

REGIONAL DISTRICT OF MOUNT WADDINGTON

BYLAW NO. 657

A Regional District of Mount Waddington Bylaw
to adopt an Official Community Plan for Coal Harbour.

WHEREAS it is deemed desirable to replace Bylaw No. 102 cited as the “Coal Harbour Settlement Plan Designation Bylaw No. 102, 1978”;

AND WHEREAS under the provisions of Division 2, Part 26 of the *Local Government Act*, an Official Community Plan has been prepared for the Coal Harbour Community;

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

1. This Bylaw may be cited for all purposes as the “Coal Harbour Official Community Plan Bylaw No. 657, 2002.”
2. The Regional District of Mount Waddington “Coal Harbour Settlement Plan Designation Bylaw No. 102” and all amendment bylaws are hereby repealed.
3. Schedule “A”, attached to and forming part of this Bylaw, is designated as the Coal Harbour Official Community Plan.
4. The “Coal Harbour Official Community Plan Bylaw No. 657, 2002” Map No. 1 attached to and forming a part of this Bylaw, is designated as the Coal Harbour Official Community Plan area and includes the designations referred to in Schedule “A.”
5. If any provision of this Bylaw is found invalid, such provision is severable and shall not affect the validity of the remainder of the Bylaw.

READ A FIRST TIME THIS 19th DAY OF March, 2002.

READ A SECOND TIME THIS 19th DAY OF March, 2002.

PUBLIC HEARING HELD THIS 24th DAY OF April, 2002.

READ A THIRD TIME AS AMENDED THIS 21st DAY OF May, 2002.

APPROVED BY THE MINISTER OF COMMUNITY, ABORIGINAL AND WOMEN'S
SERVICES THIS 3rd DAY OF July, 2002.

ADOPTED THIS 16 DAY OF July, 2002.

Original Bylaw signed and sealed.

SECRETARY

CHAIRMAN

**SCHEDULE “A” OF
BYLAW NO. 657
COAL HARBOUR OFFICIAL COMMUNITY PLAN**

Table of Contents

<u>Section</u>	<u>Page Number</u>
1.0 Introduction & Background Information	2
1.1 Definition of Plan & Implementation	2
1.2 Plan Area	2
1.3 Historical Background	2
1.4 Physical Setting	3
1.5 Economic Base	3
1.6 Land Use	4
1.7 Community Facilities & Services	5
1.8 Population	5
2.0 Application	6
2.1 Definitions	6
3.0 Goals and Objectives	7
3.1 Goals of this Plan	7
3.2 Objectives of this Plan	7
4.0 Current Land Use Statistics	8
5.0 Development Policies	9
5.1 Village Residential (VR) Policies	9
5.2 Village Business (VB) Policies	10
5.3 Marine Restricted (MR) Policies	11
5.4 Marine Business (MB) Policies	12
5.5 Forestry (FR) Policies	12
5.6 Environmentally Sensitive Area (ESA) Policies	13
5.7 Temporary Commercial & Industrial Use Policies	14
5.8 Land Reserve Commission Policies	14
5.9 General Development Policies	14
5.10 Park Land & School Site Dedication	14
5.11 Forest Preserve	15
5.12 Roads & Servicing	16
6.0 Implementation	16

SECTION 1.0 INTRODUCTION & BACKGROUND INFORMATION

The Coal Harbour Advisory Planning Commission and the people of Coal Harbour, in consultation with the Regional District of Mount Waddington, have prepared this Community Plan. The opportunity for community involvement in drafting this Plan was through public meetings and hearings in the planning and development process. As a result of this process, the Community Plan reflects the general views of the residents with respect to land use, development and economic activities associated with the Plan area.

1.1 Definition of Plan & Implementation

This Community Plan provides a set of guidelines and policies to co-ordinate existing and future development by private, regional, provincial and federal sectors. The Regional District shall not enact bylaws, or endorse actions that are contrary to the policies or intent of this Plan without first obtaining approval from the community. All lands belonging to the Crown are not bound by the policies contained within this Community Plan. This exemption includes: all Crown Land managed under a Tree Farm Licence (TFL); all Crown Land involved with a Timber Lease (TL); all land within the foreshore area and all publicly owned off shore islands.

