

**SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT
BY-LAW NO. 312**

Being a By-Law to amend the Dodge Cove Official Community Plan Bylaw 199.

The Skeena-Queen Charlotte Regional District in open meeting assembled enacts as follows:

1. Bylaw "199" of the Dodge Cove Official Community Plan is amended by:
 - Add the following provisions to **LAND USE POLICIES:**
 - (a) **General**
Section 3.5: *home occupations are allowed in residential and rural areas such that the character of the site is unchanged.*
 - (b) **Residential**
Section 3.8: *allow that the minimum lot size for new residential subdivisions be 2.5 acres.*
 - (d) **Open Space**
Section 3.14: *encourage that Hospital Island and Elizabeth Point be considered for inclusion into any future Skeena-Queen Charlotte Regional District (SQCRD) regional parks local service.*

Section 3.15: *apply for a map reserve around the perimeter of Wahl Lake of 15m and a buffer along the path leading to the Lake of 5m.*
 - (h) **Harbour Issues:**
Section 3.20 *encourage DFO Small Craft Harbour Authority to continue to operate and maintain the public dock but if an independent Harbour Authority is formed, encourage the Dodge Cove facility join a Prince Rupert Harbour Authority where wharfage fees would include all Harbour Authority facilities.*

Section 3.21 *discourage the storage of log booms in Casey Cove.*
 - (i) **Miscellaneous**
Section 3.22: *allow for public access to the recreational map reserve on Refrigerator Point in the case of subdivision due to residential growth in the Tobey Point (Stage 2: Map 4) future scenario.*
2. Amend the following :
 - a) *eliminate Map 6 (Parizeau Point) and any reference to it;*
 - b) *Replace existing maps 1-5 with attached maps;*
 - c) *Revise policy 3.4 to read: "consider allow accessory uses in conjunction with other uses";*
 - d) *Revise policy 3.9 to read:*

Commercial

Section 3.9: *allow one commercial site for a small retail use with a minimum area of 1000 square meters (one quarter acre) and a maximum of 2000 square meters (one half acre) adjacent to the parking facility, the location of which is shown on Map 4 or 5 of this plan but such commercial site shall not be allowed until the exact location of the parking facility, ferry terminal and approach road have been determined and shall be allocated on a first come first serve basis subject to availability of water supplies and sewage disposal facilities meeting Provincial health standards.*

- e) *Renumber policies accordingly:
3.5 as 3.6; 3.6 as 3.7; 3.8 as 3.10; 3.9 as 3.11; 3.10 as 3.12; 3.11 as 3.13;
3.12 as 3.18; 3.13 as 3.19 and 3.14 as 3.22*

3. This By-Law may be cited as the Dodge Cove Community Plan amendment By-Law No. 312, 1996.

READ A FIRST TIME this 25th day of October, 1996.

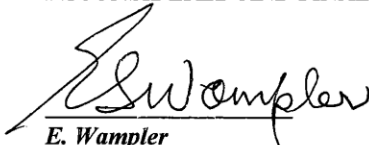
PUBLIC HEARING HELD this 18th day of October, 1996.

READ A SECOND TIME this 25th day of October, 1996.

READ A THIRD TIME this 25th day of October, 1996.

Received the approval of the Minister of Municipal Affairs, this 4th day of March, 1997.

RECONSIDERED AND FINALLY ADOPTED this 21st day of March, 1996.


E. Wampler
Chairperson


B.E. Barnewall
Secretary

I hereby certify that this is a true copy of the Skeena-Queen Charlotte Dodge Cove Community Plan Amendment By-Law 312, 1996.

Secretary