



REGIONAL DISTRICT OF MOUNT WADDINGTON WINTER HARBOUR COMMUNITY PLAN BYLAW NO. 371

LIST OF AMENDMENTS

The following is a list of bylaws that have been adopted by the Board of Directors of the Regional District of Mount Waddington that amend Winter Harbour Community Plan Bylaw No. 371 since it was adopted on December 15, 1993:

BYLAW NO.	AMENDMENT NO.	DATE ADOPTED	TEXT AND/OR MAP CHANGE
664	1	October 15, 2002	Text
909	2	June 21, 2016	Map
924	3	September 19, 2017	Map

REGIONAL DISTRICT OF MOUNT WADDINGTON

Bylaw No. 371

Winter Harbour Community Plan Bylaw

WHEREAS the Regional District of Mount Waddington wishes to plan for development in the Hamlet of Winter Harbour;

AND WHEREAS the Minister of Municipal Affairs, Recreation and Culture has designated a Winter Harbour Community Plan Area pursuant to Section 944(3) of the Municipal Act;

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

1. This bylaw shall be known as the Winter Harbour Community Plan Bylaw No. 371.
2. This bylaw shall apply to District Lots, 3 and 47, Rupert District and to the water area 300 meters offshore of Lots 3 and 47, as approved by Ministerial Designation.
3. The Winter Harbour Community Plan, Schedule "A", and Land Use Map, Schedule "B", are hereby attached to and form part of this bylaw.

READ A FIRST TIME THIS 11 DAY OF SEPTEMBER, 1991

READ A SECOND TIME THIS 11 DAY OF SEPTEMBER, 1991

A PUBLIC HEARING HELD THIS 29 DAY OF APRIL, 1992

READ A THIRD TIME THIS 21 DAY OF APRIL, 1993

RECEIVED APPROVAL FROM THE MINISTER OF MUNICIPAL AFFAIRS
THIS 16 DAY OF NOVEMBER, 1993

RECONSIDERED AND FINALLY ADOPTED THIS 15 DAY OF DECEMBER, 1993

ORIGINAL SIGNED BY:

SECRETARY

ORIGINAL SIGNED BY:

CHAIRPERSON

SCHEDULE "A" TO BYLAW NO. 371

WINTER HARBOUR OFFICIAL COMMUNITY PLAN

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PART ONE – BACKGROUND

Introduction

An Official Community Plan, as outlined in Part 29 of the Municipal Act, is a comprehensive land use plan, establishing specific land use policies governing the general pattern and character of future development in a community. When adopted the Plan facilitates the orderly development of the area and forms the basis for the preparation and adoption of land use regulating by-laws.

It is important to note that some of the policies contained in this Plan are not under the jurisdiction of the Regional District Board, but are under the jurisdiction of various Provincial Agencies.

Geography

The Winter Harbour settlement area is situated Northwest of Port McNeill, and 72 kilometers West of Port Hardy by road. This area, comprised of District lots 3 and 74, Rupert District, located on the North side of Quatsino Sound and is bounded on the south by Greenwood Point and on the North by Wedel Island.

The area slopes from sea level to approximately 300 metres. Natural vegetation is typical of the coast, Spruce, Balsam, and mixed Cedar-Hemlock forest with heavy salal under story. Surface water flows into small creeks to the sea.

Geology

The following generalizations are based on interpretation of mapping prepared by the Geological survey of Canada.

The bedrock type is defined as belonging to the Bonanza Group (Early Jurassic) Tertiary Volcanics and Sicker Group (late Paleozoic) Surface materials vary from fine, glacially deposited, silt and clay to silty sandy gravelly material.

Historical Background

Prior to the late 1800's the inhabitants of the area were Indian and ships wintering in the area.

In the 1860's Joseph L Leeson, originally from England, and his son Ben arrived in Winter Harbour. Ben was interested in photography and photographed the local Indians and developments such as the Clam cannery set up across from the harbour.

The area was surveyed in 1892 coinciding with significant exposure in the Times Colonist advertising the area as "The Commercial Headquarters of the Pacific Coast with navigable waters and a secure harbour".

At that time, the west shore of the harbour was subdivided into 60 x 120 foot lots, and the name Queenstown was given. In 1892, the Queenstown Trading and Fishing Company, under Captain Thompson and messers. Braden, Church and Aspland proposed a work crew to clear a site for a store, fish curing plant and residences, with a steamer to be constructed to ply between the town and Victoria. The current settlement stems from around 1930 when Gordon and Emma Stewart arrived and built a home which was first on a flat and then pulled up on the south side of where the present government dock stands. In June 11931 Max and Lucy Botel arrived for the fishing season, with their float house in tow, after a perilous trip, and decided to stay. Two years' later the Myers arrived, with their float house, along with the Bud Norths and the Doug Lynns on their fish boats. The families bought land and were settle in their new homes by 1936.

