

CENTRAL COAST REGIONAL DISTRICT

TO: Darla Blake, Chief Administrative Officer  
FROM: Cheryl Waugh, Land Use Planning Services Coordinator  
SUBJECT: Land Use Planning Report – January 30, 2014

This report contains information for December 2013 and January 2014

**Recommendation: That the Land Use Planning Report dated January 30, 2014 be received**

	Zoning	Subdivision	Maps & Plans	Other Related* (specify)	Land Referrals & Updates
<b>Number of Inquiries</b>	5	2	11	5	6
<b>Method of Inquiry</b>					
<b>Email</b>	1		2	2	3
<b>Phone</b>	3	1	5	3	
<b>In-Person</b>	1	1	4		
<b>Hard Copy</b>					3
<b>Number of Applications</b>	0	0			

**Zoning**

-Appraiser requested zoning for two properties

-Local realtor requested zoning for a Highway 20 property currently zoned for Public Assembly. Discussed the fact that current zoning does not permit the property to be used for residential purposes.

-Absentee property owner confirming zoning and permitted uses. Emailed her the confirmation and a copy of the zoning bylaw.

-Local realtor confirming Agricultural zoning of property and the allowance for timber removal

-Provided a lawyer with confirmation of zoning and associated maps for a Highway 20 property zoned both Heavy Industrial and Agricultural in the ALR and provided a list of permitted uses for same

Board Meeting  
FEB 13 2014  
CCRD ITEM     c(1)

**Subdivision**

- Local resident enquiring about subdivision procedures via property consolidation. Confirmed zoning and then referred to the Ministry of Transportation Subdivision Approval office and their website.
- Townsite property owner asked questions about subdivision by both dividing and consolidating boundaries. Reviewed the preliminary sketches with him and discussed zoning, etc. and referred to the Ministry of Transportation Subdivision Approval office.

**Maps & Plans**

- Representative from Environment Canada working with Ducks Unlimited, Northern Trust and Canadian Wildlife Service requested a spatial data set as relates to regional district parks. We do not have such data and therefore were unable to assist.
- Local resident requested map of her eastern property boundary. Provided her with a survey obtained online.
- Local resident requested confirmation that a specific survey plan was on file at the CCRD
- Local resident requested a copy of his property plan. This was delivered to him via email from our files.
- Three separate requests to provide a local realtor with a copy of subdivision lot plans for five properties
- Integrated Information Systems, working with MAPP, requested spatial data on Local Government Zones specific to marine and shoreline areas for analysis and mapping purposes. We do not have such data and therefore were unable to assist.
- An individual interested in purchasing a Grant Road property attended the office and requested a survey plan and was assisted further with provision of a Land Titles Search for the same property
- Assisted the CCRD Public Works Manager with a query about private property on the landfill site
- Manager of Shearwater Lodge on Denny Island requested any maps showing details of roads on the island to assist with preparation of an emergency plan on behalf of Shearwater Marine. Appropriate mapping of the area for those purposes were not available from the CCRD, however, alternatives were discussed.

**Other\***

- Local individual requesting assistance locating a tenure or licence number for an in-stream works application. Referred to the Ministry of Forests, Land and Natural Resource Operations.
- Local realtor requested assistance locating a lease document from 1973. A copy was located in CCRD files.

-Environment Canada invited comment on the recovery strategy for the Marbled Murrelet as part of the consultation process via an online process. The plan was reviewed but no comment was submitted due to lack of resources and consideration of low to no impact as relates to land use issues in the CCRD.

-BC Assessment requested assistance with a current mailing address for an absentee property owner. We were not able to locate the information.

-Notary in Mackenzie regarding a transfer in Ocean Falls was referred to the administrator there

#### **Land Referrals/Updates**

-Boralex Ocean Falls, Water Licence for General Power Storage

-Bella Coola Heli Sports Noosgulch, Amendment to current commercial recreation license to add new area for mountaineering until 2022, specifically for installation and operation of a via ferrata in the existing tenure area.

-Eric Austin Scharf, Bolivar Passage, replacement Licence of Occupation (LOO) issued for 10 years for barge ramp and resort moorage facilities

-526087BC, North Bentinck Arm, replacement LOO issued for 20 years for dumping and storage, mooring boats, barges and floats

-Bella Coola Heli Sports, Noosgulch/Hwy 20, LOO issued for 10 years for roadway purposes

-Bella Bella Asset Holdings, Cunningham Island, amendment to move a heli drop site 200m to accommodate concerns re proximity to shallow water and fish stream estuary.

*Responded to all of the above referrals that CCRD interests are unaffected.*



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Land Use Planning Services Coordinator