

Bylaw No. 688.1, 2024

A Bylaw to amend the Moresby Island Official Community Plan Bylaw 236, 1995

The North Coast Regional District in open meeting assembled enacts as follows:

1. Citation

This bylaw may be cited as the “Moresby Island Official Community Plan Amendment Bylaw No. 688.1, 2024”.

2. Amendments

Schedule A of the Moresby Island Official Community Plan Bylaw No. 236 is amended as follows:

- a) Amend Map 4 PLAN LAND USE by changing District Lot 163, Except Plan 1869, 3785 and 4248, Except for a strip of land one chain in width measured from the high water mark (P.I.D. 015-657-272) from Parks & Recreation to Golf Course Development District, as shown on Schedule 1, attached hereto;
- b) Amend Map 7 SANDSPIT PLAN LAND USE by changing District Lot 163, Except Plan 1869, 3785 and 4248, Except for a strip of land one chain in width measured from the high water mark (P.I.D. 015-657-272) from Parks & Recreation to Golf Course Development District, as shown on Schedule 1, attached hereto;
- c) Amend Map 4 PLAN LAND USE by changing a portion of The South 1/2 Of District Lot 307 Queen Charlotte District, Except Plan PRP44258 (P.I.D. 015-657-264) from Parks & Recreation to Golf Course Development District, as shown on Schedule 1, attached hereto;
- d) Amend Map 7 SANDSPIT PLAN LAND USE by changing a portion of The South 1/2 Of District Lot 307 Queen Charlotte District, Except Plan PRP44258 (P.I.D. 015-657-264) from Parks & Recreation to Golf Course Development District, as shown on Schedule 1, attached hereto;

- e) Amend Map 4 PLAN LAND USE by changing a portion of The South 1/2 Of District Lot 307 Queen Charlotte District, Except Plan PRP44258 (P.I.D. 015-657-264) from Residential to Golf Course Development District, as shown on Schedule 1, attached hereto;
- f) Amend Map 7 SANDSPIT PLAN LAND USE by changing a portion of The South 1/2 Of District Lot 307 Queen Charlotte District, Except Plan PRP44258 (P.I.D. 015-657-264) from Residential to Golf Course Development District, as shown on Schedule 1, attached hereto;
- g) Delete Objective 1.4 which reads as follows: “direct development away from lands which are susceptible to flooding” and replace it with Objective 1.4 which reads as follows: “manage development on lands susceptible to flooding to minimize the potential for damage to buildings and infrastructure”.
- h) Include the definition of Daily Fee Golf Course within Appendix 1 to read “Daily Fee Golf Course: a tract of land designed for and operated for the purpose of playing golf, and must be open to the general public without the need for ongoing membership dues, but may charge daily fees or use standard loyalty programs.”
- i) Include the following statement as 7.1.5 “ensure that all future amendments to the Golf Course Development District receive a Public Hearing prior to Third Reading.”

READ A FIRST TIME this 15th day of March, 2024.

READ A SECOND TIME this ____ day of _____, 2024.

PUBLIC HEARING HELD this ____ day of _____, 2024.

READ A THIRD TIME this ____ day of _____, 2024.

RECONSIDERED AND FINALLY ADOPTED this ____ day of _____, 2024.

Barry Pages
Chair


Howard Tsang
Corporate Officer

BYLAW 688 & 689: SCHEDULE 1

CLIPPED RAPR, MUNI, FN

 MOTI ROAD SURFACE

SANDSPIT ZONING-LAND

 BYLAW 688&689 SCHEDULE 1

SANDSPIT EXISTING ZONING

 A-1

 C-1

 C-2

 i-1

 M-1

 P-1

 P-2

 R-1

 R-2

 RM-1

BASE MAP LAYERS

OpenStreetMap

0 100 200 m





Bylaw No. 689.1, 2024

A Bylaw to amend the Sandspit-Moresby Island Interim Zoning Bylaw 186, 1989

The North Coast Regional District in open meeting assembled enacts as follows:

1. Citation

This Bylaw may be cited as the “Sandspit-Moresby Island Interim Zoning Amendment Bylaw No. 689.1, 2024”.

2. Amendments

Schedule A-1 of the Sandspit-Moresby Island Interim Zoning Bylaw No. 186, 1989 is amended by:

- a) Amending the Title Page to read “NORTH COAST REGIONAL DISTRICT SCHEDULE A-1 TO THE SANDSPIT-MORESBY ISLAND INTERIM ZONING BYLAW 189, 1989 (ELECTORAL AREA E), as attached in Schedule 3 hereto.
- b) Amending Section 2 to include the definition of Daily Fee Golf Course to read “Daily Fee Golf Course: a tract of land designed for and operated for the purpose of playing golf, and must be open to the general public without the need for ongoing membership dues, but may charge daily fees or use standard loyalty programs.”
- c) Appending the newly developed “GC-1 - Golf Course Development Zone” and referencing it in the table of contents AS Section 18, as attached as Schedule 2 hereto.
- d) Removing references to “18.0 - SCHEDULE "B" FLOODPLAIN MANAGEMENT PROVISIONS” of the table of contents and replacing with “SCHEDULE "B" FLOODPLAIN MANAGEMENT PROVISIONS”