1.2 Plan Area

The community is within the Regional District of Mount Waddington's Electoral Area "C" jurisdiction. This Plan generally applies to all of Coal Harbour's planning area and includes recommendations for management that extend out 300 metres into Quatsino Sound and inland to include Quatse Lake and its watershed areas.

1.3 Historical Background

Coal Harbour is situated on the shore of Stephens Bay near a junction of the various arms of Quatsino Sound. The community received its name from a coal mine that operated in the area in the late 1800's. Due to difficulties encountered and the poor quality of coal, the mine shut down before it had much long term impact on the community.

In 1941 during the Second World War, an R.C.A.F. Catalina station was built at Coal Harbour and was operated jointly with the United States as a marine air base. In 1947, the base was purchased from War Assets by Western Whaling Corporation. Coal Harbour became the only whaling station in Canada. In 1948, B.C. Packers took control of the whaling station altering it considerably in 1949 to increase capacity. The station operated until 1959 when it closed down temporarily. Whaling resumed in 1961 under B.C. Packers Ltd. and Taiyo Gyogyo Fishing Company of Japan. The operation was again discontinued in 1967 with the closure of the whale hunt on the West Coast.

Today Coal Harbour is an unincorporated community of approximately [220 persons \(2001 census\)](#). It is about ten miles south of Port Hardy. Due to its strategic location and the highway link to Port Hardy, Coal Harbour has developed as a marine gateway to Quatsino Sound and the West Coast. It also serves as both a residential area and service centre for the fishing, forestry and aquaculture industries. At present, the community is semi-rural in character and although only a limited range of public and commercial services is available, the area has significant suitability and attraction as a living environment.

1.4 Physical Setting

Coal Harbour is located on the north shore of Holberg Inlet sheltered from south east winds, but exposed to the south west. The average annual precipitation is 1,978 mm which is slightly higher than Port Hardy and Port McNeill. The winter average temperature is 0.2 c in January while the

summer average is 20.4 c in August.

The topography in this area is composed of relatively gentle slopes rising from sea level to elevations in the range of 60-90 metres. Slope areas vary from relatively flat to upwards of 20% corresponding in some cases to bench land forms. Sub-surficial geology is mainly sedimentary sandstone and the surficial material varies from sand to dense clay tills in variable thickness above bedrock. Natural watercourses provide good drainage for most undeveloped areas.

Vegetation is mainly deciduous (Alder) and second growth Spruce and Fir in areas adjacent to existing settlement. Outlying areas are generally coniferous regrowth (Spruce, Cedar and some Fir) varying in sizes and qualities. The most significant fish and wildlife habitat in the immediate Coal Harbour area is Stephens Creek. Today, the creek is a fish producing watercourse with chum, coho, and trout as the major species. The Fisheries Department recorded an average of 825 coho and 2,290 chum in the creek between 1978 and 1987. The Coal Harbour area is also home to a diversity of wildlife including whales, seals and sea lions, black bears, cougars, wolves, pine martens, river otters, bald eagles, blue heron and osprey.

In summary, the natural features of Coal Harbour are particularly suitable for human settlement. Investigation of the landform, microclimate, view, vegetation and natural drainage indicates suitability for land development. There is an abundant supply of terrestrial and aquatic resources to support increased residential and commercial/industrial uses.

1.5 Economic Base

The economy of the Coal Harbour area is highly resource oriented with aquaculture, logging and fishing being the primary industries. Stolt Seafarms, International Forest Products, Koprino Logging Ltd, and Western Forest Products Ltd are the major employers, with two large company logging camps and three contracted operations on Holberg Inlet.

The fishing industry on Holberg Inlet is of considerable importance. The sheltered waters of the Sound also support a marine recreation function that is expected to increase substantially now that Northern Vancouver Island is more accessible by the completion of the new Inland Island Highway to Campbell River.

At present Coal Harbour businesses are small in size and are either directly involved in resource activities or in providing services to the resource companies. Koprino Logging has a shop and WFP maintains – although largely inactive - a small dry-land sort, log dump and operations centre on the east side of Stephens Bay. DH Timber Towing contracts with WFP providing most of the barge and boom towing service on the Quatsino Sound. Several independent trucking, towing, logging and construction contractors also serve the logging and fishing industries. Air Cab provides a float plane charter service for industrial and tourism/recreational users. The business has 4 float planes and 2 to 3 employees.

Other commercial development in Coal Harbour includes a general store, kayak rentals, marine charters, gift shop, B&B's, and a former Transport Canada wharf which was recently acquired by the Coal Harbour Community Club.

