

REGIONAL DISTRICT OF MOUNT WADDINGTON

BYLAW NO. 656

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

WHEREAS it is deemed desirable to replace Bylaw No. 209 cited as the “Quatsino Official Settlement Plan Designation Bylaw No. 209, 1982”;

AND WHEREAS under the provisions of Division 2, Part 26 of the *Local Government Act*, an Official Community Plan Bylaw has been prepared for the Quatsino 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 “Quatsino Official Community Plan Bylaw No. 656, 2002.”
2. The Regional District of Mount Waddington “Quatsino Official Settlement Plan Designation Bylaw No. 209, 1982” is repealed.
3. Schedule “A,” attached to and forming part of this bylaw, is designated as the Quatsino Official Community Plan.
4. The “Quatsino Official Community Plan Map No. 1,” attached to and forming part of this bylaw, is designated as the Quatsino Official Community Plan area.
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 FEBRUARY, 2002.

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

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

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

APPROVED BY THE MINISTRY OF COMMUNITY, ABORIGINAL, AND WOMEN’S
SERVICES THIS 3 DAY OF JULY, 2002.

ADOPTED THIS 16 DAY OF JULY, 2002.

SECRETARY

CHAIRMAN

**SCHEDULE “A” OF
BYLAW 656, 2002
QUATSINO OFFICIAL COMMUNITY PLAN
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SECTION 1.0 INTRODUCTION AND BACKGROUND INFORMATION

The Quatsino Advisory Planning Commission and the people of Quatsino, 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. This process has resulted in a Community Plan that 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 and Implementation

This Community Plan document will provide 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 and private lands within BC's Forest Land Reserve are not bound by the policies listed 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 off shore islands.

1.2 Plan Area

This plan generally applies to eighteen of Quatsino's original thirty "half quarter section" (80 acres) homestead parcels plus it extends out for a range of 300 meters into Quatsino sound. The community is largely within the Regional District of Mount Waddington's Electoral Area "C" and a small portion of Electoral Area "B."

1.3 Location and Topographic Features

Quatsino is located on the northeast corner of Quatsino Sound on Northern Vancouver Island. The community is bordered on the south by the waters of Quatsino Sound, and on the east, west and north by Tree Farm License #6, which is currently held by Western Forest Products. The Quattishe Reserve and Marble River Provincial Park form the southeast border.

A large percentage of the topography within the plan area consists of gentle slopes between 10 and 30 metres (100 ft) in elevation. Higher elevations along the northern boundary of the plan reach up to 100 metres in the eastern section and over 400 metres in the west. These slopes do pose a slide hazard due to their soil composition. However, during an extremely heavy rainstorm in 1989, a section of soil slid off the underlying conglomerate bedrock on Mount Byng, just below the 300-metre level at the far west end of the community. The debris torrent followed a small creek channel resulting in the destruction of two homes at the base of the hill. Most existing dwellings are well removed from this slide hazard area.

Quatsino's main topographical features include Mt. Byng at 705 metres (2350 ft.), Dish Rag Lake (15 ha), Colony Lake (50 ha), and Hecate Cove (45 ha). Other features include Colony Creek, a significant spawning stream plus several small offshore islands. The west end soil is made up of fluvioglacial material, which means that soils in this area were deposited by glacial activity. The remainder of the plan area, which is in a different geographic zone of volcanic bedrock with small

areas of exposed basalt and limestone. The quality of drainage in this area varies from good to very poor.

Quatsino has a maritime climate typical of Northern Vancouver Island, consisting of mild, wet winters and cool, comparatively dry summers. The annual rainfall is high, averaging 2,298 millimetres per year. The annual mean temperature range is from 3-degrees Celsius in the winter to 15.5-degrees Celsius in the summer.

