



REGIONAL DISTRICT OF MOUNT WADDINGTON PUBLIC HEARING MINUTES

Public Hearing held on Wednesday, July 17, 2024
RDMW Administration Office
2044 McNeill Road, Port McNeill, BC

Regarding: Quatsino Zoning Bylaw No. 670, 2002, Amendment Bylaw No. 1042, 2024
(hereafter "Amendment Bylaw No. 1042, 2024")

PRESENT: Chair Andrew Hory

STAFF: David Kim, CAO; Emmanuel Okorji, Development Technician
Nicole McDowell, Recording Secretary

PUBLIC: 9 (via Zoom Meeting Video)

Call to Order: 12:00pm

Introduction:

"Quatsino Zoning Bylaw No. 670, 2022, Amendment Bylaw No. 1042, 2024" If adopted by the RDMW Board of Directors, would have the effect of amending Quatsino Zoning Bylaw No. 670, 2002 to change the applicable land use designation for the property described as SECTION 26, TOWNSHIP 18, RUPERT LAND DISTRICT EXCEPT PLAN 3505, FR W1/2 OF THE FR NW ¼, (PID 009-899-081), and civically addressed as W-855 Quatsino Road and containing 39 hectares, from "Forest Preserve" (FP-1) to "Rural Residential" (RR-1)".

Summary of Correspondence Received:

- 1. Island Health** - At this stage no objections to the proposed rezoning of this parcel but in future would want to see the applicant apply through us under Island Health's *Subdivision Standards (February 2020)* as the proposal to subdivide the parcel would result in densification of the area. Furthermore, should future wells be proposed on the newly created lots, the location of the existing cemetery must be taken into consideration as the *Health Hazards Regulation* specifies that any well must be located at least 120 metres from any cemetery or dumping ground (unless contamination of the well would be impossible due to physical conformation).
- 2. MoTI** - The Ministry of Transportation and Infrastructure has no comments on the subject development. We have received the subdivision application, and will likely issue a PLRS for the proposal, stating successful rezoning.
- 3. Ministry of Water Land and Resource Stewardship** – No comments on the development application as they deal mostly in Crown Lands and not Private lands.
- 4. Quatsino First Nation** – applicant received application form and instructions on how to proceed for review from QFN.

Summary of Speakers

Resident 1 expressed concern on the civic addressing of the property prior to rezoning and subdivision. Staff advised that the civic addressing of property has no correlation with the plans for rezoning and subsequent subdivisions. RDMW's CAO further reiterated that designation of civic address often does not depend on the built-up road access to the property.

Resident 1 expressed concern on the development's plan to draw water from the creek which is considered as being at low capacity now and the problems associated with drilling of wells due to the cemetery's location. Staff and Public Hearing Chair advised that issues pertaining to provision of water are handled at the subdivision and not rezoning stage of the application.

Resident 2 further enquired on where the road (West Quatsino Road) ends and confirmation of road ownership. Planning staff replied by stating that road dedications and provisions are handled at the subdivision stage and staff will work with the MoTI to ensure that there is sufficient road access to the property.

Resident 2 expressed concern on the stability of the slope where the property is located given the history of the previous landslide and citing the reasons why the property was designated as Forest Preserve (FP-1). Planning staff responded by stating that there is sufficient Geotechnical report done by applicant and also a landslide assessment which was initiated by the RDMW about a decade ago for the property area.

Resident 2 asked if the RDMW hired the engineer or if the applicant did so. The RDMW hired a professional engineer for the landslide assessment while the owner retained the services of the same engineer for the geotechnical report. RDMW's CAO, who is a professional engineer, reiterated that although the engineers may work for the developer, they are subject to engineering act regulated by the Federal Government and the Engineering Association of BC.

Property Owner/Applicant comments that they did a historical analysis on the project and obtained reports and assessments to this effect. Applicant relied on Geotechnical Engineer recommended by the RDMW to ensure conformity and consistency with previously done assessments.

Adjourned: 12:36pm

CERTIFIED CORRECT:


Andrew Hory
Chair


David Kim
Chief Administrative Officer