The expansion of the sport fishing, aquaculture, and recreation industries on Quatsino Sound creates a potential for further development of service industries and marina/fishing/tourist facilities in Coal Harbour. Also while Port Hardy will no doubt remain the regional centre for the area, additional commercial facilities in Coal Harbour would be a natural adjunct to the other development. An increase in population would also create a market large enough to support a wider variety of service facilities.

1.6 Land Use

The existing land use pattern in Coal Harbour reflects the community's varied history. Industrial, residential, community and commercial uses are mixed together in the central, older part of town, while the newer areas to the north and west are predominantly residential. The existing zoning reflects this pattern.

Existing commercial establishments are centred on the junction of Coal Harbour Road/Harbour Road extending to the wharf. Commercial activities include marine charters, water taxi, and float plane services. There is an ice plant, but it has not operated for several years.

Established residential development within Coal Harbour is found along the main access road (Hardy Bay Road) to the community and along the street extending westward from Hardy Bay Road. Part of the area is presently zoned "commercial" along the shore and is occupied by a residential mobile home park. There are also three apartment buildings along Hardy Bay Road. At present Coal Harbour's housing stock can be divided into these groups:

- single family residences
- mobile homes (single wide)
- apartments

An existing residential subdivision occupies 115 acres of the area acquired from B.C. Packers, southwest of the existing built up area. The first phase of the subdivision consists of 87 single-family dwelling lots and two lots designated for future multi family dwellings.

In addition to the commercial uses located along the waterfront adjacent to the wharf, a small dry-land sort and log dump is located on the east side of Stephens Bay.

Approximately 54 acres of the original residential development area remains undeveloped. In addition, approximately 45 acres of undeveloped land is located south of Stephens Creek. These undeveloped areas consist of gentle sloping terrain and a ravine. Most of these areas are suitable for residential or commercial/industrial development except the area to the northwest of the existing three apartments. This area appears to be swampy. The ravine (Stephens Creek) is an important feature of the site and its preservation and integration with surrounding areas is particularly important.

1.7 Community Facilities & Services

Education: An elementary school is situated on the parcel of land north of Albert Hole Road. The school has a capacity to accommodate 50 kindergarten and 120 elementary students. The school site includes five classrooms, a gymnasium, library, playground and ballpark and is located adjacent to the community/fire hall. The school provides K to grade 7 services. Students in grades 8-12 attend school in Port Hardy. The school has 3 teachers and 2 support staff as well as a regular custodian.

Currently, there are 3 kindergarten and 30 regular students. Student enrolment has dropped from 61 in 1979. Special Education and First Nations support services are provided. Approximately

2/3 of the enrolment is made up of students from the Quatsino Band Reserve located east of Coal Harbour.

A school is proposed on the Quatsino Band Reserve, which has left the future of the Coal Harbour School uncertain. The School Board has decided that during the 2003 school year, a one room school in Coal Harbour will be maintained for students in grades one to four. Students in grades six and seven will be bussed to Eagle View School in Port Hardy and the parents of grade five students may choose which school they want their children to attend. The decision to maintain the one room school in Coal Harbour will be reviewed again as the new school being built by the Quatsino First Nation is expected to be open in the fall of 2003.

Services: The Regional District of Mount Waddington provides sewer, water, street lighting, fire protection and solid waste services to the Coal Harbour community. A contract technician, working on behalf of the Regional District, maintains the sewer and water systems. The fire department is made up of local volunteers. Solid waste is transported to the Regional District's 7-Mile Landfill Facility, which serves the entire north island region. There is an active diversion program in place at the 7-Mile facility where paper products, metals and plastics are collected and shipped out for recycling. In addition, Regional District personnel operate an on-site salvage program, reclaiming reusable items and construction materials from the general waste stream.

1.8 Population

Since 1979 when the previous OCP was adopted, the population has declined from 325 to approximately 220 according to the 2001 census, a decline of 32% over the past 22 years.

Continuing contraction in the forestry and fisheries sectors means that if the population of Coal Harbour is to remain stable, or grow, additional economic and employment opportunities will have to be developed.

