



# REGIONAL DISTRICT OF MOUNT WADDINGTON

## REGIONAL PLANNING COMMITTEE MEETING AGENDA

May 16, 2023 at 12:00PM

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/84126074008?pwd=SZ0YmhhOFQ4TWs1TjRyZGRkcmZBUT09>

### Page

#### **A. CALL TO ORDER**

1 **B. APPROVAL OF AGENDA AS PRESENTED** (or amended)

#### **C. ADOPTION OF MINUTES**

2-3 1. Minutes of the Regional Planning Committee Meeting held February 21, 2023.

#### **D. DELEGATIONS** - None

#### **E. REPORTS**

4-7 1. 2023-DVP-02

*THAT the Board approves Development Variance Permit 2023-DVP-02 to vary the provisions of section 5.4.3 (d) i) of Malcolm Island Zoning Bylaw 725, to:*

- 1) *Decrease the setbacks for primary dwelling from the rear lot lines from 7.0 metres (22.97 feet) to 5.8 metres (19 feet) and side lot line setback from 3.0 meters (9.84 feet) to 2.1 meters (7 feet), for accommodating expansion, described as 'Proposed Addition,' of existing primary dwelling, described as 'Original House,' as shown on the site plan attached as Schedule 'B' to this Development Variance Permit 2023-DVP-02.*

*Subject to the following conditions:*

- a) *The development upon the land, expansion of existing primary residence shall be carried out according to the specifications attached hereto as Schedule 'A' and plan attached hereto as Schedule 'B', which form part of this permit;*

*AND FURTHER THAT the planning staff, on behalf of Manager of Planning & Development Services, be authorized to execute the permit once the conditions described herein have been completed in full."*

**F. NEXT MEETING DATE:** To be determined.

#### **G. ADJOURNMENT**



# REGIONAL DISTRICT OF MOUNT WADDINGTON REGIONAL PLANNING COMMITTEE MEETING MINUTES

February 21, 2022 at 12:00pm

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

Chair: In Person: Dennis Buchanan  
Directors: In Person: Pat Corbett-Labatt, Dennis Dugas, Andrew Hory, James Furney, Michelle Pottage, Kathryn Wykes  
Via Zoom: Kevin Cameron, David Summers

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

Public Jeff Long, Preianathan Armogam

Resolution No. **A. CALL TO ORDER** **12:01 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. CALL FOR APPOINTMENT OF CHAIR AND VICE CHAIR**

Nominations for Chair:

*The Administrator called for Nominations for Chair of the Regional Planning Committee*

- *Director Buchanan was nominated and accepted the nomination.*
- *The Administrator called twice more for nominations and hearing none, declared Director Dennis Buchanan Chair of the Regional Planning Committee*

*The Administrator called for Nominations for Vice-Chair of the Regional Planning Committee*

- *Director Pottage was nominated and accepted the nomination.*

*The Administrator called twice more for nominations and hearing none, declared Director Michelle Pottage Vice-Chair of the Regional Planning Committee*

## **B. APPROVAL OF AGENDA**

RPC 2023-01 Moved/Seconded/**CARRIED**  
Agenda adopted THAT the RDMW Regional Planning Committee Agenda of February 21, 2023 be approved as presented.

## **C. ADOPTION OF MINUTES**

RPC 2023-02 Moved/Seconded/**CARRIED**  
2022 10 18 Minutes Adopted THAT the Minutes of the Board of Directors Meeting held October 18, 2022 be adopted as presented.

## **D. DELEGATIONS - None**

## **E. REPORTS**

RPC 2023-03 Moved/Seconded/**CARRIED**  
Armogam Reduction in Statutory Minimum Frontage Application *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%).

