

POWELL RIVER REGIONAL DISTRICT
DRAFT PLANNING COMMITTEE MINUTES

August 17, 2010

A meeting of the PLANNING COMMITTEE was held at the Regional District office on August 17, 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

P. Brabazon/D. Murphy THAT Director Palmer chair the August 17, 2010 Planning Committee meeting in the absence of Director Gisborne.

MOTION CARRIED.

ADOPTION OF MINUTES

1. **Planning Committee Minutes – July 13, 2010**

T. Belyea/D. Murphy THAT the Minutes of the Planning Committee meeting held on July 13, 2010, be adopted as circulated.

MOTION CARRIED.

DELEGATIONS

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

Mr. Voth outlined his latest proposal for the dedication of park at Diver's Rock which increased the size of the park. He outlined the advantage of having the 2 public access points to water adjacent to park which will provide an additional buffer between park and future residential development. Director Brabazon noted that the question as to whether a tax receipt can be issued by the Regional District for park dedication requires clarification by Revenue Canada and that this matter is being investigated.

P. Brabazon/D. Murphy THAT the Planning Committee recommend the Board advise the Ministry of Transportation and Infrastructure that the Powell River Regional District supports the subdivision of District Lot 4193, Group 1 New Westminster District, Except Portions in Reference Plans 2832, 2870 and 2872 and Plans 13500, 15599, 08045, 19374 and 20964 into 2 lots of approximately 10 ha and 2.11 ha in area as per the draft Plan of Proposed

Subdivision presented at the August 17th Planning Committee meeting which includes a .52 ha park dedication at Diver's Rock; subject to the applicant being required to hook-up to the Lund sewer system in accordance with the May 27th recommendation of the Rural Services Committee, and payment in full of the \$1,500 Lund sewer development cost charge;

AND THAT the issue of whether a tax receipt can be issued by the Regional District for the value of park dedication be considered at a later date.

MOTION CARRIED.

LAND USE REPORTS

1. **Crown Foreshore – Application for Private Moorage, Fronting District Lot 1614, Finn Bay**

P. Brabazon/D. Murphy THAT the Planning Committee recommend the Board advise the Integrated Land Management Bureau that the Powell River Regional District has no objection to the application for a Crown land tenure over .04 ha of Unsurveyed foreshore or land covered by water being the bed of Finn Cover, Group 1 New Westminster District for the purpose of private moorage, subject to:

- a) the ILMB being satisfied that the upland to the area under application is stable;
- b) public access over the area under application being maintained and none of the proposed works obstructing or impeding the public's ability to cross the foreshore;
- c) the area under application being kept as small as possible to accommodate the necessary works;
- d) the Lund sewer and water lines being allowed to cross the area under application and the lines not being damaged by the anchoring system;
- e) the tenure prohibiting live-aboards and float homes; and
- f) the tenure prohibiting the storage of fuel on the float and the discharge of any sewage and grey water.

MOTION CARRIED.

OTHER BUSINESS

1. **Lund OCP Amendment – To Accommodate 2 Lot Subdivision on Alanah & Grouse Ridge Roads**

The Planning Committee reviewed the options provided by the Regional Planner.

P. Brabazon/T. Belyea THAT the Planning Committee recommend the Board advise the Ministry of Transportation and Infrastructure that notwithstanding the 1.0 ha average parcel size provision contained in Policy B-29 of the Lund OCP, the Board has no objection to the subdivision of Lot 4, Block L, District Lot 1614, Plan 19462, Group 1 New Westminster

District into two parcels of .88 and .95 ha in area as per the Plan of Proposed Subdivision dated March 29, 2010, subject to the Regional Board adopting a policy which would allow a 10% variance in the recommended Lund OCP average parcel size provision;

AND THAT the 10% frontage requirement pursuant to Section 944 of the *Local Government Act* be waived.

MOTION CARRIED.

2. **Use of Development Permits in Southern Region OCP for Commercial and Industrial Operations**

The Planning Committee recommended that the draft Southern Region OCP be amended to include provisions which require the issuance of a temporary use permit for commercial and/or industrial uses being established on residentially designated lands within the Southern Region OCP boundary.

3. **Savary Island Greenhouse Gas Emissions Targets**

P. Brabazon/T. Belyea THAT the Regional Planner's recommendations on greenhouse gas emissions targets for Savary Island be forwarded to the Association of the Savary Island Committee for their consideration and input.

MOTION CARRIED.

4. **Bylaw Referral from Comox Valley Regional District for Sensitive Habitat Atlas Updates**

T. Belyea/D. Murphy THAT the Planning Committee recommend the Board advise the Comox Valley Regional District that the interests of the Powell River Regional District are unaffected by the Comox Valley Regional District Bylaw No. 133 cited as Rural Comox Valley OCP Bylaw, 1998, Amendment No. 40.

MOTION CARRIED.

FOR YOUR INFORMATION

1. **Application Update**

Noted and filed.

2. **Correspondence from SILT re "Save the Last Savary Wilderness Update"**

Noted and filed.

3. **Correspondence from MoFR re Provincial Timber Supply Review – TSR III Data Package**

Noted and filed.

4. **Correspondence from John Wood re Blocked Heritage Trail in Van Anda on Texada Island**

The Planning Committee directed staff to send a letter to the Ministry of Transportation and Infrastructure supporting the removal of any encroachments on the heritage trail in Van Anda, and that a copy be sent to J. Wood.

5. **Correspondence to Agricultural Land Commission from Jim Szendrey re Motor Bike Track on ALR between Craig Road and Atrevida Road**

Noted and filed.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:40 p.m.

CERTIFIED CORRECT

Director Colin Palmer, Chair