SECTION 2.0 APPLICATION

This Official Community Plan applies to the Coal Harbour settlement area as shown on Map No. 1, which is attached to and forms a part of this Bylaw. Provincial legislation supersedes the policies, objectives and regulations of this Coal Harbour Official Community Plan in all matters within their jurisdiction. In particular, where the provisions of this Plan provide for the development of land located within a Land Reserve and these provisions are not consistent with the Agricultural Land Commission Act or the Forest Land Reserve Act, regulations or orders made thereunder, the approval of the Land Reserve Commission is recognized as being a precondition for development.

2.1 Definitions

AQUACULTURE OPERATIONS: means the raising, growing or rearing of either fish or shellfish for either commercial or private purposes.

BOARD OR REGIONAL BOARD: means the Regional District of Mount Waddington Board.

COMMERCIAL: means retail, wholesale and service uses that provide goods or services for the general public.

HOME INDUSTRY: means an occupation or profession incidental or secondary to the primary residential use of the subject property that may include outdoor storage and accessory retail sales, carried out in the dwelling or accessory building, by the residents of the dwelling.

HOME OCCUPATION: means an occupation or profession secondary to the primary residential use of the subject property that may include accessory retail sales, carried out in the dwelling, with no outside storage, by the residents of the dwelling.

INSTITUTIONAL: Means the use of land, buildings or structures for a non-profit, community or public use such as a church, library, school, hospital, cemetery, public utilities and services, recreational facility, community hall or public works.

LIGHT INDUSTRIAL: means manufacturing or light industry, by either manual labour methods or with the assistance of machines or any combination of manual labour or machinery, carried out in an environmentally friendly manner, which is reasonably inoffensive to the neighbours.

NATURAL RESOURCE PROCESSING: means the manufacturing of any primary natural resources extracted from the either the earth's surface or water bodies. This may or may not include semi-processing the product extracted.

SECTION 3.0 GOALS & OBJECTIVES

The policies in this section apply to the areas designated in Map No. 1 and referenced in Section 5.0 of this Bylaw.

3.1 Goals of this Plan

The primary goal of this Plan is to **preserve** Coal Harbour's unique character and rural lifestyle while encouraging a moderate level of growth and development. The second goal is to **protect** the sensitive environmental features of the Plan area.

3.2 Objectives of this Plan

- A. To establish a pattern of land use that retains the rural residential character of the area by ensuring that there is enough residential land to meet the needs of the community.
- B. To encourage clean, light industries and commercial activities. Home-based businesses are also encouraged.
- C. To develop infrastructure and services that focus on adding to the quality of life of village residents and that support development of tourism as an expanded economic activity.
- D. To protect and preserve the natural resources within the plan area and the various environmentally sensitive regions, including those found adjacent to and along the various streams in the Plan area, and the Quatse Lake watershed.
- E. To encourage the development of local roads to serve the projected land use pattern of the community.
- F. To provide points of public access to Quatsino Sound and the Quatse Lake region for recreational purposes. Foot trails only into the Quatse Lake area should be considered.
- G. To encourage the development of more community recreational activities, especially for young people.

SECTION 4.0 CURRENT LAND USE STATISTICS

A. The Coal Harbour Plan Area is approximately 464.0 Ha (1146.6 Ac.)

B. Village Residential (See map No. 1 for the approximate location of the Village Residential lands)

The current amount of land designated for Village Residential use is approximately 47.0 Ha (116.2 Ac.) or 10.1 percent of the plan area.

C. Village Business (See map No. 1 for the approximate location of the Village Business area)

The current amount of land designated for Village Business use is approximately 19.3 ha (47.8 Ac.) or 4.1 percent of the plan area.

D. Marine Restricted (See map No. 1 for the approximate location of the Marine Restricted area)

The current amount of land designated for Marine Restricted use is approximately 36.5 Ha. (90.2 Ac.) or 8.0 percent of the plan area.

E. Marine Business (See map No. 1 for the approximate location of the Marine Business area)

The current amount of land designated for Marine Business use is approximately 24.8 Ha (61.2 Ac.) or 5.4 percent of the plan area.

F. Forestry (See map No. 1 for the approximate location of the Forestry area)

The current amount of land designated for Forestry use is 324.4 Ha (801.6 Ac.) or 69.8 percent of the plan area.

G. Environmentally Sensitive Area (See map No. 1 for the approximate location of the Environmentally Sensitive Area)

The current amount of land designated as Environmentally Sensitive Area is approximately 12.0 Ha (29.8) or 2.6 percent of the plan area.

