any concerns with the development, but points out that it does not have the provisions for providing fire protection to this property and that measures to ensure fire protection are the responsibility of the property owner;
- 2) VIHA echoed its previous comments regarding potable water supply and sewage disposal for this development; and,
- 3) The Ministry of Forests indicated the Province has no concerns.

With respect to the process associated with Bylaw No. 973, after conclusion of the public hearing today, the Board of Directors may proceed to consider it for second and third readings and adoption. Once adopted, Bylaw No. 973 would take full force and effect.

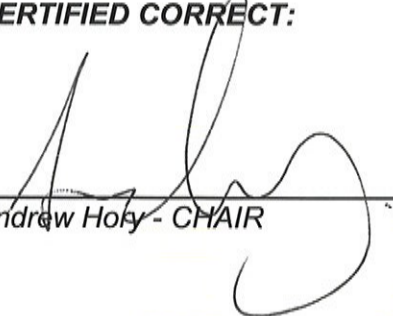
Chair Hory thanked Mr. Long and then proceeded with the first call for verbal submissions and asked if there was anyone who wishes to speak. There was nobody present who identified themselves as wishing to speak.

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 and no one identified themselves as wishing to speak.

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 2:05 p.m.

CERTIFIED CORRECT:



Andrew Hory - CHAIR



Jeff Long - SECRETARY