

VILLAGE OF ZEBALLOS

COMMITTEE OF THE WHOLE

AGENDA

7:00 pm

August 11, 2020

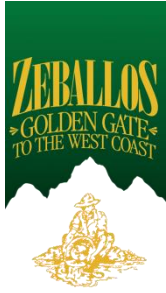
Community Hall

We would like to acknowledge we are on unceded First Nations land of Ehattesaht Chinehkint territory.

CALL TO ORDER:

BUSINESS ITEMS:

1. Lot 501 - Foreshore



CAO REPORT

To: Mayor & Council

From: Meredith Starkey, CAO Village of Zeballos

February 11, 2020

Purpose

This report is to provide an overview of the strategic planning discussions and concerns related to the Zeballos wharf and foreshore, otherwise known as Lot 501.

At the Regular Meeting of Council on July 23, 2019, staff was directed to, “Schedule a Committee of the Whole meeting to discuss an MOU with Lot 501 Foreshore Leaseholders and Stakeholders.” The intent was to open a dialogue with stakeholders of the waterfront, Lot 501, to develop a Memorandum of Understanding (MOU) in advance of the 2020 tourism season. This MOU would ensure that staff and Council are adequately informed of ongoing issues and user concerns, that necessary repairs and improvements are included in the budget (either for 2020 or within the 5-Year Financial Plan), and actual or potential conflicts between users are minimized.

When this COW was held on September 10, 2019, it was clear from the discussion that Council was divided on the purpose and strategy for Lot 501. As such, staff have been asked to provide a report detailing the history of Lot 501 as a Council priority and related issues.

Lot 501 – Planning and Development

Background

Lot 501 (PIN 869330) is an 2.2 hectare (Ha) parcel of crown land originally subdivided into five (5) lease Blocks (Blocks A-E)¹. Today, there are three lease Blocks and one lease for the remainder. Additionally, Lot 61 is a separate lot within Lot 501. Combined, these lots make up the waterfront wharf area. See map attached.

1. Lot 501 Block A: Private lease (Zeballos Fuels)
2. Lot 501 Block D: Private lease (Ehattesht Fishing Corporation)
3. Lot 501 Block E: Federal government lease (small craft harbour, managed by the Zeballos Harbour Authority)
4. Lot 501 Remainder: Village lease
5. Lot 61: Private lease (Cristina Lepore)

¹ Sourced from the *Government Access Tool for Online Retrieval* (GATOR). GATOR provides access to the Crown land registry, where users can view, extract, and print information. All information is available to the public.

PLAN OF BLOCK E, DISTRICT LOTS 501 AND 689, NOOTKA DISTRICT BGCS 92E.096 PIN 90083212

SCALE: 1:500 ALL DISTANCES ARE IN METRES



1401476

LEGEND

- BEARINGS ARE ASTRONOMIC AND ARE DERIVED EAST BOUNDARY OF BLOCK "A" AS SHOWN ON SURVEY PLAN OF BLOCK "B" OF DISTRICT LOT 501, NOOTKA DISTRICT.
- DENOTES OLD IRON POST
- ⊙ DENOTES OLD CAPPED POST
- ha DENOTES HECTARES
- m² DENOTES SQUARE METRES
- ▲ DENOTES PK CONCRETE NAIL
- PP DENOTES POWER POLE

ROAD

BLOCK A
PLAN 44627

REM
D. L. 501

D. L. 61
GENERAL STORE
14 TU 688

D L 501
14 TR 5

D. L. 498

REM. D. L. 501

BLOCK A

BLOCK D
33 TU 1899

REM. D. L. 628

BLOCK E

TOTAL AREA
0.592 HA

738 SQUARE METRES
FILLED AREA

WATER AREA
0.518 HA

AS SHOWN ON SURVEY PLAN OF BLOCK "B" D. L. 501 NOOTKA DISTRICT

ZEBALLOS INLET

D. L. 689

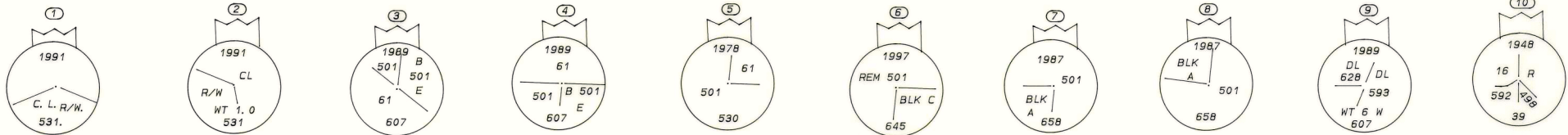
BLOCK A
DISTRICT LOT 594
14 TR 5

AS SHOWN ON SURVEY PLAN OF BLOCK "B" D. L. 501 NOOTKA DISTRICT

FILL DOCK TRAVERSE TABLE		
A to A	91° 40' 32"	0.98
A to B	172° 00' 36"	7.97
B to C	183° 59' 18"	38.12
A to D	357° 09' 17"	6.82
D to E	4° 20' 53"	4.75
E to F	5° 00' 39"	7.78
F to G	350° 10' 50"	6.15
G to H	1° 12' 51"	19.27
I to J	49° 14' 05"	9.93
J to K	84° 16' 45"	17.69
K to L	20° 06' 21"	7.75
L to M	359° 50' 32"	7.35

LIMIT OF DRY FILL AS SHOWN ON SURVEY PLAN BLOCK "B" OF DISTRICT LOT 501, NOOTKA DISTRICT.

