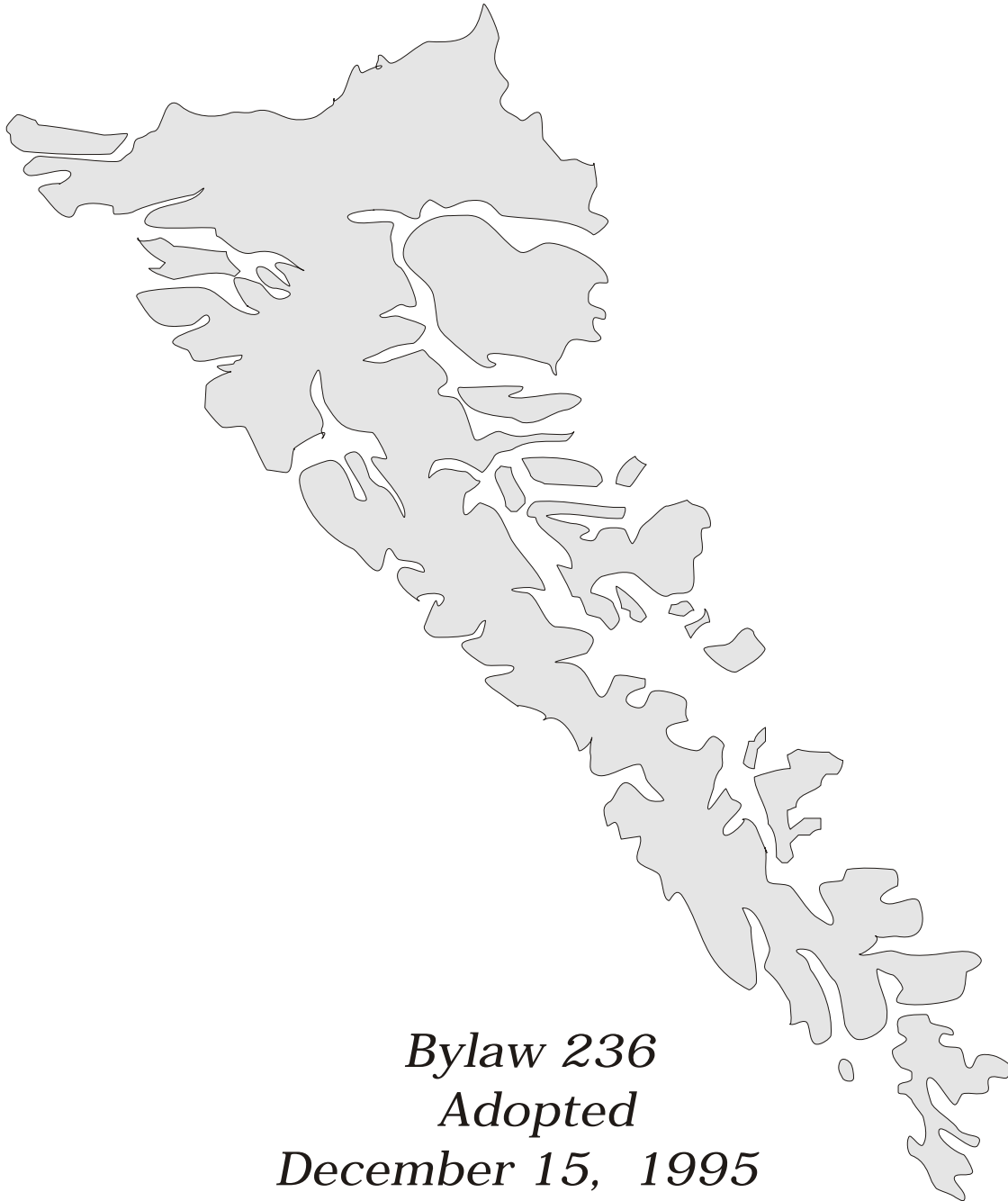


# *MORESBY ISLAND*

## *OFFICIAL*

# *COMMUNITY PLAN*



*Bylaw 236*  
*Adopted*  
*December 15, 1995*

*Skeena-Queen Charlotte Regional District*

**SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT  
BYLAW NO. 236, 1995**

---

Being a Bylaw to Adopt an Official Community Plan for Moresby Island

---

*WHEREAS*, the Moresby Island has been designated a planning area by the Minister of Municipal Affairs;

*NOW THEREFORE*, the Regional District of Skeena-Queen Charlotte in open meeting assembled enacts as follows:

1. Schedule A attached hereto and made part of this Bylaw is the Moresby Island Official Community Plan, Electoral Area E, Skeena-Queen Charlotte Regional District.
2. This Bylaw may be cited as the Moresby Island Official Community Plan Bylaw No. 236, 1995.

READ A FIRST TIME this 26th day of August, 1994.

READ A SECOND TIME this 28th day of April, 1995.

PUBLIC HEARING HELD this 18th day of July, 1995.

READ A THIRD TIME this 25th day of August, 1995.

Received the approval from the Minister of Municipal Affairs, Recreation and Housing this 16th day of November, 1995.

RECONSIDERED AND FINALLY ADOPTED this 15th day of December, 1995.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

*Certified a true copy of Bylaw No. 236, 1995.*

\_\_\_\_\_  
Secretary

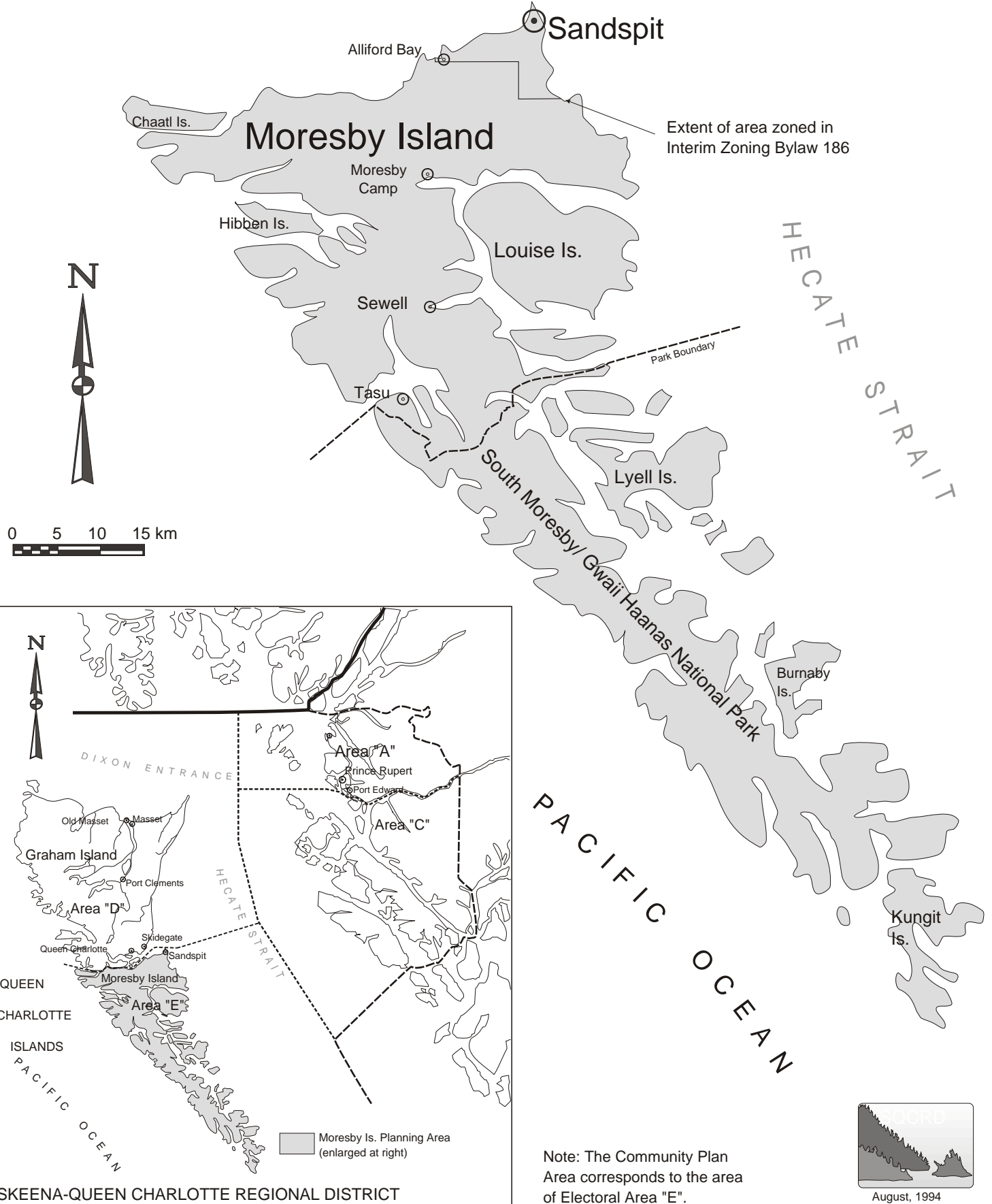
\_\_\_\_\_  
Date

Schedule "A"  
to Bylaw 236

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# MORESBY ISLAND OFFICIAL COMMUNITY PLAN AREA



# **INTRODUCTION**

The Municipal Act provides for the preparation of official community plans for unincorporated communities under the jurisdiction of a regional district board. An official community plan contains *"a statement of broad social, economic and environmental objectives to be achieved by implementation of the plan and a statement of the policies of the regional board on the general form and character of the future land use patterns in the area covered by the plan"* (Municipal Act, s943). Regional district boards use official community plans as the basis for other land use regulating bylaws. A regional district board cannot adopt a bylaw or construct works which are contrary to an official community plan.

## **COMMUNITY PLAN AREA BOUNDARIES**

The area covered by the Official Community Plan includes the entire Moresby Island archipelago as shown on Map 1. The Plan does not apply to crown land designated as Indian Reserves, National Park Reserve, in a tree farm licence, within a Provincial Forest pursuant to the Forest Act, or to land designated in a tree farm certificate under the Assessment Act while the land continues to be so designated.

Any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal, or quarries that is classified a "mineral" under the Mineral Tenure Act or a mine under the Mines Act shall not be restricted by any terms or conditions of this bylaw so long as the Ministry of Energy, Mines and Petroleum Resources manages the activities and land for that purpose.

