

REGIONAL DISTRICT OF MOUNT WADDINGTON

BYLAW NO. 555

A Bylaw of the Regional District of Mount Waddington
to adopt the Woss Official Community Plan

WHEREAS the Regional Board is empowered by part of the Municipal Act to adopt a Woss Official Community Plan Bylaw prepared pursuant to the provisions of Part 26 of the said Act as an Official Plan;

AND WHEREAS the Regional Board deems it advisable and expedient to adopt the Woss Official Community Plan;

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 "Woss Official Community Plan".
2. The Woss Official Community Plan marked Schedule "I" attached hereto and forming part of this bylaw is hereby designated as the Woss Official Community Plan Bylaw.

Read a first time this 12 day of August, 1998

Read a second time this 12 day of August, 1998

Public Hearing held this 15 day of December, 1998

Read a third time this 16 day of December, 1998

Approved by the Inspector of Municipalities this 7 day of January, 1999

Reconsidered and finally adopted this 27 day of January, 1999

CHAIRPERSON

SECRETARY

WOSS OFFICIAL COMMUNITY PLAN

REGIONAL DISTRICT OF MOUNT WADDINGTON

BYLAW NO. 555

This is Schedule “A” of Bylaw 555

The Bylaw to designate the Official Community Plan for the Woss community will be printed here.

Supplementary Schedules:

The following Schedules are a part of this Plan and Bylaw:

Schedule A-1 Woss Official Community Plan Land Use Map

Schedule A-2 Woss Community Zoning Map

1 Title

This Bylaw may be referred to as the Woss Official Community Plan, of the Regional District of Mount Waddington, in the Province of British Columbia.

2 Enactment

This plan will be in effect when it has been approved by the Minister, and adopted by the Board of the Regional District of Mount Waddington pursuant to S.947 of the Municipal Act.

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Schedule A-2 Woss Community Zoning Map

WOSS OFFICIAL COMMUNITY PLAN

PART 1: CONTEXT FOR THE OFFICIAL COMMUNITY PLAN

1.1 PLAN PREPARATION

Initial drafts of the Plan and Bylaw were prepared by the Woss Advisory Planning Commission (APC) and staff of the Regional District of Mount Waddington in response to the desire of the people of Woss and Canadian Forest Products Ltd. (CANFOR) to acquire their own homes and form a community. The Woss Residents Association executive prepared the final draft of the Plan with the assistance of staff of the Mount Waddington Regional District, and Westland Resource Group.

1.2 DEFINITION OF PLAN

This Official Community Plan (OCP) is a document adopted by the Mount Waddington Regional District to provide a comprehensive set of guidelines and policies for managing existing and future land uses in Woss community.

After the Regional District of Mount Waddington adopts this OCP, all works undertaken by the Regional District and all new bylaws (such as zoning) must be consistent with the plan. The Regional Board and staff, therefore, are directed to comply with the Plan. The OCP does not, however, obligate the Regional District to proceed with projects that may be identified in the plan.

Official Community Plans are authorized to be prepared under Section 945 of Municipal Act. The Act defines an OCP as a:

General statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements.

According to the Municipal Act, an OCP must be consistent with the following provincial planning principles:

- avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- the efficient movement of goods and people while making effective use of transportation and utility corridors;
- protecting environmentally sensitive areas;
- maintaining the integrity of a secure and productive resource base, including the agricultural and forest land reserves;

- economic development that supports the unique character of communities;
- reducing and preventing air, land and water pollution;
- adequate, affordable and appropriate housing;
- adequate inventories of suitable land and resources for future settlement;
- protecting the quality and quantity of ground water and surface water;
- settlement patterns that minimize the risks associated with natural hazards;
- preserving, creating and linking urban and rural open space including parks and recreation areas;
- planning for energy supply and promoting efficient use, conservation and alternative forms of energy;
- good stewardship of land, sites and structures with cultural heritage value.