The vegetation is typical of the Coastal Western Hemlock biogeoclimate zone; cedar, spruce, hemlock and some Douglas fir. Most of the old growth timber in this area was harvested early in the 1900's (or blown down in the 1908 windstorm). The forests' quick regeneration has enabled much of the second growth to be harvested.

1.4 Historical Overview

In the late 1800's the Canadian government was offering free land and financial aid to groups of 30 or more settlers wishing to establish a new colony within British Columbia.

Chris Nordstrom led the first group of pioneers of Scandinavian stock from North Dakota, U.S.A. to Quatsino Sound aboard the steamer "Mischief" in 1894. The settlers lived in some old cabins in Coal Harbour that first winter. A Government surveyor arrived in the spring to lay out 30 lots west of the Quattishe Reserve near "Kagoagh" (Hecate Cove) plus five additional lots along the opposite shoreline to the south-west, making a total of 35 lots each being approximately 32 hectares (80 acres) in size.

Also at this time, at the insistence of the settlers, work was begun on a wagon road from Coal Harbour to Hardy Bay, to replace the existing foot-trail. This route was deemed necessary to give the new Colony a lifeline to shipping routes on the Inside Passage.

Helping each other, the families soon had cabins built and land cleared. By the fall of 1895 they had all left Coal Harbour to settle in their new homes. A sawmill was built at this time by the settlers to supply lumber for further building. In December Thomas Norgar arrived and opened a store, which later expanded to include a post office, and the first Government Wharf. The first schoolhouse was built in 1898, and opened with 17 students. This building later became what is now St. Olaf's Anglican Church. In 1911 a community hall was constructed, and in 1912 the Evenson family opened the Quatsino Hotel. A new school was built in 1931, and at this time there were 36 students. This school unfortunately burned down in 1933 and a replacement, which is still in use, was built within the same year.

By this time Quatsino had become a bustling community with several general stores and an Imperial Oil fuelling station. The settlement became a center for families of men working in small logging camps on Quatsino Sound. Men were also employed at the Old Sport Mine, which later became the Coast Copper Mine, located inland from Jeune Landing, Yreka Copper Mine and at the Pulp Mill in Port Alice, which was built in 1918. Many also found employment as commercial fishermen.

With the advent of World War II, the young people began to move away, the mine had been long closed, and roads were being built in other parts of the Island where more mechanized logging was taking place. By the 1950's the population of Quatsino was much decreased, as people moved elsewhere to find employment. By the mid 1960's the remaining store could no longer afford to operate, and a lack of children forced the school to close a few years later. The school,

however, was reopened in 1979. Today Quatsino is a small rural residential community accessible only by water with a population of approximately 100, including seasonal and weekend residents. The community still reflects the independent country life-style that was initiated by the early settlers, some of whose descendants still reside here.

The Archaeological and Planning Assessment Branch of the Ministry of Sustainable Resource Management have advised that archaeological evidence of pre-contact aboriginal habitation and use in the Plan area has been found near the point opposite Jesdal Islet and on the west side of the entrance to Hecate Cove. In addition, there is evidence of pre-contact aboriginal use of the forest near the head of Colony Lake. Such sites are protected under the Heritage Conservation Act.

1.5 Economy

There are presently five places of employment within the community; the Quatsino Post Office, the Quatsino Elementary School, the Quatsino Boatyard and Marina, the Quatsino Lodge and Marina and the Kingfisher Bed and Breakfast. Another local business, the Eagle Manor Retreat, will soon be reopening.

On the surface Quatsino's economic picture is remarkably similar to that of 1979, which is the date of the previous Settlement Plan, with a similar size workforce divided evenly between local public service, forestry and fishing. This however does not reflect the changes in B.C.'s economy, in particular the forestry and fishing sectors, over the past few years. Many coastal communities have been forced to modify their economic base due to reduced and unstable employment opportunities.

