

CENTRAL COAST REGIONAL DISTRICT

TO: Darla Blake, Chief Administrative Officer
 FROM: Cheryl Waugh, Land Use Planning Services Coordinator
 SUBJECT: Land Use Planning Report – July 31, 2013

Recommendation: That the Land Use Planning Report dated July 31, 2013 be received

	Zoning	Subdivision	Maps & Plans	Other Related* (specify)	Land Referrals & Updates
Number of Inquiries	4		3	9	4
Method of Inquiry					
Email				3	4
Phone	2			2	
In-Person	2		3	4	
Hard Copy					
Number of Applications	0	0			

Action – Zoning

-BC Assessment Kamloops phoned to confirm zoning for an upper valley property. It was confirmed there is no zoning in that area but part of the property is in the Agricultural Land Reserve (ALR).

-Local couple who just purchased a house on the townsite requested a confirmation of the property zoning and that there were no outstanding utility charges.

Board Meeting
 SEP 12 2013
 CCRD ITEM C(e)i

-Local property owner requested setback information. His zoning was determined and the setback information quoted from our zoning bylaw.

-Neighbour of above property owner came to the office to confirm the same information. She was provided with the bylaw page referencing the setbacks for zoning on her property.

Action – Subdivision

None

Action – Maps & Plans

A representative from Bella Coola General Hospital requested dimensions and boundaries for a United Church property on Elcho street where a fence was being built. She was provided with the dimensions noted in the BC Assessment Roll and later with an excerpt of a 1927 survey showing slightly more detail.

-the Manager for the Home and Community Care Program for the Bella Coola General Hospital requested maps showing where her clients live to form part of her emergency plan. As we don't have an up to date mapping system in an appropriate format it is hoped once Address BC completes their data input for our area that we will be able to take excerpts for this purpose. In the meantime I created a townsite map using the ICIS web map system and the manager will in-fill her town clients.

-local resident asked if area north of the Salloompt River was in the ALR. He was provided with a viewing of our zoning map for the area.

Action – Other*

-Townsite resident saw lot being cleared near his and inquired whether we knew what was being planned. We have no information on this but subsequently a large boat is parked and an RV has been set up.

-Notification was received from BC Parks (Ministry of Environment) that approval has been received for two management plans for conservancies; Tsa-Latl'/Smokehouse Conservancy and the Negia/Nekite Estuary Conservancy. Both are located south of Oweekeno.

-Local property owner came to the office asking for ownership information on three valley properties. When it was explained we do not give out personal information he expressed his displeasure at being denied what he felt was public information.

-A similar request for ownership information for property near Clayton Falls. Unable to assist.

-Representative from Hagensborg Forestry office called to confirm building of a deck off their trailer would not violate any bylaws. Confirmed verbally that the construction would be okay.

-Landcor report for June was received. Landcor provides current actual value assessments on all properties in British Columbia and regularly submits real estate data (sales) on behalf of BC Assessment.

-A townsite resident was installing a fence and wanted to ensure the location of the water line in the alley behind his property was not in the construction zone. In the Bella Coola version of *Dial-before-you-dig*, our water system contractor was dispatched to the property to meet directly with the homeowner.

-A former property owner received a notice that the taxes had not been paid and he wanted to confirm this. He was referred to the Service BC office (Government Agent) as we do not have that information on file.

-SNC Lavalin requested a record search for two District Lots in the Owikeno/Rivers Inlet area for the purposes of a Phase I Environmental Site Assessment. Responded we have no specific information on the properties.

Land Referrals

Western Forest Products – Hardy Inlet - Temporary permit amendment

International Forest Products Limited – Smith Inlet and Wyclees Lagoon – new applications for Licence of Occupation for log handling/heli-drop zones for two to five years.

Bella Bella Asset Holdings – Cousins Inlet – Amendment to foreshore referral, two additional sites for heli-log water drop and storage.

Responded to all of the above that our interests are unaffected.



Land Use Planning Services Coordinator