The Sandspit/Moresby Island Interim Zoning Bylaw 186, 1989 applies to a portion of the planning area (map 1). Plan references made to a zoning bylaw refer to Bylaw 186. Definitions in the plan are consistent with Bylaw 186.

## **DURATION OF THE PLAN**

The Plan has no fixed duration but it should be reviewed every five years. At such times, the background information should be updated and the objectives and policies amended to reflect the current philosophy of the Regional Board and the changing attitudes of the residents within the Plan Area. Procedures to amend the plan and the zoning bylaw are outlined in the Skeena-Queen Charlotte Regional District Development Approval Procedure Bylaw 230, 1993.

## **GOALS, OBJECTIVES AND POLICIES**

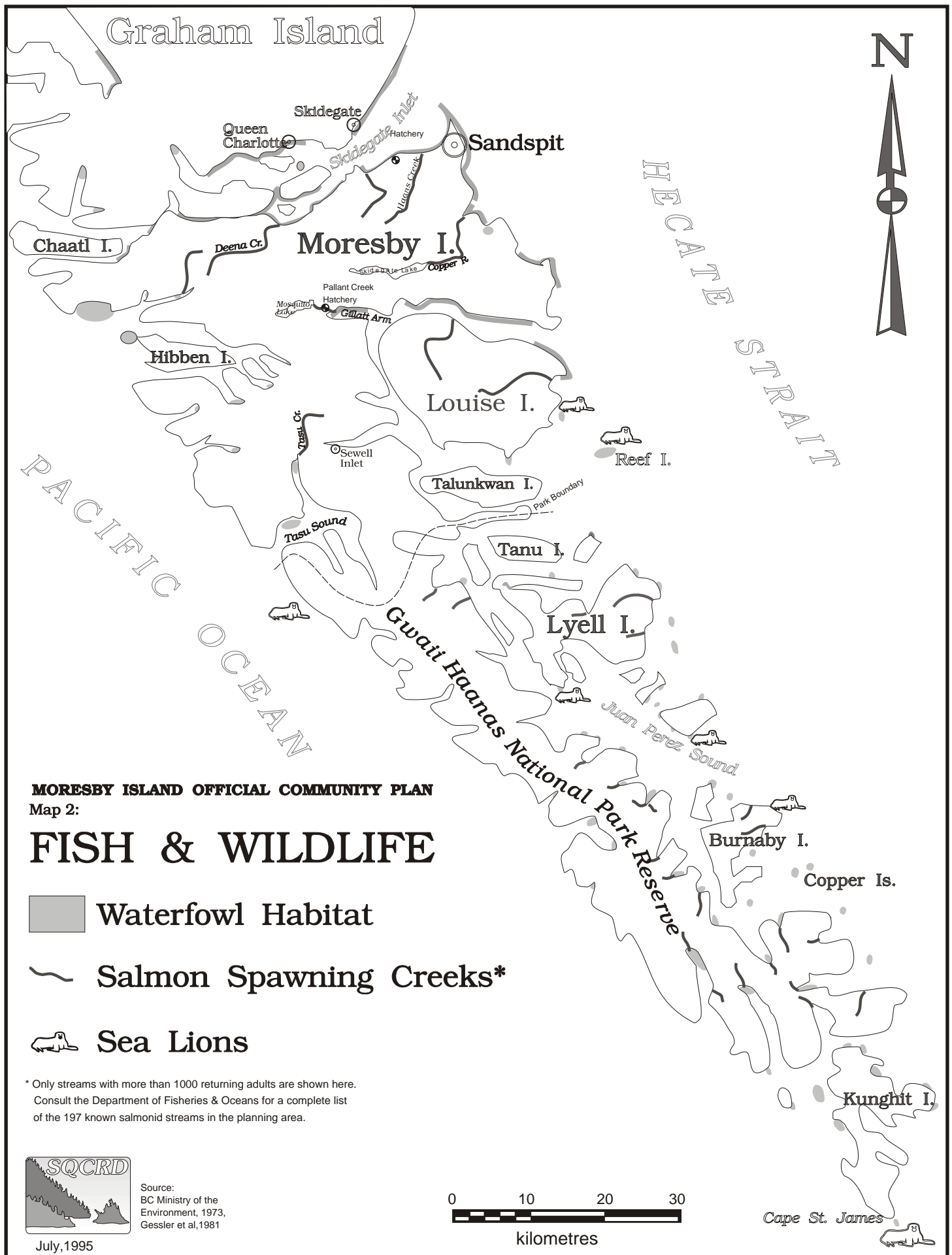
Plan goals, objectives and policies are grouped together under general headings for convenience; the order is not listed in terms of priority. Each section has a general goal and plan policies that relate to more specific objectives.

An associated background document provides the rational for plan policies together with a community profile. Plan policies are cross referenced to information in the background document.

Where provisions of the Plan concern matters beyond the jurisdiction of the Regional Board, the senior levels of government are requested to:

- a) regard them as the considered wishes of the community and the Regional Board, and
- b) use them as guidelines wherever possible for making decisions which affect the community.





## Section One: ENVIRONMENTAL QUALITY

The Regional District Board will work to:

**GOAL 1.0:** •encourage the management and conservation of natural resources.

### Objective 1.1

•preserve both the quality and quantity of local water sources.

#### Policy 1.1.1

• cooperate with the Water Management Branch's Environmental Protection Program and the Skeena Health Unit to implement controls in the zoning bylaw to protect the aquifer.

#### Policy 1.1.2

• limit the type and intensity of development in and adjacent to the waterfowl and wildlife areas shown on Map 2.

#### Policy 1.2.1

• use the zoning bylaw to limit the type and intensity of development which would adversely affect community air quality.

### Objective 1.1 a)

•protect fish and wildlife habitat areas.

### Objective 1.2

•preserve the quality of the community's air space.

### Objective 1.3

•respect the natural and urbanized aesthetics of Moresby Island.

#### Policy 1.3.1

• maintain height restriction criteria in the zoning bylaw.

#### Policy 1.3.2

• consider establishing signage guidelines in the zoning bylaw.

#### Policy 1.3.3

• encourage developers and government agencies to retain visually appealing areas within the planning area.

### Objective 1.4

•direct development away from lands which are susceptible to flooding.

#### Policy 1.4.1

• apply the floodplain provisions outlined in the zoning bylaw to areas identified on Map 4 and Map 7.

### Objective 1.5

•direct development away from steep slopes which are susceptible to land slides.

#### Policy 1.5.1


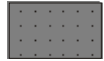



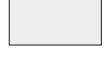

• use the zoning bylaw to restrict development on and below steep slopes (30% or greater) unless stability, safe soil bearing conditions, proper drainage and prevention of erosion can be proved by a professional engineer.



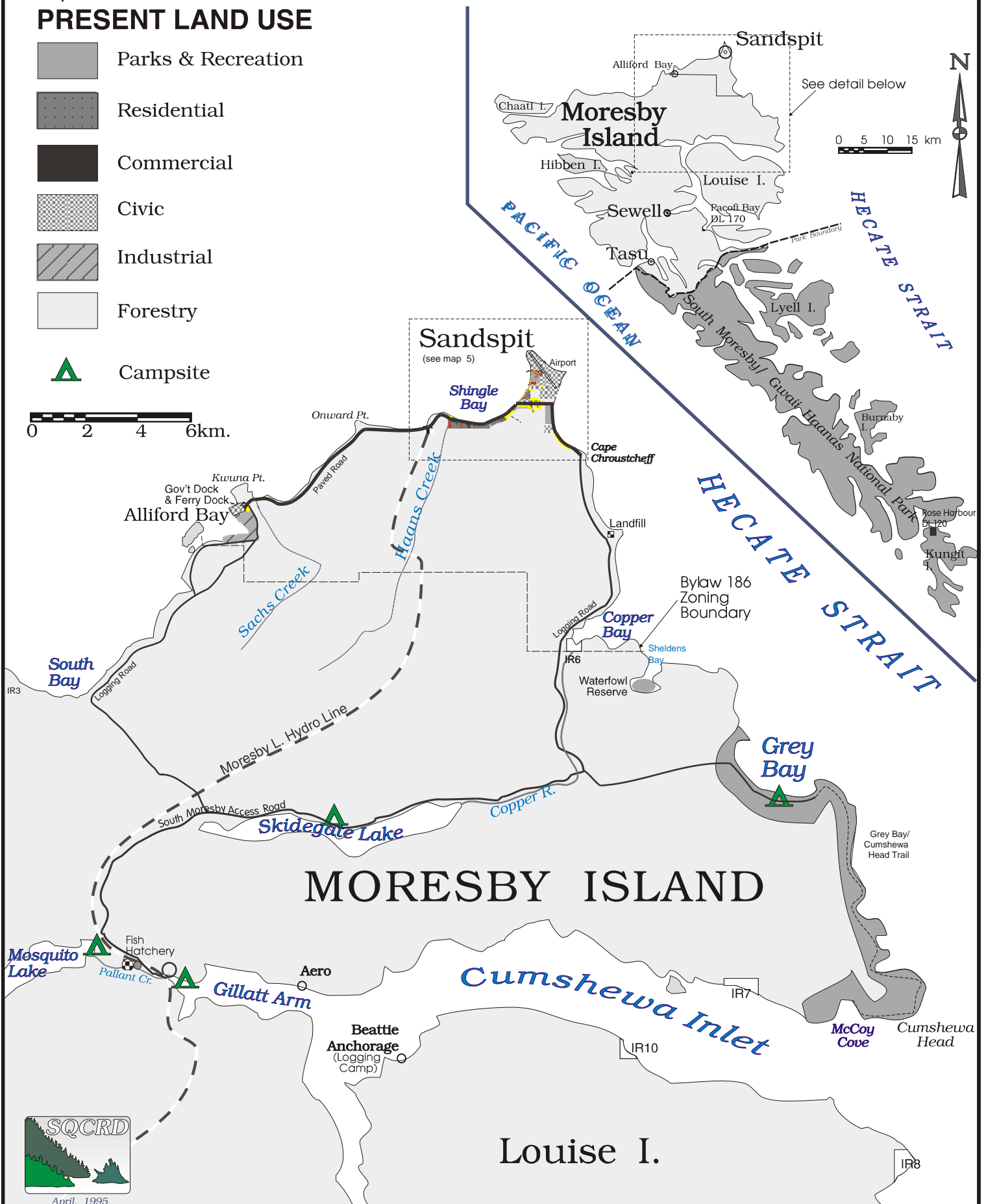
# MORESBY ISLAND OFFICIAL COMMUNITY PLAN

Map 3:

## PRESENT LAND USE

-  Parks & Recreation
-  Residential
-  Commercial
-  Civic
-  Industrial
-  Forestry
-  Campsite

0 2 4 6km.