Max Botel brought the gas fordson donkey and A-frame his Father had purchased several years' before, with him. With the aid of this equipment the settlers cleared the land for their houses.

At this time, commercial fishing had been in progress for several years, and now logging also became a major activity in the area. Land for the first school was donated by Doug Lynn around 1943 and the Stewarts donated the land for a hall which became the social centre of the Community

Mr. Albert Moore bought the old Leeson homesite and adjacent land in 1934, and began a logging operation in 1936. The original floating camp was moved onto land, in the early 1950's, to its present location on shore in the 1970's.

The "Boardwalk", at one time the primary pedestrian link in the Community, is of Architectural and Historical significance. This pedestrian artery links most of the properties along the foreshore. The present access road to the community along the approximate alignment of Victoria Street was developed in the late sixties, when vehicular access to the community was established through the North Island Logging road network by Rayonier Logging.

Economic Activities

The most important economic activities in the community of Winter Harbour, are Logging and Fishing. A logging company operates in the area extracting primary wood products, and four fish packing companies are active.

Due to the distance to Coal Harbour and the need to respond quickly to fishing "Openings" there will be a greater demand by the fishing fleet on Winter Harbour facilities in the future. Road tolls for the use of the logging road to haul fish to market inhibit the use of Winter Harbour as a ground fish unloading facility.

The main retail and fuel service outlet is locally owned and operated. There is a small local sawmill which supplies lumber locally.

Some recreational boaters and sports fishermen are beginning to explore the area, and there is potential for tourist industrial development based on recreational boating and sports fishing.

Population

The current permanent population is 100, and this swells to about 400 in the Summer. The lack of available building lots has affected what could have been modest growth over the past few years.

Parks and Recreation

At present, a Regional Campground with boat launch, "Kwaksistah Park" has been set up on four lots at the North end of Winter Harbour settlement.

The Regional Park, at the south end of the settlement, is to remain undeveloped to protect the Community from the prevailing winds, and the boundary of the Park has been drawn to reflect the "wind line."

It is intended that the Regional Campground be expanded in the future as the need arises.

Electrical Distribution and Communications

Hydro has been recently installed and the existing telephone microwave system will be upgraded in the narrow future. All electrical supply to the Plan area is reported by BC Hydro to be 14.4/25KV

Transportation

The only roadway to the Community is a logging road 72 kilometers long, with access from the Island Highway within the District of Port Hardy.

Part of this roadway goes through private land and responsibility for maintenance has to be resolved. Road tolls on commercial traffic are said to inhibit development of groundfishing service in Winter Harbour. Further upgrades to this road will enhance the growth potential of the settlement area.

There is also air/water access at the government dock. Recently, in co-operation with the Ministry of Fisheries and Oceans, the community has formed a harbour commission and taken responsibility for the management and administration of the government dock locally.

Land Use and Ownership

A large portion, approximately 67 Hectares, of lands within the Settlement area fall under the control the Ministry of Crown Lands. The next largest parcel of land, approximately 63 Hectares, is owned by Mr. Bill Moore. This parcel is utilized as a logging operation headquarters with a residential Camp, and a fish farm.

There are approximately seventy five private waterfront lots and forty upland lots west of the main access road/Victoria Street", used for residential and commercial activities. Since most of these lots are sixty feet wide, and some have limited access due to steep terrain, development has tended to be scattered along the waterfront.

The Community is concerned that there be lands within the Settlement boundary available for future development as required, and that Crown Lands are not logged until development options have been identified. It is the intent of the Plan that lands within L3 and L74 not designated at this time, be available for future development. Timber and lands within IR 13 and Botel Park act as a wind break, sheltering the community from the prevailing winds.

Education

There is a school building within the settlement area, now used as a community building. All children are transported to school at Holberg, 26 kilometers away. High School facilities are available at Port McNeill and Port Hardy.

Water and Sewer

No community sanitary sewer exists at present, although some houses have septic tanks and outfalls to the sea.

A test well has been established and currently water is available to the South end of the settlement, where the fish packing plants and the government dock are located. Water test results included as Appendix #1. Traditionally, residences obtained water from creeks, but in addition to limited flow, the coliform counts in these creeks are high in the late Summer. At times, at the direction of the Medical Officer of Health, water has to be treated.

There is a need to supply water to future development within the settlement area, and to provide for practical sewerage disposal systems.

PART TWO - THE PLAN

Objectives

1. To provide for the controlled development of lands within the settlement area, and also the harbour waters north from Greenwood Point to Wedel Island.
2. To establish a pattern of land use which represents the existing uses and retains the rural character of the area.
3. To protect and preserve the natural, rustic character of the community and ecological integrity of the local environment.
4. To allow for and to encourage the development of fisheries and forest related small business and industry.
5. To allow for and to encourage the development of marine service and tourist related industries.
6. To provide and maintain water access for public uses.
7. To improve the necessary community services at the lowest cost to the community and Province.