North Island communities are now placing greater emphasis on value-added wood and seafood products, wilderness tourism, aquaculture and service industries ranging from landing barge services to desktop publishing. A number of local people are becoming more imaginative and diverse in their employment strategies. Equipment contracting, saw milling, carpentry, yard maintenance, house and room rentals, home support, craft manufacturing are being established as primary or secondary sources of income. This type of self-motivated approach to economic development within the community is essential to weather the current hard times.

If Quatsino is to expand its economic base and not become a "bedroom" community, it will be up to residents to create their own employment strategies. Having the initiative and developing the skills necessary to do this will be a challenge. As Quatsino has never depended upon one specific sector of employment, the community's ability to adapt and survive hard times will ensure its continued existence.

1.6 Population

The total year-round population of Quatsino (2002) is about 59 of which 47 are adults, 6 are teenagers and 6 are children. The average household size is 1.99, down from the 1978 Settlement Plan average of 2.6. Quatsino's population has been reasonably stable over the past forty years. The average length of residency of "newcomers" is 8 years, while the residency of those who have lived here more than ten years, the average is 26.6 years. These statistics have changed slightly from 1978 when the overall average length of residency was 23 years.

It is not expected that there will be any major growth in the community over the next several years. There is still continuing interest in property within Quatsino, but due to the current downturn in the fishery and forestry industries, new land owners consist mainly of those who are

retired or semi-retired. As the teenagers and children grow and become adults it is not expected that many will find local employment and settle in Quatsino, as was common in the past when jobs were more plentiful.

1.7 Land Status

Residential Lands

Of the 97 privately owned lots in Quatsino, there are 12 properties used as summer or vacation homes, 21 undeveloped lots with absentee landowners and 18 private lots registered as Managed Forest Land. Of the remaining 46 lots, 10 are owned by local residents and are as yet undeveloped while the residents of Quatsino reside on the final 36 lots.

Managed Forest

This property, formerly held by M&B, was sold in July 1999 to a private small holdings company. The 18 properties are distributed throughout the community and cover an area of approximately 218 ha or 545 acres. This land was within B.C.'s Forest Land Reserve and administered by the Land Reserve Commission. As the provincial government recently announced it would discontinue the Forest Land Reserve in favour of a proposed "Managed Forest" initiative, future provincial involvement in management of these lands is unclear. The current owner may at some time remove various lots from the former Forest Land Reserve area for the purpose of creating residential lots. For the present, this plan will assume that new and amended OCP Plans and Bylaws must meet the requirements of the Forest Land Reserve Act, as it is still in force at the time of writing.

Trails

Within the study there are various community trail systems, as outlined below:

1. Recently the federal department of Fisheries and Oceans has opened a network of new trails. One-trail follows Colony Creek to the south end of Colony Lake then along the western shoreline of the lake; another connects Colony Lake with Dish Rag Lake.
2. The "Helene Sorenson Trail", built in 1996 as a memorial to one of the community's old-timers, which connects the south end of Colony Lake with the swimming area.
3. The "Lake Trail", a 0.5 km long historic wagon road - with an official 3 m (10 ft.) easement, which connects the north end of Hecate Cove to the homesteads, located at Colony Lake.

Portions of these trails are located on private property.

1.8 Recreation Areas

Within Quatsino, various sections of land have long been used by the community for recreational activities. The two most popular areas, outside of the community trails, are as follows;

- A. Colony Lake- where a small swimming and picnic area has been in use for over 90 years and has recently been expanded and improved by volunteers. An anchored diving float was built as a centennial project in 1995.
- B. School playground and field - which includes a children's playground and a large grass playing field is used for organized and unorganized games and community sports and social events.

Recreational hikers and ATV's also utilize the Power Line road/trail from Hecate Cove across to Holberg Inlet and the Telus Power Line road/trail from Skiden Creek to the summit of Mt. Byng.

1.9 Public Facilities

There are three buildings available for community use; the Quatsino Elementary School, St. Olaf's Anglican Church and the Government Wharf Shed.