April, 1995



**Map 4: PLAN LAND USE**

**Legend:**

- Parks & Recreation (Green)
- Residential (Yellow)
- Commercial (Red)
- Institutional (Pink)
- Industrial (Brown)
- Forestry (Light Green)
- Development Permit Area (Orange circle)
- Campsite (Green triangle)

**Scale:** 0 2 4 6 km.

**Map Details:**

- Islands:** Moresby Island, Louise I., Chaatl I., Hibben I., Louise I., Lyell I., Burnaby I., Kungit I., Rose Harbour.
- Water Bodies:** Pacific Ocean, Hecate Strait, South Bay, Shingle Bay, Copper Bay, Sheldens Bay, Grey Bay, Cumshewa Inlet, Gillatt Arm, Mosquito Lake, Skidegate Lake.
- Infrastructure:** Airport, Transfer Station, IR6, IR7, IR10, IR8, Bylaw 186 Zoning Boundary, Upgrade for Public Use, Hydro Line, Logging Road, Paved Road, Gravel Road, Ferry Dock, Onward Pt., Greenbelt on north side of highway, South Moresby Access Road, Road Extension, Fish Hatchery, Alternative Park Staging Area, Beattie Anchorage, 100 m leave strip for Grey Bay/Moresby Camp Trail.
- Other Features:** Haans Creek, Sachs Creek, Copper R., Grey Bay-Cumshewa Head Trail, McCoy Cove, Skedans.

**December, 1995**

**SQCRD**

## ***Environment-continued***

### **Objective 1.6**

- protect community residents and wildlife from developments generating excessive noise levels.

#### **Policy 1.6.1**

- use the zoning bylaw to direct noise generating activities to areas away from residential areas and waterfowl habitat areas .

### **Objective 1.7**

- ensure the forestry resource in the community is protected.

#### **Policy 1.7.1**

- designate areas for forestry activities (Map 4) according to accepted Ministry of Forests practices.

#### **Policy 1.7.2**

- request the Ministry of Forests consult with MIAPC before approving any timber harvesting plans in the planning area.

### **Objective 1.8**

- maintain a clean and safe foreshore.

#### **Policy 1.8.1**

- encourage initiatives to maintain a clean and safe foreshore.

#### **Policy 1.8.2**

- unless otherwise specified on Map 4 or Map 7, use the zoning bylaw to limit the use of foreshore areas to recreation, public parks, and rural residential uses.

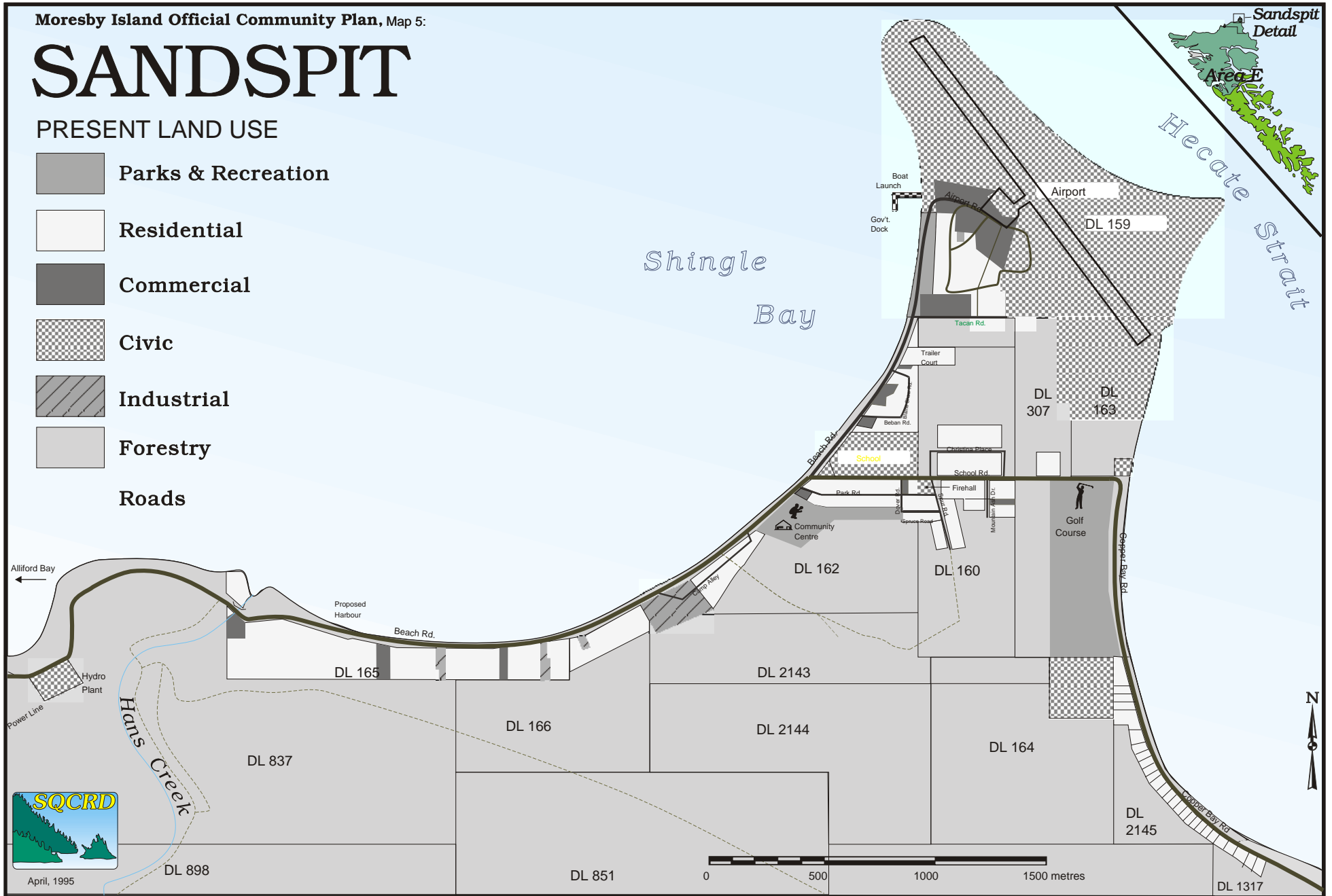


# SANDSPIT

## PRESENT LAND USE

-  Parks & Recreation
-  Residential
-  Commercial
-  Civic
-  Industrial
-  Forestry

## Roads



## Section Two: SETTLEMENT

The Regional District Board will work to:

**GOAL 2.0** • maintain the semi-rural lifestyle of Moresby Island.

### Objective 2.1

- provide for continued and orderly growth in Moresby Island.

#### Policy 2.1.1

- consider allowing those uses legally existing at the time of enactment of this plan to be zoned to render them conforming uses regardless of the designation of land in this plan (Map 5).

#### Policy 2.1.2

- encourage the provision of sufficient land to accommodate a growth rate averaging 2.0% per annum.

#### Policy 2.1.3

- stage development in an orderly manner (as shown on Map 7 ) to reduce the cost of services to the community.

### Objective 2.2

- monitor the effects of growth upon the lifestyle of Moresby Island.

#### Policy 2.2.1

- encourage Statistics Canada to adopt the Plan boundary as the enumeration area boundary for Moresby Island before the 1996 Census.

### Objective 2.3

- ensure that the densities of residential neighbourhoods are compatible with the needs of residents, the availability of services and the maintenance of Provincial health standards.

#### Policy 2.3.1

- use the zoning bylaw to provide for variable lot sizes - a lower density for unserviced lots (rural residential) and higher density for lots which have access to a community water supply and a sewage treatment system.

### Objective 2.4

- encourage the provision of housing sites at a reasonable cost.

#### Policy 2.4.1

- maintain an inventory of vacant properties, forecast housing requirements based on supply and demand, and review these forecasts every year.

#### Policy 2.4.2






- encourage the development of vacant residential lots before subdividing new parcels in the community.



