



CENTRAL COAST REGIONAL DISTRICT  
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
REGULAR MEETING MINUTES

DATE: 28 January 2016

**ATTENTION**

*The EDAC minutes are draft and subject to amendment. Final approval and adoption by the EDAC will follow a resolution to receive the minutes by the CCRD Board of Directors, at their next scheduled meeting.*

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (EDAC)

REGULAR MEETING MINUTES – 28 January, 2016

In Attendance: Randy Hart (Chair) (Nuxalk Economic Development Corporation)  
Lori Campbell (Community at Large)  
Wilma Hallam (Community at Large)  
Tanis Shedden (CEDO)  
Kyle Metler (LGMI and Recording Secretary)

Absent: Director Sam Schooner (CCRD Director, Electoral Area E)  
Garrett Newkirk (Bella Coola Harbour Authority)  
Chris Quinn (Community at Large)  
Ana Santos (Denny Island)  
Tracy Switzer (Ocean falls)  
Bo Reid (Heiltsuk Economic Development Corporation)

**1. Call to Order**

The Chair called the meeting to order at 7.11pm.

**2. Adoption of Agenda**

**EDAC 16-01-01** M/S Hall/Hallam That the agenda be amended to move Action Items 4 (b) and (c) to the beginning of the meeting.

**CARRIED**

**3. Action Items**

The CEDO invited Cheryl Waugh and Joan Sawicki to answer questions pertaining to housing development with regards to CCRD Bylaws and the Agricultural Land Reserve.

**(a) Cheryl Waugh – The Bella Coola Valley Official Community Plan /Zoning**

Cheryl gave an overview of the Bella Coola Valley OCP/Zoning to address the questions that came forward from the Committee prior to the meeting.

- OCP is not a regulatory bylaw. It is a visioning document that is intended to provide residents and property owners a degree of certainty regarding what changes and development will be supported in the Bella Coola Valley.
- The current OCP Bylaw was adopted in 1999.
- Fundamentally, the OCP aimed to maintain the rural characteristic of the Bella Coola Valley.
- As a Bylaw, amendments must be approved by the CCRD Board of Directors.
- CCRD cannot have a Bylaw that is contrary to the Agricultural Land Act.

**(b) Joan Sawicki – ALR**

Joan provided a detailed history of the Agricultural Land Reserve and how it was created in the Bella Coola Valley. The background provided was structured to address the questions that came forward from the Committee prior to the meeting.

- Approximately 5% of BC is land is available for agriculture.
- There are 7 classifications of climate for farming – The Bella Coola Valley is Class 1

- Regional Districts were tasked with developing their ALR boundaries with consideration being given to their anticipated growth patterns, zoning, and Official Community Plans.
- The original Intention of the ALR was to not only preserve the farm land, but also the farming community. This was eventually phased out with changes at the provincial level pertaining to support for farmers.
- Development/uses of ALR can vary greatly under the condition that the activity does not negatively impact the ability of the land to grow food in the long term.
- The local government is the “gatekeeper” of applications with regards to changes in ALR. The CCRD would consult their bylaws, i.e. – zoning and OCP.
- Once submitted to the Agricultural Land Commission, the ALC has final say. Each application is judged on individual merit, as well as, clear guidelines.
- CCRD cannot plan contrary to the Agricultural Land Act.

### **Discussion – Housing in context of the Bella Coola Valley OCP and ALR**

Discussion on ALR loopholes and how some people are exploiting (greenhouses, golf courses, suburbs etc.) them and working to understand how this affects ALR as a whole. ALR legislation is based on ability of land to grow food so it’s difficult for it to deal with issues such as these. So long as the use doesn’t technically compromise future use, there is limited action that can be taken.

There is an identified lack of rental housing in the Bella Coola Valley. Generally, the needs of the two increasing age demographics – the young (independent) and the elderly - have similar housing needs which are traditionally met with multi-family dwellings and rental markets. There is potential to development on ALR but only if it is clear that there are no alternatives. At the end of the day it is the Agricultural Land Commission’s decision. There was an extensive study done prior to the last OCP that took inventory of potential settlement areas.

Joan Sawicki suggested that to move forward, and to identify whether the housing question needs to be addressed within the ALR, that it would be advantageous to identify vacant and/or underutilized residentially zoned property in the Bella Coola Valley.