The school is available for social gatherings and community or small group meetings. Regular users are charged an hourly fee by the School Board; fees for incidental use are generally waived. The school offers a small gym, kitchen and lunchroom, washrooms, playground, playing field and a Community room which houses the community adult library and local archival displays and information files. Prior approval is needed from the teacher and School Board Office for any non-school use of the school or grounds.

St. Olaf's Church does not have regular church service sessions at the present, but it is available for special services upon request. This historic building has occasionally been used for community meetings and gatherings when the school has not been available during the summer holiday period. Prior approval from the local church caretaker or the itinerant minister-in-charge is required for church functions or community activities. The church has no running water or washroom facilities and is not heated except for the time it is in use. A user fee for groups other than the Anglican Church may be applied.

The Wharf Shed can be utilized as temporary storage space and is currently being used as a bottle drive drop off site by the School children and had been used for almost three years by the Quatsino Recycling Group as a collection site for recyclables prior to having them transported out to Coal Harbour for pick up. The community's High School students are also using the Wharf Shed as a shelter while awaiting the School Boat/ Water Taxi.

The facilities currently available to the community are adequate and meet the community's needs for the foreseeable future.

1.10 Educational Facilities

The Board of School Trustees of School District #85 holds title to the 0.8 h (2 acres) Quatsino School property located at the head of Bergh Cove.

Quatsino Elementary School offers classes from Kindergarten to grade 7. This school has accommodated up to 40 students and two teachers in the past and is adequate to meet the needs of the community's children in the foreseeable future. The upstairs portion of the 68-year-old school building is currently being utilized as a one-room school with the second classroom having been converted into a gym.

The students in grades 8 to 12 either commute or board-out to attend classes in Port Hardy or Port Alice. Government funds are currently available to the families of High School students, through School District #85, to assist with the costs of daily water transportation or to the families who take in students as boarders.

Correspondence and Home Schooling are educational options available and often utilized by families in Quatsino. Currently no new school facilities are planned for in the Quatsino Official Community Plan area over the next five years.

1.11 Wharf Facilities

The Quatsino Federal Government Wharf is considered by the community to be an essential service and an extension of the B.C. highway system. This wharf offers 50 metres (160 ft.) of moorage space plus an additional 36 metres of usable space on the Transport Canada's narrower "airplane float" and is equipped with lights along the approach and on the floats, a heavy duty winch and a large storage shed. Fees for moorage are set by the Federal Government and are collected by a Wharfinger based in Coal Harbour.

In the first stage of the Federal Government's upcoming port divestiture process, Quatsino's wharf is to remain classified as a "Remote Port" owned and maintained by Transport Canada. Down sizing of the wharf may be considered as an option to lower operating costs. At some point a second stage divestiture process may take place in which all remaining Government Wharves within B.C. will be either sold or dismantled. This later divestiture would be detrimental to the community and should be avoided, if possible.

1.12 Utilities and Transportation

Water and Sewage

Quatsino residents are responsible for establishing their own water system and ensuring its safe drinking standards. Most utilize either surface water with gravity feed or have drilled wells with electric pumps. A number of homes have established shared water systems from Colony Creek and Green Creek. Although water licences for domestic use are not required, those with water intakes not on their own land have the option to acquire official Water Licences and pay the required annual fees, as this would ensure the holder the right of access along their water system and protect their intake site. These rights are not in jeopardy for systems located on ones own land. It is not the intent of the community to install a public water system at this time.

Quatsino residents are also responsible for their own sewage disposal system. It is not the intent of the community to install a public sewage treatment system at this time.

