

CENTRAL COAST REGIONAL DISTRICT

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

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

	Zoning	Subdivision	Maps & Plans	Other Related* (specify)	Land Referrals & Updates
Number of Inquiries	1		4	2	6
Method of Inquiry					
Email			1		1
Phone	1		1		
In-Person			2	2	1
Hard Copy					4
Number of Applications	0	0			

Action – Zoning

-Out of town realtor requested zoning for a Highway 20 property

Action – Subdivision None

Action – Maps & Plans

-Representative from Statistics Canada attended the office looking for a map showing specific house numbers. She took photographs of three of our maps for her reference.

-Local contractor looking for survey prior to tree falling on private property. Searched online and determined with the BC Online Help Desk there is no survey for the property. The contractor was provided with a very general map of the area.

- For insurance purposes, a caller requested distances from local fire departments for 11 newly acquired properties ranging from Townsite to Gibbs subdivision. Addresses were provided for each of three separate fire departments and assistance given to describe proximity to the properties.

Board Meeting
 NOV 14 2013
 CCRD ITEM C(f.)

-Hydraulics engineer working for the CCRD needed assistance with map layering on the Integrated Cadastral Information System website.

Action – Other*

-Local business owner requested a letter regarding occupant load as relates to a Liquor Control Board licence application. A letter was provided stating that the CCRD does not provide a service for determination of building occupant load and it was recommended that as an alternative, a qualified professional be engaged by the owner to provide the service.

-Two family members attended the CCRD office separately regarding the ownership of property next to an easement off of Highway 20 in Hagensborg. A small shack had been placed in proximity on land beside the highway and it was reported a family appeared to be living there. One of the two individuals accesses their private property via the easement and presented some maps while explaining the history of the easement. On the same day a woman came into the office and admitted to living in the shack with her husband and young son and she also wanted to clarify ownership of the land. She stated she had been given permission by the owner to stay there but had been visited by the RCMP about the living situation. By the end of the day I was informed that the family had moved into proper fixed-roof accommodations. Although this was ultimately a civil, health and family services situation, all parties did turn to the CCRD with regards to the ownership dispute. There has been nothing further on the matter.

Land Referrals/Updates

- Interfor-Licence of Occupation- Yeo Cove, 10 yrs for log handling, storage, float-camp tie-up and fuel storage

-Duncanby Lodge-modification of lease agreement to include log handling

-Shearwater Marine-lease for constructing, operating and maintaining fish camp purposes

-Western Forest Products-Bullock Channel/Briggs Inlet, 2 yrs for log handling

-BC Parks, Cape Caution- In 2011 BC Parks neglected to forward a Management Plan with foreshore implications for Ugwiwa'/Cape Caution and Ugwiwa'/Cape Caution-Blunden Bay Conservancies. The two conservancies are contiguous and the Blunden Bay portion borders the Central Coast.

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

-Bella Coola Heli-Sports-Licence of Occupation-Noosgulch-application to reactivate a public roadway to access a portion of private land to enable development. The response sent states that although there is no objection to approval of the road reactivation project, the application implies future development and uses of the property which may or may not be in compliance with the local zoning bylaw.

Cheryl Waugh

Land Use Planning Services Coordinator