

CENTRAL COAST REGIONAL DISTRICT

TO: Darla Blake, Chief Administrative Officer  
 FROM: Cheryl Waugh, Land Use Planning Services Coordinator  
 DATE: 6 November 2014  
 SUBJECT: Land Use Planning Report

**Recommendation: That the Land Use Planning Report dated 6 November 2014 be received**

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

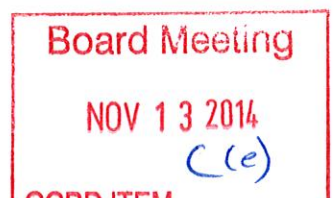
**Zoning**

-Smith Subdivision resident attended the office to follow-up on a situation with a neighbour who is keeping numerous animals. Both neighbours have been talking to each other and will attempt to reach a formal agreement satisfactory to both parties to avoid future conflict.

-Local resident enquired as to the number of fire exits for a newly constructed building. Referred to the BC Building Code and the BC Fire Code.

-Vancouver Island realtor asked about zoning for property in Lizzie Cove, Llama Pass near Bella Bella. He also asked about approval for a dock. Confirmation of no zoning was provided and he was referred to Front Counter BC to enquire about the dock particulars.

-Campbell River realtor asked about zoning for a property on Penrose Island. Confirmed no zoning.



**Subdivision**

N/A

**Maps & Plans**

- Follow-up phone conference with the planning intern with the Northern Development Initiative Trust and the CAO to discuss the particulars of the situational analysis of the CCRD's Official Community Plan. The intern is moving forward with the process considering an Integrated Official Community Plan, which includes incorporation of economic, social and environmental considerations and has a long-term vision.

-The Centre for Sustainability (Whistler) is offering two small communities to apply for \$20,000 each through the Real Estate Foundation to review and update their OCP. The grant is to be at least matched in cash, plus some in-kind (staff time) from the regional district. A phone conference with the representative from the Centre for Sustainability resulted in a proposed budget of just over \$50,000. Further exploration is required to seek funding before entering into any agreements.

**Other\***

-Two local residents, separate enquiries, requesting assessment records from the 1990s. Referred to BC Assessment directly.

-Law firm requesting removal or alteration of a restrictive covenant on an Olsen Road property. Substantial background research was done (also by the CAO) and a legal opinion sought resulting in a directive reply that the firm's client approach the Ministry of Environment directly, in whose name the covenant favours.

**Land Referrals/Updates**

-Water licence tenure abandoned, Nuscall Lake, by numbered company 445026 BC Ltd

-Nascall River, Crown Land power application for residential water power and a power house by numbered company 0966556 BC Ltd. Responded online, 'interests unaffected'.




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Land Use Planning Services Coordinator