Roadways

Quatsino's primary road is approximately 8-kilometre in length and is a gravel road maintained by the Ministry of Transportation. This road, identified as "Waggon Road" on the 1979 Settlement Plan, is now referred to as "Quatsino Road" by the Ministry of Transportation and appears as such in the current Telus Phone Directories. Currently in use are roads locally known as Leeson Point Road and Evenson Road, 150 metres of which are maintained by the Ministry of Transportation, and Nordstrom Road, Aakre Ville Road, and Olafson Road, which are private driveways. Not yet utilised are road allowances locally known as Alma Road, Colony Lake Road, Thurburn Road, Wakefield Road, Botel Road, Lindgren Road and Hecate Cove Road.

The traveled surface of Quatsino's main road is maintained throughout the community. The grading, ditching and resurfacing of the roads plus bridge replacement and maintenance is currently being done by local subcontractors as needed.

The cutting back of brush and alders along the roadside is done by an outside contractor once every year or two. Quatsino is prime brush growing country and brush often exceeds 3 metres in height, which greatly restricts visibility and the useable surface of the roads.

There is year-round pedestrian and bike traffic in Quatsino. Due to the narrow road surface, brush and numerous blind corners care must be given to ensure the safety of all. There are currently no posted speed limits within the community although School Zone signs are situated both east and west of the school grounds. It is not the wish of the community to have any roadways paved, sidewalks created or streetlights installed. Nor are any new major roads being developed in this area. The road west of Sherberg Island has not been surveyed nor was a right-of-way established or dedicated. Not all the properties in the west end are serviced by this roadway. It is the wish of many Quatsino west-end residents to establish a new route further inland from the waterfront. A properly surveyed and dedicated right-of-way could be established further inland and a new road to serve all west-end properties could be built. Various alternate routes have been proposed but none have been fully agreed upon.

Waterways

The only way into and out of Quatsino is by boat or float plane. Most residents own one or more boats and depend on secure year-round moorage at either the Quatsino Government wharf or at smaller privately owned wharves. Except for those who commute “out” to work or to High School, Quatsino residents travel “to town” on an average 2 to 4 times a month. The most frequently used route is the 10 km run through Quatsino Narrows and into Holberg Inlet to Coal Harbour where most tie up to the wharf which has recently been divested to the Coal Harbour Community Club . The 13 kilometre run down Neroutsos Inlet to Rumble Beach (Port Alice) is used less often as the only tie-up facilities include a small float-plane wharf and the private Port Alice Yacht Club wharf, which has a locked access gate. Neither offer long term parking facilities. A few Quatsino residents utilize these wharves to access Rumble Beach’s local shops, hospital and business, which are within easy walking distance. The Government Wharf in Jeune Landing is also available as a tie-up site but is without public parking facilities and so involves a 2-kilometre walk into Rumble Beach.

Both routes are easily navigable during most weather although periods of fog and heavy seas make the need for properly equipped boats and experienced operators essential.

Fees for mooring a vessel at the Quatsino dock are set by the Federal Government while fees for the Coal Harbour dock will be set by the Coal Harbour Community Club in future. Fees generally include daily and monthly rates for “pleasure” and for “licensed commercial” boats.

The federal government is currently looking to divest 75 west coast wharves into either public ownership, community group ownership, or the private sector. If no interest is shown by either sector within the next four years, wharves may be decommissioned or taken out. Recently, the federal government divested the Coal Harbour Government Wharf to the Coal Harbour Community Club. The impact this will have on access and use by Quatsino residents is unknown at this time.

An important consideration for Quatsino residents is safe long-term vehicle parking on the “outside”. In Coal Harbour there is roadside parking at the head of the wharf plus additional pay parking available in an adjacent undeveloped lot. There are no long term or over-night parking facilities available at either the Rumble Beach or Jeune Landing wharves.

A commercial water taxi service is currently operating out of Coal Harbour, which provides full charter service plus scheduled High School runs twice a day Monday to Friday and Mail runs twice a week. A floatplane service also operates out of Coal Harbour and often utilizes the airplane float at the Quatsino Government Wharf.

Solid Waste and Recycling

Solid waste disposal in Quatsino is the responsibility of each householder. The Regional District does not currently provide waste collection services.

