



Bylaw No. 708, 2026

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

WHEREAS, section 472 (1) of the Local Government Act authorizes the North Coast Regional District to adopt one or more Official Community Plans;

AND WHEREAS the North Coast Regional District has adopted the Sandspit-Moresby Island Official Community Plan Bylaw 236 and the Sandspit Moresby-Island Interim Zoning Bylaw 186 to regulate future and present land use and density within Electoral Area E;

AND WHEREAS, section 485 of the Local Government Act authorizes the North Coast Regional District to specify circumstances and areas for which Development Approval Information may be required;

AND WHEREAS, section 492 of the Local Government Act authorizes the North Coast Regional District to designate areas and conditions where temporary uses may be allowed;

AND WHEREAS the Board of the North Coast Regional District wishes to enable Temporary Commercial and Temporary Industrial Uses throughout the planned area to support community economic development;

NOW THEREFORE the Board of the North Coast Regional District, in open meeting assembled, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as the *North Coast Regional District Sandspit-Moresby OCP Amendment Bylaw No. 708, 2026*.

2. Amendments

That the Schedule A of the Sandspit-Moresby Island Official Community Plan Bylaw 236, 1995 be amended as follows:

2.1 That section 3.1.2 be amended to state “Designate the entirety of Electoral Area E for the use of Temporary Use Permits.”

2.2 That Section 13.0: Temporary Use Permit Guidelines, attached as Schedule A hereto and forming a part of this bylaw, be added following Section 12.0, Development Permit Guidelines.

<i>Read a first time this</i>	<i>27th day of February, 2026</i>
<i>Public Hearing held this</i>	<i>1st day of April, 2026</i>
<i>Read a second time this</i>	<i>17th day of April, 2026</i>
<i>Read a third time this</i>	<i>17th day of April, 2026</i>
<i>Adopted this</i>	<i>17th day of April, 2026</i>

Chair

Corporate Officer

I hereby certify that this is a true copy of the North Coast Regional District Bylaw No. 708, 2026.

Schedule A

Section 13.0 Temporary Uses

Objectives

O1. To specify general conditions under which certain commercial, industrial and other uses to be located on Moresby Island may be allowed.

Policies

P 1. Within the planning area the Regional District may issue temporary use permits for commercial, industrial or other uses pursuant to the temporary use provisions of the Local Government Act.

P 2. The following considerations shall be taken into account in evaluating applications for temporary industrial or temporary commercial use permits:

- a. the time period, days of the week and scale of activity permitted on the site may be specified in the permit;
- b. the temporary use does not create a disruption to a neighbouring residential area;
- c. it being demonstrated that it is advantageous to the local Moresby Island community to permit the intended use on a temporary basis;
- d. no permanent buildings or structures shall be erected related to the intended use;
- e. adequate access and sewer and water servicing are provided (where applicable);
- f. the applicant providing evidence, satisfactory to the Regional District Board, that the intended use will not adversely affect the local groundwater supply or the quality of the natural environment (including the marine environment);
- g. the permit applicant provides evidence to demonstrate that alternative sites (including ones outside of the planning area) have been considered and were either found to not be available or were

deemed to not be as suitable for the intended use as the proposed site;

- h. the applicant providing a plan of remedial work to be undertaken at the end of the permit period in order to return the site to a state resembling its conditions ; and/or to a state of zoning compliance prior to the use being undertaken or to an alternative state, as agreed to by the Regional District Board; and
- i. such other considerations as the Regional District Board deems applicable with respect to a specific application.
- j. Where a temporary commercial use permit is issued to support a use that the Board believes the applicant may wish to continue beyond the initial term of the temporary use permit (an “Incubatory Use”) and/or to enable short-term rental of a residentially-zoned property; the Regional District may require the property owner to submit an application package for amendments to OCPs, zoning bylaws, or for additional permitting as a permit condition, within a specified period of time.

P 3. In cases where deemed appropriate, the Regional District Board may require that a bond (or other acceptable security) be posted so as to ensure compliance with the terms of the permit (if issued) and as a means of guaranteeing that the temporary use is removed and the site rehabilitated (as required) at the expiry of the permit period.