An OCP can include goals, objectives, policies, and maps dealing with:

- location, amount, type, and density of residential development required to meet anticipated demand for at least 5 years,
- location, amount, and type of commercial, industrial, institutional, agricultural, recreational, and public utility land uses,
- restrictions on use of land subject to hazardous conditions or that is environmentally sensitive,
- location and phasing of major road, sewer, and water systems,
- location and type of public facilities, including schools, parks, and waste treatment and disposal sites.

The OCP must include policies regarding affordable, rental, and special needs housing. Plans may also designate Development Permit Areas to deal with environmental protection, hazardous conditions, heritage sites, and the form and character of multi-family housing. An OCP may contain broad policies dealing with topics not identified in the Municipal Act, but detailed policies on such matters require permission of the Minister of Municipal Affairs.

1.3 PURPOSE OF THE OCP

Although the community of Woss has been subject to land use control through zoning since 1972 through Bylaw No. 21, there has never been an Official Community Plan for the Woss community. This is the first Official Community Plan for the Woss community.

The OCP is a framework for long-term decision-making for land use, development and servicing. The purpose of the OCP is to formally describe the existing land use categories in the community of Woss, provide guidelines and standards for future development, and to designate suitable lands within Woss community to allow for a population growth and economic development in the next five years. Once in place, the

OCP enables subdivision to take place, so that Woss residents and CANFOR can acquire individual titles for their lots.

The plan will guide and direct growth and change in the Woss community. It will assist the private sector and regional, provincial and federal levels of government in dealing with land use and development issues. It also suggests ways for all agencies to coordinate their interests for the general good.

The plan will be implemented by a Woss Land Use Bylaw and by the Regional District of Mount Waddington Subdivision Bylaw and Building Bylaw. A Land Use Bylaw regulates land use by establishing “zones” of permitted uses on the land base. Each zone has specific permitted uses and minimum or maximum standards relating to density, parcel size, and the size, type, and placement of buildings and structures. Subdivision and building bylaws provide more detailed standards for new lot creation and development.

PART 2: BACKGROUND FOR THE WOSS OFFICIAL COMMUNITY PLAN

2.1 WOSS COMMUNITY BACKGROUND

Woss is sited in the centre of the Nimpkish Valley at the junction of the Woss and Nimpkish Rivers, approximately 65 kilometres from Port McNeill and 75 kilometres from Sayward. The traditional First Nations trail between the lower Nimpkish Valley and Tahsis Inlet followed the Nimpkish and Woss Rivers and Woss Lake. The community is located on a south-facing gravel bench between the Nimpkish River and the Island highway. Low forested mountains, typical of Central Vancouver Island surround the community. The climate at Woss is somewhat dryer and sunnier than the coastal Vancouver Island climate.

Woss community grew out of a logging camp that was established in the Nimpkish Valley in the late 1940's. Woss was one of several Nimpkish Valley communities, including Vernon Camp, Nimpkish Camp, Camp 1 at Annutz Lake, and Atluck Camp, that were established as CANFOR logging camps. The camps were located adjacent to the logging railway system that fed wood into Nimpkish Lake and on to Englewood at Beaver Cove. The communities were initially established with bunkhouses and were accessible only by rail.

In the early 1950's married quarters were developed in the various camps and schools, recreation facilities and medical service were established. In the 1960's, the Nimpkish Valley Road system was linked to the Gold River Road system and the camps were made accessible by automobile. In the late 1970's, the Island Highway was constructed through the Nimpkish Valley connecting Woss Camp and Nimpkish Camp to the Provincial Highway system with a paved road. In the 1980's, Vernon Camp and Nimpkish Camp were closed down as community residential centres and Woss community became the main community in the Nimpkish Valley. Currently there are approximately 600 people resident in Woss, in approximately 160 dwellings.

Woss is the centre of Canadian Forest Products Ltd. timber harvesting operations in the North of Vancouver Island. The forest lands in the Woss vicinity are some of the most productive in Canada. Thus, it is important to confine Woss settlement to an area that will not needlessly remove land from commercial forestry. Woss is the forestry operations centre of a well managed Tree Farm License that will produce more than one million cubic meters of timber per year on a perpetual yield basis. This should assure the community a long-term economic base. Woss also has considerable tourism potential as a service centre for Mount Cain ski hill and for Woss Lake Provincial Park south of Woss..

