



REGIONAL DISTRICT OF MOUNT WADDINGTON

REGIONAL PLANNING COMMITTEE MEETING AGENDA

February 21, 2023 at 12:30PM

Board Room, RDMW Administrative Office, 2044 McNeill Road, Port McNeill, BC

Join Zoom Meeting:

<https://us02web.zoom.us/j/83150533877?pwd=b3BhQk13bXpzdlZGSDVwVWVdBenZNUT09>

<u>Page</u>		Time:
	A. CALL TO ORDER	
	B. APPOINTMENT OF CHAIR AND VICE CHAIR	
	1. Nominations for and Appointment of Chair	
	Motion required	1. 2.
	2. Nominations for and Appointment of Vice Chair	
	Motion required	1. 2.
1	C. APPROVAL OF AGENDA AS PRESENTED (or amended)	
	Motion required	1. 2.
	D. ADOPTION OF MINUTES	
2-3	1. Minutes of the Regional Planning Committee Meeting held October 18, 2022.	
	Motion required	1. 2.
	E. DELEGATIONS - None	
	F. REPORTS	
4-8	1. 2022-EMFR-01 Planning Assistant-June Kwon	
	Recommendation:	
	<i>THAT in accordance with section 512(2) of the Local Government Act, the Board of Directors of the Regional Planning Committee hereby approves a reduction in the statutory minimum frontage requirement as per section 512(1)(a) of that Act, for each of the six proposed lots as shown on the Proposed Subdivision Plan prepared by Bazett Land Surveying Inc. dated April 11, 2022, for the property legally described as The East ½ of the East ½ of the North East ¼ of Section 8, Malcolm Island, Rupert District (Parcel Identifier Number 009-946-390), as follows: Lot 1 – 73 meters (9.7%), Lot 2 – 75 meters (9.3%), Lot 3 – 67 meters (8.0%), Lot 4 – 66 meters (8.8%), Lot 5 – 66 meters (8.8%), Lot 6 – 69 meters (9.1%).</i>	
	G. NEXT MEETING DATE: To be determined.	
	H. ADJOURNMENT	
	Motion to Adjourn	1. Time:



REGIONAL DISTRICT OF MOUNT WADDINGTON REGIONAL PLANNING COMMITTEE MEETING MINUTES

October 18, 2022 at 12:30pm

Board Room, RDMW Administrative Office, 2044 McNeill Road, Port McNeill, BC

Chair: In Person: Rod Sherrell
Directors: In Person: Dennis Buchanan, Sandra Daniels, Janet Dorward, Dennis Dugas, Andrew Hory, Gaby Wickstrom
Via Zoom: Kevin Cameron, James Furney

Staff: David Kim, Administrator, June Kwon, June Kwon, Planning Assistant, Nadine Weldon, Recording Secretary

Public Peter McGrath

Resolution No. **A. CALL TO ORDER** **12:30 PM**

The Chair opened the meeting by acknowledging that this meeting is taking place on the traditional territory of the Kwak'waka speaking peoples.

B. APPROVAL OF AGENDA

RPC 2022-04 Oct. 18, 2022 Agenda adopted Moved/Seconded/**CARRIED**
THAT the RDMW Board of Directors October 18, 2022 Meeting Agenda be approved as presented.

C. ADOPTION OF MINUTES

RPC 2022-05 Sept. 20, 2022 Minutes Adopted Moved/Seconded/**CARRIED**
THAT the Minutes of the Board of Directors Meeting held September 20, 2022 be adopted as presented.

D. DELEGATIONS - None

E. REPORTS

1. Planning Assistance-June Kwon
 - 2022-DVP-01
 - o *Two conditions will be attached to the Development Variance Permit*
 - *Shown as Schedule A and Schedule B attached to the application.*
 - 2022-ZBA-01
 - o *To amend the current zoning bylaw and map for rezoning.*
 - o *An OCP amendment would not be required for the zoning change requested.*
 - o *New land survey has been completed to show current land area, as original survey was completed over 100 years ago and the physical property has changed due to erosion.*
 - o *This application has been reviewed by the Coal Harbour Local Community Commission and approved with the condition that the property owner develop the property to conform to section 3.2.0 (environmentally sensitive) issues.*
 - o *Currently, there is 1 timber agreement, 1 Statutory Right of Way and 3 Undersurface Rights attached to this property. The company that held the*

timber agreement no longer exists and no entity has succeeded the right for this Timber Agreement, as well as the undersurface rights are held by the applicant and do not create an issue for this zoning amendment application.