# MORESBY ISLAND OFFICIAL COMMUNITY PLAN

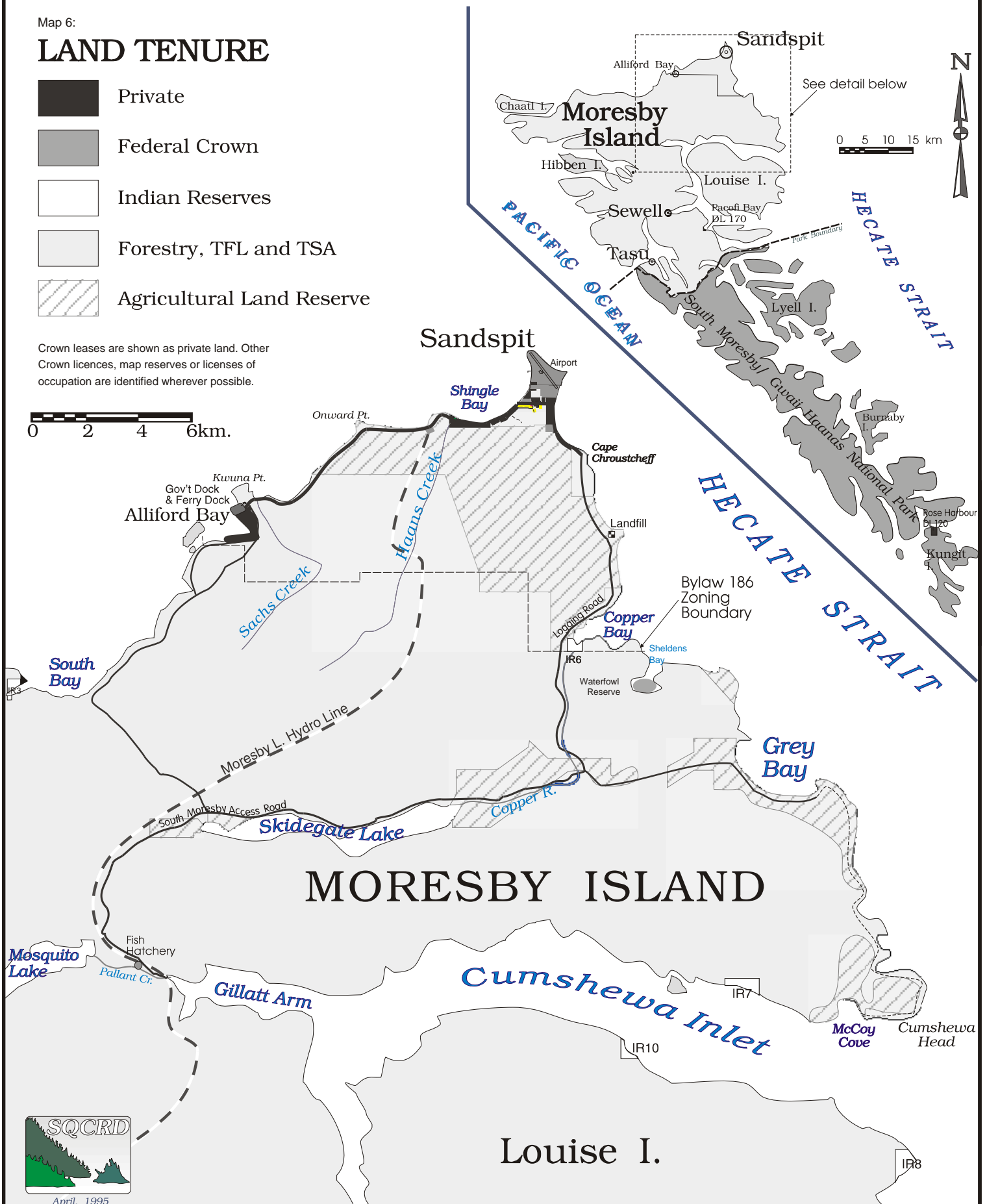
Map 6:

## LAND TENURE

-  Private
-  Federal Crown
-  Indian Reserves
-  Forestry, TFL and TSA
-  Agricultural Land Reserve

Crown leases are shown as private land. Other Crown licences, map reserves or licenses of occupation are identified wherever possible.

0 2 4 6km.



April, 1995

## ***Settlement - continued***

### **Objective 2.5**

- encourage the development of zoned residential land to create housing sites.

#### **Policy 2.5.1**

- encourage the Lands Branch and private land owners to make land available for development according to the phasing plan shown on Map 7.

### **Objective 2.6**

- encourage a variety of housing types, groupings, and densities in various residential environments at various price ranges.

#### **Policy 2.6.1**

- use the zoning bylaw to provide for the establishment of multiple family housing along arterial and collector roads.

#### **Policy 2.6.2**

- designate locations and develop special regulations in the zoning bylaw for mobile home parks.

#### **Policy 2.6.3**

- require that land be set aside in any new subdivision (10 lots or greater or larger than 4 ha.) for rental or special needs housing.

### **Objective 2.7**

- recognize the integrity of the Agricultural Land Reserve and preserve suitable land for agricultural use.

#### **Policy 2.7.1**

- encourage the retention of large land holdings within the Agricultural Land Reserve.

#### **Policy 2.7.2**

- support proposals to consolidate small parcels of agricultural land into larger parcels for agricultural use.





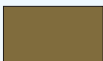

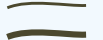
#### **Policy 2.7.3**

- permit agriculture in all areas that fall within the Agricultural Land Reserve (Map 6).

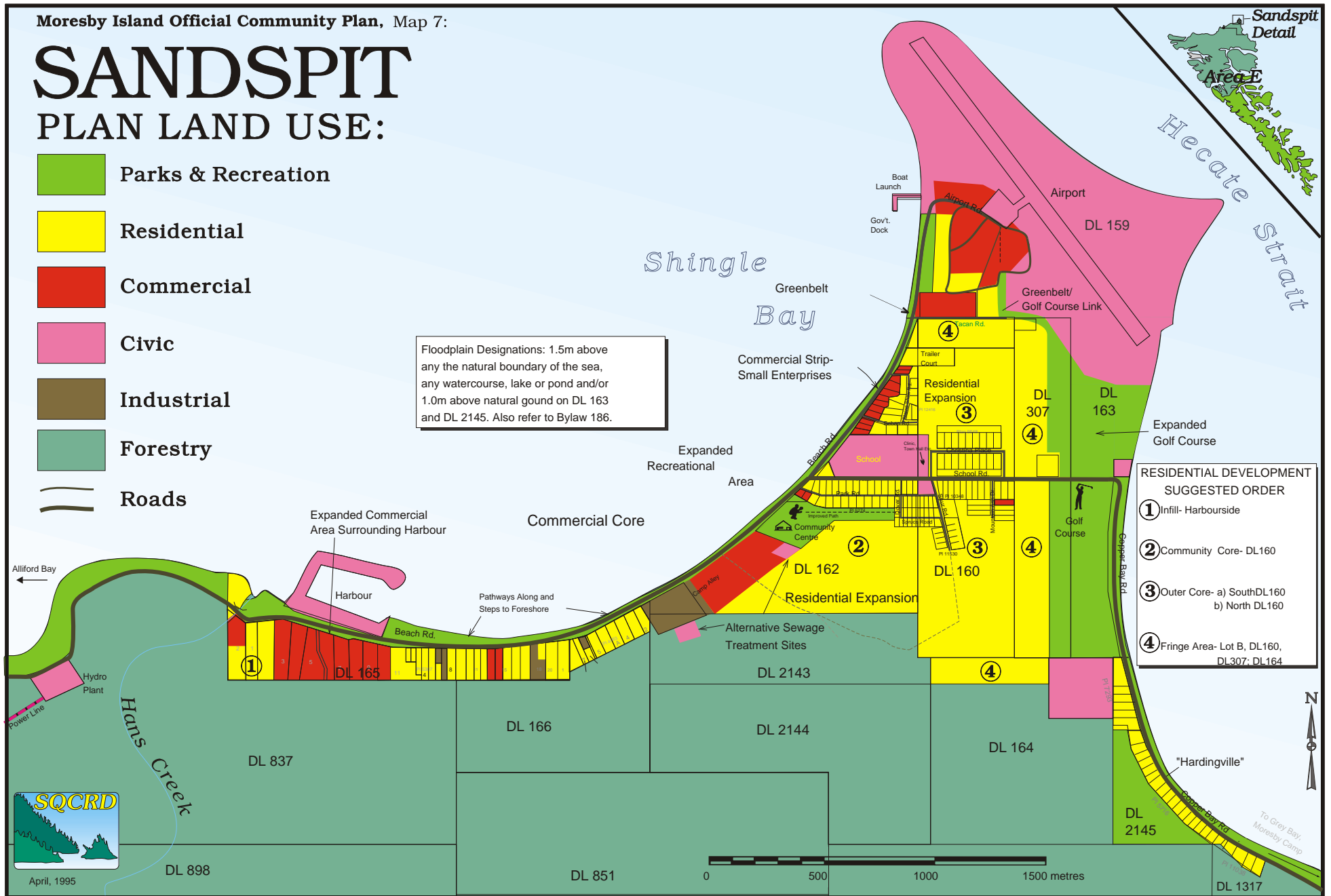


# SANDSPIT

## PLAN LAND USE:

-  Parks & Recreation
-  Residential
-  Commercial
-  Civic
-  Industrial
-  Forestry
-  Roads

Floodplain Designations: 1.5m above any the natural boundary of the sea, any watercourse, lake or pond and/or 1.0m above natural ground on DL 163 and DL 2145. Also refer to Bylaw 186.



## Section Three: COMMERCIAL & INDUSTRIAL

The Regional District Board will work to:

**GOAL 3.0** • encourage the development of a broad commercial and industrial base in Moresby Island which is compatible with the semi-rural lifestyle.

### Objective 3.1

- encourage the expansion of business and industry in Moresby Island.

#### Policy 3.1.1

- designate commercial and industrial areas as shown on Map 4 and Map 7.

#### Policy 3.1.2

- designate areas defined in 3.1.1 as temporary commercial & industrial use areas.

#### Policy 3.1.3

- permit accessory residential use in all areas.

### Objective 3.2

- limit the development of commercial ventures in residential neighbourhoods.

#### Policy 3.2.1

- use the zoning bylaw to designate locations for local commercial developments along arterial and collector roads.

#### Policy 3.2.2

- permit home occupations in residential dwellings.

#### Policy 3.2.3

- maintain regulations in the zoning bylaw for a tourist accommodation commercial designation to allow the development of campsites, RV parks, tour operations, etc.

### Objective 3.3

- encourage existing industries which are incompatible with surrounding land uses to relocate in industrial areas.

#### Policy 3.3.1

- use the zoning bylaw to limit the industrial land use in areas incompatible with surrounding land uses.

#### Policy 3.3.2

- encourage the Ministry of Crown Lands to reserve areas shown on Map 4 and Map 7 for industrial uses.

#### Policy 3.3.3

- encourage land exchanges to persuade non-conforming industries to move to areas designated as industrial on Map 4 and Map 7.





## Section Four: TRANSPORTATION

The Regional District Board will work to:

**GOAL 4.0:** •encourage the maintenance and improvement of existing transportation routes and facilities.

### Objective 4.1

- encourage development of a safe and efficient road and vehicular transportation system in Moresby Island.

#### Policy 4.1.1

- encourage the Ministry of Transportation and Highways to design and survey a road network by using Map 8 as a general guide.

#### Policy 4.1.2

- encourage senior governments to maintain and improve roads linking Sandspit to Grey Bay and to Moresby Camp.

### Objective 4.2

- encourage the upgrading and expansion of small boat docking facilities.

#### Policy 4.2.1

- encourage the Federal Government to proceed with plans to build and maintain Sandspit small craft harbour.

#### Policy 4.2.2

- encourage the maintenance and improvement of the Federal Dock facilities in Alliford Bay.

#### Policy 4.2.3

- encourage Parks Canada to develop a boat launching facility at Gordon Cove and to consider establishing alternative facilities at Moresby Camp and at McCoy Cove.