Schedule A of the Sandspit-Moresby Island Interim Zoning Bylaw No. 186, 1989 is amended by:

- e) Changing the zoning on District Lot 163, Except Plan 1869, 3785 and 4248, Except for a strip of land one chain in width measured from the high-water mark (P.I.D. 015-657-272) and on DL 307 Part S ½ Except Plan PRP444258 (P.I.D. 015-657-264) from the A-1, Agriculture – Forestry District to the GC-1, Golf Course Development District, shown on Schedule 1, attached hereto.

Whereas no change to the content of the original Schedule B of the Sandspit-Moresby Island Interim Zoning Bylaw 186, 1989 has been made, Schedule B of the Sandspit-Moresby Island Interim Zoning Bylaw No. 186, 1989 is hereby amended by:

- f) Adding the title page and removing numerical references to Section 18 and replacing them with references to Section 1 of Schedule B, as shown on Schedule 4, attached hereto.

READ A FIRST TIME this

15th day of March, 2024.

READ A SECOND TIME this

_____ day of _____, 2024.

PUBLIC HEARING HELD this

_____ day of _____, 2024.

READ A THIRD TIME this

_____ day of _____, 2024.

RECONSIDERED AND FINALLY ADOPTED this

_____ day of _____, 2024.

Barry Pages
Chair

Howard Tsang
Corporate Officer

SECTION 18: GOLF COURSE DEVELOPMENT DISTRICT - GC-1

Purpose:

To support the operation, maintenance, and expansion of a golf course in Sandspit.

Definitions:

- 18.0**
- .1 For the purposes of the Golf Course Development Zone, a Daily Fee Golf Course shall be defined as a tract of land designed for and operated for the purpose of playing golf, and;
 - .2 Notwithstanding the right of the owner/operator to set and charge fees for goods and services provided, must be open to the general public without the need for ongoing membership dues, but may charge daily fees.

Uses Permitted:

- 18.1** Within the Golf Course Development Zone, only the following uses are allowed and all others prohibited:

.1 Principal uses:

- Daily Fee Golf Course
- Residential Townhomes
- Apartment Buildings

.2 Accessory Uses:

- Retail Sales, including licensed alcohol sales
- Restaurants
- Licensed Pubs and Nightclubs
- Bed & Breakfasts
- Hotel and Conference Facilities
- Short-Term Rental
- Personal Services
- Campground
- Parks, Pathways, Public Seating Areas
- Secondary Suites
- Additional Dwelling Units/Tiny Homes

Minimum Lot Size:

- 18.2** Each lot shall have a minimum lot area of no less than 10 hectares; and no parcel in this zone may be subdivided to an area of less than 15 hectares.

Siting of Buildings and Structures:

- 18.3** .1 For the purposes of the Golf Course Development District, no building or structure or other visually obstructive landscaping, except for those established flora which pre-exist this zone, may be sited less than:
- 5 meters, from the along the northern, western, and southern lot lines
 - 1 meter from internal lot lines within the same zone
 - 15 meters from the eastern boundary of District Lot 163
- .2 No fencing or other barriers shall be erected to a height of more than 2 meters; but may be installed along a surveyed shared lot line.

Lot Coverage and Residential Density Bonus:

- 18.4** .1 For the purposes of the Golf Course Development District, uncovered public seating and publicly accessible pathways shall not be considered in the calculation of lot coverage; and
- .2 Commercial and short-term rental density shall be as authorized by the Northern Health Authority based upon provision of safe drinking water and sewerage management; and
- .3 Up to 36 additional residential units may be allowed, if those units are solely for the purpose of providing residential rental tenure units, as defined in the Residential Tenancy Act.
- 18.5** .1 For the purposes of the Golf Course Development District, density and lot coverage averaging may apply across adjacent parcels within the same zone and under the same ownership, provided that all structures within 1 meter of the shared parcel line receive a Variance; and all structures within a Development Permit Area; as defined in the Moresby Island Official Community Plan, receive the applicable permit.

.2 Commercial and short-term rental structures may have a maximum average zone coverage of 15% coverage; and

.3 The provision of bonus residential rental units for the purposes described in 18.5.3 may be provided an additional permitted zone coverage of up to 15%.

Height Maximum:

18.6 No structures in the Golf Course Development District may exceed 11 in height; and may be subject to further regulation from Transport Canada

Landscape Considerations:

Responsible landscaping for the protection of the ecosystem and the community water system is encouraged in the Golf Course Development Zone:

18.5 .1 Except as required for the maintenance of the golf course greens, and where established non-native trees are pre-existing this bylaw, landscaping shall consist primarily of native species of flora, or those cultivated for agricultural purposes; and shall not create visual barriers between public viewpoints and the golf course, and

.2 Water for the purposes of maintaining landscaping, garden beds, and golf course greens should not be obtained from the Sandspit Community Water System.