RPC 2023-04    **ADOURNMENT**        **TIME 12:11 PM**

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CHAIR

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SECRETARY



# REGIONAL DISTRICT OF MOUNT WADDINGTON

## STAFF REPORT

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**DATE:** May 16, 2023 **FILE:** 2023-DVP-02

**TO:** Chair and Directors, Planning Committee

**FROM:** June Kwon, Development Technician

**RE:** **APPLICATION FOR DEVELOPMENT VARIANCE PERMIT – Johansen & MacDonald, Sointula, ELECTORAL AREA ‘A’**

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**APPLICANT:** Christopher Johansen, Donna MacDonald

**JURISDICTION AND ROLL #:** 78514181000

**PARCEL IDENTIFIER:** 008-464-677

**LEGAL DESCRIPTION:** THE WEST 1/2 OF LOT 1, BLOCK 30, SECTION 9, MALCOLM ISLAND, RUPERT DISTRICT, PLAN 816A

**CIVIC ADDRESS:** 225 16<sup>th</sup> Avenue, Sointula

**OCP BYLAW:** Bylaw No. 708, being the “Malcolm Island Official Community Plan”

**OCP DESIGNATION:** (R) Residential

**ZONING BYLAW:** Bylaw No. 725, being the “Malcolm Island Zoning Bylaw”

**ZONE:** (R-3) Small Lot Residential

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### PURPOSE

The applicant is requesting a variance to relax the rear lot line setback from 7.0 metres (22.97 feet) to 5.8 metres (19 feet) and the side lot line setback (ENE side) from 3.0 meters (9.84 feet) to 2.1 meters (7 feet) to enable an expansion, described as ‘*Proposed Addition*,’ of existing primary dwelling unit, described as ‘*Original House*,’ situated on the subject property.

### REGULATORY JURISDICTION

The *Local Government Act* (LGA) grants authority to local governments under section 498 (Development Variance Permits) of part 14 “Planning and Land Use Management” to issue a development variance permit that varies, in respect of the land covered in the permit, the provisions of a bylaw, provided the use or density of the land, a floodplain specification, or a phased development agreement under section 516 is not varied.

### BACKGROUND

Mr. Johansen and Ms. MacDonald (“Applicants”) contacted planning department for a Site Permit Application, proposing expansion of existing primary dwelling unit on the subject property. Through initial reviewing process, planning staff noticed and thus advised applicants that due to the position of the existing primary dwelling, the proposed expansion of existing primary dwelling would not conform to

section 5.4.3 (d) i), provisions relevant to lot line setbacks; although the direction of expansion is toward NNW, WSW, as rear lot line setback and ENE-side lot line setback would not conform to applicable setback requirements, it necessitates applicants to obtain Development Variance Permit for accommodating anticipated expansion design.

**MALCOLM ISLAND ADVISORY PLANNING COMMISSION:**

Planning staff attended Malcolm Island Advisory Planning Commissions on the 3<sup>rd</sup> of April, 2023; MIAC indicates no opposition to the variance.

*“June Kwon provided a site permit application for an addition in the R3 area. This would also require a variance for setbacks. MIAC had no opposition to the variance.”<sup>1</sup>*

**RECOMMENDATIONS OF THE PLANNING STAFF TO THE PLANNING COMMITTEE:**

*THAT the Board approves Development Variance Permit 2023-DVP-02 to vary the provisions of section 5.4.3 (d) i) of Malcolm Island Zoning Bylaw 725, to:*

- 1) *Decrease the setbacks for primary dwelling from the rear lot lines from 7.0 metres (22.97 feet) to 5.8 metres (19 feet) and side lot line setback from 3.0 meters (9.84 feet) to 2.1 meters (7 feet), for accommodating expansion, described as ‘Proposed Addition,’ of existing primary dwelling, described as ‘Original House,’ as shown on the site plan attached as Schedule ‘B’ to this Development Variance Permit 2023-DVP-02.*

*Subject to the following conditions:*

- a) *The development upon the land, expansion of existing primary residence shall be carried out according to the specifications attached hereto as Schedule ‘A’ and plan attached hereto as Schedule ‘B’, which form part of this permit;*

*AND FURTHER THAT the planning staff, on behalf of Manager of Planning & Development Services, be authorized to execute the permit once the conditions described herein have been completed in full.”*

Respectfully:

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June Kwon  
Development Technician

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<sup>1</sup> Malcolm Island Advisory Commission Meeting Minutes for the meeting dated the 3<sup>rd</sup> of April, 2023

### Notification List Boundary – 2023-DVP-02



### Site Plan

