

CENTRAL COAST REGIONAL DISTRICT

TO: Darla Blake, Chief Administrative Officer
 FROM: Cheryl Waugh, Land Use Planning Services Coordinator
 DATE: May 1, 2014
 SUBJECT: Land Use Planning Report

Recommendation: That the Land Use Planning Report dated May 1, 2014 be received

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

Zoning

-Public Works and Government Services Canada asked if more than one house is permitted on a property. It was explained that it is dependent on the zoning and size of the subject property.

-Local resident enquiring about a home-based business on their property being permitted under current zoning and if a business licence was required.

-An individual attended the office asking if a business licence would be required for a proposed enterprise at the harbour. Zoning was reviewed briefly and a copy of a zoning map for that area was provided and he was referred to the Harbour Authority to make further enquiries.

-Local realtor confirming zoning for a Hwy 20 property



Subdivision

No Action

Maps & Plans

- Local realtor requested and was provided with a survey for a Bonnie Dr. property
- Local realtor confirming he has the most current zoning and hazard maps and asking if a Hwy 20 property is in the floodplain.
- Local resident asking to view a zoning map for central Hagensborg
- Local resident requested confirmation of front property lot line
- Fort St. John teacher requested assistance with a school project recreating the 2010 flood in the Bella Coola Valley. Two sets of maps were provided to assist with identification and nomenclature of local rivers, streams, roads, etc. One large format map is on loan to them.

Other*

- An update was received from the UBCM regarding *Bill 24, Agricultural Land Commission Amendment Act* and how agricultural land will be managed. The legislation divides the Province into two agricultural zones. In addition, the Province has introduced amendments to the *Local Government Act (section 879)* to improve land use planning coordination with local government.
- Planning consultant to the CCRD asked if there was any lobbying taking place here against the *Agricultural Land Commission* and food security and also about medical marijuana production.

Land Referrals/Updates

- BCTS Seaward, Naysash Inlets, four year Licence of Occupation application for log handling. Replied on behalf of the CCRD as 'interests unaffected'.
- Local BC Parks representative asked if we would be interested in reviewing a marine foreshore document for an area around Princess Royal Island and south as far as Price Island. When it was pointed out the area is outside of the regional district the offer to review was declined. Clarification was provided that the area described was within the Regional District of Kitimat Stikine.



Land Use Planning Services Coordinator