SECTION 5.0 DEVELOPMENT POLICIES

The policies in this section apply to the areas designated on Map No. 1.

5.1 Village Residential (VR) Policies

Preamble

The Village Residential designation signifies that the predominant land use is for residential purposes. The primary focus of this policy is to ensure that the housing stock available in the Plan area meets the needs and requirements of the market place for at least five (5) years. This includes but is not limited to private and public housing and affordable housing. The housing stock may or may not be occupied on a full time basis.

The residential area will be considered a mixed-use area. Home occupations will permitted in all areas with the Village Residential designation and home industries will permitted in areas within the Village Residential designation suitable for those uses. Home agricultural uses on large, rural, residential lots, may be considered provided that the use is of a level that does not impact the quiet enjoyment of neighbouring properties.

5.1.1 Village Residential (VR) Development Policies

- 1] The development of new residential lots may be supported subject to the following:
 - a. The site will have minimal impacts to existing natural resource operations in the area,
 - b. The site offers an attractive residential setting, and
 - c. The site can be serviced by the community sewage disposal and water systems.
- 2] Institutional and community uses will be permitted in the Village Residential designation subject to rezoning to an appropriate zone. In considering rezoning, the Board of the Regional District of Mount Waddington and the Coal Harbour Advisory Planning Commission will ensure that the proposed use can be conducted in an environmentally friendly manner and is reasonably inoffensive to the neighbouring land uses.
- 3] The preferred development pattern is low to medium density residential.
- 4] The development must respond to the physical constraints of the site.
- 5] Uses on the proposed site will be compatible with uses on adjacent sites.
- 6] When a residential subdivision is contemplated adjacent to any FLR (or equivalent) or ALR lands, road endings will not be designed to abut the FLR/ALR boundary. Setbacks and buffering shall be considered as local planning tools that can be utilized to reduce possible conflicts between residential and other uses.

- 7] Road networks in new subdivisions shall be designed to link with existing forest road beds and networks.
- 8] Business, recreational and tourism activities that serve to complement or enhance the rural residential lifestyle may be considered as home occupations. Adequate off-street parking must be provided.
- 9] Home Industries will be permitted in areas prescribed in the Zoning Bylaw, conditional on rezoning to an appropriate zone. In considering rezoning, the Board of the Regional District of Mount Waddington will ensure that the proposed use can be conducted in an environmentally friendly manner and is reasonably inoffensive to the neighbouring land uses. The proposed use will provide adequate off-street parking, produce limited by-products such as noise, light, dust and waste, and have covered or screened storage. The area of accessory buildings used for a home industry will be limited to the equivalent of 50% of the floor area of the residence on the same lot.
- 10] Mobile homes will be permitted on individual lots where permitted by the Zoning Bylaw. New mobile home parks or subdivisions will be allowed within new development areas.
- 11] All Crown land along the foreshore shall not be leased and shall remain in a natural state.

5.2 Village Business (VB) Policies

Preamble

Land designated for Village Business purposes is intended for light industrial, manufacturing, commercial or storage purposes. This includes but is not limited to:

- a) Forestry and related manufacturing activities
- b) Manufacturing and storage activities
- c) Natural resource processing activities
- d) Commercial sales of products manufactured on site.
- e) Commercial sale of goods and products or commercial services.
- f) Hotels, motels or other commercial services that provide accommodations or services for the travelling public.
- g) Residential uses for business owner's accessory to and part of the commercial or industrial facility.

5.2.1 Village Business (VB) Development Policies

- 1] Access to a public road is required.
- 2] Adequate on-site parking spaces are required.
- 3] On-site loading and unloading space is required.
- 4] The development must respond to the physical constraints of the site.

- 5] The site can be serviced by the community sewage disposal and water systems.
- 6] The area designated Village Business located south of Stephens Creek may be serviced with on-site sewage disposal and water services. The development of on-site services must not have a detrimental effect or impact on adjacent property owners and shall be approved by the provincial agency having jurisdiction.
- 7] Proposed business uses that employ less than six people or are less than 200 square metres in gross floor area will be permitted in all business zones. Uses larger than this will require rezoning to an appropriate commercial or industrial zone. In considering rezoning, the Board of the Regional District of Mount Waddington will ensure that the proposed use can be conducted in an environmentally friendly manner and is reasonably inoffensive to the neighbouring land uses.
- 8] Light Industrial sites must be able to carry heavy loads and be located in areas that are well drained. The preferred soil type of the site is well-graded, well-compacted clay-sands or gravel.
- 9] Buffering by the use of berms, screens, fences or trees shall be required where any development is adjacent to any primary or secondary highways, residential, institutional or other dissimilar uses.