2.2 COMMUNITY VISION

This plan has been prepared to be consistent with the community's vision of a desirable future. This future is expressed in the following Vision Statement.

The hamlet of Woss is located in a beautiful natural setting in the Nimpkish Valley. Woss residents share a strong sense of community and value access to outdoor recreation and leisure activities. The economy of the community is and will continue to be based on forestry and tourism. Growth of the community will be modest over the next 5 years, and will focus on increased residential development, valued-added forestry and tourism-based commercial development.

PART 3: LAND USE AND DEVELOPMENT

One of the purposes of the Official Community Plan is to set the patterns of future land use and development.

3.1 LAND USE

3.1.1 General Approach to Land Use

Existing land uses include residential, commercial, industrial, parks and recreational facilities and community services and infrastructure.

3.1.2 Land Use Goal

To support a future pattern of land use that follows the historical pattern of development, and fits within physical constraints such as topography, watercourses, roads and important vegetation.

3.1.3. Land Use Policies

1. Woss' growth as a community will be managed to minimize impact on long term management and harvest of the timber resources that support the Nimpkish Valley economy.
2. All development shall be connected to the Woss sewer and water system.
3. New growth and development in Woss community will be served by paved roads, municipal utilities, and services installed to standards acceptable to the municipality.
4. Crown land development in the proposed Woss expansion areas shall be encouraged to conform to this Community Plan and the Land Use Bylaw.
5. The Namgis First Nation will be consulted during the development of recreational facilities outside the Woss footprint.
6. Land use should not negatively impact environmentally sensitive areas, including aquatic habitats. No development should be located within environmentally sensitive areas.

3.2 ECONOMIC DEVELOPMENT

3.2.1. Economic Background

The economy of Woss has traditionally been based on the forestry sector, particularly the harvesting of timber. The community does not have a “downtown” area. Most of the retail and other services needed by members of the community are provided in Port McNeill, Port Hardy or Campbell River. It is anticipated that this pattern will continue for the next 5 years. Commercial development related to tourism and the travelling public including a motel, service station and restaurant is focused at the community entrance, near the Island Highway. This node and land zoned for commercial use near the Nimpkish Bridge will be foci for future commercial development.

3.2.2 Economic Goal

To encourage economic development that has a focus on value added and other services related to the forestry sector and on tourism services.

3.2.3 Economic Policies

1. The Regional District and the residents of Woss will work with CANFOR to develop practical, timber related, businesses in Woss and the surrounding area.
2. The present CANFOR contractor’s trailer court will be designated for industrial use by contractors and other industrial users.
3. Modest expansion of commercial development will be encouraged on both sides of the Woss entrance road adjacent to the Island Highway.
4. As the community expands, there may be opportunities for tourist commercial development in the vicinity of Woss. The Woss Advisory Planning Commission (APC) and the residents of Woss will deal with these issues as the need arises.
5. When and if the community achieves Village status, business permits may be implemented to control home business activities.

3.3 RESIDENTIAL DEVELOPMENT

3.3.1. Residential Development Background

Woss’ primary function is a residential centre serving the Nimpkish Valley. The community should offer a variety of housing options to residents. It is also very important that property values be maintained and that the neighbourhoods remain pleasant places to live. The following policies represent a framework for residential

growth in Woss community. As the community expands, more sophisticated residential policies may be necessary and desirable.

3.3.2 Residential Development Goal

To provide a variety of residential options, maintain residential property values, and create pleasant residential neighbourhoods.

3.2.3 Residential Development Policies

1. The residential land use policies include a classification of four land use types: General Residential, Hamlet-Residential, Small-lot Residential, and Multiple-Family Residential.
2. Single family dwelling lots shall have a minimum frontage of 17.5 m. and a minimum area of 525 sq. m. Duplexes shall require a minimum frontage of 25 m.
3. Multiple family sites shall be at least 1225 sq. m in area. Density shall not exceed 40 apartment units per hectare.
4. One residential dwelling or one duplex building shall be permitted on a single family parcel.
5. All residential lots may include some accessory home occupations provided these activities have no adverse affects on the environment or on adjacent properties.
6. There shall be a provision for appropriate off-street parking for all home occupations, including bed and breakfast establishments.
7. Mobile homes will be permitted on all residential parcels but shall be permanently secured on the property. All mobile homes shall meet current building code and safety standards. The development of mobile home parks in Woss shall be permitted in designated areas only.
8. The number and size of accessory buildings proposed on each lot shall not adversely impact adjoining neighbouring properties.
9. On-street storage of campers, or work vehicles shall not adversely impact neighbouring properties.
10. Security lights or other lighting on private yards shall not be directed towards surrounding properties.