Electrical and Phone Service

Electricity in Quatsino has been supplied by B.C. Hydro since 1975. The power line is carried under Holberg Inlet from Coal Harbour to the Quatsino Peninsula via two submarine cables, one of which is loaded and one energized. From the peninsula it travels above ground along a 33 ft. wide BC Hydro right-of-way to Hecate Cove then to both ends of the community. The first submarine cable was laid in 1974 and the second in 1993. The cable delivers approximately 200 amps, single-phase service, which is sufficient to allow Quatsino’s population to expand to roughly triple its current size.

Telus maintains the phone lines and their right-of-ways in Quatsino. The community’s phone system was upgraded from multiple party lines to private lines in 1997, opening up access to the Internet and the use of fax and answering machines.

A telecommunication repeater was installed on the summit of Mt. Byng in 1998 with a smaller receiver situated near the Government Wharf.

SECTION 2.0 APPLICATION

This Official Community Plan applies to the Quatsino settlement area as shown on Map No. 1, which is attached to and forms part of this Bylaw. Provincial legislation supersedes the policies, objectives and regulations of this Quatsino 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 the Land Reserve Commission and these provisions are not consistent with the Agricultural Land Commission Act or the Forestry Land Reserve Act Regulations or orders made there under, 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 that employs five or more workers.

HOME COMMERCE

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

INDUSTRIAL

means manufacturing, natural resource processing, or industry or the making of products 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 and employs five or more workers. Industrial uses shall not be dependant on public water supply or sewage disposal systems and shall produce a limited volume of by-product;

INSTITUTIONAL

means the use of land, buildings or structures for non-profit, community and public uses or institutions such as a church, library, school, hospital, cemeteries, public utilities and services, recreational facilities, community halls and public works;

LIGHT INDUSTRIAL

means light manufacturing, natural resource processing, or light industry or the making of products 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 and employs no more than four workers, for example, portable sawmills with no more than 4 workers;. Light Industrial uses shall not be dependant on public water supply or sewage disposal systems and shall produce a limited volume of by-product;

NATURAL RESOURCE PROCESSING

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

SECTION 3.0 GOALS AND OBJECTIVES

The policies in this section apply to the areas designated in Map No. 1 and referenced in Section 1.2 of this Bylaw.

3.1 Goals of this Plan

The primary goal of this plan is to preserve Quatsino'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 will retain 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 small scale, clean, light industries and home commercial uses throughout the plan area. Home-based businesses are encouraged.
- C. To protect and preserve the natural resources within the plan area and the various environmentally sensitive regions, such as those found adjacent to and along the various streams in the plan area and the Dishrag and Colony Lake regions.
- D. To encourage the development of local roads to serve the projected land use pattern of the community. This includes but is not limited to the continuation of roads and the proper alignment of the various intersections and the establishment of an all weather public road to all properties west of Sherberg Island.
- E. To provide points of limited means of public access to Quatsino Sound and the Dishrag and Colony Lake regions, for recreational purposes. Only foot trails into the areas should be considered.
- F. To encourage the development of more community recreational areas.

SECTION 4.0 CURRENT LAND USE STATISTICS

- A. Village Residential Area (See map No. 1 for the approximate location of the Village Residential Area)

The current amount of land designated for Village Residential use is approximately 600.9 Ha (1484.85 AC) or 63 percent of the plan area.

- B. Marine Restricted Area (See map No. 1 for the approximate location of the Marine Restricted Area)

The current amount of land designated as Marine Restricted use is approximately 238.1 Ha (588.87 AC) or 25 percent of the plan area.

- C. Forest Preserve Area (See map No. 1 for the approximate location of the Forest Preserve Area)

The current amount of land designated for Forest Preserve use is 112.86 Ha (278.89 AC) or 11 percent of the plan area.

- D. 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 8.47 Ha (20.95 AC) or 1 percent of the plan area.