### Objective 4.3

- encourage the expansion and improvement of private and commercial airport facilities at the Sandspit Airport.

#### Policy 4.3.1

- request participation in any studies relating to changes in the operation of the Sandspit Airport.

#### Policy 4.3.2

- coordinate land use policies with Transport Canada.

### Objective 4.4

- support intercommunity transportation on the Queen Charlotte Islands.

#### Policy 4.4.1

- support studies that examine the feasibility of a public bus system for the Queen Charlotte Islands.

#### Policy 4.4.2


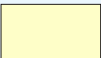
- consider establishing local service funding for a public bus system if studies recommend such a service and there is public support for it.



# SANDSPIT




## SERVICES & TRANSPORTATION\*

### WATER SERVICE

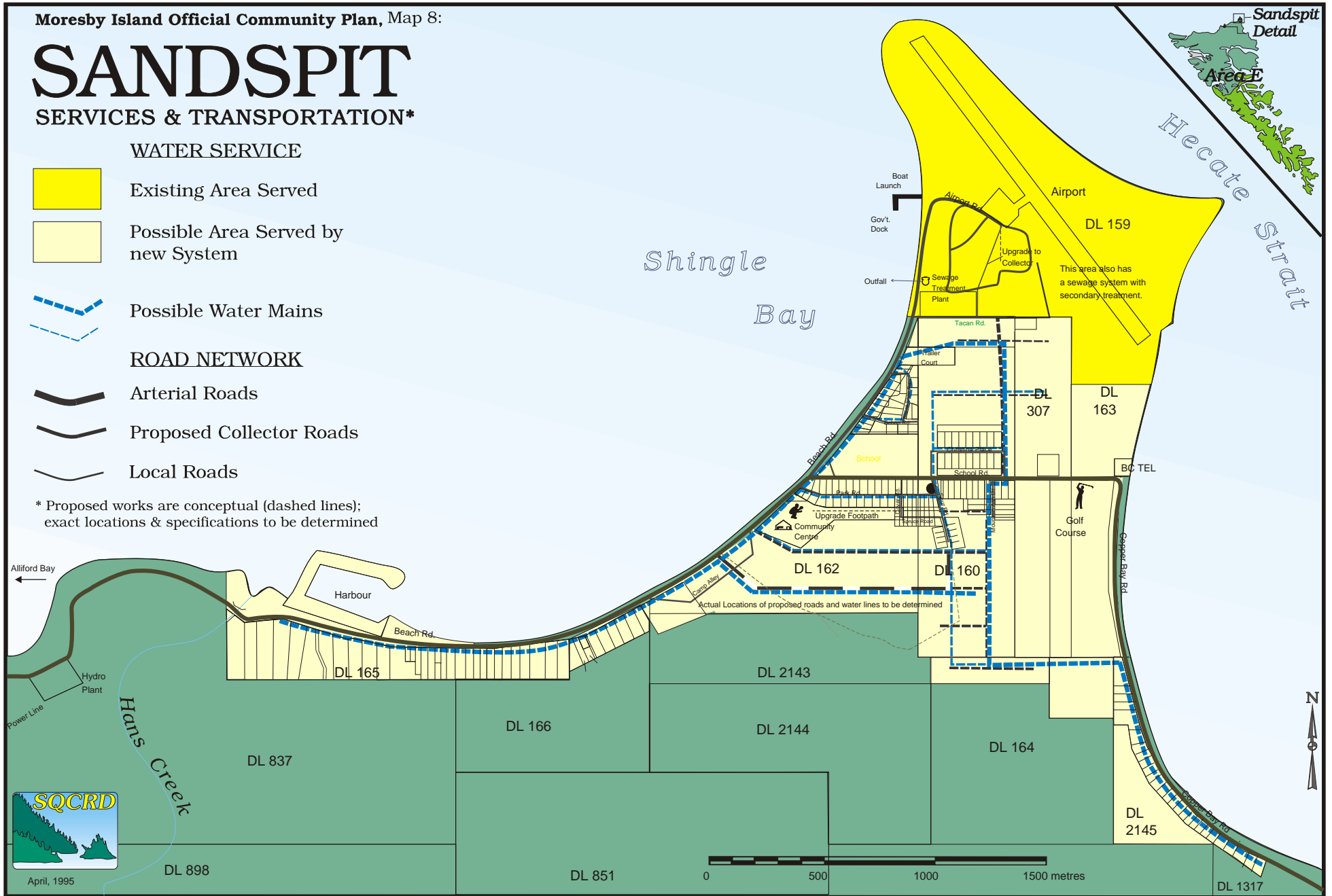
-  Existing Area Served
-  Possible Area Served by new System

-  Possible Water Mains

### ROAD NETWORK

-  Arterial Roads
-  Proposed Collector Roads
-  Local Roads

\* Proposed works are conceptual (dashed lines); exact locations & specifications to be determined



April, 1995

## **Section Five: COMMUNITY SERVICES**

The Regional District Board will work to:

**GOAL 5.0:** • encourage the continued growth of community services in Moresby Island.

### **Objective 5.1**

- support the provision of adequate and reliable electrical and telephone services in Moresby Island.

#### **Policy 5.1.1**

- encourage the efficient expansion of B.C. Hydro and B.C. Telephone services throughout the Plan Area by providing information about community growth or development proposals.

### **Objective 5.2**

- encourage continued growth of additional services as required by the community.

#### **Policy 5.2.1**

- continue local service funding to the Sandspit Volunteer Fire Department.

#### **Policy 5.2.2**

- encourage the designation of a cemetery site close to Sandspit.

#### **Policy 5.2.3**

- consider establishing a community water and or sewer system when new residential lots are created; using the network shown on Map 8 as a guideline.

#### **Policy 5.2.4**

- request that development proposals include plans to dispose of liquid waste and copies be sent to the MIAPC for comment.

### **Objective 5.3**

- reduce the direct cost to the community resulting from community growth.

#### **Policy 5.3.1**

- when it is applicable, set up a development cost charge bylaw which shall help the community in paying the capital cost of providing, altering, or expanding sewage treatment, water services and public open space.

### **Objective 5.4**

- provide a system to dispose of community solid waste.

#### **Policy 5.4.1**

- enact the recommendations given in the Regional Solid Waste Management Plan.

#### **Policy 5.4.2**

- support the use and maintenance of the waste disposal and transfer station site shown on Map 8.

### **Objective 5.5**

- ensure there is adequate land designated for community services.

#### **Policy 5.5.1**

- designate land as 'civic' for appropriate services.



## Section Six: CIVIC USE

The Regional District Board will work to:

**GOAL 6.0:** • ensure continued community access to public institutions providing educational, cultural and health services.

### Objective 6.1a)

- encourage the continued growth of educational facilities in Moresby Island.

### Policy 6.1.1

- inform the Board of School Trustees of any developments or studies which may pertain to schools or school enrolment.

### Objective 6.1b)

- encourage continued expansion of cultural amenities in Moresby Island.

### Policy 6.1.2

- reserve the area identified as 'civic' on Map 7 for educational or cultural facilities and designate it accordingly in the zoning bylaw.

### Policy 6.1.3

- encourage the development of facilities for pre-school classes and day care centres where there is a demonstrated need.

### Policy 6.1.4

- encourage the Northwest Community College to continue to monitor the needs and interests of Moresby Island residents with respect to vocational courses.

### Policy 6.1.5

- support further expansion of cultural amenities throughout the community providing the projects are supported by local residents.

### Objective 6.2

- support continued improvements to health care facilities and accommodation.

### Policy 6.2

- reserve some area shown as 'civic' on Map 7 for public health facilities and designate it accordingly in the zoning bylaw.



## Section Seven: RECREATION

The Regional District Board will work to:

**GOAL 7.0:** • provide a variety of recreational opportunities to planning area residents.

### Objective 7.1

- encourage the optimum use of present recreational areas and to encourage the development of new recreational areas.

#### Policy 7.1.1

- reserve the areas shown as "Park" on Map 4 and Map 7 for use as parks, campsites or other recreational uses.

#### Policy 7.1.2

- request the Approving Officer require developers to dedicate park land according to the regulations contained within the Municipal Act.

#### Policy 7.1.3

- encourage Parks Canada to inform the Regional District about developments or changes in regulations in the Gwaii Haanas/South Moresby Park Reserve.

#### Policy 7.1.4

- encourage the maintenance and expansion of the existing private golf course and support the acquisition of an easement from Transport Canada to link the golf course with the airport.

### Objective 7.2

- encourage the development and maintenance of community recreation facilities.

#### Policy 7.2.1

- encourage the Q.C.I. Recreation Commission to co-ordinate the development of recreational areas and facilities.

#### Policy 7.2.2

- support the School District No. 50 policies which encourage better utilization of facilities for the public and for the adult education program.

#### Policy 7.2.3

- support the Lions Club and other community organizations to develop the community hall, neighbourhood playgrounds and parks.