5.3 Marine Restricted (MR) Policies

Preamble

The shoreline adjacent to the residential area is under the jurisdiction of the Province of British Columbia. The Regional District can provide guidance and assistance to the province on the acceptability of certain land use activities along the foreshore region of the study area through the policies of the Official Community Plan. From a land use planning perspective, this area offers the following: access to Quatsino Sound, views of Stephens Bay and Holberg Inlet, and various passive or active recreational opportunities. This area consists of two regions, a beach/rocky shore area and various confluence areas.

- The beach/rocky area consists of rock platforms or shelves overlain with beach veneers of boulders or gravel;
- The confluence areas where the freshwater of the various streams and creeks and the saltwater of Quatsino Sound;

This area extends out from the foreshore 300 meters across Holberg Inlet.

5.3.1 Marine Restricted (MR) Development Policies

- (i) The community does not want the development of structures, buildings, log booms or aquaculture operations in this area.

Docks, boathouses and other uses to provide for water access needs of the permitted uses on the waterfront lot are encouraged.

5.4 Marine Business (MB) Policies

Preamble

The shoreline adjacent to the commercial and industrial areas adjacent to the wharf is under the jurisdiction of the Province of British Columbia. The Regional District can provide guidance and assistance to the province on the acceptability of certain land use activities along this foreshore area through the policies of the Official Community Plan. From a land use planning perspective this area offers the following; access to Quatsino Sound, access to the road system and water and air transportation, and various passive or active recreational opportunities. This area extends out from the foreshore area across Stephens Bay for a distance of 300 metres.

5.4.1 Marine Business (MB) Development Policies

- (i) The community would like to encourage development of marine structures, buildings, floats, accommodations and services oriented to marine businesses and tourism. In addition, docks, boathouses and other uses to provide for water access needs of the permitted uses on the waterfront lot are encouraged.
- (ii) The location and types of uses permitted should not interfere with current water based traffic flow and patterns or existing shore based services and activities.

5.5 Forestry (FR) Policies

Preamble

Over one third of the planning area is designated for Forestry use. Most of this forestry land is privately owned and located within the provincial Land Reserve. It is the intention that these lands remain in forest use at the present time. Over the long term, if sufficient development within the plan area occurs and the need to remove these lands from the reserve can be justified, application to the Land Reserve Commission to develop portions of the Forestry area for residential development may be pursued. The priority area for future residential development will be the easterly portion of the Forestry area adjacent to the existing developed area.

5.5.1 Forestry (FR) Development Policies

- 1] Timber production and utilization, and related uses such as roads, log sorting and scaling, and silvaculture activities as permitted under the Forest Land Reserve Act and Forest Practices Code will be encouraged.
- 2] All other commercial and industrial uses such as processing, communication sites, greenhouses, camps, offices, storage and marshalling will be directed to the Village Business and Marine Business areas.

5.6 Environmentally Sensitive Area (ESA) Policies

Preamble

An Environmentally Sensitive Area designation has been placed along the borders of streams and other water bodies. The designation serves to advise property owners and developers that development within the ESA area is conditional on review and approval from the relevant provincial and/or federal agency.

5.6.1 Environmentally Sensitive Area (ESA) Development Policies

- 1] A 30 metre (100 ft) area setback is designated from the top of the bank of streams, creeks and foreshore areas. Any development within this area may require review approval from the relevant provincial and/or federal agency. Development may be conditional on requirements for setback and restoration of riparian vegetation and fish habitat. Building setback requirements, based on the conditions of development approval of federal or provincial agencies, may be established without rezoning.
- 2} Limited growth, with no resource extraction or harvesting activities, within the federally and/or provincially required setback areas is the desired development pattern. Development in areas not required for setbacks within the ESA designation will be permitted in conformity with the adjacent upland designation.
- 3] Owners of existing development within these areas are encouraged to consult with federal and provincial agencies, and based on recommendations of those agencies, to restore riparian vegetation and fish habitat.

