

**POWELL RIVER REGIONAL DISTRICT**  
**DRAFT PLANNING COMMITTEE MINUTES**

**July 13, 2010**

A meeting of the PLANNING COMMITTEE was held at the Regional District office on July 13, 2010, commencing at 4:00 p.m.

PRESENT:                    Director Colin Palmer, Chair  
                                 Director Patrick Brabazon  
                                 Director Dave Murphy  
                                 Alt. Director Ted Belyea

STAFF PRESENT:        Donald G. Turner, Regional Planner

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**P. Brabazon/D. Murphy THAT** Director Palmer chair the July 13, 2010 Planning Committee meeting in the absence of Director Gisborne.

MOTION CARRIED.

**ADOPTION OF MINUTES**

**1.        Planning Committee Minutes – June 17, 2010**

**P. Brabazon/D. Murphy THAT** the Minutes of the Planning Committee meeting held on June 17, 2010, be adopted as circulated.

MOTION CARRIED.

**DELEGATIONS**

**1.        Rita Rasmussen re Southern Region Official Community Plan**

Ms. Rasmussen advised that she had provided a letter for the Planning Committee agenda and she wanted a response to the two questions raised in the letter. She offered to answer any questions the Planning Committee may have regarding her correspondence. Director Palmer advised her that the letter was now part of the record and that her questions would be addressed under Item 2 of Other Business (*Southern Region Official Community Plan – Issue of Non-Conforming Uses*) on the agenda.

**2.        David Moore re Southern Region Official Community Plan (added to agenda)**

Mr. Moore advised that he was prepared to defer the Planning Committee's consideration of his letter until they had dealt with Item 2 of Other Business (*Southern Region Official Community Plan – Issue of Non-Conforming Uses*) on the agenda.

3. **Christopher Marshman re Subdivision, DL 1614, Alanah Road & Grouse Ridge Road**

Mr. Marshman stated that he was present at the meeting to respond to questions from the Committee regarding his proposed subdivision.

Director Brabazon noted that the proposed subdivision did not comply with the parcel size provisions of the Lund Official Community Plan (OCP) and that an amendment to the OCP would be required. It was agreed that the Regional Planner would prepare a draft bylaw to amend the OCP for consideration by the Planning Committee which would permit Mr. Marshman's 2 lot subdivision.

**OTHER BUSINESS**

1. **Right-of-Way off Yaroshuk Road, Clint Monson of MoT in Attendance**

Mr. Clint Monson of the Ministry of Transportation outlined the current status of the dedicated road right-of-way that cuts through the Nootka Dunes golf course. He advised that the golf course owners were prepared to provide an easement which would allow the public to cut through the southern portion of the lot to the east of the road right-of-way to access the trail network to the south. However, the trail easement would have to be granted to the Powell River Regional District who would be required to take over the responsibility for the trail and all of its maintenance.

The Directors inquired as to the exact location of the proposed trail and questioned why the Ministry of Transportation had approved the works that had been undertaken by the owners of the golf course.

**P. Brabazon/T. Belyea THAT** an onsite meeting be held between local residents, Clint Monson of the Ministry of Transportation, and members of the Planning Committee to walk and discuss the proposed trail alignment.

MOTION CARRIED.

2. **Southern Region Official Community Plan – Issue of Non-Conforming Uses**

The Regional Planner briefly outlined the 4 options in his July 13, 2010 memorandum.

Director Palmer outlined how non-conforming uses were addressed in each of the other official community plans in the region.

The Planning Committee agreed to drop consideration of Option 3 as it is impossible to implement and discussed the remaining 3 options.

**P. Brabazon/D. Murphy THAT** the Draft Southern Region Official Community Plan be amended as per Option 4 in the Regional Planner's memorandum, by designating lands appropriately using standard planning practice, having the various non-conforming uses addressed through Section 911 of the *Local Government Act* (should the OCP be implemented through zoning) and by removing draft Policy 8.2.5.

MOTION CARRIED.

The Planning Committee agreed that the Planning Department could make editorial changes to the draft Southern Region OCP policies provided that the changes do not change the intent of the policies.

Director Palmer questioned whether establishment of development permit provisions as outlined under Section 919.1 of the *Local Government Act* dealing with the form and character of commercial or industrial uses, could be used to regulate commercial and industrial uses. The Regional Planner was requested to provide a report for the Planning Committee on the feasibility of this approach.

**3. Status Report on the Myrtle Pond Zoning Bylaw**

Given the Planning Committee's position on non-conforming uses with respect to the rewrite of the Southern Region OCP as determined at this meeting, the Regional Planner was requested to re-draft the zoning bylaw to reflect Option 4 of his July 14, 2010 memorandum by designating lands appropriately using standard planning practice and having the various non-conforming uses addressed through Section 911 of the *Local Government Act*.

**4. Managed Forest Zoning Bylaw – Discussion of Possible Approaches**

The Regional Planner outlined specific concerns with the draft Managed Forest Zoning Bylaw and explained the difficulty involved in developing an appropriate boundary to protect forest lands.

**P. Brabazon/D. Murphy THAT** the draft Managed Forest Zoning Bylaw be amended to include all resource lands on the mainland.

MOTION CARRIED.

**5. Status Report re Lund and Savary Island OCP Amendment Bylaws**

The Regional Planner reported that the staff at the Ministry of Community and Rural Development has completed their review of the Lund and Savary Island OCP amendment bylaws which will now be sent to the Minister for signature. The Regional Planner noted that their review included a check to ensure that the Regional District is complying with Provincial legislation, ie. Riparian Areas Regulation and Bill 27..

**ADDED TO AGENDA**

1. **Correspondence from Rita Rasmussen et al, received July 9, 2010 re Southern Region OCP**

**P. Brabazon/D. Murphy THAT** a written response be provided to Rita Rasmussen et al concerning their letter dated July 7, 2010, noting that with respect to the first question in their letter, the Planning Committee has decided to designate lands appropriately using standard planning practice in the re-write of the Southern Region OCP, to have the various non-conforming uses addressed through Section 911 of the *Local Government Act* (should the OCP be implemented through zoning) and to remove draft Policy 8.2.5;

**AND THAT** the Planning Committee has noted the concerns raised by the second question in their correspondence.

MOTION CARRIED.

2. **Correspondence from David Moore received July 12, 2010 re Southern Region OCP**

**P. Brabazon/D. Murphy THAT** a written response be provided to David Moore with respect to his letter dated July 10, 2010.

MOTION CARRIED.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:45 p.m.

**CERTIFIED CORRECT**

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Director Colin Palmer, Chair