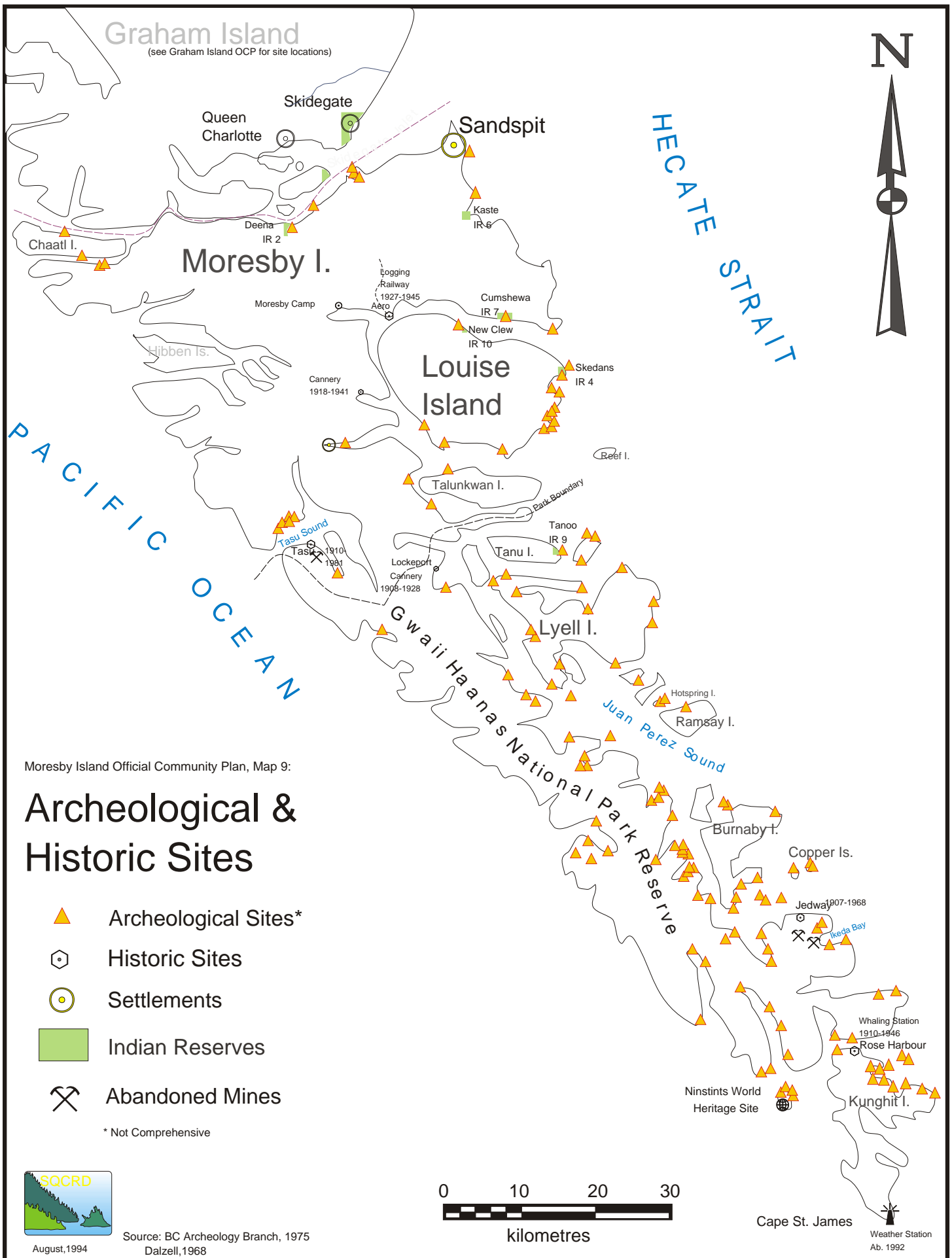
#### Policy 7.2.4

- encourage the provision of public walkways, hiking trails and bicycle paths throughout the community.

#### Policy 7.2.5

- encourage community organizations to maintain foreshore access for pedestrians and boat launches.





## Section Eight: HERITAGE RESOURCES

The Regional District Board will work to:

**GOAL 8.0:** • encourage an appreciation of community heritage in Moresby Island.

### Objective 8.1

• ensure that important heritage sites and buildings within Moresby Island are preserved, wherever possible.

#### Policy 8.1.1

• support the preservation of important historical, archaeological and natural sites as shown on Map 9.

#### Policy 8.1.2

• work with the Advisory Planning Commission, the Heritage Conservation Branch, and the Skidegate Band Council to identify any significant historic or archaeological sites not identified on Map 9.

#### Policy 8.1.3

• notify the Heritage Conservation Branch of any proposed developments on, or next to, identified archaeological sites (see Map 9).



## Section Nine: PUBLIC INVOLVEMENT AND IMPLEMENTATION

The Regional District Board will work to:

**GOAL 9.0:** • encourage the public to provide input to, or participate in, the planning process.

### Objective 9.1

- encourage public involvement in the planning process.

#### Policy 9.1.1

- continue to fund the operations of the Moresby Island Advisory Planning Commission to provide advice on planning matters.

#### Policy 9.1.2

- encourage MIAPC to hold public meetings on proposed amendments to the Official Community Plan which may have a significant impact on the physical development or quality of life in the community.

### Objective 9.2

- carry out the objectives and policies of this Official Community Plan.

#### Policy 9.2.1

- have MIAPC invite the public to an information meeting before any review of the Plan.

#### Policy 9.2.2

- consider amendments to the zoning bylaw to implement plan policies.

#### Policy 9.2.3

- encourage the Advisory Planning Commission to recommend the appointment of community committees to implement specific Plan policies.





## **Section Ten: INTERGOVERNMENTAL RELATIONS & FINANCE**

The Regional District Board will work to:

**GOAL 10.0:** • coordinate plan policies with other government agencies and implement provisions of this plan at minimal cost to taxpayers.

### **Objective 10.1**

- ensure that the land use policies, plans and programs which may have a significant impact on other jurisdiction will be jointly reviewed at both the technical and decision making levels.

#### **Policy 10.1.1**

- provide the Advisory Planning Commission, government agencies, and Crown corporations with information about proposed developments, the routing of utilities, changes in land use, subdivisions or other matters which would have an impact on the rate, direction and character of settlement growth.

### **Objective 10.2**

- encourage government agencies to use the policies of this plan to guide any developments they sponsor.

#### **Policy 10.2.2**

- request all government agencies and Crown corporations to consult with the Regional District about any development plans they sponsor.

### **Objective 10.3**

- encourage Provincial and Federal Government agencies to allocate funds to contribute to the planning and service needs of the community.

#### **Policy 10.3.1**

- identify all sources of Federal and Provincial funding that could be of benefit to the community and assist in carrying out this Plan.

#### **Policy 10.3.2**

- assist service clubs, interest groups, or industries to apply for government funding.

#### **Policy 10.3.3**

- seek financial assistance from senior levels of government for all Regional District initiatives which are too prohibitive to be borne entirely by local taxpayers.

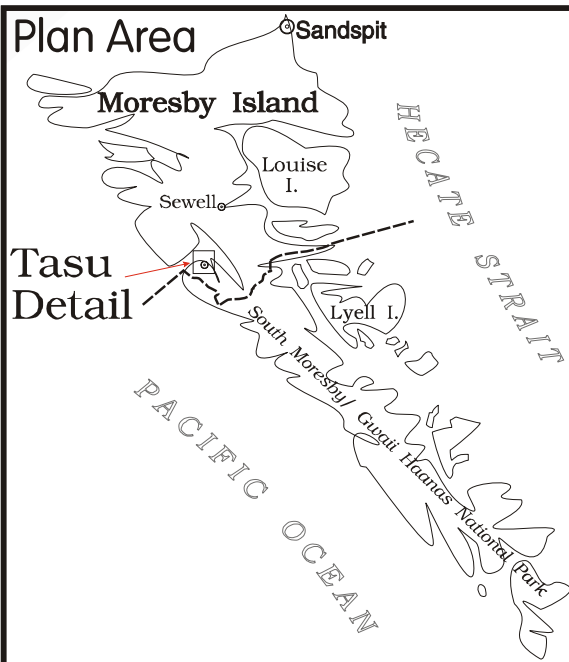
### **Objective 10.4**

- encourage private industry and businesses to contribute to specific projects in Moresby Island.

#### **Policy 10.4.1**

- approach private industry and businesses to contribute to specific community projects which are considered of mutual benefit.

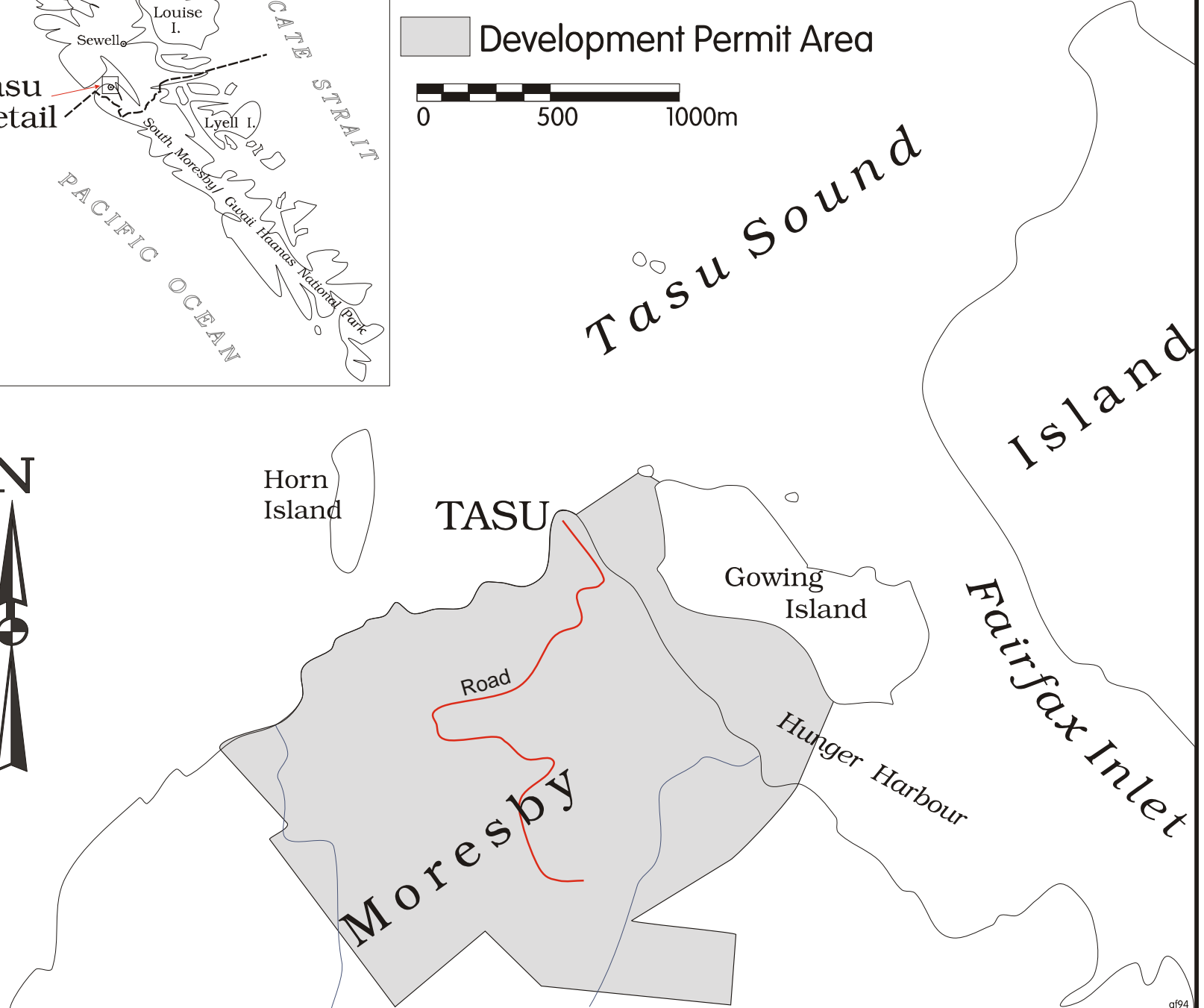




MORESBY ISLAND OFFICIAL COMMUNITY PLAN, Map 10:

