

POWELL RIVER REGIONAL DISTRICT
DRAFT PLANNING COMMITTEE MINUTES

June 17, 2010

A meeting of the PLANNING COMMITTEE was held at the Regional District office on June 17, 2010, commencing at 12:45 p.m.

PRESENT: Director Stan Gisborne, Chair
 Director Colin Palmer
 Director Patrick Brabazon
 Director Dave Murphy

STAFF PRESENT: Donald G. Turner, Regional Planner

ADOPTION OF MINUTES

1. **Planning Committee Minutes – May 18, 2010**

P. Brabazon/C. Palmer THAT the Minutes of the Planning Committee meeting held on May 18, 2010, be adopted as circulated.

MOTION CARRIED.

DELEGATIONS

1. **Brian Voth re Subdivision, DL 4193, Mead Road & Finn Bay Road**

The Regional Planner circulated a memorandum along with a legal opinion pertaining to the waiving of park dedication for the remainder of the subject property. Mr. Voth advised that he would have to re-think the park dedication as the legal opinion precludes the Board from waiving future park dedication.

S. Gisborne THAT the application for subdivision of District Lot 4193 be tabled.

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

Mr. Jim Nelson advised that Mr. Marshman was unable to attend the meeting. The Regional Planner's memorandum was reviewed as it pertains to road dedication. Mr. Nelson was provided with a copy of the memorandum containing the Ministry of Transportation's requirements and will outline the situation to Mr. Marshman. This application was deferred to the July Planning Committee meeting to allow Director Brabazon to speak to Mr. Marshman.

3. Patricia Beardmore re Use of Right-of-way on Yaroshuk Road

Ms. Patricia Beardmore provided a detailed presentation as to the need to keep the Yaroshuk road right-of-way open to pedestrian use as it provides access to an extensive trail network. She reviewed the original state of the dedicated right-of-way and the extensive works done by the Nootka Dunes which has cut off the public access. Ms. Beardmore discussed the permit which was issued to the owners of the golf course and the conditions associated with that agreement. She expressed the frustration of local residents at not being able to walk the dedicated right-of-way and requested that the Regional District provide a letter of support to the Ministry of Transportation.

D. Murphy/P. Brabazon THAT Clint Monson of the Ministry of Transportation be invited to the next Planning Committee meeting to discuss what can be done to re-establish public access along the Yaroshuk right-of-way from Nootka Street to the trail network to the south.

MOTION CARRIED.

4. David Moore & Rita Rasmussen re Southern Region OCP Policies (added to agenda)

The Regional Planner circulated copies of a letter from David Moore.

Mr. Moore spoke strongly in opposition to the Planning Committee's position that all existing non-conforming uses should be recognized in the Southern Region draft OCP. He suggested that this was the wrong approach and in only serves the self interests of a few while not protecting the broader public interests.

Director Gisborne noted Policy D-5 in the current OCP which states the Board's intention to recognize all existing uses. Director Gisborne stated that he has received very few complaints.

David Moore suggested that people are not aware of what is going on and questioned the rationale for the blanket acceptance of all existing uses. He suggested that accepting the non-conforming "Industrial" uses could have huge implications.

A discussion ensued as to whether the existing non-conforming uses should remain non-conforming or if they should be recognized in the new OCP. It was noted that the Planning Committee is struggling with this issue and that a decision could not be made at this meeting because it is still being discussed by the focus groups.

Concern was raised that responses have not been provided to the letters submitted to the Board by David Moore and Rita Rasmussen.

D. Palmer/P. Brabazon THAT written responses be sent to David Moore, Rita Rasmussen and Sherry Payne which contain the same answers as provided to the Focus Groups for the June 14, 2010 meeting.

MOTION CARRIED.

Concern was expressed about some people asking for and receiving changes to the designation map in the draft OCP without proper consultation.

OTHER BUSINESS

1. Landworks Consultants Inc. Services Re Southern Region OCP Review

C. Palmer/P. Brabazon THAT the Planning Committee recommend the Board accept the November, 2009 draft of the Southern Region Official Community Plan as fulfilling Landworks Consultants Inc.'s contractual obligations with respect to the preparation of the OCP, subject to them agreeing to:

- a) provide the word document and digital map files of the latest draft of the OCP along with all pertinent background materials and correspondence associated with its preparation; and
- b) act in an advisory capacity by providing background and insight as to the rationale for any of the objectives, policies and development permit provisions contained in the draft OCP.

MOTION CARRIED.

2. Myrtle Pond Zoning Bylaw Revisited

C. Palmer/D. Murphy THAT the Regional District's solicitor be asked to consider whether the interpretation made of Policy D-5 of the existing Southern Regional District Official Community Plan is appropriate and whether or not the proposed zoning bylaw will hold up to the requirements of Section 844(2)(a) of the *Local Government Act*.

MOTION CARRIED.

3. Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 Arbitration Decision

P. Brabazon/C. Palmer THAT the arbitration decision regarding the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 be noted and filed.

MOTION CARRIED.

FOR YOUR INFORMATION

1. Applications Update

Noted and filed.

2. Correspondence from Bute Hydro Inc. re Bute Inlet Hydroelectric Project

Noted and filed.

3. **Correspondence from Robert Matheson re Development on Lang Bay Road**

Director Palmer reported on the nature of development taking place on Lang Bay Road. The correspondence was noted and filed.

4. **Correspondence from Goudreault and Burbidge re Development on Lang Bay Road**

Director Palmer reported on the nature of development taking place on Lang Bay Road. The correspondence was noted and filed.

5. **Bulletin: Amendments Related to Community Planning and Land Use Management**

Noted and filed.

6. **Correspondence from Comox Valley Regional District re Invitation to Participate in Regional Growth Strategy Process**

Noted and filed.

7. **Member Notice from UBCM re Changes to Liquor Licensing Policy**

C. Palmer/D. Murphy THAT the Planning Committee recommend the Board send a letter to UBCM to:

- a) advise that the Powell River Regional District is concerned with Section 120 of Bill 20 which deletes the requirement for consultation with local governments or first nations on the renewal of a prescribed class or category of licence; and
- b) request clarification as to why the Province is allowing regulations to exempt certain classes of licences, establishments or licensed establishments from requirements to consult with local governments and first nations and allowing for regulations to provide an alternative process for consultation in each case.

MOTION CARRIED.

8. **Planning – Revenue & Expenditures – Budget Update**

Noted and filed.

ADJOURNMENT

There being no further business, the meeting adjourned at 2:45 p.m.

CERTIFIED CORRECT

Director Stan Gisborne, Chair