SECTION 5.0 DEVELOPMENT POLICIES

The policies in this section apply to the areas designated on the Quatsino Official Community Plan Map No. 1.

5.1 Village Residential Policies

Preamble

The 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 ownership, special needs 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. Community, Institutional, and Public uses will be permitted in the Residential Area. Home Commerce and Light Industrial uses will also be encouraged to provide for additional income opportunities for the community. Other industrial and commercial uses may also be considered in the residential area subject to rezoning to an appropriate industrial or commercial zone. In considering rezoning, the Advisory Planning Commission and the Board of the Regional District of Mount Waddington will review the application and ensure that the proposed use can be conducted in an environmentally friendly manner, and that the proposed use is reasonably inoffensive to the neighbours.

5.1.1 Village Residential (R) Development Policies

The development of new residential lots may be supported subject to the following:

- 1] The site will have minimal impacts to existing natural resource operations in the area,
- 2] The site offers an attractive residential setting.
- 3] The preferred development pattern is low-density sprawled growth.
- 4] The development must respond to the physical constraints of the site.
- 5] 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 remedy this issue.
- 6] All new development will require a community or on-site sewage disposal system that can function adequately with the various soil types in the Quatsino plan area and either community or private water supply.
- 7] All Islands owned by the Crown within the Plan area shall not be leased and shall remain in their natural state for public recreational use.

- 8] The Crown Land in Hecate Cove identified as “a strip of land one chain (66 ft.) in width measured from high tide mark” of Parcel “A”DD 50633-1, shall be reserved for possible future community use as a barge landing/ boat launch site.
- 9] New uses on a proposed development site will be compatible with uses on adjacent sites.
- 10] Home commerce, light industrial uses and institutional uses will be permitted in the residential area.
- 11] **Industrial, commercial, recreational, and tourism activities with five or more employees** that serve to complement or enhance the rural residential lifestyle may be considered subject to rezoning.
- 12] Mobile homes will be permitted on individual lots, but mobile home parks will not be allowed within the plan area.

5.2 Environmentally Sensitive Areas Policies

An Environmentally Sensitive Area designation has been placed along the borders of streams, other water bodies and the marine foreshore. 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 agencies.

5.2.1 Environmentally Sensitive Area (ESA) Development Polices

- 1] A 30 metre (100 ft) area setback is designated from the top of bank of streams, creeks and foreshore areas. Any development within this area may require review and approval from the relevant provincial and/or federal agency. Development may be conditional on setback requirements 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 developed lots within these areas are encouraged to consult with federal and provincial agencies, and based on the recommendations of those agencies, restore riparian vegetation and fish habitat.

5.3 Marine-Restricted Policies

Preamble

The shoreline and waters adjacent to the study area are under the jurisdiction of the Province of British Columbia. The Regional District may however, provide guidance and assistance to the province on the allowance of certain land use activities along the foreshore region of the study area, through the policies of an Official Community Plan. From a land use planning perspective this area offers the following; access to Quatsino Sound, views of Quatsino Sound and the various islands in the strait 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, which consists of the region where the freshwater of the various streams and creeks and the saltwater of Quatsino Sound meet.

This area extends out from the Quatsino Official Community Plan area across Quatsino Sound for a distance of 300 meters from the foreshore area.

5.3.1 Marine-Restricted (MR) Development Policies

- 1] Existing uses within the Marine-Restricted designation are recognised. However the community does not want development of new booming grounds or aquaculture operations in this area. Docks, boat houses, buildings and structures, and other uses providing water access needs for permitted uses on the adjacent upland, are encouraged.

5.4 Forest Preserve (FP) Areas

Preamble

Quatsino's proposed Forest Preserve areas are located around Colony Lake and on the western and eastern ends of the community. It is also recommended that a Forest Preserve area be designated around Dish Rag Lake.