# TASU DEVELOPMENT PERMIT AREA

 Development Permit Area



## Section Eleven: DEVELOPMENT PERMIT AREAS

The Development Permit areas ( *Municipal Act* Section 945e) are to provide for potential commercial, industrial and residential developments to:

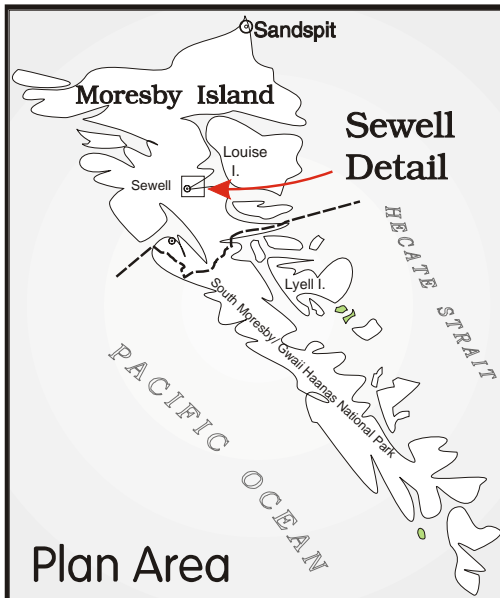
- provide sustainable employment for Moresby Island and other Queen Charlotte Island residents
- provide options for economic development that will have minimal impact on the environment and the Moresby Island land base
- provide flexibility for developments in the tourism and other industries

Permit areas are designated for three sites that have already had extensive development:

- 1) **Tasu** In the 1970's Tasu was a thriving mining community of 400. In 1981 the mine closed and the town was deserted and dismantled. The townsite and its existing water supply make the site attractive for many possible uses. Since the mine closed, development proposals have included tourism facilities, a penitentiary, a water bottling plant, and a residential community. Designation of the site as a development permit area will enable some of these options to be implemented.
- 2) **Sewall** Until 1990 Sewall had over 100 residents active in the logging industry. Residential and industrial infrastructure remain intact even though there are now less than 10 year-round residents. Most of remaining forestry jobs are now based in Sandspit and it is unlikely that lost jobs will be replaced. The development permit designation will help ensure that existing facilities will be available for alternative uses.
- 3) **Pecofi Bay** This site is on DL170 which is a 39 acre parcel of private land north of the Park boundary. A fish cannery operated here in the early part of this century. Current uses for the land include a tourist retreat and forestry operations. A development permit area will allow tourism and forestry operations to continue to coexist.



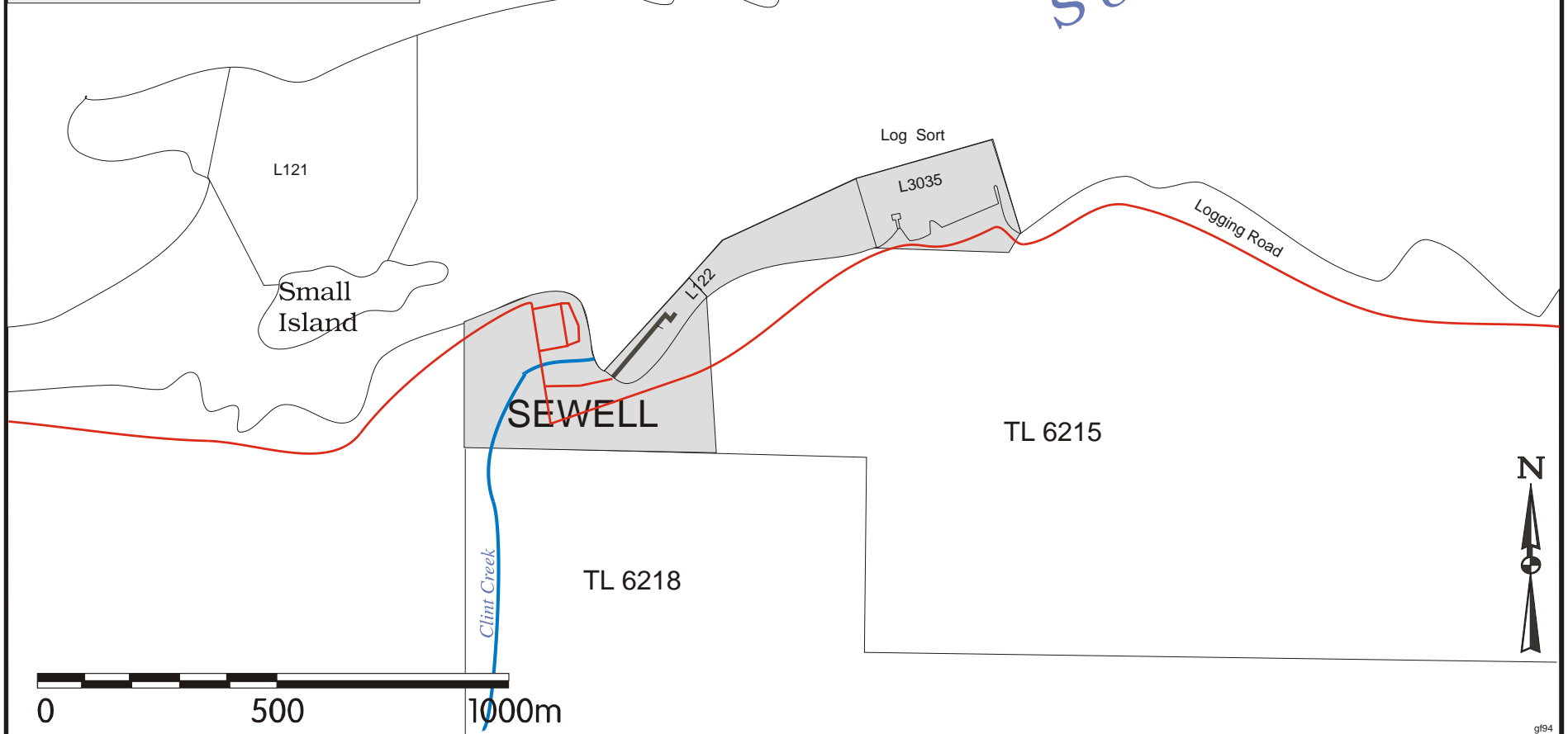
# SEWELL DEVELOPMENT PERMIT AREA



Plan Area

Development Permit Area

Sewall Inlet



## Section Twelve: DEVELOPMENT PERMIT GUIDELINES

Tasu, Sewall and Pecofi Bay are designated as mixed use Development Permit Areas to allow for:

- 1) Commercial;
- 2) Forestry
- 3) Industrial; and
- 4) Residential Development.

Proposals for development shall be submitted to the Regional District for review. Provided the proposal meets the following conditions, a permit will be granted.

### Development Guidelines.

All proposals should show:

- location of proposed transportation facilities
- expected permanent, seasonal and part time employment
- Identify adequate permanent and/or temporary residential areas for the expected number of employees. Accommodation in multiple family units is encouraged for permit areas.

In addition, if the primary focus of the development is:

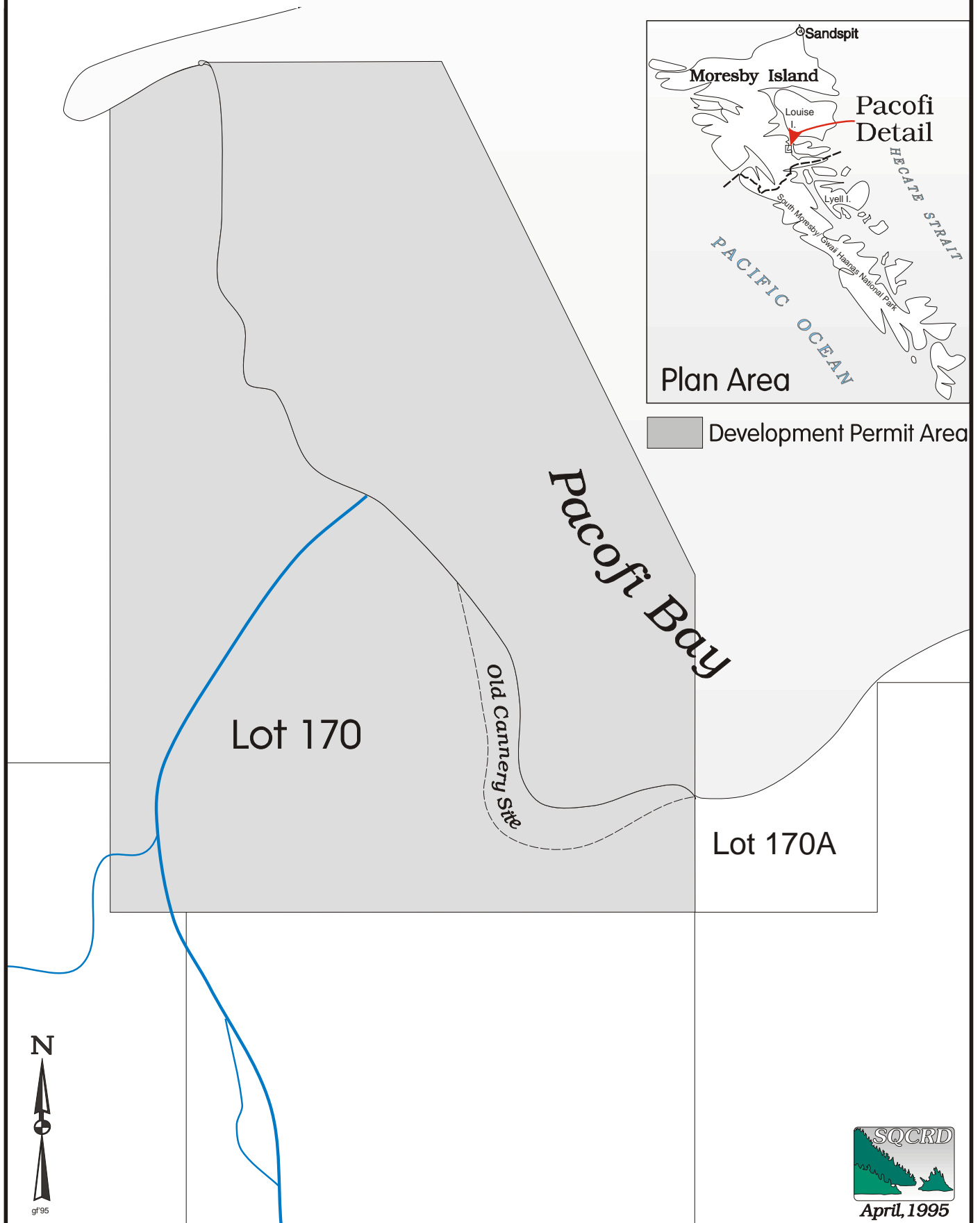
- 1) **Industrial** Areas should be reserved for industrial use with accessory commercial and residential areas also identified. Industrial uses could include forestry service and manufacturing. Impacts on surrounding areas should be clearly identified.
- 2) **Forestry** Any forestry operations should follow practices outlined in the *Forestry Practices Code, 1994*.
- 3) **Commercial** Commercial uses could include tourist accommodation and staging areas. Identify the focus of the development and its expected impact on surrounding areas.
- 4) **Residential** Primary residential uses could include special residential institutions, retirement areas or cottage type developments.