Moved/Seconded/CARRIED

RPC 2022-06
2022-ZBA-01

THAT the Board of Directors gives first reading to Coal Harbour Zoning Bylaw No. 669, Amendment Bylaw No. 1015, 2022, which proposes to amend Coal Harbour Zoning Bylaw No. 669, 2002 by changing the applicable zoning category from the Forestry (FR-1) to the General Commercial Zone (GC-1), for the property described as:

- That Part of PARCEL "A"(DD 97793-I) OF SECTION 1, RUPERT DISTRICT (FORMERLY QUATSINO DISTRICT), PLAN 542, EXCEPT PLANS 598-R, 4926, 4928, 9566, 10196, 11638 AND 16214 (Parcel Identifier 001-486-195) containing 33 acres (13.35 hectare)

AND FURTHER THAT the Board of Directors directs staff to refer Coal Harbour Zoning Bylaw No. 669, Amendment Bylaw No. 1015, 2022 to the following agencies for review and comment by November 15, 2022: Quatsino First Nation, Island Health, Ministry of Forests, Ministry of Environment, Ministry of Transportation and Infrastructure, and Fisheries and Oceans Canada.

AND FURTHER THAT the Board of Directors directs staff to undertake preparations for advertising and conducting a public hearing with respect to Coal Harbour Zoning Bylaw No. 669, Amendment Bylaw No. 1015, 2022 at 12:00pm on November 15, 2022 at the Regional District office addressed as 2044 McNeill Road, Port McNeill, BC, in accordance with Section 464 of the Local Government Act.”

F. NEXT MEETING DATE: To be determined

ADOURNMENT TIME 12:57 PM

CHAIR

SECRETARY



**REGIONAL DISTRICT OF MOUNT WADDINGTON
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT**

TO: Regional Planning Committee **FILE:** 2022-EMFR-01 **DATE:** February 21, 2023
FROM: June Kwon, Planning Assistant
SUBJECT: Request for Frontage Relief: Proposed Subdivision of 225 Kaleva Road, Malcolm Island

The RDMW has received a Preliminary Subdivision Application with respect to a 12.95 hectare (34 acre) property owned by Dr. P. Armogam adjacent to the south side of Malcolm Island. The proposal is to subdivide the property into six rural residential lots as shown on the Proposed Plan of Subdivision attached hereto (page 5).

SUBDIVISION APPLICATION INFO:

- Owner: DR. P. ARMOGAM INC., INC.NO. BC0783398
- Address: P.O. BOX 1638, Port McNeill, BC, V0N 2R0
- Legal Description: THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, MALCOLM ISLAND, RUPERT DISTRICT
- Assessment Roll #: 14034.000
- Parcel Identifier #: 009-946-390
- Civic Address: 225 Kaleva Road, Malcolm Island, BC, V0N 2R0

SUBDIVISION SUMMARY:

- a) Electoral Area: Area A
- b) # Lots: 6 lot subdivision
- c) OCP Designation: RR, Rural Residential, as per OCP Bylaw No. 708, 2005
- d) Current Zoning: R1, Rural Residential, as Per Zoning Bylaw No. 725, 2006
- e) Min. Lot Size: 2.0 hectare (4.94 acres)
- f) FLR/ALR: N/A
- g) Proposed Use: Residential
- h) Min. Frontage: 30 metres (98.4 feet)
- i) Services:
 - i. Lot 2: septic field and well
 - ii. Lot 1, 3, 4, 5, 6: undetermined
- j) Parkland Dedication: N/A

Surrounding Land Use:

North: - Crown Provincial - treed / Forested Crown Land
- Mitchell Bay Forest Service Road

South: - Kaleva Road
- Broughton Strait

East: Rural residential / single family dwelling – PID 009-946-101

West: Rural residential / single family dwelling – PID 005-414-156



RDMW Recommendations – Inter-agency Referral Report composed for the Subdivision Application 2022-SUB-05:

