

CENTRAL COAST REGIONAL DISTRICT

TO: Darla Blake, Chief Administrative Officer
 FROM: Cheryl Waugh, Land Use Planning Services Coordinator
 SUBJECT: Land Use Planning Report – August 30, 2013

Recommendation: That the Land Use Planning Report dated August 30, 2013 be received

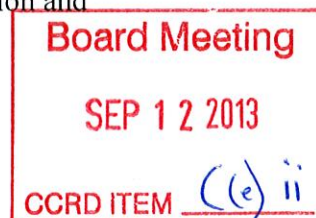
	Zoning	Subdivision	Maps & Plans	Other Related* (specify)	Land Referrals & Updates
Number of Inquiries	5	1	2	7	4
Method of Inquiry					
Email	1			2	3
Phone	3	1	1	3	
In-Person	1		1	2	
Hard Copy					1
Number of Applications	0	0			

Action – Zoning

-Local property owner confirming zoning and number of dwellings allowed. They picked up this information from the office as well as the bylaw section on siting for flood.

-Local realtor confirming zoning compliance for a Michelle Drive property.

-Alberta company that owns a property here and leases part of an adjacent parcel asked about subdivision procedures and they were referred to the Ministry of Transportation and



Infrastructure, subdivision approving officer, in Williams Lake. They called again during the month to confirm zoning for both properties.

-Local property owner phoned to confirm zoning and then picked up an excerpt from the zoning bylaw describing permitted uses and bylaw definitions.

-Local resident asking how many dwelling units are allowed on his property. The information was conveyed and some options discussed.

Action – Subdivision

-Local property owner asked about subdivision procedures and the possibility of dividing his land into two parcels. I reviewed the property information and advised there are already two parcels. The lots are smaller than the zoning bylaw allows and assume the land was grandfathered into the bylaw.

Action – Maps & Plans

-Local realtor requested a property identification number for land near Gross Road. This was located by cross-referencing the BC Assessment folio number on our property maps.

-Local resident requested a survey of their property, which was sourced using BC Online.

Action – Other*

-Request for a title search by property owner's custodian. This was provided using BC Online.

-Landcor report received for July property sales. 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 lower mainland law firm phoned regarding due diligence on a property and business in the Rivers Inlet area. Electrical safety, fire, health and gas were the main points of interest. Although it was explained the business is outside of our zoning area and that we do not provide inspections or any permitting functions, a letter was requested and sent stating these facts.

-A local resident requested assistance with changing her tax notice from Douglas Street to Douglas Drive. This was accommodated with an email from the CCRD to BC Assessment.

-BC Assessment emailed requesting confirmation of a house number in the Firvale area.

-A first-time homeowner attended the office to confirm his townsite street address and lot number.

-An out of town couple came to the office with many questions about a Michelle Drive property, all of which were answered satisfactorily.

-Local property owner who lives out of the valley phoned asking for the name of a land title lawyer in Williams Lake. We were unable to assist with this enquiry.

Land Referrals


-Nanwakolas Forestry Limited Partnership, Smith Inlet, Naysash and Burnt Island Harbour for heli-log drop.

-Mill & Timber Products Ltd., Smith Inlet, log handling.

-BC Ferries, McLoughlin Bay, MFLNRO licence of occupation amendment to berth improvement.

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

-Ministry of Environment emailed a draft plan for comment on the Kilbella Estuary Conservancy (Rivers Inlet). The document was reviewed with no comment put forward.



Land Use Planning Services Coordinator