11. Bed and breakfast operations in individual dwellings and other low impact home occupations shall be permitted on all residential lots provided these activities have no adverse effects on the environment or on adjacent properties by reason of noise, traffic congestion, or appearance.
12. Setbacks shall be “grandfathered” in the older, densely settled, part of Woss. Replacement dwellings and dwelling modifications shall, generally, conform to the necessity of establishing on existing constricted lots. Rigid adherence to frontage setbacks shall apply to “arterial” streets only.

3.4 ENVIRONMENTAL PROTECTION

3.4.1 Environmental Protection Background

Environmentally Sensitive Areas (ESAs) are lands that would be hazardous for building due to erosion (including slopes steeper than 20%) and lands that are important for sustaining fish or wildlife (including “fisheries sensitive zones”). Schedule A-1 shows ESAs in Woss, mapped through surveys by professional consultants (Triton 1998).

Rivers are dynamic systems, with banks naturally eroding over time. Development located too close to the top of river bank may therefore be at risk from erosion. A geotechnical report on the Nimpkish River recommends setting buildings back from the river, and controlling surface run-off to prevent saturation and potential destabilization of slopes (Madrone Consultants 1997). In addition, the edge of the slope should not be overloaded through building construction or excessive dumping of debris. For safety reasons, development should therefore be set back from the river, and vegetation retained to control surface run-off.

Lands adjacent to the Nimpkish River, other streams and the large area of swamp at the community entrance also provide important habitat for fish, birds and wildlife, including salmon (Triton 1998). Woss rivers and streams support steelhead, coho, and chinook, both from releases from the Woss hatchery and natural spawning. Watercourses and streamside vegetation should be maintained to continue to provide healthy habitat for fish.

Greenways also enhance the appearance of the community by providing green space and greenways for recreation. There are also a number of steep banks along the railway right of way. These banks should remain vegetated to screen the residential areas from passing trains.

Almost all ESAs are located outside the settled area of the Townsite, and will remain in Crown ownership (see Schedule A-1).

3.4.2 Environmental Protection Goal

To protect and enhance aquatic habitat (including water quality and flows), environmentally sensitive areas, lands hazardous for building, and vegetated areas that provide screening and enhance the appearance of the community.

3.4.3 Environmental Protection Policies

1. Environmentally Sensitive Areas shall be maintained for the purpose of preserving fisheries and wildlife habitats. BC Lands have agreed to register a Notation of Interest with the Surveyor General on these lands in favour of Fish, Wildlife and Habitat Protection. This Notation should be upgraded to a Section 16 Map Reserve by 2003. The Notation will emphasize the need to maintain riparian vegetation and prevent development within 15m of the top of the bank of all streams and waterbodies. Land uses that conflict with this goal should not be permitted on the lands. The Crown should continue to hold ESAs in perpetuity.
2. No new development will occur within ESAs as identified in Schedule A-1 (30 m from the top of the bank of the Nimpkish for all uses; for all other streams and wetland boundaries, the leave strip will be 30m for commercial or industrial uses, and 15m for all other uses). If development occurs adjacent to ESAs, the ESA should be fenced during the construction phases, using high visibility snow fencing, to prevent vegetation removal or soil disturbance in the ESA.
3. Some linear road or utility development will require crossings of streams (ESAs). These crossings should be minimized wherever possible. If crossings are essential, the recommendations in the Land Development Guidelines (Chilibeck et al 1992) should be strictly applied, to ensure minimal damage to fish habitat and water quality. General guidelines include:
 - Consult with DFO/MELP staff regarding presence, distribution and timing of migrations of fish species in the stream or watercourse.
 - Plan instream work for periods within the confirmed Fisheries Sensitive Zone window that will minimize disturbance on fish and fish habitat.
 - Minimize the duration of the instream activities.
 - All materials placed within the wetted perimeter must be coarse, non-erodible, and non-toxic to fish.
 - Minimize disturbance to stream banks where equipment enters and leaves the watercourse. Reconstruct and revegetate stream banks to their original condition as soon as activity has finished.
 - Provide fish passage adequate for juvenile salmonids at all road, railway and trail crossings.

