



**To:** Board of Directors, CCRD  
**From:** Evangeline Hanuse, Acting CAO  
**Meeting Date:** December 9, 2021  
**Subject:** Asha MacDonald Rezoning Application  
 1825 Oskar Dr., Hagensborg, BC  
 Lot 4, Section 1, Township 2, Range 3, Coast District Plan VIP23682, PID# 003-133-664

**Recommendation:**

***THAT the Board of Directors of the Central Coast Regional District receive the Central Coast Veterinary Services Inc. (Asha MacDonald) Planning Report.***

**Background/Location:**

Asha MacDonald of Central Coast Veterinary Services Inc. is seeking to convert an R-1 (Residential) property to a C-1 (Commercial) enterprise in order to provide veterinary services. The location is about a 12 minute drive from the Bella Coola Townsite and is covered by Electoral Area D.

**The Property:**

The 1.08 acre (0.43 hectare) property is located on 1825 Oskar Drive in Hagensborg. There is a 3-bedroom ranch-style home on the property.

**Official Community Plan:**

**3.3.1 General Approach** Over the next 5-10 year period, the Bella Coola Valley will likely experience a small increase in commercial development. New commercial development will likely be as a result of tourist commercial opportunities, and new commercial activities to service the growth in population. In order to protect the rural character of the Valley and to avoid strip commercial development along the Highway, new commercial development will be directed to locate within a **Primary Settlement Area**, with the possible exception of tourist commercial development that requires close proximity to a recreational amenity such as the ocean, a river or a mountain setting, and service commercial that would benefit by being in close proximity to the airport.

**3.3.2 Commercial Development**

1. New commercial sites will not be rezoned in the Zoning Bylaw, but will require rezoning.
2. New commercial development that requires rezoning will be required to satisfy the following conditions: (a) Is compatible with the surrounding land uses; (b) Can be adequately serviced with water supply, sewage disposal, roads and fire protection; (c) Provides the necessary buffers to minimize impact on adjacent lands and riparian zones where applicable; and (d) Can demonstrate that the commercial activity will create local employment and enhance local service delivery.

3. The development of new commercial sites along Highway 20 will be required to be designed in such a manner that avoids a strip commercial appearance.
4. As a means of accommodating commercial development in a rural context, the Zoning Bylaw will contain regulations that will accommodate home occupations.

The Bella Coola Townsite, Hagensborg and Nusatsum areas have been designated as the Primary Settlement Areas.

#### **Land Use Bylaw**

As noted above, the property is currently zoned R-1, Large Holdings District.

The requested District, C-1 General Commercial District, permits the following uses:

- Commercial use, assembly use, entertainment use, traveller accommodation use, dwelling units located within a commercial building, accessory residential use, and accessory buildings and uses.

The Zoning Bylaw contains a broad definition of commercial use. It is defined as "a use providing for the selling of goods and services including restaurants, cafes, bowling alleys, amusement arcades, pool halls, bakeries and associated ancillary services; the service and repair of goods, office functions, retail sales, wholesaling incidental to retail services, warehousing and repair of automobiles, gasoline sales, household services and all associated repairs, other personal and non-personal services, administrative, commercial and professional offices, premises licensed to sell liquor, excludes manufacturing, salvaging, the selling, servicing and repair of industrial and agricultural machinery.

#### **Rationale for Application:**

Asha MacDonald is a veterinarian through the College of Veterinarians in BC. There will be 1-2 additional employees hired for the vet clinic. It is well known that there has been a longstanding need for vet care in the Bella Coola Valley. There is a current need for spaying and neutering pets, as well as providing basic emergency vet care. Further, the veterinary treatment of agricultural animals promotes local food security.

#### **Next Steps:**

The Board reviews this report and determines whether or not the rezoning should be advanced. At this time the Board may:

- Authorize the preparation of a Rezoning Bylaw, establish the prerequisite conditions and advance the bylaw to *First* and *Second Reading* (and a Public Hearing); OR request that additional information be provided; OR reject the application.

#### **Recommendations:**

*THAT the Board of Directors of the Central Coast Regional District directs Administration to prepare a Rezoning Bylaw for Central Coast Veterinary Services to rezone from R-1 to C-1.*

Submitted by: *ehanuse*  
Evangeline Hanuse, Acting CAO