“Based upon its review of the Preliminary Subdivision Application and related information submitted to the Ministry of Transportation and Infrastructure (MoTI) and referred by the MoTI to the Regional District of Mount Waddington (RDMW) for review, the RDMW has no objection to issuance of Preliminary Layout Approval associated with this Preliminary Subdivision Application (MoTI File: 2022-01226) with respect to the property described as THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, MALCOLM ISLAND, RUPERT DISTRICT (PID 009-946-390), subject to the following conditions:

1. *That any changes or amendments to this Preliminary Subdivision Application be provided to the RDMW for review and comment. Any changes or amendments to this Preliminary Subdivision Application may result in new or revised comments from the RDMW in this regard.*
2. *The RDMW will request that a condition of Preliminary Layout Approval be required such that the owner / applicant must demonstrate to the MoTI that suitable conditions exist on each lot for the utilization of onsite sewage disposal systems as per Vancouver Island Health Authority's current standards.*
3. *Proof must be submitted to the MoTI and the RDMW as per the Ministry's requirements that confirms the availability of potable water of sufficient quantity and quality in accordance with Provincial requirements for the proposed lots.*
4. *The applicant must also make arrangements for the electrical (BC Hydro) servicing for proposed lots; independent electrical connections and meters must be provided for proposed lots.*
5. *That the access roads, including proposed road dedications, be of a suitable standard in accordance with MoTI requirements; to ensure fire protection capacity and provide emergency vehicle road access.*
6. *Prior to the final approval, the applicant must obtain an approval from the Regional Board regarding diminution of the Statutory or Bylaw Minimum Frontage Requirement."*

RDMW Staff Recommendation regarding the Frontage Relief:

The proposed lots do not meet the minimum frontage requirement of 10% of the perimeter of the lot as per Section 512 of the Local Government Act. The RDMW has the authority to approve a request for relief from the minimum frontage requirement and the applicant has submitted a Development Application (Frontage Relief) in this regard.

RDMW Staff has no objection to this request for frontage relief as;

- 1) Each of the proposed lots has frontage greater than 30 meters required by the applicable (R1) Rural Residential Zone of Malcolm Island Zoning Bylaw No. 725;
- 2) Lots 1 and 2 could had been designed to meet the minimum frontage requirement of 10%, however the land that was originally proposed to be included as part of these lots that was located on the south side of the Kaleva Road road dedication and not required to be included in that dedication, was included as part of that dedication to allow for future road maintenance needs, particularly given proximity to the ocean and concern for rising sea levels; and
- 3) The MIAPC considered the Preliminary Subdivision Application at its meeting on April 25th of 2022, and adopted the following resolution with respect to same:
 - *THAT the Malcolm Island Advisory Commission is in support of the proposed subdivision for 225 Kaleva Road as shown on the Proposed Subdivision Plan prepared by Bazett Land Surveying Inc. and dated April 11, 2022. AND FURTHER THAT the Malcolm Island Advisory Commission has no objection to the reduced frontages for Lots 1 through 6 as shown on that Proposed Plan of Subdivision.*

Therefore, RDMW Staff has no objection to this request for frontage relief and recommends the following:

“THAT in accordance with section 512(2) of the Local Government Act, the Board of Directors of the Regional District of Mount Waddington hereby approves a reduction in the statutory minimum frontage requirement as per section 512(1)(a) of that Act, for each of the six proposed lots as shown on the Proposed Subdivision Plan prepared by Bazett Land Surveying Inc. dated April 11, 2022, for the property legally described as The East ½ of the East ½ of the North East ¼ of Section 8, Malcolm Island, Rupert

District (Parcel Identifier Number 009-946-390), as follows: Lot 1 - 73 meters (9.7%), Lot 2 - 75 meters (9.3%), Lot 3 - 67 meters (8.0%), Lot 4 - 66 meters (8.8%), Lot 5 - 66 meters (8.8%), Lot 6 - 69 meters (9.1%)”

Respectfully submitted,

June Kwon
Planning Assistant

David Kim
Chief Administrative Officer

