

CENTRAL COAST REGIONAL DISTRICT

TO: Darla Blake, Chief Administrative Officer
 FROM: Cheryl Waugh, Transportation and Land Use Coordinator
 DATE: February 5, 2015
 SUBJECT: Land Use Planning Report

This report covers the period from November 7, 2014 to February 5, 2015

Recommendations:

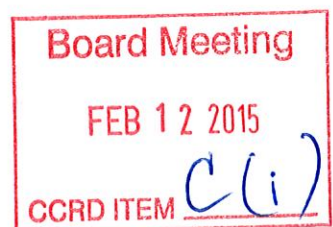
1. That the Land Use Planning Report dated February 5, 2015 be received
2. That the CAO and staff be authorized to establish a temporary Official Community Plan Advisory Committee and recruit members to assist with the 2015 review process

	Zoning	Subdivision	Maps & Plans	Other Related* (specify)	Land Referrals & Updates
Number of Inquiries	5	3	4	8	1
Method of Inquiry					
Email	2	1	1	3	1
Phone	3	1	2	3	
In-Person		1	1	2	
Hard Copy					
Number of Applications	0	0			

Zoning

-Ministry of Forests, Port McNeill, are streamlining their referral process and had a question about the regional district's rezoning application

-Ministry of Forests, Nanaimo, zoning for Donkey and Fancy Coves. Advised no zoning.



Zoning – cont'd

- Local realtor enquiring about Oskar Drive zoning
- Law firm enquiring about zoning for Shotbolt Bay. Advised no zoning.
- BC Assessment representative confirming zoning has not changed for a specific Hagensborg property

Subdivision

- RCMP enquiring about subdivision possibilities for a Hagensborg property they currently occupy. Reviewed the possibilities and referred to the Ministry of Transportation's subdivision approving officer.
- Local resident enquiring about subdivision on their property. Reviewed information and determined the property is too small to allow for subdivision.
- Acting agent for commercial property owner enquired about subdivision possibilities in the ALR. Reviewed various hurdles this could represent and referred to the Ministry of Transportation's subdivision approving officer and to the Agricultural Land Commission.

Maps & Plans

- Denny Island resident trying to determine lot boundaries from original survey and subsequent subdivision plan. Referred to authors of the subdivision plan or Land Titles office.
- Clarified confusion over residential address for newly purchased property
- Local resident looking for a property survey and noted the Government Agent no longer provides this service
- Consultant working with the Ministry of Forests requesting GIS data sets for land use, zoning and water service areas. We do not have spatial data sets for the requested areas. Sent, via email, map set of cadastral fabric for zoning.

Other*

- Acting agent for local property owner requested legal description
- Ministry of Transportation request for legal descriptions of two Highway 20 properties
- Email request for ownership and contact information for a Smith Sub. property. Request was denied.
- Enquiry as to which agency has regulatory authority over the harbour front regarding moorage. Referred to the Harbour Master.
- Ministry of Forests, Tenure Branch, requires CCRD signatory on three applications to Land Titles for a road dedication across private properties for which the regional district is named as a land title charge holder with regards to covenants. This relates to reestablishment of a route on the Noosgulch Forest Service Road post 2010 flood.
- Local resident enquiring about commercial property
- SNC Lavalin requesting a multiple search on the Port of Bella Bella. Referred to Heiltsuk First Nation.

-Contacted the Ministry of Community, Sport and Cultural Development and spoke to the senior planner for our area to discuss planning grants or other funding for an OCP review. Although there is no longer a planning grant, options were discussed and excellent website resources shared.

Land Referrals/Updates

-Hearthstone Investment Ltd, Good Hope Bay, water power application amendment

-Bella Coola Heli Sports, Clayton Forest Service Road, application to add fuel storage in current tenure area. Responded, 'interest unaffected'.

Official Community Plan Review – see Recommendation 2.0

In accordance with the 2015 Strategic Priorities, preparations are underway to review the Official Community Plan (OCP). The CCRD will be reviewing and updating the OCP for Electoral Areas C, D and E in collaboration with area residents, property owners and stakeholders in the Bella Coola Valley.

The OCP is a leading document that provides a clear vision and policy framework to guide future land use and development within the planning area for the next five to ten years.

The establishment of a temporary Official Community Plan Advisory Committee (OCPAC) will bring together local expertise to provide advice to the CCRD board and staff regarding land use issues, potential impacts of planning and decisions on key issues, goals and strategic directions. As budget constraints do not allow for a planning consultant to take the lead on the OCP review, the OCPAC will prove invaluable participating in this process.

As time is of the essence to establish an advisory committee, it is recommended that the board of directors provide authorization to the CAO and staff to develop terms of reference for an Official Community Plan Advisory Committee and to actively recruit members as one of the initial steps in launching the review process. *see Recommendation 2.0*



Transportation and Land Use Coordinator