4. For new development, a Stormwater Management Plan (SWP) must be completed and accepted by the Regional District of Mount Waddington prior to the issuing of development or building permits. The SWP must ensure that natural runoff characteristics are maintained, with water quality and peak flows maintained at pre-development levels. Developers should follow the development methods recommended in the Land Development Guidelines (Chilibeck et al 1992). Stormwater plans should emphasize the use of natural detention ponds and open, vegetated channels. Vegetation should be maintained to maximize rainfall interception, infiltration, evaporation and transpiration and to promote slope stability. Stormwater discharge outfalls into creeks should be designed to maximize the energy dissipation of flows and minimize the impacts to channel and bank areas including revegetation of impacted areas. The SWP should include erosion control and sediment reduction measures. Water treatment features should be incorporated into systems discharging into watercourses to maintain water quality. Some accepted methods of achieving stormwater management include:
 - **rooftop detention and retention:** large rooftops that allow for permanent detention volumes and temporary retention volumes
 - **infiltration structures or systems:** French drains, infiltration galleries, seepage pits, open bottomed catch basins
 - **vegetated swales:** to slow water movement and promote physical and biological filtration and greater infiltration
 - **ditch detention:** gravel lined ditches, in line sump storage with controlled outlet flows, headwalls designed to backwater short sections of ditch that allow for short sections of wetland plant production
 - **wet detention ponds:** located in lower slope areas and designed to accommodate wetland plant production
5. Public trails and public access points will be allowed in watercourse leave strips where their presence will not compromise the habitat and ecological function of these areas. Trail construction should meet the guidelines established in “Access Near Aquatic Areas: A Guide to Sensitive Planning, Design, and Management” Anonymous, 1997, available from Fisheries and Oceans Canada. Recreational trail systems and alignments should only occur along the top of bank with a minimal number of watercourse crossings. Trail design and construction should minimize potential impacts to riparian vegetation communities and use environmental friendly materials.

3.5 PARKS AND RECREATION

3.5.1 Parks and Recreation Background

Woss community has built up an excellent inventory of community recreation facilities, including baseball fields, a soccer field, a running track, tennis courts, a shooting range,

an outdoor swimming pool, a community hall, and several hobby and youth clubhouses. A small airport is situated South of the River. In the vicinity of Woss there are excellent opportunities for river and lake fishing, boating, canoeing, hiking and hunting. Mount Cain Ski Hill, Woss Lake Provincial Park and Schoen Lake Provincial Park are all close to Woss.

3.5.2 Parks and Recreation Goal

To maintain the existing recreational services in the community and to maintain access to outdoor recreation on Woss Lake and the Nimpkish Valley.

3.5.3 Parks and Recreation Policies

1. When municipal status is in place, the community should be involved in the operation and maintenance of various recreation areas such as the shooting range and the Woss Lake campsite on the South side of the river.
2. The Woss Fish and Wildlife society, the Woss Community Recreation Society, and the other community organizations should be actively involved in the long term and day to day operation and maintenance of community recreation facilities and programs.
3. The community and the Regional District will encourage CANFOR and the Ministry of Forests to retain the recreation services and values at Woss Lake.
4. The Namgis First Nation will be consulted during the development of recreational facilities outside the Woss footprint.

PART 4 COMMUNITY SERVICES

4.1 INTRODUCTION

The community of Woss has basic community services in place including fire and police protection, ambulance services, and primary school education facilities. CANFOR also provides first aid medical treatment. These services are adequate for current community needs. Expansion of these services may be required as the community grows. Community services may be established in residential, commercial and industrial land use designations subject to rezoning to the specific use proposed.