5.7 Temporary Commercial & Industrial Use Policies

Temporary commercial and industrial use permits may be issued within the entire Coal Harbour Official Community Plan area. Implementation and regulation of commercial and industrial use permits will be through the Zoning Bylaw pursuant to the Local Government Act. Permits may be issued by a resolution of the Regional Board in consultation with the Coal Harbour APC.

5.7.1 Temporary Commercial Use Permits

The Regional Board may issue a temporary commercial use permit if the following conditions have been met:

- a] The site has access to a public road.
- b] The impacts to any of the existing land uses are kept to a minimum.

5.7.2 Temporary Industrial Use Permits

The Regional Board may issue a temporary industrial use permit if the following conditions are met:

- a] The site has access to a public road.
- b] The impacts to the existing land uses are kept to a minimum.

5.8 Land Reserve Commission Policies

- 1] Notwithstanding any of the above mentioned development policies or any land use regulations contained in this Bylaw, land located within the Forest Land Reserve (or its equivalent) or the Agricultural Land Reserve, shall be subject to the orders and approval of the Land Reserve Commission.

5.9 General Development Policies

- 1] The Regional Board encourages developers and property owners to take appropriate measures to ensure that the public's safety will not be compromised by either potential or existing interface fire hazards.

5.10 Park Land & School Site Dedication

Park Land

Preamble

The community has very limited public park space and public parking areas. Current public areas include the foreshore adjacent to the residential subdivision in

the south-west portion of the Plan area (Plan 39867), two small areas dedicated as parkland in the subdivision (North of Lot 1 and between Lots 25 and 26), and a small foreshore area adjacent to Lot 1 Plan 41879 on the east side of Harpoon Road. In addition, there is a playing field area associated with the school.

5.10.1 Park Land Policies

- 1] Parks will be a permitted use in all land use designations.
- 2] If the criteria for the dedication of parkland have been met as outlined through the Local Government Act, then the developer/applicant/owner of the land being subdivided must either:
 - Provide without compensation, park land of an amount and in a location acceptable to the Regional District, or
 - Pay to the Regional District an amount that equals the market value of the land that may be required.

The maximum area of land required must not exceed 5% of the land being proposed for subdivision. A focus for improvements on park land should be the development of recreational opportunities for the youth and family/tourist/public day-use areas.

5.10.2 School Site Dedications

- 1] Subject to an agreement being in place with the local School Board, the developer/applicant/owner of the parcel of land being subdivided will be required to provide land for future school sites.

5.11 Forest Preserve

Preamble

Coal Harbour's proposed Forest Preserve areas are outside of the Plan area and are all under licence to Western Forests Products, Port McNeill Division, and Weyerhaeuser, Port McNeill Division. It is the wish of the community to maintain a 70 metre (230 ft.) "Forest Preserve" designation around Quatse Lake to maintain water quality. The Forest Preserve area is a management area consisting of a 20 meter protected area and a 50 meter management zone. In addition to protecting the lake and maintaining its valuable pristine condition, this forested management area would also provide the community with easy access to a uniquely forested area.

5.11.1 Forest Preserve Policies

- 1] The community would like to see a 70 metre (230 ft.) Forest Preserve designation around Quatse Lake.

5.12 Roads & Servicing

Preamble

The provision of roads and services of the land plays a major role in the shaping the land use development patterns in the Coal Harbour Plan area.

5.12.1 Road Development Policies

- 1] The Ministry of Transportation road standards and requirements shall be adhered to.

5.12.2 Servicing Policies

- 1] The developer shall be responsible for obtaining all the necessary permits for the provision of either an on-site system or the development of an off-site system.
- 2] The Board may consider pursuing public-private partnerships for the provision of off-site services.

SECTION 6.0 IMPLEMENTATION

The actions required to implement the policies of this Plan are as follows:

- Update the regulatory bylaws (Zoning Bylaw)
- The Regional District of Mount Waddington shall ensure that building permit applications for new development are made as required by Building Bylaw No. 249.
- Through the Advisory Planning Commission, make recommendations and advocate implementation of the Plan policies with:
 - The Regional District of Mount Waddington for development applications on individual lots
 - The Ministry of Transportation and the Regional District of Mount Waddington for subdivision applications
 - Land and Water BC for the sale or leasing of Crown lands
 - The Ministry of Forests, Western Forests Products, Port McNeill Division, and Weyerhaeuser, Port McNeill Division, for the management of forest areas and forest harvesting