5.4.1 Forest Preserve (FP) Policies

The Forest Preserve areas around Colony and Dish Rag Lakes are management areas consisting of a 20 metre protected area and a 50 metre management zone. In total, this Forest Preserve area extends 70 meters (230 ft) from the top of the high water mark onto the upland. All are Crown lands under licence to Western Forests Products, Holberg Division, and Weyerhaeuser, Port McNeill Division, and are under the jurisdiction of the Province of British Columbia and subject to the Forest Practices Code. The Department of Fisheries and Oceans and the Ministry of Water, Land, and Air Protection, and the community have indicated they would like to see some form of a management zone around the lake habitats. The community's wish was to have a 200 metre protection zone. The proposed 70 meter management area is an attempt to provide a compromise

between the desire of the community and the various agencies involved in the planning process.

The Forest Preserve areas located on the eastern and western ends of the community are also of importance. The Forest Preserve area located on the western side of the community contains hazards associated with the slide area. Additionally, Quatsino's original cemetery is located in this area. The management area requirement should be used to ensure that any development or activities in this area are not subject to hazard from possible slides, or do not create any further instability.

The Forest Preserve area located in the south east part of Section 32 contains a series of watercourses, marshes and ponds that create a forested corridor to the Marble River Provincial Park. The management area requirement should be used to create buffers around water courses and wetlands, and to create green space linkages for wildlife and trails.

In addition to protecting the lakes, streams and habitat areas, and maintaining their valuable pristine condition, the Forest Preserve area would also provide the community with easy access to a uniquely forested area. As there are no developed recreational areas within the community these Forest Preserve areas could meet this need.

It is the wish of the community that these two areas remain in public ownership and are accessible to the community for recreation uses.

5.5 Temporary Commercial and Industrial Uses

Temporary commercial and industrial use permits may be issued within the entire Quatsino 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 Quatsino APC.

5.5.1 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 water access or access to a public road,
- b. The impacts to any of the existing land uses are kept to a minimum.

5.5.2 Temporary Industrial Use Permits

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

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

5.6 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 Provincial Forestry Land Reserve (or its equivalent) or the Agricultural Land Reserve, shall be subject to the orders and approval of the Land Reserve Commission.

5.7 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.

5.8 Park Land and School Site Dedication Policies

Park Land

- 1] If the criteria for the dedication of parkland have been met as outlined through the Local Government Act, than 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 and the Quatsino community, or
 - Pay to the Regional District an amount that equals the market value of the land that may be required, to be used for development of recreational opportunities in Quatsino.
- 2] The maximum area of land required must not exceed 5 percent of the land being proposed for subdivision.

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.

5.9 Roads and Servicing

Preamble

The provision of roads and services of the land plays a major role in shaping land use development patterns in the Quatsino plan area. At this time the community is accessible only by water and air. The development of permanent road access may be feasible through the connection of forestry roads between Quatsino and Holberg. A permanent road connection is an option that should continue to be discussed by the community and the relevant forest companies. Community representatives have stated that the issue of establishing permanent road access to the community will be addressed when a majority of property owners indicate their conviction that open access will not significantly jeopardize

the primary goal of this plan to preserve Quatsino's unique character and the rural lifestyle of its residents.

5.9.1 Road Development Policies

- 1] The Ministry of Transportation road standards and requirements shall be adhered to in the development of new public roads.

5.9.2 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 community is currently not included in the Regional District building permit area. As an alternative, in co-operation with the Regional District of Mount Waddington, the community will consider establishing a site plan approval process
- Through the Advisory Planning Commission, make recommendations to the Regional Board 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
 - BC Assets and Land Corporation and the Regional District of Mount Waddington for the sale or leasing of Crown lands
 - The Ministry of Forests, Western Forests Products, Holberg Division, and Weyerhaeuser, Port McNeill Division, and the Regional District of Mount Waddington for the management of forest areas and forest harvesting