4.2 EDUCATION

4.2.1 Education Background

Elementary education (Kindergarten and grades 1 - 7) is provided in Woss Lake Elementary School. The senior grade students attend the North Island Senior Secondary School at Port McNeill. Facilities at the elementary school include 3 classrooms, two computer labs (one shared with adult education a staff room, a storage room and offices for the principal and secretary a playing field and a gymnasium. The community learning centre and fitness centres are also attached to the school. Current school population is 52 with 3.7 full-time teaching staff. At one time the facility accommodated approximately 150 students. The storage room, staff room and computer labs are former classrooms that could be used again if student demand warranted.

4.2.2 Education Policies

1. The Regional District shall monitor growth and development in Woss and shall coordinate with school authorities to ensure that the school district can meet educational demands as the community expands
2. The community, CANFOR and the residents will liaise with North Island College to access adult educational programs that are essential to the community.

4.3 FIRE PROTECTION

4.3.1 Fire Protection Background

The Woss Volunteer Fire Department is currently funded as a service function by CANFOR. The Department provides fire protection to the community and assists in forest fire protection. Over the next five years, funding responsibility will be progressively assumed by the Regional District through a local service area bylaw.

4.3.2 Fire Protection Policies

The Regional District will support the Woss Volunteer Fire Department as they evolve to a local service over the next five years.

4.4 POLICE SERVICES

4.4.1 Police Services Background

The R.C.M.P. serves Woss community out of the Port McNeill Detachment. The community may wish to discuss the appointment of a local auxiliary constable with the local detachment.

4.4.2 Police Services Policies

The Regional District will cooperate with the R.C.M.P. to incorporate crime prevention into the design of new developments. The Regional District will encourage programs such as Neighbourhood Watch and police involvement in school education programs.

4.5 AMBULANCE SERVICES

4.5.1 Ambulance Services Background

The community of Woss has, in cooperation with CANFOR, developed an effective Ambulance Service that works closely with the provincial ambulance service. This service includes a stand-by helicopter service and full time, trained first aid attendants backing up well-trained working personnel in Woss and on the job in the forest.

4.5.2 Ambulance Services Policies

The Regional District will cooperate with the citizens of Woss and CANFOR to ensure continued emergency service at the present level.

4.6 MEDICAL SERVICES

4.6.1 Medical Services Background

Although there is no formal medical centre in Woss, CANFOR first aid and emergency response system has given a high level of medical service to the community. The Port McNeill medical clinic also visits Woss on a regular basis.

As the community develops, it may be advisable to establish a community health center in Woss, with a community health nurse and some basic medical facilities.

4.6.2 Medical Services Policies

The Regional District will support the establishment of a community Health Clinic in Woss.

PART 5 COMMUNITY INFRASTRUCTURE AND UTILITIES

5.1 INTRODUCTION

A major part of the Woss community development process will be the assessment of the existing utilities in Woss, the upgrading of sewer and water utilities to municipal standards, and the establishment of a reliable and economical utility operating framework. Community infrastructure and utilities will be permitted in all land use designations

5.2 WATER SUPPLY

5.2.1 Water Supply Background

Ground water is the source of fresh water for Woss community. The present well and storage tank system is adequate for the existing population. The water quality is high and there is sufficient storage capacity for fire protection. Once servicing upgrades are complete, funding responsibility will be assumed by the Regional District through a local service area bylaw.

5.2.2 Water Supply Policies

1. All extensions to the water system shall be constructed to municipal standards.
2. Care will be taken to protect the system from contamination.
3. Funding responsibility for the upgraded water system will be assumed by the Regional District through a local service area bylaw.

5.3 SEWAGE DISPOSAL

5.3.1 Sewage Disposal Background

Woss sewage system consists of a gravity collection system which serves all areas except Torback Road, and treats the sewage in a 1.4 ha stabilisation lagoon. Properties on Torback Road will be transferred to the communal sewage collection system prior to the system being transferred to the Regional District. Effluent disposal is through two percolation basins. The lagoon was recently surveyed and sludge build-up was found to be negligible. The performance of the percolation basins will be verified before being transferred to the Regional District. The collection system suffers from excessive inflow and infiltration. A systematic effort to minimize inflow and infiltration will be carried out before the system is transferred to the Regional District.