**EDAC 16-01-02** M/S Hallam/Campbell That the CCRD supports efforts to identify and inventory vacant or underutilized land outside of the ALR.

**CARRIED**

#### **4. Adoption of Minutes**

**EDAC 16-01-03** M/S Campbell/Hallam that the EDAC Meeting Minutes dated 26 November, 2015 be adopted.

**CARRIED**

#### **5. Discussion**

##### **(a) Considerations for OCPAC**

The CEDO has brought forward economic development considerations that should be verified in the OCP review process. It was mentioned that it is not necessarily about changing the OCP but potentially reaffirming the visions for the Bella Coola Valley. This will allow the EDAC and CEDO to better align their community economic development efforts with these visions.

- Where will business development be centered? Commercial Center vs. Home Based Businesses.
- When and where will agriculture be practiced?

- Will zoning language change to consider mixed-use space? i.e. – commercial/residential mixed? What are the implications?
- How will housing needs be met considering the large amount of ALR in the valley?
- Recreation has emerged as an important aspect to community living and may be something to incorporate into the OCP.
- Determining if there is to be an “Urban” Centre and, if so, what are the implications to the existing structure of the urban areas? Rural areas?

The CEDO asked if there was anything else that should be brought forward to the OCPAC or be considered as the OCP planning process moves forward.

No new items came forward.

#### **(b) Community Economic Development Partnership Agreements**

The CEDO will be meeting with the Cariboo Regional District February 2 to gain a better understanding of how the “Business Plans” are developed and what the process is to establishing the “partnerships”. This structure is an opportunity to connect the community with resources that are available through local government streams. This will allow the CCRD Economic Development Services function to help support “on the ground” community and economic development initiative while still ensuring that the CCRD is leveraging its resources in a strategic and accountable way.

Randy Hart mentioned that this structure was clean and easy to follow. The goals have clear objectives and are measureable. Which are two key features the Economic Development Advisory Committee would like to see in the CCRD Economic Development Services function. They did not want to be another committee that met with no ability to act. The committee members agreed that this format was simple and measureable and supported exploring this idea and structure further.

Concerns arose about the potential for this process to become “Bella Coola Valley” centric. The CEDO said that it would be possible to break the CCRD “partnership/collaborative/contribution agreements” such that they are broken down by electoral or operating area.

#### **(c) BC Economic Development Association – Invest in BC Magazine**

CEDO brought this forward for information purposes. The deadline for 2016 has passed and the value for the CCRD was doubted. It was brought forward as a question for upcoming years.

Randy Hart said that, as a subscriber to Business in Vancouver, he feels this was not a good option for the CCRD. The CEDO and committee agreed that there are better uses for the CCRD Economic Development Services budget.

### **5. General Information**

#### **(a) Small Town Love – Love Central Coast BC**

Lovecentralcoastbc.com is open for applications. The Love Central Coast BC Facebook page is also up and will be part of the Love Central Coast marketing campaign that is being developed.

NDIT inquired as to the best time to host Small Town Love information sessions in the Bella Coola Valley. The tentative dates given for the Bella Coola Valley are Thursday, March 31 and Friday April 1.

The EDAC committee felt that given these days the best times would be an evening session on Thursday March 31, and either a morning or afternoon session on Friday April 1. The CEDO will investigate the intentions/structure for sessions for Denny Island, Bella Bella, and Ocean Falls and will follow-up with NDI regarding this.

There are Love Central Coast BC Launch parties that will be planned in the participating Central Coast communities. Funds used for this are the funds collected through the application process.

An idea for the Bella Coola Valley is to have a weekday night market with the participating businesses displaying their services/retail goods. Lori Campbell suggested we look into the Community Futures Regional Contribution Grant as a potential source of funds to help move this event to the next level. The CEDO will follow-up with Community Futures.

## **6. Other Business Arising**

### **(a) Next Meeting**

Due to spring break and Easter, the next EDAC meeting should be moved to accommodate the long weekend.

**EDAC 16-01-04** M/S Hallam/Campbell That the next EDAC meeting be reschedule to 7pm Wednesday March 30. The CEDO will inform the absent members.

**CARRIED**

## **5. Adjournment**

**EDAC 16-01-05** M/S Hallam/Campbell, That the EDAC meeting of Thursday 28 January, 2016 be adjourned 9.04 pm.

**CARRIED**