



Amendment Bylaw No. 716, 2026

A Bylaw to amend the Sandspit-Moresby Island Interim Zoning Bylaw No. 186, 1989

WHEREAS the BC *Local Government Act* allows a local government to divide portions of its jurisdiction into zones and regulate permitted land uses within zones,

AND WHEREAS a Public Hearing was duly held in accordance with the *Local Government Act* and notice of such hearing was given in accordance with the *Community Charter*,

AND WHEREAS the Board of the North Coast Regional District deems it is in the public interest to amend zoning provisions and map schedule governing a portion of the Sandspit area within the Sandspit-Moresby Island,

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

Citation

1. That this Bylaw may be cited for all purposes as the “Sandspit-Moresby Island Interim Zoning Amendment Bylaw No. 716, 2026”.

Amendments

2. The “Sandspit-Moresby Island Interim Zoning Bylaw No. 186, 1989” is hereby amended as follows:
 - (a) By inserting a new definition “Golf Course” in Section 2.0 – Definitions as follows:

“Golf Course” means an outdoor recreational facility designed and used for the playing of golf, consisting of a series of holes and fairways, greens, tees, hazards, and landscaped areas, and may include accessory uses and buildings customarily incidental to the operation of a golf course, such as a clubhouse, driving range, maintenance buildings, food and beverage service, and parking.
 - (b) By inserting a new zone as “Section 18.0 - Golf Course Development District - GC-1”, as shown on Schedule “A” attached to and forming part of this Bylaw.
 - (c) By renaming “Section 18.0 - Schedule “B” Floodplain Management Provisions” as “Schedule “B” Floodplain Management Provisions”.

- (d) That the South 1/2 of District Lot 307, Queen Charlotte District, Except Plan PRP44258 (PID: 015-657-264); and

A portion of District Lot 163, Queen Charlotte District, Except a Strip of Land One Chain in Width Measured from High Water Mark and Except Plans 1869 3785 and 4248 (PID: 015-657-272)

be rezoned from Agriculture Forestry District (A-1) to Golf Course Development District (GC-1), as shown on Schedule “B”, attached to and forming part of this Bylaw.

- (e) That the Zoning Map referred to as Schedule “A” of the “Sandspit-Moresby Island Interim Zoning Bylaw No. 186, 1989”, shall be amended accordingly.
- (f) This bylaw shall come into force and be binding on all persons from the date of adoption.

READ A FIRST TIME this 17th day of April, 2026.

READ A SECOND TIME this 17th day of April, 2026.

A Public Hearing was held on ____ day of _____, 2026.

READ A THIRD TIME this ____ day of _____, 2026.

APPROVED BY THE MINISTER OF TRANSPORTATION AND TRANSIT PURSUANT TO THE PROVISIONS OF SECTION 52(3)(a) OF THE

TRANSPORTATION ACT.

____ day of _____, 2026.

ADOPTED this ____ day of _____, 2026 by a decision of all members of the Board present and eligible to vote.

Chair

Corporate Officer



SECTION 18: GOLF COURSE DEVELOPMENT DISTRICT - GC-1

Purpose

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

Uses Permitted

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

.1 Principal Uses

- agricultural use
- conference facility
- licensed liquor, primary
- golf course
- multi-family dwelling
- restaurant
- retail use
- single family dwelling
- temporary accommodation
 - bed & breakfast
 - campground use
 - hotel
 - short-term rental use

.2 Accessory Uses

- accessory buildings
- accessory dwelling unit
- parks, pathways, and public seating areas
- personal services
- secondary suite

Lot Area

- 18.3** .1 Each lot shall have a minimum lot area of no less than 6 hectares; and no parcel in this zone may be subdivided to an area of less than 6 hectares.
- .2 Notwithstanding Section 18.3.1, where a subdivision boundary coincides with a highway dedication, the resulting parcel shall have a minimum area of 3.5 hectares, provided that the parcel is capable of accommodating the permitted uses of the zone and comply with all applicable servicing requirements.

Siting of Buildings and Structures

- 18.4** .1 For the purposes of the Golf Course Development District, no building or structure may be sited less than:
- 5 meters, from the northern, western, and southern lot lines
 - 1 meter from internal lot lines within the same zone
 - 15 meters from the western 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.

Height of Buildings and Structures

- 18.5** The maximum permitted height of any building or structure shall not exceed 9 metres.

Residential Density

- 18.6** .1 The maximum number of Dwelling Units shall not exceed 15. For the purposes of this Bylaw, Temporary Accommodation (Bed and Breakfast, Campground Use, Hotel, and Short-Term Rental Use) shall not be counted toward the maximum number of Dwelling Units.
- .2 80% of all Multi-Family Dwelling Units must be in the form of Residential Rental Tenure.

Lot Coverage

- 18.7** The maximum permitted lot coverage shall not exceed 25% of the lot area.

Other Provisions

- 18.8** .1 The lands legally described as:
- South 1/2 of District Lot 307, Queen Charlotte District, Except Plan PRP44258 (PID: 015-657-264); and
 - District Lot 163, Queen Charlotte District, Except a Strip of Land One Chain in Width Measured from High Water Mark and Except Plans 1869 3785 and 4248 (PID: 015-657-272)
- shall be used predominantly as a golf course, as measured by the following criteria:
- .i Land area, the majority of the total site area shall be devoted to golf course uses;
 - .ii Operational function of Par 36 (9-Hole) Golf Course of at least 3,100 yards; and
- .2 Water and sewage management systems must be designed and built for the anticipated uses and density in accordance with the Northern Health Authority Guidelines for Subdivision.
- .3 Water for the purposes of maintaining landscaping, garden beds, and golf course greens shall not be obtained from the Sandspit Community Water System.