Land Use Designations

The Land Use Designations listed below are shown on Schedule “B” – Land Use Map.

Rural Residential

Residential

Recreational and Tourist Commercial

Marine Commercial

Light Industrial

Parkland

Forestry and Future Development

Winter Harbour is also subject to the zoning categories as per Regional District of Mount Waddington Zoning Bylaw No. 21, 1972.

For the purposes of this section the following definition shall apply: "Home Occupation" is defined as an occupational use which is of a service, (not manufacturing) nature, and:

- is conducted by the resident of the dwelling plus not more than two employees;
- is clearly secondary to the use of the dwelling for living purposes;
- does not have a sign or other advertising means other than a nameplate;
- does not involve the retail or wholesale trade of any goods not relating to the service being provided;
- includes the office of a physician, dentist or other professional person who offers skills or service to clients;
- includes the provision of docks or floats for docking of boats.

Rural Residential

One single family dwelling per minimum 0.4 Ha lot size.

Permitted uses also include cottage industry and home occupation. Agricultural uses will be permitted for home use and consumption. Parks, playgrounds and sports fields are permitted.

Lands designated in this category will provide for country residential settlement in the community. Services on these lands will, generally, be the responsibility of the individual land owner. It may be possible to create a limited number of these lots, on a sewer and water system at the South end of the community, however the largest designated area will be in the vicinity of the existing logging camp in DL 74.

Residential

In addition to single and two family dwellings, this designation permits Home Occupations, Recreational uses, Cemeteries, Public and quasi-public uses, Lodging and Boarding houses, and Public utility structures and uses, the uses outlined in the (R - 1) Zone in the Regional Zoning bylaw. Development of lands in this designation area will require some kind of central sewer and water system.

It is proposed, in co-operation with the Ministry of Crown Lands, to create a small development in the south end of the community, adjacent to the existing commercial area. This development would be near the community well and could easily be serviced with a Septic Tank Effluent Pump - STEP - sewage disposal system. Such a system would handle the sewerage from the fish plants, the store and restaurant, the dwellings in the vicinity of the Government dock and the Indian Reserve.

Recreation and Tourist Commercial

In addition to general recreational and tourist uses, the by-law allows for combined residential and commercial uses.

The area proposed for tourist commercial development is adjacent to the Government dock. The parcel designated is large enough to accommodate a resort hotel or some other destination type resort. Tourist commercial development may also occur in the General Commercial Area, and may also occur as a home occupation in the residential area.

Marine Commercial

The four fish plants and the boat yard are the main Commercial land uses in the community. Given the wide variety of commercial uses permitted in the Regional District Zoning bylaw, the commercial lands in the plan are Marine Commercial and would accommodate the following land (and water) uses:

Marinas.

Marine fueling operations.

Docks, floats, wharves and boat ways.

Repair and maintenance shops and tourist accommodations oriented to marine use and water traffic.

Warehouses, storage and loading facilities oriented to marine use and traffic.

Combined residential and commercial uses.

Fish packaging operations and related activities.

Net storage and repair.

Boat sales.

Parks and play lots.

Buildings and structures accessory to the permitted uses.

Retail stores and restaurants.

Industrial

It is intended that there will be light industry lands designated in the planning area to allow for existing uses and also to provide for future uses such as sawmills, shake mills and other light manufacturing activities.

Before any new industries are located in this zone, all Government Agencies, as well as the local Advisory Planning Commission, will be consulted.

A maximum of one mobile home or single family dwelling will be permitted on each industrial site.

Parks and Recreation

Area identified as parkland will be preserved to ensure the provision of adequate open space to all residents and visitors in the future. The existing Boardwalk is to be protected, as a public access corridor, along the length of the high water mark in the community, where currently in place, connecting to the Regional Campground, as shown on plan.

The regional Campground can be expanded in the future as the need arises. As stated above, the parklands at the south end of the community will be maintained in forest cover to act as a windbreak.

Transportation

Access to the settlement area, from the Island Highway, should be upgraded whenever possible.

All roads within the settlement area should be provided as development occurs.

Water, Sewerage and Drainage

Settlement expansion in the community will necessarily include the expansion and development of the existing rudimentary water system and the development of a practical sewerage system.

Utilities and Services

Residents will be responsible for disposal of their own garbage.

Fire protection services will continue to be provided on a Volunteer basis.

BC Hydro and BC Telephone will be informed of all future developments in the area so that services can be provided.

