

CENTRAL COAST REGIONAL DISTRICT

TO: Darla Blake, Chief Administrative Officer
 FROM: Cheryl Waugh, Transportation and Land Use Coordinator
 DATE: May 7, 2015
 SUBJECT: Land Use Planning Report

Recommendation: That the Land Use Planning Report dated May 7, 2015 be received

	Zoning	Subdivision	Maps & Plans	Other Related* (specify)	Land Referrals & Updates
Number of Inquiries	7		7	2	2
Method of Inquiry					
Email	4		5		2
Phone	2		2		
In-Person	1			2	
Hard Copy					
Number of Applications	0	0			

Zoning

-Written complaints were received citing zoning bylaw infractions related to a property reported to have numerous animals causing a disturbance and nuisance to neighbours via noise and unpleasant smells. A letter was sent to the property owner requesting compliance and a reply was received disputing the infractions, which focus on permitted uses of the land. Communication between the property owner and the CAO is ongoing.

-BC Assessment enquiry for zoning of Hwy 20 property

-BC Assessment enquiry for zoning of three lots in townsite

-BC Assessment Prince George enquiry for zoning of a commercial property on Hwy 20

Board Meeting
 MAY 14 2015
 CCRD ITEM C(2)(i)

-Smith Subdivision property owner requested confirmation his home-based business is in compliance with the zoning bylaw. It is.

-Representatives for the Nuxalk Nation attended the office to review potential commercial development plans for recently purchased property on the townsite. A copy of the CCRD zoning bylaw was provided as well as other agency contacts. Discussions are ongoing.

-Enquiry from local resident about rezoning a residential property to commercial. The conversation will continue when more details are provided to the regional district.

Subdivision

N/A

Maps & Plans

-Land Title & Survey Authority update on new owner of three lots in townsite

-Land Title update on two properties/owners in townsite

-BC Assessment enquiry about CCRD-owned property near townsite, asking for a description. The subject property is used for the water reservoir and the road to access it.

-Completed survey at request of the BC Real Estate Association specific to the regional district's floodplain mapping resources

-Saloompt Road property owner called to ask about floodplain mapping for his land. The property is in the midst of a sale and flooding was cited as a concern by the purchaser's representative. The property owner was provided with a copy of the regional district's hazard lands map for the subject property with the disclaimer that it is to be used for reference only.

-A contractor for Natural Resources Canada called to poll what coastal geospatial data the regional district might have such as, LiDAR, Ortho-photo or Bathymetric. The information gathered is preliminary in a goal towards creating a network of community data and working with universities to forward a project which would allow communities currently with or without such data, access to this information pool. The CCRD is similar to many other local governments in that we do not have the data or the funds to obtain it.

Other Related*

-Met with one member of the Official Community Plan Advisory Committee (OCPAC) in the CCRD office and assisted with map and file reviews. The committee is scheduled to meet again May 12th.

-RCMP member attended the CCRD office to provide an update on a derelict building in townsite. The province may look at future demolition but for now the property has been cleaned up and the building boarded to secure against unwanted access.

Land Referrals/Updates

-Bella Coola Community Forest Ltd.-Kwatna Inlet, Licence of Occupation for camp tie-up, log storage and heli-drop zone

-Hearthstone Investments Ltd.-Shotbolt Bay, assignment of license agreement from Rivers Inlet LLC to Hearthstone Investments Ltd.

Responded to above referrals as 'interests unaffected'.



Transportation and Land Use Coordinator