5.3.2 Sewage Disposal Policies

1. The community sewer system will be upgraded to acceptable municipal standards, as part of the land development and subdivision process.

2. Funding responsibility for the upgraded sewage collection and treatment system will be assumed by the Regional District through a local service area bylaw.

5.4 ROADS AND TRANSPORTATION

5.4.1 Roads and Transportation Background

Woss is located on the Island Highway, with a series of industrial roads passing through the community. These roads are capable of supporting heavy industrial traffic, and are important for the Woss economy. It is important to maintain the integrity of these industrial roads.

Woss community has considerable pedestrian traffic along the existing roads. As the roads and streets are developed, a pedestrian system will be developed to support a safe, community wide pedestrian system. Special care will be taken to promote safety in crossing the railway and the main streets.

5.4.2 Roads and Transportation Policies

1. The existing road and street network will be upgraded to standards acceptable to the Ministry of Transportation and Highways during the community land development process.
2. The municipality supports integrity of the current industrial road system and the railway as private utilities. Maintenance will be the responsibility of the owners.
3. A community-wide pedestrian system will be designed and developed as part of the road upgrading process involved with the Woss subdivision.
4. A public hiking trail system will be established along the watercourses, subject to agreements with Crown Lands. Trails should be constructed so that residents can appreciate the greenways through the community, but trail construction and use should not damage or compromise ecological or habitat values along watercourses.

5.5 SOLID WASTE AND RECYCLING

5.5.1 Solid Waste and Recycling Background

Except for some wood waste which is burned locally, solid waste is picked up on a door to door basis by a solid waste contractor and disposed of at the Regional Seven Mile landfill. A solid waste pickup service bylaw will be prepared and implemented to continue this service to the same level as currently exists in the Woss community.

The Regional Solid Waste plan prescribes recycling, composting and other initiatives to reduce solid waste volumes to 50% of the 1995 level by the year 2000. These programs will be extended to Woss community as they are developed at the regional level. Community volunteers will be asked to assist in these waste reduction programs.

5.5.2 Solid Waste and Recycling Policies

A recycling and composting program, including locating necessary land, should be developed in Woss to minimize the amount of garbage that could be transported to the Seven-Mile landfill.

PART 6 PLAN IMPLEMENTATION

6.1 JURISDICTION

This plan applies to all lands in Woss community as shown in the Map, Schedule “B”, which is attached to and forms part of the bylaw.

The plan is in accord with all the provisions of Part 29, Division 1 of the Municipal Act. It is the guiding document for the Board of the Regional District, and other agencies in determining the highest and best uses for the land and water surfaces under their jurisdiction in Woss community. It also provides a positive and progressive framework for related plans and bylaws and will guide local residents and public groups when they render decisions or recommendations on proposals for land use and development in Woss.

Under section S.949(1) of the Municipal Act, this plan does not commit or authorize the Mount Waddington Regional District to proceed with any project that is specified in the plan.

Under S.949(2) of the Municipal Act, all bylaws enacted, permits issued and works undertaken by the Mount Waddington Regional District must be consistent with the Official Community Plan.

6.2 WOSS ADVISORY PLANNING COMMISSION

In 1982 the Regional District established the Woss Advisory Planning Commission (APC). It is the Commission's role to advise the Board on matters respecting land use, community planning and plans, proposed bylaws and local land uses and developments referred to it by the Regional District. The Commission has played a major role in the preparation of the policies of this plan. A future role of the Commission is to closely monitor this plan, bylaws and subdivisions, and to recommend appropriate actions on these matters to the Regional District.

6.3 AMENDMENT AND REVIEW

Application may be made to amend this Plan subject to the terms and procedures of the Municipal Act and Bylaws of the Regional District of Mount Waddington. It is expected that the Plan will serve for at least five years, and a new Plan will be contemplated only when the Woss APC and the Board find that the Plan ceases to reflect the needs of the community. The Plan, however, may be subject to periodic review by the Board in accordance with the wishes of the community.