Evaluation: Proposals will be evaluated according to the following criteria:

- a) Job Creation. Priority will be given to proposals showing, in the following order; i) permanent full time employment; ii) permanent seasonal employment; iii) part time employment. Proposals showing local hiring of employees stationed on site or elsewhere in the Queen Charlotte Islands will be given preference.
- b) Community Development. Proposals will be given preference according to i) if the capacity of existing services is sufficient for the proposed utilization or ii) if new services are added that are not currently found on Moresby Island.
- c) Visual Impact. Proposals will be evaluated according to potential visual impacts of forestry and industrial developments on adjacent land uses and all developments as seen from the water surface.



# MORESBY ISLAND OFFICIAL COMMUNITY PLAN, Map 12: PACOFI DEVELOPMENT PERMIT AREA



## Appendix One: DEFINITIONS

**"accessory residential use"** means a use consisting of a dwelling unit accessory to an agricultural, forestry, commercial, retail, assembly, civic, tourist accommodation, entertainment, gravel processing, log sorting, industrial, transportation, or campground use.

**"agricultural use"** means a use providing for the growth, rearing, producing, and the harvesting of agricultural products; the keeping of horses for personal family use of the residents; includes the processing on an individual farm of the primary agricultural products harvested, reared or produced on that farm; the storage of farm, machinery, implements and agricultural supplies; repairs to farm machinery and implements used on that farm; and the retail sale of produce grown on that farm, and excluding all manufacturing, processing, storage and repairs not specifically included in this definition.

**"multi-family dwelling"** means any building divided into not less than three dwelling units each of which is occupied or intended to be occupied as a permanent home of one family.

**"building"** means any structure used or intended for supporting or sheltering any use or occupancy.

**"campsites"** means a use providing designated sites for the accommodation of the travelling public in tents, camper vehicles or travel trailers, and may include personal service facilities to accommodate the needs of the occupants.

**"civic use"** means a use providing for public function; includes schools, colleges, health care facilities, hospital, libraries, museums, parks, public golf course, playgrounds, cemeteries, courts of law, fire halls, police stations, jail and detention centres, utilities, gravel extraction, uses ancillary to public functions, and community services.

**"commercial use"** means a use providing for the sale or rental of goods or services, for personal services, for the servicing or repair of goods, for administrative, commercial and professional offices, for commercial recreation and amusement services and facilities; restaurants, gasoline sales, servicing and repair of automobiles and includes retail sales and warehousing incidental to retail sale, premises licensed to sell liquor, excludes manufacturing, salvaging, the selling, servicing and repair of industrial and agricultural machinery.

**"community sewer system"** means a system of sewerage or sewage disposal which is owned, operated and maintained by an Improvement District under the Municipal Act, or by a Strata Corporation, or by a Regional District.

**"community water system"** means a system of waterworks within the meaning of Section 21 of the Health Act, which is owned, operated maintained; or by a Strata Corporation, or by a Regional District, or which is regulated under the Water Utilities Act.

**"designated flood"** means: an observed or calculated water level attained by a designated flood, which is used in the calculation of the flood construction level.



**"designated official"** means any official of British Columbia designated by the Minister of Environment where signing authority has been given.

**"flood construction level"** means the designated flood level plus the allowance for freeboard or where a designated flood level cannot be determined, a height assessed above a natural boundary or natural ground elevation as approved by a Designated Official.

**"forestry use"** means a use providing for the extraction of primary forest resources on a lot, and included only the preliminary sorting, grading and/or cutting of such material for shipment or for consumption on the same lot but specifically excludes all milling, manufacturing and retail sales of products and any processing not specifically included in this definition.

**"height"** means the vertical distance from the average finished ground level at the perimeter of a building or structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, to the highest point of the structure.

**"heritage site"** means land of historic, archaeological, or architectural significance.

**"home occupation"** means any occupation, profession or business carried on for consideration which is clearly incidental to the residential use of the lot providing it does not constitute a hazard or undue nuisance to the lives and lifestyles of neighbours with regards to hours of operation, traffic generated noise and products use; in the case of a bed and breakfast a maximum of 4 sleeping rooms shall be used for tourist accommodation.

**"industrial use"** means a use providing for gravel and rock extraction and processing, log sorting storage and grading, forest product processing and other operation, auto wrecker, manufacturing and fuel storage.

**"lot"** means any parcel, block or other area in which land is held or into which it is divided including a strata lot under the Condominium Act.

**"mobile home or unit"** means a structure, excluding recreation vehicles, designed and manufactured as a Habitable Area which is located on the ground surface, on a concrete or asphalt Pad, or a poured in place concrete perimeter foundation.

**"natural boundary"** means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark on the soil of the beds of the lake, river, stream or other body of water a character distinct from that of its banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the Land Act, and lake, river, stream or other body of water, the high water mark of marsh areas, and for coastal area, the natural limit of permanent terrestrial vegetation.

**"natural ground elevation"** means the undisturbed ground elevation prior to site preparation.

**"occupancy"** means the use or intended use of a building or part thereof for the shelter or support of person, animals or property.





**"pad"** means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a Mobile Home or Unit, a concrete perimeter foundation for the purpose of supporting a habitable area or mobile home.

**"recreation use"** means a use providing for cultural or recreational purposes includes arenas, swimming pools, auditoriums, social halls, community centers, golf courses, playing fields, play grounds and camps.

**"setback"** means the required minimum distance between the building or use and each of the respective property lines.

**"silviculture"** means a use providing for the cultivation of forest and forest stock.

**"single family dwelling"** means a residential detached building, consisting of one dwelling unit, and used for residential purposes.

**"structure"** means any construction fixed to, supported by, or sunk into land or water, but excludes fences.

**"temporary commercial and industrial"** permits may be granted to allow commercial, industrial or marine uses to operate within any of these areas for up to one year prior to a change in the community plan designation.

**"townhouses"** means a block of at least 3 side by side dwelling units where each dwelling unit is separated from each other by a common wall.

**"transportation use"** means a use providing for the shipping and receiving of goods and people including roads, airports, docks, truck terminals and helicopter landing pads.

**"tourist accommodation use"** means a use providing for the accommodation of the travelling public in motels, hotels, cabins, resorts, private campgrounds, RV parks, guest ranches and lodges, and includes restaurants, cafes and other services and entertainment uses associated with motels and hotels, gift shops and establishments licensed under the Liquor Control Licensing Act.

**"watercourse"** is any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration, or as required by a designated official of the Ministry of Environment of the Province of British Columbia.



## Appendix Two: GOVERNMENT AGENCY CONTACTS

### Government Agency Contacts, 1995:

Skeena-Queen Charlotte Regional District  
115-1st Avenue West, Prince Rupert  
V8J 4K8 624-2002 Fax: 627-8493

Ministry of Forests  
Box 39, Queen Charlotte City  
V0T 1S0 559-8447

Water Management Branch  
Ministry of Environment Lands & Parks  
Box 5000, Smithers  
V0J 2N0 847-7278

Ministry of Energy, Mines & Petroleum  
4th Floor, 617 Government Street, Victoria  
V8V 1X4 387-5295

Lands Branch  
Ministry of Environment, Lands and Parks  
Box 5000, Smithers  
V0J 2N0 847-7334 Fax: 847-7556

Skeena Health Unit (for "Provincial Health Standards")  
333 Fifth Street, Prince Rupert  
V8J 3L6 627-7480

Ministry of Transportation & Highways  
Grouse Street, Port Clements 557-4277 or  
Approving Officer: 400-4546 Park Avenue  
Terrace, V8G 1V4 638-3360

QCI Recreation Commission  
Box 189, Port Clements  
V0T 1S0 557-4416 Fax: 557-2077

School District #52  
Box 69, Queen Charlotte  
V0T 1S0 559-8471

QCI General Hospital  
Box 9, Queen Charlotte, V0T 1S0  
V0T 1S0 559-8466 Fax: 559-4629

Skidegate Band Council  
Box 1301, Skidegate  
V0T 1S0 559-4496

Sandspit Airport  
Box 439, Sandspit  
V0T 1T0 637-5313 Fax: 637-5661

Harbour Society  
Box 477, Sandspit  
V0T 1T0

MIAPC  
Box 453, Sandspit  
V0T 1T0 637-5647

Agricultural Land Commission  
4940 Canada Way  
Burnaby, B.C.  
V5G 4K6

Ministry of Municipal Affairs  
800 Johnson Street  
Parliament Buildings  
Victoria, B.C.  
V8V 1X4

Parks Canada  
Box 37, Queen Charlotte City  
V0T 1S0 559-8818