PART THREE – IMPLEMENTATION

Formal Adoption

The implementation of this community plan will be through the Regional Board's Regulatory bylaws, the existing Zoning bylaw #21 which now applies to the area, and subdivision, development and building bylaws which may apply in the future if the board and the community decide that closer regulation is advisable.

All future amendments to regulatory bylaws shall be compatible to the policies and designations set out in this Community Plan

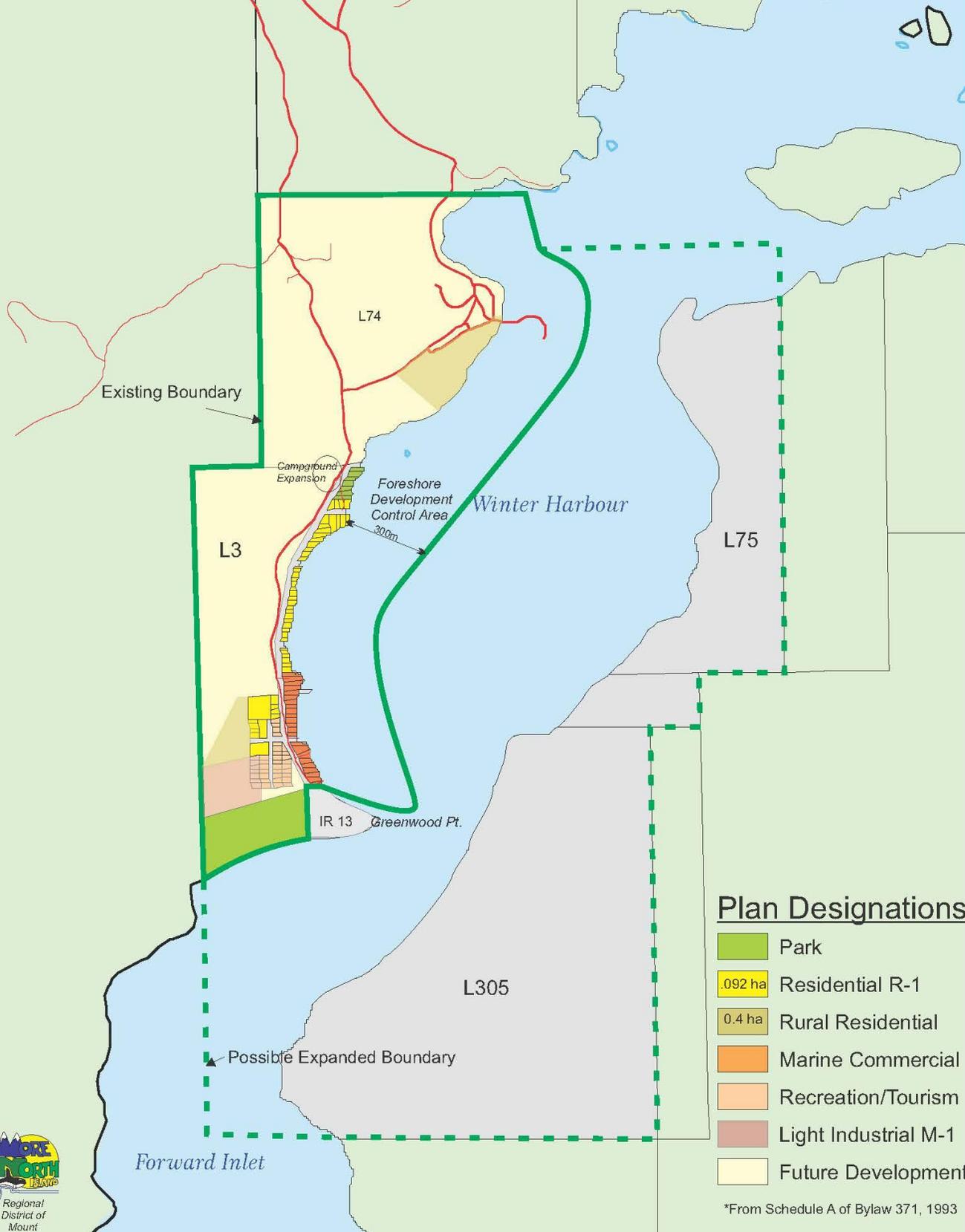
Under section 949 of the Act, the Plan does not commit the Board to any projects outlined in the plan.

The adoption of an official settlement plan can also reduce the number of provincial government approvals required for land use regulations in the Planning Area.

Review and Amendment

It is important to recognize that community planning is an ongoing process and it is essential that this Settlement Plan be reviewed periodically.

WINTER HARBOUR COMMUNITY PLAN*



Plan Designations

- Park
- .092 ha Residential R-1
- 0.4 ha Rural Residential
- Marine Commercial
- Recreation/Tourism
- Light Industrial M-1
- Future Development

*From Schedule A of Bylaw 371, 1993