Required Off Street Parking Spaces

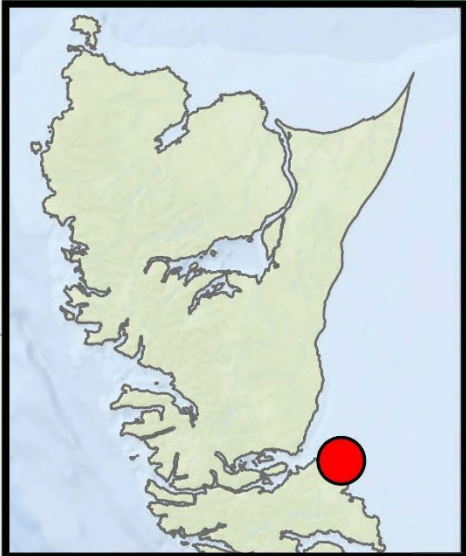
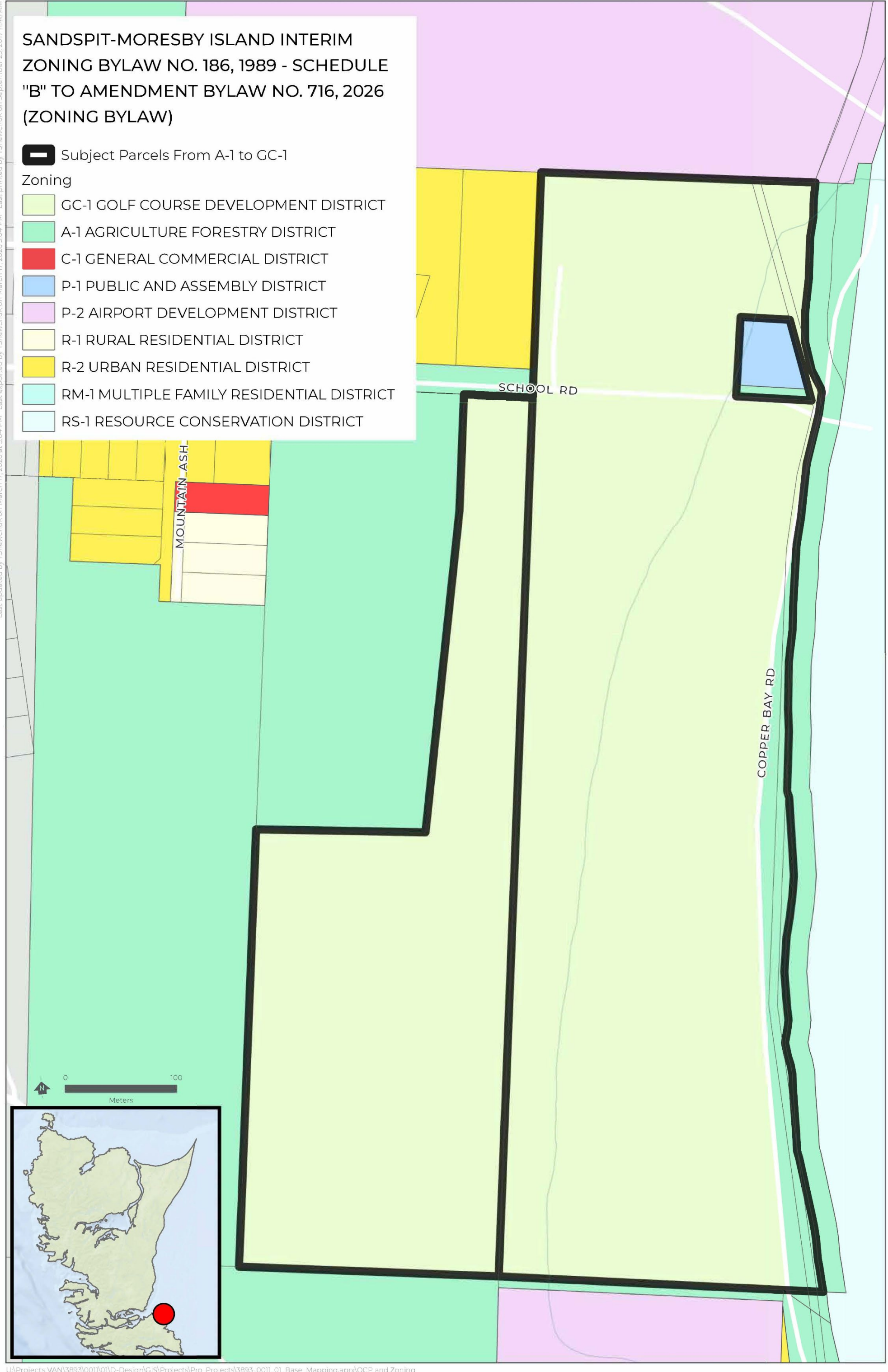
- 18.9** Off-street parking and loading shall be provided in accordance with Section 5.0 of this Bylaw.

**SANDSPIT-MORESBY ISLAND INTERIM
ZONING BYLAW NO. 186, 1989 - SCHEDULE
"B" TO AMENDMENT BYLAW NO. 716, 2026
(ZONING BYLAW)**

 Subject Parcels From A-1 to GC-1

Zoning

-  GC-1 GOLF COURSE DEVELOPMENT DISTRICT
-  A-1 AGRICULTURE FORESTRY DISTRICT
-  C-1 GENERAL COMMERCIAL DISTRICT
-  P-1 PUBLIC AND ASSEMBLY DISTRICT
-  P-2 AIRPORT DEVELOPMENT DISTRICT
-  R-1 RURAL RESIDENTIAL DISTRICT
-  R-2 URBAN RESIDENTIAL DISTRICT
-  RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
-  RS-1 RESOURCE CONSERVATION DISTRICT



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