Area in DL 689 = 631 m²
Area in DL 501 = 0.529 ha



PETER T. MASON
BRITISH COLUMBIA LAND SURVEYOR
201-6996 WEST ISLAND HIGHWAY
BOWSER, B. C.
VOR 160

TEL: (250) 757-8788

FILE: 07-3975 DRWG: @drwgs@3375, LAN

THIS PLAN LIES WITHIN THE COMOX-STRATHCOUA REGIONAL DISTRICT.

I, PETER T. MASON, A BRITISH COLUMBIA LAND SURVEYOR, OF BOWSER, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 1ST DAY OF APRIL, 2007.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO. 67201 ON THE 4TH DAY OF JULY, 2007

P. T. Mason
BRITISH COLUMBIA LAND SURVEYOR.

OFFICIAL PLAN

CONFIRMED UNDER SECTION 72 LAND ACT

[Signature]
SURVEYOR GENERAL
VICTORIA, B. C. 7th September, 2007

4 TU 1983

2380-20 Airplane Dock Lic #111664

File note

February 3, 2015

Meeting at the Village Office at 10:00 am

Present: Mayor Cox, Councillor Coburn and Councillor Colborne; Staff Eileen Lovestrom and Mike Atchison; Guests Candace Faulkner, Zeballos Fuels and Claude and Michelle Thibeault, Mid Island Ice

The meeting was called for open discussion about the airplane dock.

A recent risk management assessment identified some shortcoming of the current use and condition.

Mayor Cox presented these points regarding the dock:

- This is a Village of Zeballos asset used by private business to enhance private business.
- There are no financial returns to VoZ.
- One time financial aid request.

Mayor Cox asked that Zeballos Fuels and Mid Island Ice share on a 1/3, 1/3, 1/3 basis with the village of Zeballos in the cost of the re anchoring and maintenance to bring the dock into a good state of repairs. Rough estimate at \$3,000 each. In kind and material donations were discussed.

Cooperation in policing the “no moorage” rule was requested. Explanations about past practices (good neighbours helping to keep the dock clear of boats) and the reasons behind the rules (dock not secure enough to support boats) were well received.

The points made by Municipal Insurance Association (MIA) regarding the liability insurance were shared. There was not disagreement to adding Village of Zeballos as an additional insured on the liability portion of the commercial enterprises’ policies.

Next steps:

Claude will use his depth sounder to take some measurements around the dock to assist in drawing up a materials list.

Mike will spearhead the materials list and start to source it with an eye to having everything on hand when the AG Ford vessel is in the area and will place the anchors for us.

June 23, 2020

Village of Zeballos,
Box 127
Zeballos, BC V0P 2A0

EMAIL CORRESPONDENCE
cao@zeballos.com

Attention: Meredith Starkey, CAO

Dear Ms. Starkey,

I'm writing today to request Council give attention to parking within the Village limits. It is part of their mandate to address these issues.

In most of the village, parking is not an issue. Most of Maquinna Avenue is 66' wide. The buildings seem to be well off the road and mostly in compliance with the Zoning Setback Bylaw.

In particular, parking along Reno Street is very detrimental to through traffic. This issue becomes very noticeable each and every summer season. Today I was driving on Reno street and had to back up and turn around as the parked vehicles made it impossible for one vehicle to pass through. There certainly was not room for a fire truck to get through.

This particular road is also the best path to the overflow parking when the lot at the waterfront is congested. Consider drivers towing boat trailers, unfamiliar with the area trying to negotiate their way through Reno Street to get to the overflow lot. It's no wonder visitors don't use the overflow to its full capacity.

I'm well aware this is a controversial subject. In my opinion there should be no on- street parking on Reno Street, but I leave this up to the Council to address. Conversation needs to start now in order to progress to a solution.

I look forward to hearing about these conversations at future Council meetings.

Yours truly,



Eileen Lovestrom
Box 88,
Zeballos, BC V0P 2A0
Email: elovestrom@gmail.com

Cc: Mayor Julie Colborne via email: mayor@zeballos.com

RECEIVED

DEC 04 2019

Dec 5 2019

From Cris Lepore
Zeballos Store

The section of Maguinna Avenue
and adjacent to Zeballos Store
is failing.

Dumping gravel and/or asphalt
patches don't solve this problem.

The section of Maguinna adjacent
to Harbour Parking needs a bridge
or a culvert as it is usually flooded.
Possibly water main problems too.

The next section needs a cause way
to be built as the high tides and
heavy traffic are destroying existing
road bed.

Thanks for your attention

C Lepore
182 Maguinna
250 761 4137