NORTH COAST REGIONAL DISTRICT

SCHEDULE A-1 TO THE SANDSPIT - MORESBY ISLAND INTERIM ZONING BYLAW 186, 1989

(ELECTORAL AREA E)

This is Schedule A-1 to Bylaw No. 186,1989.

Corporate Officer

Date



NORTH COAST REGIONAL DISTRICT

SCHEDULE B TO THE SANDSPIT - MORESBY ISLAND INTERIM ZONING BYLAW 186, 1989

(ELECTORAL AREA E)

This is Schedule B to Bylaw No. 186,1989.

Corporate Officer

Date



SCHEDULE "B" FLOODPLAIN MANAGEMENT PROVISIONS

WHEREAS the Skeena-Queen Charlotte Regional District, where it is considered that flooding may occur on land, may enact a floodplain management bylaw pursuant to Section 969 of the Municipal Act;

AND WHEREAS neither the Skeena-Queen Charlotte Regional District nor the Province of British Columbia represent to any person that any building or structure, including a Mobile Home or Unit, used, constructed, or located in accordance with the following provisions will not be damaged by flooding or erosion;

NOW THEREFORE, BOARD OF THE REGIONAL DISTRICT ENACTS THE FOLLOWING PROVISIONS:

Floodplain Designation

1.1 Land lower than the following Flood Construction Levels:

1. 1.5 metres above the Natural Boundary of the sea, any watercourse, lake, swamp, or pond;
2. 1.0 metre above the natural ground elevation on District Lot 163 and District Lot 2145

whichever is the greater is designated as Floodplain.

Floodplain Setback Area Designation

1.2 Land:

- .1 within 15 metres of the Natural Boundary of the sea, any watercourse lake, swamp, or pond;
- .2 within 30 metres of the Natural Boundary of the sea from the north boundary of District Lot 163 to the point on the shoreline due east of the south boundary of District Lot 939;
- .3 on the sea side of the highway, from the north boundary of District Lot 159 to the west boundary of District Lot 835, where the distance between the highway right of way and the Natural Boundary of the sea is less than 45 metres is designated as a Floodplain Setback area.

Floodplain Management Regulations

- 1.3 .1 No person shall place structural support for a Habitable Area or place fill on land designated as Floodplain Setback area under Section 1.2.
- .2 No person shall construct, reconstruct, move, or extend a floor system or Pad which supports a Habitable Area such that the underside of the wooden floor system or the top of the Pad (or in the case of a Mobile Home or Unit the top of Pad or the ground surface on which it is located) is lower than the Flood Construction Levels specified in Section 1.1 except as provided in Sections 1.3.3 and 1.3.6.
- .3 Notwithstanding the regulation specified in Section 1.3.2 the following floodplain management regulations apply for:
- a. Farm Dwelling Units
- Farm dwelling units on parcel sizes 8.1 hectares, or greater, located within the Agricultural Land Reserve shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a Mobile Home or Unit the top of Pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 1.1, whichever is the lesser.
- b. Closed-sided Livestock Housing
- Closed-sided livestock housing not behind Standard Dykes shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a Mobile Unit the top of the Pad or the ground surface on which it is located) no lower than 1.0 metres above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 1.1, whichever is less.
- c. Industrial Uses
- Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a Mobile Unit the top of Pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in section 1.1.




- .4 The floodplain management regulations specified in Sections 1.3.2 and 1.3.3 may be achieved by structural elevation of the Habitable Area, by adequately compacted fill on which any Habitable Area is to be constructed or located, or by a combination of both structural elevation and fill.
- .5 Where fill is used to achieve the floodplain management regulations specified in Section 1.3.2 and 1.3.3, the face of the fill slope shall be adequately protected against erosion from flood flows, wave action, and debris.
- .6 The following uses are excepted from the floodplain management regulations specified in Sections 1.3.2 and 1.3.3:
 - a. A renovation of an existing building or structure that does not involve an addition thereto;
 - b. An addition to a building or structure that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this bylaw;
 - c. that portion of a building or structure to be used as a carport or garage;
 - d. farm buildings other than dwelling units and closed-sided livestock housing;
 - e. on-loading and off-loading facilities associated with water-oriented industry and portable sawmills.

BYLAW 688 & 689: SCHEDULE 1

CLIPPED RAPR, MUNI, FN

 MOTI ROAD SURFACE

SANDSPIT ZONING-LAND

 BYLAW 688&689 SCHEDULE 1

SANDSPIT EXISTING ZONING

 A-1

 C-1

 C-2

 i-1

 M-1

 P-1

 P-2

 R-1

 R-2

 RM-1

BASE MAP LAYERS

OpenStreetMap

0 100 200 m