6.4 SUBDIVISION OF LAND

The Approving Officer for the Ministry of Transportation and Highways is the subdivision approving authority within the Regional District of Mount Waddington. A proposal to subdivide must be consistent with this Official Community Plan and the Bylaws of the Region.

6.5 ADMINISTRATION

There is a necessity to periodically review the values, attitudes and lifestyles of Woss residents, and to understand prevailing pressures and desires for the subdivision and development of land. Proper administration will also require a continual monitoring of provincial and federal policies and legislation.

6.6 IMPLEMENTATION POLICIES

1. The Regional District Staff shall administer the Woss Community Plan.
2. A Land Use Bylaw shall be prepared and adopted for Woss community as a method to implement this plan.
3. Rezoning and subdivision applications shall be referred to the Advisory Planning Commission for review before being considered by the Regional District Board or its appointed employee.
4. All subdivisions and developments, and all decisions made on application must be consistent with the substance and policies of this plan.
5. It is expected that this plan will serve for at least five years. A review of this plan will be initiated when the Woss Advisory Planning Commission and the Board find that this plan ceases to reflect the needs of the community.
6. Notwithstanding policy 6.6.5, the Regional District Board, in consultation with the Advisory Planning Commission and the Woss community, may initiate review of this plan or any part of the plan, at any time.
7. All amendments to the plan shall follow procedures of plan and bylaw adoption as specified in the Municipal Act.
8. Non conforming uses arising from adoption of this plan shall be considered legal uses. These uses can continue unless the use ceases for a period of six months or the structure involved is 75% destroyed by a catastrophe. The bylaw enforcement officer will determine the level of destruction.

9. Building permits shall be required for all development costing \$5,000.00 or more.

6.7 PUBLIC INVOLVEMENT

6.7.1 Public Involvement Background

It is clear that Woss Residents wish to be involved and informed on planning issues. Through supporting and participating in the preparation of the plan and public hearing process, the people of Woss will become the final arbiters of the policies adopted in the plan.

6.7.2 Public Involvement Policies

1. Public participation and discussion shall accompany any review of the plan and implementing bylaws, and the Regional District will stress this involvement.
2. The Regional District will actively ensure community access to information on all planning issues.
3. The Regional District must ensure a joint consultative process between themselves and Woss residents on land development, community development and utility development matters that might affect land uses and the future health of the community.
4. The Regional District will attempt to ensure that a developer or owner of land is aware of the policies of this plan and all studies or documentation required prior to formally submitting a development application, and the evaluation of a proposed development by the Advisory Planning Commission.
5. The Regional District will consult with the Namgis First Nations on issues affecting their traditional use lands.

6.8 COMMUNITY ORGANIZATION

6.8.1 Community Organization Background

The proponents of the plan, namely Woss residents, the APC and CANFOR have indicated a desire for Woss residents to eventually own individual private lots. This decision will require the residents, CANFOR and the agencies involved in the community development process to take a coordinated approach to the development of Woss. A price shall be established for the sale of land and individual lots. The existing services must be evaluated to ensure they meet current municipal and provincial standards. Community services, operating costs and overall taxes for the residents of Woss

community must be calculated. All of this information must be organized and discussed in the community. The Woss Residents' Association has been formed as a forum for these discussions.

6.8.2 Community Organization Policies

1. The Woss Residents' Association shall monitor the Woss community development process and act as the independent voice of the community in all matters leading up to Woss community formation.
2. The Regional District will work with the residents of Woss to develop a community management framework that may evolve into Village status some time in the future.
3. Woss residents are encouraged to continue their support for and participation in volunteer community organizations to better ensure the future health and growth of this unique North Island community.

REFERENCES

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- Madrone Consultants Ltd. 1997. Terrain Stability Assessment: Torback Avenue, Canadian Forest Products Ltd. Prepared by Marian Oden for CANFOR.
- Triton Environmental Consultants Ltd. 1998. Woss Environmental Review. Prepared for Crown Lands Branch, Ministry of Environment, Lands and Parks.